



City of Woodland
Meeting Agenda
City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

May 16, 2023
6:00 PM

A M E N D E D

CITY COUNCIL

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

B. CALL TO ORDER

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. 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.

1. SUBJECT: General Public Comments

RECOMMENDATION FOR ACTION: 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 communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

F. 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.

G. PRESENTATIONS

3. SUBJECT: Climate Action Plan Analysis

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an informational presentation analyzing our Climate Action Plan and Woodland's broader sustainability efforts.

4. SUBJECT: Commission on Aging Annual Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation by the Woodland Commission on Aging on their accomplishments and planned projects.

H. CONSENT CALENDAR

5. SUBJECT: May is Older Americans Month Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation declaring May 2023 as "Older Americans Month."

6. SUBJECT: Public Works Proclamation May 21-27, 2023

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim May 21-27, 2023 as Public Works Week.

7. SUBJECT: National Gun Violence Awareness Day Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation declaring the first Friday in June to be National Gun violence Awareness Day in the City of Woodland.

8. SUBJECT: Fire Department Quarterly Status Report for the Period of January 2023 through March 2023

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2023 through March 2023.

9. SUBJECT: Police Department Quarterly Status Report for the period of January 2023 through March 2023

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department quarterly status report for January 2023 through March 2023.

10. SUBJECT: Approval of Plans and Specifications and Authorization of Bid Advertisement for the South Canal Storm Ditch Widening Project, CIP 19-14

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

authorize bid advertisement for the South Canal Storm Ditch Widening Project, CIP 19-14.

11. SUBJECT: Resolution Accepting the Public Improvements for Subdivision Final Map 5196 Beeghly Lot D and 5197 Beeghly Lot G.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council of the City of Woodland Accepting the Public Improvements For Subdivision Final Map 5196 Beeghly Lot D and 5197 Beeghly Lot G .

12. SUBJECT: 2023 Road Maintenance Project, CIP 23-01; 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 2023 Road Maintenance Project, CIP 23-01 and authorizing bid advertisement.

13. SUBJECT: List of Projects for FY 23/24 Funded by SB1 RMRA

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, adopting a list of projects for FY 23/24 funded by SB1 Road Maintenance and Rehabilitation Account (RMRA) funds.

14. 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 6, 2023.

15. SUBJECT: 2022 Behavioral Health Justice Intervention Services Supplemental Grant Award

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

1. Authorizing the Police Department to accept the 2022 Behavioral Health Justice Intervention Services (BHJIS) supplemental grant award for \$18,000; and

2. Authorizing the City Manager to appropriate \$18,000 in the Other Federal Grants Fund (330) during the 9-month grant period extension.

16. SUBJECT: 2021 Homeland Security Grant

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

1. Authorizing the Police Department to accept the 2021 Homeland Security Grant in the amount of \$46,341 for the purchase of five (5) portable all-band radios; and

2. Authorizing the City Manager to appropriate \$46,341 to the Other Federal Grants Fund (330) for the purchase of the awarded equipment.

17. SUBJECT: Officer Wellness and Mental Health Grant

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

1. Authorizing the Police Department to accept the Officer Wellness and Mental Health Grant Program in the amount of \$47,040 in support of efforts to improve officer wellness and expanding mental health sources;and
2. Authorizing the City Manager to appropriate \$47,040 to the Other Federal Grants Fund (330).

18. SUBJECT: 2023 Weed Abatement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to declare weeds on certain lots and parcels within the city of woodland to be a public nuisance and order the proceedings to abate said public nuisances.

19. 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).

I. PUBLIC HEARINGS

20. SUBJECT: PUBLIC HEARING - Update Spring Lake Capital Improvement Plan and Approve Consultant Agreement - CIP 24-05 County Road 25A (Parkland Ave. to Meikle Ave.)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council
1) Hold a public hearing; 2) approve Resolution No. _____, approving the update to the Spring Lake Capital Improvement Plan, creating a new capital project: County Road 25A (Parkland Ave to Meikle Ave) Project, CIP 24-05, appropriating \$135,000 in Spring Lake Infrastructure - Roads funding (Fund 682) for the Project and authorizing the City Manager to execute a consultant services agreement with Cunningham Engineering Consultants in an amount up to \$115,000 for the Project and authorizing the City Manager to execute amendments up to 10% of the agreement amount.

J. REPORTS OF THE CITY MANAGER

21. SUBJECT: Woodland Microtransit Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation from Yolo Transportation District on the Woodland Microtransit Project and provide feedback to inform a successful launch of the point-to-point service this summer.

K. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, May 16, 2023 was posted on Friday, May 12, 2023 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

A handwritten signature in black ink, appearing to read 'Ana B. Gonzalez', with a stylized flourish at the end.

Ana B. Gonzalez
City Clerk

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

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: E.1
SUBJECT: Staff Report Title (Do not include the text 'SUBJECT:' in this field)

Use the Text Snippet drop down and choose 'Item Report (Body)'



Ken Hiatt
City Manager

Attachments:
None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: F.2
SUBJECT: Long Range Calendar

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

Staff Contact:

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

Background:

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

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

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED CITY COUNCIL LONG RANGE CALENDAR

June 6TH

REGULAR MEETING

Presentations

2023 Woodland Annual Mosquito and Vector Control Update

Consent Calendar

Proclamation for Angela Baltezore

City Council Meeting Minutes of May 2, 2023 and May 16, 2023

Call for Public Hearing - Waste Management Liens

Consultant Design Agreement for ASR Well #31 (CIP #17-05)

Public Hearings

Weed Abatement Liens

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

Reports of City Manager

FY24 Budget Introduction

June 20TH

REGULAR MEETING

Approval of weed abatement costs

Animal Services Agreement

FY24 Budget Adoption

July 11TH

SPECIAL MEETING

City Council Meeting Minutes of June 6, 2023 and June 20, 2023

July 18TH

REGULAR MEETING

Public Hearing – Approval of Waste Management Liens

Woodland Research & Technology Park – Final EIR & Specific Plan

City Council Summer Recess (July 19-August 18)

Future Topics / Study Sessions:

Comprehensive Zoning Adoption (October)

Annexations – Westucky, Barnard Court, North East Street, & Industrial Area (September)

Rule 20A Undergrounding District (TBD)

NOTE: Summer at City Hall students will attend the June 20th meeting



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: G.3
SUBJECT: Climate Action Plan Analysis

Recommendation for Action: Staff recommends that the City Council receive an informational presentation analyzing the City's Climate Action Plan and Woodland's broader sustainability efforts.

Staff Contact:

Spencer Bowen, Communication & Strategic Policies Manager | (530) 661-5808;
spencer.bowen@cityofwoodland.org

Background:

The City partnered with graduate students from UC Berkeley's Goldman School of Public Policy to perform an analysis of Woodland's Climate Action Plan (CAP), last updated in 2017. The students familiarized themselves with the CAP and analyzed the City's progress and potential areas for growth. The students' presentation will summarize findings from their final report, attached here. Staff looks forward to City Council feedback on how we can use this report to inform our future sustainability efforts.

Conclusion: Staff recommends that the City Council receive an informational presentation analyzing our Climate Action Plan and Woodland's broader sustainability efforts.



Ken Hiatt
City Manager

Attachments:

1. Gap Analysis and Recommendations for Woodland CAP - UC Berkeley



Gap Analysis and Recommendations for Woodland's Climate Action Plan

Rida Fayyaz, Joyce Wei, Quinn Wilson



Executive Summary

This comprehensive report serves as a gap analysis of City of Woodland's Climate Action Plan (CAP) and provides actionable recommendations to enhance its effectiveness and impact. With the climate crisis requiring urgent attention, and advancements in California policy initiatives demanding alignment, a reassessment of Woodland's existing CAP, adopted in 2017, is imperative.

To assess Woodland's CAP, a research team of students from the Goldman School of Public Policy employed a three-pronged approach. First, the team gained a thorough understanding of Woodland's demographics and economy, establishing a contextual foundation for climate action planning. Next, the team conducted a detailed analysis of the current CAP to identify the city's priorities and evaluate its progress. By comparing greenhouse gas (GHG) data from 2005 to 2016, important emission sectors and trends, providing valuable insights into Woodland's evolving emission landscape were uncovered.

To establish a baseline for comparison, the team reviewed CAPs and other climate action resources from neighboring cities, such as Elk Grove, Davis, and West Sacramento. These cities, sharing similar population sizes with Woodland, offered valuable lessons and effective strategies for climate action. Additionally, the team benchmarked against the CAP of San Francisco, known for its strong sustainability focus and abundant resources. This reference point helped set ambitious targets and standards. Understanding Yolo County's CAP was crucial in aligning Woodland's goals with regional objectives and leveraging available resources.

Engaging with stakeholders was a vital component of the assessment. The research team conducted interviews with 13 subject matter experts, community members, and leaders from various organizations, including the Woodland City Government, Woodland Sustainability Advisory Committee, residents of Woodland, Woodland Tree Foundation, Yolo County



Sustainability Office, City of San Francisco, University of California, Davis, University of California, Berkeley, and Valley Clean Energy. This collaborative approach ensured a comprehensive understanding of the improvements and additions required for Woodland's CAP.

Based on this three-pronged methodology **six** major themes were identified with gaps that require attention for Woodland's CAP update. The research team's recommendations are housed under each of these themes.

Three of these are important implementation tools: Accountability, Community Outreach, and Equity. These elements are either absent or inadequately addressed within the actions outlined in the current CAP. Thoroughly integrating them into the upcoming CAP is critical to ensure its effective implementation and desired outcomes.

1. **Accountability** is of utmost importance, as it entails accurately measuring and tracking progress towards climate goals over time. By holding individuals, organizations, and governing bodies accountable, the effectiveness of implemented strategies can be assessed, enabling data-driven adjustments where necessary.
2. **Community Outreach** plays a critical role in fostering a shared understanding of climate change and the required actions to address it. By cultivating necessary support and driving collective action, the city can mobilize the community towards achieving its climate goals.
3. **Equity** has gained increasing focus within the City of Woodland, evident through the 2023 Equity Action Plan. By considering equity in the next CAP, Woodland can create a more just, inclusive, and resilient community, ensuring that the benefits of climate action are equitably enjoyed by all and addressing the unique challenges faced by marginalized groups.



Additionally, given that Transportation and Energy sectors are the primary contributors to GHG emissions in Woodland, the research team identified these as sector-focused themes for the CAP.

4. **Transportation** is one of six focus areas in the current CAP and accounts for 60% of the city's emissions. This section is further broken down into sub-themes of **road transportation, public transit, and biking** to highlight the unique gaps and actions needed in these areas.
5. **Energy** is also a focus area in the existing CAP and produces 27% of the city's emissions. This section includes targeted recommendations under sub-themes of **municipal, commercial, and residential** energy.

Lastly, the emergent theme of Climate Adaptation was included.

6. **Climate Adaptation** needs to be an important consideration moving forward. As the impacts of climate change become increasingly severe, the importance of adapting to the changing climate to mitigate natural hazards and their impacts, and ensure Woodland remains a livable city cannot be overstated.

In total, the team provided 30 actionable recommendations across these areas, guiding Woodland in developing and implementing holistic solutions to mitigate and adapt to climate change. A summary of the recommendations is provided as follows.



THEME	RECOMMENDATION	SUMMARY
Accountability	Update Woodland's greenhouse gas (GHG) emissions goal and track them regularly	Woodland must revise its carbon emissions goal to align with more ambitious targets set at the state (net zero by 2045), county (net zero by 2030), and neighboring city levels (e.g., Davis: net zero by 2040). Additionally, Woodland did a GHG inventory in 2005 and another in 2016 which is too infrequent to properly measure its progress.
	Assign staff, stakeholders, and metrics to every action on the CAP	Woodland should establish dedicated staff to track CAP implementation and gather data for monitoring progress. Additionally, best practices from the implementation of Equity Action Plan should be applied to foster cross-department collaboration and shared accountability for robust climate action. Finally, the next CAP must include clear metrics (cost, benefits, time frame, etc) to allow better decision-making during future CAP updates.
Community Outreach	Make outreach programming more accessible across language and financial constraints	Woodland can address language and information barriers by providing translated information on programs, rebates, and resources, and further engage with residents by organizing community events for more inclusive and representative participation.
	Establish a centralized resources website	Establishing centralized resources via a website to provide accessible, up-to-date information on energy programs and resources, will make it easier for residents to engage with the city's objectives. A centralized website also allows for efficient maintenance of information and improved accessibility for non-English speakers and users with disabilities.
	Host community climate workshops	The research team proposes community climate workshops through the Sustainability Advisory Committee to increase engagement among diverse population segments. These workshops should address topics like energy efficiency, solar power, and available programs, fostering collaboration between residents and specialists.
	Create a Communications Council	The research team recommends creating a 7-10 member Communications Council, comprising community leaders from various fields and organizations, to disperse climate and sustainability-related communications to otherwise hard-to-reach networks. The Council



THEME	RECOMMENDATION	SUMMARY
		can provide tailored outreach strategies, serve as a channel for residents' feedback, and offer advisory support to the City Council and E4 Office.
Equity	Identify and prioritize areas of greatest impact	The research team suggests using data-driven tools like the CEJS tool to identify vulnerable areas and designate Energy Equity Zones for targeted policy efforts. Developing a program to train low-income and minority community leaders as climate ambassadors can help raise awareness and improve resource access in their neighborhoods.
	Assess the impact of equity programs	Assessing equity program impacts is vital for inclusive and effective clean energy and climate initiatives. The team recommends conducting regular community impact surveys, organizing public forums, and involving minority and underserved communities directly in program development and implementation for long-term success.
Road Transportation	Take advantage of federal and state grants to expand EV use and charging infrastructure	Woodland can facilitate the expansion of EV use by communicating federal and state level incentive programs. It can further encourage EV use by creating an environment conducive to EVs, like through accessible charging infrastructure.
	Encourage EV use through car share programs	To ensure all residents have access to EVs, Woodland should explore options of bringing EV car share programs to the local community. EV car share programs allow for access to EVs without having to bear the costs of owning a vehicle.
Public Transit	Partner with Yolo County on transit improvements	Since Woodland does not have jurisdiction over public transit, Woodland should partner with Yolo County Transportation District to make improvements to the reliability and frequency of transit. Additionally, a partnership could target electrification of transit fleets and expansion of micro-transit programs.
Biking	Improve and build bike infrastructure	Woodland should focus efforts on expanding bike infrastructure, including protected bike lanes, secure bike lockers, and bike paths to make biking around the city safer and more desirable.



THEME	RECOMMENDATION	SUMMARY
	Bolster bike incentive programs	Woodland already has productive bike incentive programs, like provision of bikes and helmets, and education programs within schools, outlined in the current CAP. The team recommends further emphasis and expansion of these programs.
Municipal Energy	Implement energy efficiency and green building policies	The research team advises implementing energy-saving programs for municipal buildings, performing retrofits and energy audits, and establishing green building policies. Collaboration with Yolo County can help align efforts and secure funding for retrofit projects.
	Increase adoption of renewables	To reduce fossil fuel dependency, the authors recommend expanding solar arrays on municipal buildings, exploring other renewable energy sources, and participating in Valley Clean Energy's Community Choice Aggregation program. Partnering with local utilities and the California Solar Initiative can help leverage incentives and rebates for solar installations.
	Implement energy management and benchmarking programs	Implementing energy management and benchmarking programs for municipal buildings can help track and analyze energy consumption data, identify inefficiencies, and prioritize energy-saving measures. The team suggests using the ENERGY STAR Portfolio Manager tool and setting specific energy reduction targets to achieve GHG reduction goals.
Commercial Energy	Implement energy efficiency programs	The city can support businesses by offering incentives, technical assistance, and educational resources for energy efficiency. Connecting businesses to initiatives like the C-PACE Program can help finance energy and water conservation projects, while energy audits and retrofits can identify energy-saving measures.
	Encourage renewable energy incentives	Woodland should foster renewable energy systems in businesses, promote the California Solar Initiative, and facilitate participation in Valley Clean Energy plans. Supporting small businesses facing unique challenges in adopting renewable energy systems is crucial, including tailored assistance and technical guidance.



THEME	RECOMMENDATION	SUMMARY
	Implement energy benchmarking and disclosure	To comply with California's AB 802 and help building owners improve their energy performance, the city should establish energy benchmarking and disclosure programs for commercial buildings. Offering training sessions and resources will enable owners to better understand and interpret energy performance data, while setting achievable targets for energy efficiency improvements. Collaboration with County resources and programs can enhance the capacity for training and outreach initiatives.
	Communicate energy rebate programs	The city should directly engage with commercial building owners about energy rebate programs, developing outreach campaigns and partnering with local utilities and the Yolo County Economic Development Division. Organizing training programs can help businesses navigate the application process for rebates and incentives.
	Encourage demand response programs	Business and commercial participation in demand response programs can help reduce emissions, save energy costs, and contribute to grid stability. Providing resources and training can help businesses understand the benefits and requirements of these programs and support implementation of necessary technologies and processes.
Residential Energy	Expand homeowner education and outreach	By developing tailored education and outreach initiatives, homeowners and renters can be better informed about energy efficiency and renewable adoption. Combining this with campaigns and partnerships, the city can promote retrofit programs, electrification, and utility bill assistance programs to benefit its residents.
	Establish green building policies for the residential sector	As cities across California adopt stricter energy-focused building codes and regulations, Woodland should follow suit by developing building policies for new construction and major renovations, drawing on standards like California's Title 24.
	Implement community energy efficiency initiatives	By implementing neighborhood-energy efficiency initiatives, the city can engage residents in collective actions to improve



THEME	RECOMMENDATION	SUMMARY
		community-level energy performance. Collaborating with local organizations, homeowners associations, and neighborhood groups, the city can promote energy-saving practices and facilitate the adoption of renewable energy systems.
Climate Adaptation	Update the name and contents of the Climate Action plan to become a Climate Action and Adaptation Plan	Cities such as Davis and San Francisco, and Yolo County recognize the need for both mitigation and adaptation in their climate plans. Similarly, to ensure that Woodland remains livable and its economy thrives even in the face of climate hazards, the city must update its Climate Action Plan (CAP) to become a Climate Action and Adaptation Plan (CAAP) and be inclusive of resilience in addition to mitigation efforts which are the baseline.
	Conduct a climate vulnerability assessment to inform adaptation strategies	Adaptation planning in Woodland is crucial due to its vulnerable populations, poverty rate, and threat of hazards such as heat and floods. Thus highlighting the need to follow recommended adaptation planning processes, assess climate vulnerability, and incorporate solutions in the CAP, as mandated by Senate Bill 379, similar to what neighboring cities like West Sacramento and Elk Grove have done.
	Incorporate existing flood risk assessment and solutions within the updated CAP	Woodland is addressing its flood risk through the Woodland Flood Risk Management Project, aimed at protecting industries and disadvantaged residents. These efforts should be integrated into the CAP for a comprehensive approach to climate action in the city.
	Prioritize, reevaluate, and track tree planting	Woodland's CAP aims to increase canopy cover to 25% by 2035 was at 14% in 2017. To address the city's susceptibility to extreme heat and heat islands, as well as air quality concerns, the research team recommends expediting and expanding tree planting efforts. The city should utilize community outreach and accountability measures in the report to encourage tree planting on private property and monitor canopy increase over time.



THEME	RECOMMENDATION	SUMMARY
	Explore the creation of resilience hubs for disaster preparedness	A resilience hub is a community facility that offers essential services during emergencies, fosters community resilience, and can serve as a gathering place for community outreach. The city should consider partnering with neighboring cities or the county to establish a resilience hub that could help its most vulnerable residents.
	Partner with Valley Vision on food hub creation	Partnering with Valley Vision to promote the upcoming food hub in Esparto would contribute to climate resilience by promoting sustainable agriculture practices, reducing greenhouse gas emissions from food transportation, and enhancing community food security, presenting an opportunity for the city to support its agricultural community and foster a localized food system.

With these recommendations, the research team hopes to set up the City of Woodland for successful future efforts at addressing climate change and its adverse impacts, through a new CAP. The research team believes that the updated CAP empowers Woodland to cultivate a sustainable and resilient community, effectively mitigate GHG emissions, and prepare for the challenges posed by a warming planet.

Warmly,

Rida Fayyaz, Joyce Wei, and Quinn Wilson

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Introduction

The climate crisis serves as a powerful motivator for reassessing and updating the City of Woodland's Climate Action Plan (CAP) which was adopted by the city in 2017. As the consequences of climate change become increasingly apparent, the urgency of implementing robust, forward-thinking strategies to mitigate adverse effects on the City of Woodland and its residents is paramount. The escalating climate crisis not only exacerbates existing environmental challenges, but also poses new threats to public health, infrastructure, and local communities. In addition, as the CAP enters its sixth year since adoption, it is essential to reassess it in light of recent updates to California policy initiatives.

Woodland's greenhouse gas (GHG) emissions target, as noted in the CAP, is aligned with Senate Bill (SB) 32, The Global Warming Solutions Act, which calls for reductions of 40% below 1990 levels by 2030. In 2022, California took a more ambitious step by passing SB 1020, laying the ground for interim clean energy targets of 90% and 95% zero-carbon electricity by 2035 and 2040, respectively, to meet 100% renewable energy by 2045.¹ Furthermore, Assembly Bill (AB) 1279 was signed in 2022 to codify California's goal of becoming carbon neutral across all sectors by 2045². The pace of change has been decidedly, and necessarily, rapid.

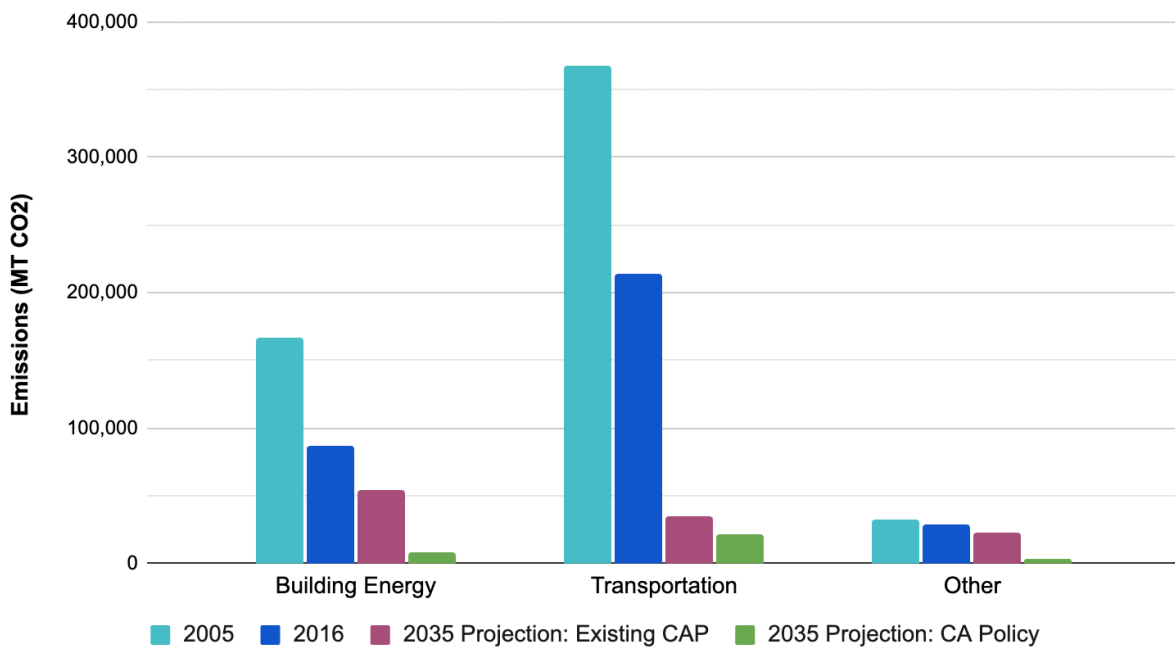
In 2020, Yolo County commissioned Ascent Environmental, a consulting firm, to conduct a GHG inventory based on 2016 levels. A separate firm conducted the original GHG inventory in 2005, but both organizations had similar categories, including Building Energy, On-Road and Off-Road

¹Office of Senator John Laird. 2022. "SB 1020: The Clean Energy, Jobs, and Affordability Act of 2022 to Head to Governor Newsom for Consideration." senate.ca.gov.
<https://sd17.senate.ca.gov/news/sb-1020-clean-energy-jobs-and-affordability-act-2022-head-governor-newsom-consideration>.

²Lopez, Nadia. 2022. "California takes steps to battle climate change." CalMatters.
<https://calmatters.org/environment/2022/09/california-climate-change-legislature/>.

Transportation, Solid Waste, Water Supply, and Wastewater Treatment. According to the data collected, GHG emissions have decreased from 566,389 MT CO₂e in 2005 to 330,594 MT CO₂e in 2016. Although Woodland's transportation and energy sectors still contribute the most to emissions, both have seen a reduction of nearly 50% between 2005 and 2016. The graph below illustrates this decline and presents Woodland's projected emissions in these sectors for 2035, comparing emission levels if the city continued with its plans as outlined in the CAP with emission levels if it were to adopt the State's more ambitious goals. Given the significant difference between the two, it is evident that Woodland's existing CAP needs to be revised and made stronger to face the existential challenge of Climate Change and foster a more sustainable and livable community.

Emissions Profiles





Gaps Analysis & Recommendations

In January of 2023, a research team consisting of Master of Public Policy students from the Goldman School of Public Policy at the University of California, Berkeley partnered with the Woodland City Manager's Office of Equity, Environment, Economy, and Engagement, known as the E4 Office, to evaluate the city's current CAP and provide recommendations to make the next CAP more robust and impactful. This comprehensive report provides a set of recommendations that the City of Woodland can adopt to fortify its CAP and increase the likelihood of sustained success through 2035 and beyond.

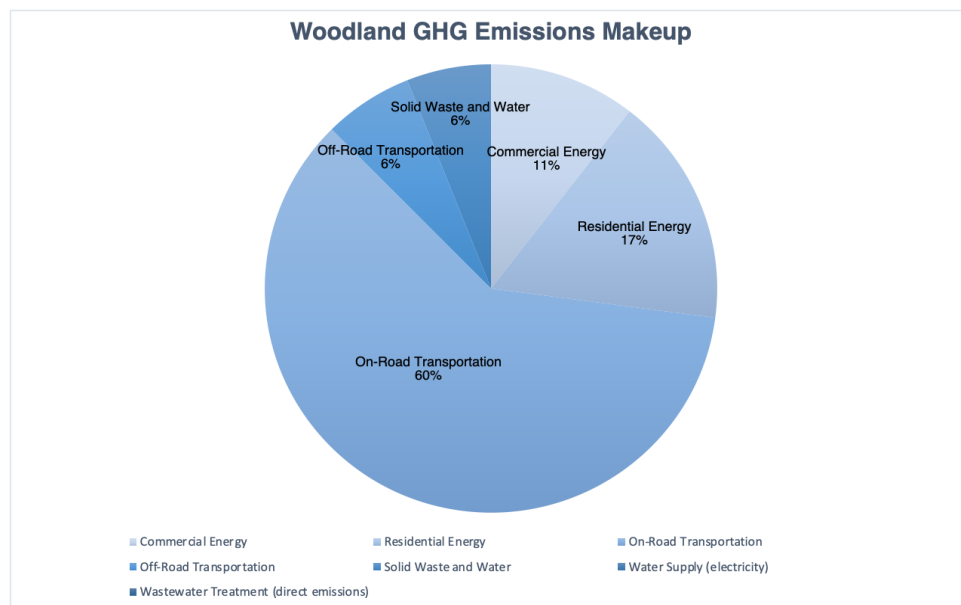
The gaps and recommendations identified in this report are informed by an analysis of the existing Woodland CAP, discussions with the City of Woodland and Yolo County staff and community members, as well as subject matter experts from other cities and academia. The research team identified six critical themes, and for each described the status quo, gaps, and recommendations to consider and include in Woodland's next iteration of the CAP.

Themes include three important implementation tools - Accountability, Community Outreach, and Equity - which are either absent or inadequately addressed within the actions outlined in the current CAP. These elements must be thoroughly integrated into the upcoming CAP to ensure its effective implementation and success.

1. **Accountability:** Progress towards climate goals must be accurately measured and tracked over time. It is also important that individuals, organizations, and governing bodies are held accountable, to assess the effectiveness of implemented strategies and make data-driven adjustments where necessary.

2. **Community Outreach:** By fostering a shared understanding of the problem i.e., climate change, and the actions required to address it, the city can cultivate the necessary support and drive the collective action required to achieve its goals.
3. **Equity:** The City of Woodland has been increasing its focus on equity, as evident through its 2023 Equity Action Plan, and requested that equity be an important aspect of this analysis. By considering equity in the next CAP, the city of Woodland can foster a more just, inclusive, and resilient community, ensuring that the benefits of climate action are enjoyed by all while addressing the unique challenges faced by marginalized groups.

Nextly, considering that Transportation and Energy sectors are the primary contributors to GHG emissions in the city, the research team opted to include these as sector-focused themes. Per the 2016 GHG emissions from Ascent Environmental, transportation, and energy makeup **66%** and **28%** of Woodland’s GHG emissions, respectively.



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4. **Transportation:** This section is further broken down into sub-themes of **road transportation, public transit, and biking** to highlight the unique gaps and actions needed in these areas.
 5. **Energy:** This section includes targeted recommendations under sub-themes of **municipal, commercial, and residential** energy.

Finally, Climate Adaptation was included as it is an emergent theme.

6. **Climate Adaptation:** Over the years, there has been a shift in thinking about climate change adaptation and mitigation. Initially, the focus was primarily on mitigation, to minimize the extent and severity of climate change. However, as the impacts of climate change have become more evident and urgent, the importance of adaptation has gained recognition. The research team highlights the need to adapt to the changing climate to mitigate the impacts of natural hazards and remain a livable city.

Methodology

The following three-pronged approach was used to assess Woodland's CAP and provide recommendations for its improvement:

1. Understand Woodland's demographics and economy; analyze Woodland's CAP and compare 2005 GHG data against 2016 to understand trends and important emission sectors.

The research team's first step was to get a better understanding of Woodland demographics and the economy as that would inform the lens that the team applies to climate action planning in Woodland. Further, the team thoroughly analyzed the existing CAP to get a sense of the city's



priorities and compared 2005 data against 2016's to get insight into the changes in GHG emissions over time.

2. Review CAPs from other cities to develop a baseline and for comparison.

The team looked at CAPs and other climate efforts from the cities of Elk Grove, Davis, West Sacramento, San Francisco, and Yolo County and compared Woodland's plans against them. The first 3 cities are Woodland's neighboring cities within Yolo County and have similar population sizes to Woodland. San Francisco, on the other hand, was chosen as a "gold standard" reference due to its large size, budget, and heavy sustainability focus compared to Woodland. Understanding Yolo County's CAP was important to understand regional goals, dedication, and resources available to Woodland.

3. Conduct interviews with subject matter experts, community members, and leaders.

The team completed 13 interviews which encompassed the following groups and organizations to get a well-rounded understanding of improvements and additions Woodland should make to its CAP:

- Woodland City Government
- Woodland Sustainability Advisory Committee
- Residents of Woodland
- Woodland Tree Foundation
- Yolo County Sustainability Office
- City of San Francisco
- University of California, Davis
- University of California, Berkeley
- Valley Clean Energy



Limitations

This report acknowledges limitations that may have impacted the analysis and recommendations presented:

- 1. Outdated and Inconsistent Data:** Available GHG accounting data extends only up to 2016, which limits the ability to accurately assess more recent trends and progress in emissions reductions. Further, GHG data for 2005 and 2016 were obtained from varying sources and compiled using different methodologies, potentially introducing inconsistencies and hindering more direct comparisons over time. Notably, industrial data could not be obtained due to California's privacy rules, specifically the colloquially known 15/15 rule, which restricts access to certain information to protect the privacy of consumers. This limitation prevents a complete understanding of the industrial sector's contribution to Woodland's overall emissions and precludes the formulation of targeted strategies for this sector. The research team predicts that Woodland's industrial sector, particularly agriculture, may underlie large emissions factors but was unable to compile quantitative evidence.
- 2. Time Constraints:** The research team faced time constraints that limited the scope of stakeholder engagement, particularly in terms of interviewing individuals from all relevant sectors. Consequently, the perspectives and insights of some stakeholders may not be fully represented in the analysis and recommendations. Time constraints also meant that the team could not look at each focus area and action in Woodland's CAP but instead had to pick a few important themes to dive deeper into.

Additionally, this report includes only a relatively limited discussion of funding mechanisms for the proposed climate action strategies. While some funding sources were referenced and encouraged, particularly state grant and tax programs, a more



comprehensive analysis of potential financial resources and incentives will be necessary to provide a clearer understanding of how the city may effectively implement and sustain the recommended initiatives. The authors recommend that future research, therefore, include a broader range of funding opportunities, especially considering the ever-changing field of resources.

Future research efforts should strive to overcome these limitations to provide a more comprehensive and accurate assessment of Woodland's climate action needs and opportunities.

Accountability

Background

Since the CAP was implemented in 2017, Woodland has performed little to no assessment of its progress. As a result, it is unclear how much progress the city has made and whether the actions outlined in the original CAP were effective. Previously, Woodland maintained a dashboard to track progress; however, this effort stalled under thin staffing. Beyond a few minor suggestions, the current CAP does not specifically outline who in the city will be responsible for tracking data, what data must be tracked, and how it will be tracked. With this missing information, it is difficult to conclude whether the city met its 2020 goals or if it is on track with its 2035 goals. It is imperative to draft a CAP that will hold the city accountable but also acknowledges resource and staffing limitations, to ensure goals are and stay on track.

Staying accountable is crucial to the achievement of climate goals. In the current CAP, there are minimal recommendations related to accountability. It makes suggestions on what data should be collected throughout the adaptation of the plan but falls short in that only a select few have actions containing these suggestions. Accountability needs to be consistent throughout the updated CAP to achieve its goals. The current lack of a clear plan for accountability makes it

difficult to keep track of Woodland's progress and decipher which recommendations are working and which are not. The city needs to be consistent in tracking data, hiring staff, and holding offices responsible so that it can be ensured that the data is being tracked. This allows for further analysis of the effectiveness and efficiency of recommended policies.

Recommendations

ACC1: Update Woodland's GHG emissions goal and track them regularly

Issue Addressed: Outdated Goals and Data, and Progress Tracking

As discussed in the background session, Woodland's current carbon emissions goal aligns with California SB 32 of 2016, and calls for reductions of 40% below 1990 levels by 2030. Since then the state has adopted more aggressive goals to reach a net zero economy by 2045. Similarly, Yolo County where Woodland is based, adopted a resolution in 2016 to become carbon neutral by 2030³. Neighboring cities have also established more recent goals than Woodland's e.g., Davis has a 2040 net zero emissions goal as of 2022, and West Sacramento and Sacramento have net zero plans for 2045 as of 2020^{4, 5}. The research team highly recommends that Woodland:

- Updates its carbon emissions goal to meet the need of the hour.
 - It might also be advantageous for the city to align its goal as much as possible with that of Yolo County, as this may help Woodland tap into the county's resources, e.g., they may apply for grants together, strategically do outreach for programs, and develop larger projects such as transit, resilience hubs, and food hubs.

³"Climate Action & Sustainability." n.d. Yolo County. Accessed May 8, 2023.

<https://www.yolocounty.org/government/general-government-departments/community-services/climate-action-sustainability>.

⁴City of Davis. 2022. "Davis 2020-2040 Climate Action and Adaptation Plan."

⁵Local Government Commission. 2020. "Mayors' Commission on Climate Change. Achieving Carbon Zero in Sacramento and West Sacramento by 2045."

- Tracks its emissions more frequently.
 - Woodland did an emissions inventory in 2005 and then the county initiated one in 2016. Setting a cadence for frequent inventory assessments is essential to ensure Woodland progresses towards a lower or zero carbon future. Proposed legislation SB 511 would help with these efforts by compelling the state to perform GHG inventories every 5 years⁶. Whether or not the bill passes, the city should proactively consider if inventory every 5 years is sufficient to monitor its goals.

ACC2: Assign staff, stakeholders, and metrics to every action on the CAP

Issue Addressed: Progress Tracking, Staffing, and Interdepartmental Coordination

Woodland's CAP, unlike that of cities such as Davis, Elk Grove, and San Francisco does not assign stakeholders or city departments for every action on the CAP, and currently does not have staff assigned to manage the CAP's progress overall. Although the CAP notes projected emissions reduction for proposed actions, where appropriate, the city has not measured the progress of implementation or the impacts of actions noted in its plan. The research team recommends that Woodland:

- Dedicates staff to track CAP's implementation and goals.
 - Ideally, the city would set up an office focused on sustainability and GHG reductions; however, due to staff and budget being stretched, the E4 Office may be a good temporary point of contact for gathering all the data and using it to track progress. Previously, the city had a dashboard to easily track progress on the CAP goals, which also was accessible to the public. In conjunction with efforts noted in [Community Outreach](#) recommendation CO2, city staff should create and manage a dashboard to highlight CAP progress, reinforce accountability, and keep residents informed.

⁶"SB 511." 2023. California Legislative Information.

https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202320240SB511.

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- As shown in the figure below, the City of Davis in its CAP includes for every action who the lead city departments and stakeholders are. It also takes note of the level of staff support required. Woodland can use similar strategies in its next CAP to ensure buy-in and involvement across departments and outside partners.
 - Foster Intra-city collaboration.
 - In interviewing community members and climate planners from other cities, the research team received feedback indicating the importance of cross-departmental collaboration in running successful GHG reduction programs⁷. Rather than segregating the city's climate ambitions into a single office, enhancing cross-department collaboration fosters a culture of climate awareness and responsibility among city staff and officials and encourages them to adopt best practices and innovative solutions for emissions mitigation. As an environmental specialist from San Francisco stated during an interview, "Our office simply served as a mediator and facilitator. We are successful only when the entire city is on board and participating in our ambitions"⁸. Intra-city collaboration facilitates sharing of data, information, and resources among departments, and enables them to monitor better and evaluate the performance and impact of their incentive programs. As more departments become engaged, transparency and accountability of the city's efforts improve, as do their engagement with members of the public.
 - These efforts may be supported by creating incentives and recognition programs for departments that achieve significant energy savings or implementing innovative measures and communication pieces that further the pace of development from the administrative level. Ultimately, improved collaboration

⁷Authors' stakeholders interviews 2023

⁸Authors' stakeholders interviews 2023

reduces barriers to information by ensuring no insight goes unrecognized and increases operational efficiencies.

- Woodland adopted an Equity Action Plan in 2023 which was a city-wide initiative to bolster Diversity, Equity, and Inclusion to improve the quality of life of the city's residents⁹. Considering this precedence Woodland must draw on lessons learned and best practices from this experience and apply them to climate action planning.
- Ensure metrics are assigned to each action and have clear strategies to track them.
 - Metrics may include goals (e.g., number of trees planted, number of community-based organizations educated, or simply the completion status of an action), timeframe, cost, and benefits (such as GHG reductions, reduction in healthcare or insurance costs, or percentage increase in bus ridership). The presence of such data will give Woodland the opportunity to make more informed policy decisions to combat climate change.

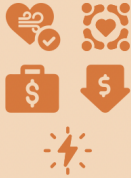
Lead City Department	Key Partners	Time Frame Planning: 0-4 years	Time Frame Implementation: 16 years	Staff Support Required	Municipal Capital Cost	GHG Reduction	Climate Hazards Addressed	Co-Benefits
CD: Building CMO: SSH & Sustainability	Rental property owners							
GHG Reduction Potential: 2030: 8,200 MT CO ₂ e/yr 2040: 16,900 MT CO ₂ e/yr								

Figure 1, Formatting example of a strategy from Davis' CAP, Davis Climate Action and Adaptation Plan, 2023

⁹Zavala, Gerardo. 2022. "Woodland City Council receives update on equity action plan." MSN, August 24, 2022. <https://www.msn.com/en-us/money/news/woodland-city-council-receives-update-on-equity-action-plan/ar-AA113o0g>.



Community Outreach

Background

Woodland's current Climate Action Plan meaningfully calls for the support and communication of initiatives aimed at reducing energy consumption, expanding accessible and low-emissions transit, and improving resilience. However, the Plan falls short of calling for specific strategies that maximize the penetration of information and engagement of historically overlooked communities. Empirical evidence demonstrates the importance of community engagement and outreach in the successful implementation of Climate Action Plans. For instance, a 2017 study by the Urban Sustainability Directors Network found that engaging local communities in CAPs led to better outcomes and increased buy-in from residents¹⁰.

Where the Plan does call for providing information and the promotion of climate programs, the effects will inevitably be muted without objectives focused specifically on the means of communication. Cities that have led strong communication initiatives have reported sustained success and positive feedback from local communities^{11,12}. The research team recommends a series of strategies that directly face the challenges of creating accessible information, reaching vulnerable communities, and maintaining consistency throughout the life of the programs. These actions compile feedback from residents of Woodland's communities, climate experts and city planners in California, and academic literature. The strategies may serve as a reference template throughout many years of implementing Woodland's updated Climate Action Plan.

¹⁰Yuen, Tina, Eric Yurkovich, Lauren Grabowski, and Beth Altshuler. 2017. "Guide to Equitable, Community Driven Climate Preparedness Planning." Urban Sustainability Directors Network. https://www.usdn.org/uploads/cms/documents/usdn_guide_to_equitable_community-driven_climate_preparedness_high_res.pdf.

¹¹Portland Bureau of Planning and Sustainability. 2015. "Local Strategies to Address Climate Change." Portland.gov. <https://www.portland.gov/bps/climate-action/documents/2015-climate-action-plan/download>.

¹²City of Austin Office of Sustainability. 2022. "Community Climate Ambassadors." AustinTexas.gov. <https://www.austintexas.gov/page/community-climate-ambassadors>.



Recommendations

CO1: Make outreach programming more accessible across language and financial constraints

Issue Addressed: Accessible Information for Overlooked Communities

Woodland's demographics are an important consideration in outreach programming. The research team recommends that Woodland:

- Consider language barriers.
 - Given Woodland's large Spanish-speaking community, language barriers must be considered. Translated information on things like rebate programs, bike route maps, and programs to electrify industry-use trucks can remove these barriers.
- Find opportunities to engage with residents.
 - Experts in organizing and community engagement have cited the importance of finding opportunities to engage with residents and community leaders.¹³ In practice, this would be attending events (ex. Honey Festival, cultural events around town) that residents would have already attended, rather than hosting engagement events that families or busy people may have to fit into their schedule. Typically, community engagement events are made up mostly of wealthier, older people that have the time, so meeting residents where they normally would be would help the city get a more representative sample.¹⁴

CO2: Establish a centralized resources website

Issue Addressed: Accessible, Up-to-Date Information

While the City of Woodland does compile information on energy programs, or provides links to further resources, there remains no centrally maintained area of information that residents can

¹³ Authors' stakeholder interviews 2023

¹⁴ Authors' stakeholder interviews 2023



easily access for a variety of insights. The difficulty in finding specific points of information limits residents' ability to meaningfully engage in the objectives promoted by the city. A dedicated page is easier for general users to navigate and provides a single, shareable resource that can more easily be included in communication mediums: flyers, social media, email correspondence, etc. Furthermore, centralizing information reduces inefficiencies in maintaining current information and resources, limiting the chances of misinformation or knowledge gaps.

As a single resource, a centralized webpage can be translated and made accessible (e.g., for visually or dexterously impaired users) more easily than disparate sources of information. Translating web pages directly, rather than linking out to separately translated documents, removes a barrier of access and allows for engagement with digital media that may otherwise be lost. San Francisco reported success after pursuing a similar initiative, and climate-conscious cities across the nation have begun taking this approach, from Seattle to Boston.^{15, 16, 17}

CO3: Create a communications council

Issue Addressed: Reaching Vulnerable, At-Risk, or Overlooked Communities

The authors recommend an advisory Communications Council to more effectively engage residents across the community. The City of San Francisco previously created a Community Climate Council (CCC) to support a similar objective during the writing of San Francisco's Climate Action Plan and was quoted to be helpful and effective at distributing climate and environmental information to the populace.¹⁸ The research team advises creating a 7–10-member Council composed of community leaders across fields and organizations. As with San Francisco's CCC, members may include, but are not limited to, members of the school district leadership and

¹⁵ Authors' stakeholder interviews 2023

¹⁶ City of Seattle Office of Sustainability & Environment. n.d. [Seattle.gov/Environment](https://www.seattle.gov/environment).
<https://www.seattle.gov/environment>.

¹⁷ City of Boston. n.d. Climate Ready Boston. <https://www.boston.gov/environment-and-energy/climate-ready-boston>.

¹⁸ Authors' stakeholder interviews 2023



parent organizations, leaders in faith-based communities, local business owners, Housing Authority leaders, and environmental justice groups. Through a Communications Council, the city may disperse climate and sustainability-related communications to its own networks that may otherwise be difficult to reach. The Council may also explore other methods of community engagement not already undertaken by the city. Furthermore, the research team recommends the Council has advisory capacity to the City Council and E4 Office.

The strength of such a council lies not only in the ability to leverage its constituting community networks but in the ability of the members to know how best to reach certain populations for specific purposes. Additionally, the Council may serve as a receptacle for feedback from residents of Woodland that may otherwise go unaddressed or face significant delays if handled directly by the city.

CO4: Host community climate workshops

Issue Addressed: Limited Community Engagement

Even under the best of scenarios, distributed resources may fail to spur the participation and understanding of programs necessary to reach Woodland's climate objectives. Home or business owners may need assistance in transitioning to electrified appliances, understanding how to participate in transit programs, or may have unforeseen questions altogether. Workshops present a unique format to demonstrate how to utilize energy measurement tools, participate in car-share programs, and install energy-efficient appliances and equipment. Beyond addressing questions, community workshops give the public opportunities to dynamically interact with specialists and collaborate with fellow residents confronting similar questions.

The research team recommends that Woodland use this format through the Sustainability Advisory Committee – specifically to increase awareness and motivation among diverse segments of the population, such as low-income households, renters, landlords, small



businesses, minority language communities, etc. Doing so allows participants to connect directly with programs, rebates, incentives, financing options, and other services that can assist them in implementing green-minded projects. Holding workshops in areas familiar to these target audiences, such as libraries, churches, schools, and community centers increases participation and allows for deeper levels of engagement. The City of San Francisco recently announced grant money to fund climate youth education workshops, and Los Angeles County previously hosted in-person climate workshops to engage private and public leaders in the space^{19,20}.

Other cities in California have used community workshops to address several concerns, including:

- Comprehending home and business energy bills and energy usage rates
- Identifying and prioritizing energy efficiency opportunities in homes or businesses
- How to select and install energy-efficient lighting, heating, cooling, ventilation, water heating, refrigeration, and “smart” energy technologies
- Understanding whether rooftop or community solar may be viable for homes or businesses
- Participating in bike incentive programs
- Which Valley Clean Energy programs are available and suited to specific needs/resources

The research team recommends beginning with some of the following resources:

- Valley Clean Energy (VCE) provides educational resources on the benefits of EVs and assists customers in figuring out which type of vehicle would be best for them²¹.

¹⁹San Francisco Office of the Mayor. 2023. “SF.gov.” San Francisco Awards First-Ever Climate Action Plan Community Grants. <https://sf.gov/news/san-francisco-awards-first-ever-climate-action-plan-community-grants>.

²⁰LA County. n.d. ““Our County Energy & Climate” Public & Private Sector Workshop Summary.” OurCountyLA. https://ourcountyla.lacounty.gov/wp-content/uploads/2019/08/Energy-Climate-Public-Private-Workshop-Summary_For-Web.pdf.

²¹Valley Clean Energy. n.d. “Is an electric vehicle right for you?” Valley Clean Energy. <https://valleycleanenergy.org/electric-vehicles/ev-facts/>.

- The Pacific Gas and Electric Company (PG&E) offers free energy education programs and resources for customers through its Energy Centers²².
- The U.S. Department of Energy (DOE) Solar Energy Technologies Office (SETO) provides professional training and technical assistance on how solar and other distributed energy resources can help build resilient communities²³.
- The Duke Carbon Offsets Initiative (DCOI) has developed an interactive energy efficiency workshop for employers and employees that can be adapted for different settings²⁴.

Equity

Background

Approximately 9.3% of Woodland's population lives below the poverty line, only slightly less than the approximate state level of 11.7%^{25, 26}. A significant portion of the City faces some form of climate or energy-related burden to be considered Disadvantaged by the EJ40 Climate and Economic Justice Screening Tool.²⁷ All census blocks identified by the tool are majority Hispanic or Latino. At least one of these blocks also sits at the 91st percentile of the Housing Cost Burden – households making less than 80% of the area's median income and spending more than 30% of income on housing. This is an important fact to consider as housing expenditures often go hand-in-hand with energy and utility burdens.

²²Pacific Gas & Electric. n.d. "Free energy education programs and resources." PG&E Energy Centers. https://www.pge.com/en_US/small-medium-business/business-resource-center/training-and-education/energy-centers.page.

²³Office of Energy Efficiency and Renewable Energy Solar Technologies Office. n.d. "Solar Workforce Development." Department of Energy. <https://www.energy.gov/eere/solar/solar-workforce-development>.

²⁴Since the time of writing, the website for The Duke Offsets Initiative has been taken down due to the consolidation of multiple Duke energy organizations into The Nicholas Institute for Energy, Environment & Sustainability. A new website is under development and will again host information on energy efficiency workshops at an undisclosed time. Original website: <https://sustainability.duke.edu/offsets/education/eeworkshop>

²⁵U.S. Census Bureau. n.d. City of Woodland, California. N.p.: U.S. Census.

²⁶Danielson, Caroline, Patricia Malagon, and Sarah Bohn. 2022. "Poverty in California." Public Policy Institute of California. <https://www.ppic.org/publication/poverty-in-california/>.

²⁷U.S. Council on Environmental Quality. 2022. Climate & Economic Justice Screening Tool. N.p.: Executive Office of the President.



CalEnviroScreen (CES), a mapping tool developed by the California Office of Environmental Health Hazard Assessment (OEHHA), provides further insight into the environmental and socioeconomic vulnerabilities in Woodland. The CES data reveals that Woodland has three census blocks that are classified by the site as disadvantaged through a combination of energy, climate, and housing related issues, indicating equity in energy and must be prioritized in Woodland's climate planning and initiatives.

The research team also heard directly from community members and advocates that the voices of the most at-risk communities are often left unheard or unable to engage in meaningful planning conversations. Climate advocates and representatives tend towards wealthy and privileged individuals who have the capacity and resources to expend efforts on topics such as energy access and efficiency – a phenomenon not unique to Woodland. While the city, in 2022, commissioned a comprehensive Equity Action Plan, much progress can yet be made both within City operations and the broader community.

Considering the demographic, environmental, and energy-related data available, it is crucial for Woodland's Climate Action Plan to address equity issues to ensure that all community members have access to resources, opportunities, and support in transitioning to more sustainable and energy-efficient practices. An equity lens permeates all recommendations and insights gathered in this report. For efforts related to energy, it is recommended to specifically reach out to low-income households and vulnerable communities, promote energy assistance programs, and develop targeted policies and initiatives that address the unique needs and concerns of these populations.

Recommendations

EQ1: Identify and prioritize areas of greatest impact



Issue Addressed: Confidence of policy outcomes

Focus on these areas when transit programs, resiliency measures, renewable energy installations, and targeted rate programs. Creative solutions must be employed to fully leverage the insights and address the needs of Woodland's vulnerable communities. The below recommendations are an amalgamation of efforts undertaken by other cities and feedback received from Woodland residents/leaders.

- Utilize data-driven tools like the Climate and Economic Justice Screening (CEJS) tool to identify areas with higher energy burdens, poor housing quality, and climate vulnerability.
- Designate Energy Equity Zones in areas facing the greatest energy burden and climate vulnerabilities in order to focus policy efforts, financial incentives, and program implementation for maximum impact.
- Develop a program to train low-income and minority community leaders as climate ambassadors who can help identify areas of high vulnerability and raise awareness about available resources and programs within their neighborhoods. The City of Austin, Texas received high engagement and positive feedback from its Community Climate Ambassadors Program, in which historically disenfranchised individuals learned about climate justice, engaged their communities, and supported the implementation of Austin's Climate Equity Plan²⁸.

EQ2: Assess the impact of equity programs

Issue Addressed: Meeting the needs of disenfranchised and vulnerable populations

Assessing the broader community impacts of equity programs is essential to ensure that clean energy and climate programs are inclusive and benefit all Woodland residents. Evaluating the environmental, social, and economic impacts of these initiatives can provide valuable insights for policymakers to guide continued success and adherence to equity issues.

²⁸City of Austin Office of Sustainability. 2022. "Community Climate Ambassadors." AustinTexas.gov. <https://www.austintexas.gov/page/community-climate-ambassadors>.



As in our impact assessment recommendation, directly involving residents in the evaluation process can lead to a better understanding of the needs and preferences of Woodland. By incorporating these direct approaches, Woodland can foster an inclusive community that addresses the needs of its diverse residents.

- Where resources are available, conducting regular community impact surveys can gather feedback on the effectiveness of equity programs, satisfaction levels, and potential areas for improvement at more frequent intervals than currently possible. The research team recommends following the US Office of Human Services Policy’s 6-step framework for conducting equity assessments, which itself draws heavily from local government programs elsewhere across the country²⁹.
- Organizing public forums and workshops can facilitate engagement and enable residents to share their experiences and provide input on program development and implementation.
- Direct participation by members of minority and underserved communities is paramount to the long-term success of Woodland’s CAP. A pilot program in St. Paul, Minnesota found success by creating neighborhood programs focused on the emotional, social and cultural values and practices that impact public understandings of and responses to climate change. By building environmental and climate understanding among populations historically excluded from decisions, the program successfully increased engagement and long-term involvement³⁰.

²⁹U.S. Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. 2022. “Conducting Intensive Equity Assessments of Existing Programs, Policies, and Processes.” ASPE. <https://aspe.hhs.gov/sites/default/files/documents/dd148f52c519a5bcc4fde76b4932f53b/Intensive-Equity-Assessment.pdf>.

³⁰Phadke, Roopali, Christie Manning, and Samantha Burlager. 2015. “Making it personal: Diversity and deliberation in climate adaptation planning.” *Climate Risk Management* 9 (July): 62-76. <https://www.sciencedirect.com/science/article/pii/S2212096315000236#ab005>.



Transportation

An updated CAP should outline a plan prioritizing the reduction of transportation emissions. In both the 2016 and 2005 emissions inventory, on-road transportation and off-road transportation combined for 65% of total GHG emissions in Woodland. According to the California Air Resources Board, in the span of 2000-2020, transportation has made up 38% of GHG emissions in the state of California³¹. Although Woodland was able to reduce transportation emissions by around 42% from 2005 to 2016, a focus on transportation is still crucial to emissions reductions due to the large share the transportation sector makes up. In this sector, there is room for increased focus, especially given the recent innovations in clean energy vehicles and state and federal-level funding allocations. The research team outlines improvements and recommendations on specific focus areas below.

Road Transportation

Background

In this report, road transportation will be defined as automobile transportation, made up mostly of family or individually-owned vehicles. Current GHG-reducing programs in this category surround encouraging EV or ZEV use.

Woodland currently provides free EV charging around the city. There are approximately 14 free chargers downtown, in addition to chargers provided around municipal buildings³². Additionally, Woodland residents have access to several types of EV rebates at the federal, state, and local

³¹California Greenhouse Gas Emission Inventory Program. 2022. "Current California GHG Emission Inventory Data." California Air Resources Board. <https://ww2.arb.ca.gov/ghg-inventory-data>.

³²Authors' stakeholder interviews 2023

levels. Currently, Valley Clean Energy (VCE) outlines these incentives on its website³³. Further, Objective 3, Strategy T/LU-7 in the current Woodland CAP outlines actions diverting from gas and diesel vehicles to alternative-fuel vehicles. This includes the development of EV infrastructure, both for public use and within new residential developments, and increased public education on the benefits and options available.

It is important to consider that not all households can make the switch to an EV. Barriers to acquiring (and maintaining) an EV include³⁴:

- High costs
- Little education on the benefits, uncertainty about the technology
- No charging infrastructure

According to the 2020 census data, Woodland is generally a lower-income area, with close to 50% of the Hispanic population³⁵. Given this, there are several considerations to make when updating the CAP.

Recommendations

TR1: Take advantage of federal and state grants to expand EV use and charging infrastructure

Issue Addressed: Accessibility to EVs and Charging Infrastructure

With new legislation passing redirecting funds towards the clean energy transition, Woodland has several opportunities to encourage EV use amongst its community. The research team recommends that the city:

³³ "Credits & Rebates." n.d. Valley Clean Energy. Accessed May 9, 2023. <https://valleycleanenergy.org/electric-vehicles/credits-rebates/>.

³⁴Egbue, Ona, and Suzanna Long. 2012. "Barriers to widespread adoption of electric vehicles: An analysis of consumer attitudes and perceptions." *Energy Policy* Volume 48, September 2012: 717-720.

³⁵"Woodland, CA." 2020. Data USA. <https://datausa.io/profile/geo/woodland-ca>.

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- Communicate incentive programs.
 - As discussed, there are several incentive programs encouraging people to purchase EVs. Although Woodland itself is not granting these incentives, it still has an important job in educating its community on available incentives. Lower-income households often are not aware of or do not have time to research incentive programs, so it is crucial that the city gets involved in making information on these programs more accessible. Studies have found that incentives have a correlation with increased sales of EVs and that raising consumer awareness is critical to the success of incentive programs³⁶. Methods of raising consumer awareness could include offering translated information and publishing important information over several channels. The city can also partner with the parties that are providing these incentive programs (IRS, CARB, VCE) to increase awareness.
 - Expand EV charging infrastructure.
 - Woodland can assist in making EV charging infrastructure more accessible. People that rent or live in apartment complexes often have little say over where they can park an EV to charge. The provision of EV infrastructure is often correlated with an area's EV market share³⁷. Continued encouragement of EV infrastructure in new developments or incentives for retrofits to accommodate EV infrastructure is highly recommended. The city can also look into curbside charging, or increasing the number of public chargers available, to make owning an EV more convenient.
 - Electrify the municipal fleet.
 - The team recommends transitioning the municipal fleet to electric vehicles in line with California's Executive Order N-79-20, which aims to phase out the sale of new

³⁶Jenn, Alan, Katalin Springel, and Anand R. Gopal. 2018. "Effectiveness of electric vehicle incentives in the United States." *Energy Policy* Volume 119, August 2018: 349-356. ScienceDirect.

³⁷Sierzhula, William, Sjoerd Bakker, Kees Maat, and Bert van Wee. 2014. "The influence of financial incentives and other socio-economic factors on electric vehicle adoption." *Energy Policy* Volume 68, May 2014: 183-194. ScienceDirect.

gasoline-powered vehicles by 2035.³⁸ Further, the city can Install Level II – Level III EV charging infrastructure at all municipal facilities and parking lots to support the electrification of the fleet and encourage EV adoption among city employees and public users of the lots. The Clean Transportation Program (formerly the Alternative and Renewable Fuel and Vehicle Technology Program) through the California Energy Commission (CEC) may be leveraged to support the financial burden of the installation of charging infrastructure.³⁹

TR2: Encourage EV use through car share programs

Issue Addressed: Reaching Vulnerable, At-Risk, or Overlooked Communities

For those that cannot afford to purchase EVs, EV car share programs may be a good option for Woodland. According to the California Air Resources Board (CARB), there are several benefits to EV car share programs, including accessibility to an EV without the costs and responsibilities of car ownership⁴⁰. Additionally, CARB, through California's Greenhouse Gas Reduction Fund, sponsors several EV car share programs throughout the state. For example, MioCar⁴¹ has pilot programs around the San Joaquin Valley, specifically focused on reaching disadvantaged communities. Currently, CARB is offering funding for Clean Mobility Option programs, such as car-sharing programs. Woodland could partner with surrounding cities, or partner with Yolo County to monitor CARB's funding opportunities and apply for funding to make EV car-sharing programs possible.

³⁸ "Governor Newsom Announces California Will Phase Out Gasoline-Powered Cars & Drastically Reduce Demand for Fossil Fuel in California's Fight Against Climate Change | California Governor." 2020. Office of Governor, Gavin Newsom.

<https://www.gov.ca.gov/2020/09/23/governor-newsom-announces-california-will-phase-out-gasoline-powered-cars-dra-stically-reduce-demand-for-fossil-fuel-in-californias-fight-against-climate-change/>.

³⁹"Clean Transportation Program." n.d. California Energy Commission. Accessed May 8, 2023.

<https://www.energy.ca.gov/programs-and-topics/programs/clean-transportation-program>.

⁴⁰"Carsharing | Clean Mobility Options." n.d. California Air Resources Board. Accessed May 8, 2023.

<https://ww2.arb.ca.gov/sites/default/files/movingca/carsharing.html>.

⁴¹n.d. Miocar – We shape the future of carshare mobility. Accessed May 9, 2023. <https://miocar.org/>.



As this is a relatively new development, there is little known about its effectiveness. However, it is a potential option for Woodland to explore, especially since it provides alternatives to car ownership. This particularly benefits one-car households and lower-income households that cannot afford car ownership. Participation and involvement in these programs can also be easily tracked to help in GHG accounting.

Public Transit

Background

Woodland's public transit system falls under the *Yolo County Transportation District (YCTD)*. In Woodland, there are currently 2 local routes, 2 intercity routes connecting Woodland to other cities, and 1 express route.⁴²

From interviews with community members, the current transit system has had issues with reliability and frequency, and bus transfer stops are in unsafe locations⁴³.

Recommendations

TR3: Partner with Yolo County on transit improvements

Issue Addressed: Inaccessibility to Transit Options

Public transit is often the cheapest option to get around. Further, encouraging its use is an excellent option to reduce GHGs. Though the transit system does not fall under the City of Woodland's jurisdiction, Woodland can influence the transit system through partnerships with YCTD. The team recommends the following:

- Improving the convenience of public transit.

⁴² "Yolobus Routes." n.d. Yolobus. Accessed May 9, 2023. <https://yolobus.com/routes/>.

⁴³ Authors' stakeholder interviews 2023

- Improvements in accessibility and reliance are crucial to transit use⁴⁴. This includes more convenient bus stop locations around heavily trafficked areas, safer bus stops, and more reliable and efficient bus routes. In interviews with community members, concerns over safety and the importance of benches and shade at bus stops were voiced⁴⁵. Little improvements to bus stops may go a long way in encouraging ridership.
- Electrification of transit.
 - Partnership with YCTD in electrifying bus fleets is another option. Woodland staff specifically dedicated to sustainability could partner with YCTD in seeking out grants to fund this capital-intensive project. Historically, California has seen success in this transition with the help of Clean Truck and Bus Vouchers through the Greenhouse Gas Reduction Fund⁴⁶.
- Expand micro-transit.
 - YCTD has recently started piloting a micro-transit program. Micro-transit is an alternative fit for less traveled bus routes or more inaccessible neighborhoods. As Woodland is a relatively rural and spread-out community, micro-transit may be a good option to reach unreached communities. It is essential that when there is an expansion of micro-transit programs, they are affordable for those that need them. It is also important to note that micro-transit may not be the most efficient solution to reducing GHGs. In speaking with sustainable transportation experts, micro-transit may often end up being used similarly to a private automobile if the fleet is not electrified⁴⁷. Throughout the industry, there are also concerns that even if the fleet is electrified, the infrastructure and energy required to charge up a fleet

⁴⁴Chakrabarti, Sandip, and Genevieve Giuliano. 2012. "Does service reliability determine transit patronage? Insights from the Los Angeles Metro bus system." *Transport Policy* 42, no. August 2015: 12-20. ScienceDirect.

⁴⁵Authors' stakeholder interviews 2023

⁴⁶"Clean Truck and Bus Vouchers (HVIP) — California Climate Investments." 2022. California Climate Investments. <https://www.caclimateinvestments.ca.gov/clean-truck-and-bus-vouchers>.

⁴⁷Authors' stakeholder interviews 2023

may negate what GHGs are being saved. However, Woodland’s energy provider, VCE, provides a clean mix and offers an UltraGreen option that is 100% carbon-free. Opting for this option can ensure clean transit for all.

Biking

Background

In the current CAP, there are several strategies surrounding biking. Strategies T/LU-1, T/LU-2, T/LU-3, and T/LU-5 all mention biking, including suggestions on building additional bike lanes and furthering bike path development. Since implementation, there have been new developments, including a recently approved pedestrian-bike bridge. However, from speaking with community members, there is a need for additional bike infrastructure in Woodland. Those that are wanting to bike have mentioned feeling unsafe doing so around town⁴⁸. Woodland has implemented bike programs such as “May is Bike Month” and incentive programs, but community input has called for more emphasis on these programs⁴⁹.

Recommendations

TR4: Improve and build bike infrastructure

Issue Addressed: Need for Safer and More Expansive Biking Infrastructure

In interviews with community members, biking around Woodland being dangerous was mentioned several times. The research team recommends funding city projects focused on adding protected bike lanes, paved shoulders, and pedestrian overpasses. Adding safe biking infrastructure can not only help reduce bike accidents and encourage increased bike use, but it

⁴⁸Authors’ stakeholder interviews 2023

⁴⁹Woodland Sustainability Advisory Committee. 2022. “Results of the Community Input Forum on Environmental Sustainability.”



also encourages economic activity in the surrounding areas⁵⁰. Additional city projects can include proper and more available infrastructure for parking bikes.

The Final Mile Project⁵¹, launched in 2018, was a project that successfully accelerated the construction of mobility networks in Austin, New Orleans, Pittsburgh, Denver, and Providence. All these cities saw the rapid development of bike lanes, including protected bike lanes, in the span of 24 months. The Final Mile Project cited the importance of building coalitions and collaboration with local leaders.

The research team recommends following these examples during the rollout of improving and building bike infrastructure and making sure there is a continued collaboration between elected officials, advocacy groups, and community leaders. This allows for a more streamlined process that serves the needs of all. One example of this is the use of the Woodland Active Transportation Plan, an initiative currently in progress. During the implementation of the updated CAP, the ATP will be an excellent tool to refer to when determining where bike infrastructure is desired the most and can be a tool in prioritizing projects.

As the city rolls out new infrastructure projects, it must promote new infrastructure so that these resources are properly utilized to expand bike use. The research team recommends following the Community Outreach (CO) recommendations in engaging the community on new infrastructure. This can ensure that all areas of the community, with a special focus on the underserved community, are informed of new benefits that are rolling out.

⁵⁰Fiol, Olivia, Yonah Freemark, and Yipeng Su. 2022. "Why US Cities Are Investing in Safer, More-Connected Cycling Infrastructure." *Urban Wire*, February 2022.

<https://www.urban.org/urban-wire/why-us-cities-are-investing-safer-more-connected-cycling-infrastructure>.

⁵¹Foersterling, Jack. 2022. "A Proven Model for Accelerating Bike Networks." *PeopleForBikes*, May 20, 2022.

<https://www.peopleforbikes.org/news/a-proven-model-for-accelerating-bike-networks>.

TR5: Bolster bike incentive programs

Issue Addressed: Minimal Bike Use

Strategy T/LU-5 in the current CAP focuses on increasing mass transit use, walking, and bicycling. This strategy has excellent ideas in encouraging bike use such as:

- partnering with the Chamber of Commerce to encourage employers to provide amenities and incentives that encourage employees to cycle
- the provision of free or low-cost helmets and renovated bicycles to low-income residents
- partnering with schools and Yolo County to inform residents on the benefits of biking and building bicycle access to schools

From speaking with community members⁵², bike incentive programs encouraging students to bike have been successful. The research team recommends the continuation and bolstering of those programs, as well as those outlined in Strategy T/LU-5.

Energy

Woodland's energy profile and emissions are crucial factors in shaping the city's Climate Action Plan. The research team reviewed GHG metrics from municipal, commercial, and residential sectors and composed recommendations for each respective sector. Analysis of industry emissions and corresponding recommendations are not included in this report given data restrictions due to California's so-called "15/15" data privacy rule.

Although Woodland slashed its energy-related GHG emissions by nearly half between 2005 and 2016, the energy sector still accounts for approximately 27% of all emissions in Woodland, placing it as the second largest source of emissions in the city⁵³. Both California and Yolo County have set ambitious climate targets, with California aiming to achieve a carbon-neutral grid by 2045 and

⁵²Authors' stakeholder interviews 2023

⁵³Ascent Environmental. n.d. Community GHG Inventory -- Woodland.



Yolo County prescribing a net-negative policy by 2030⁵⁴. Woodland's climate action plan must align with these goals, while also taking into consideration the unique needs and circumstances of the local community.

Considering Woodland's demographic and economic context, the city should prioritize energy equity and ensure that all residents, including low-income and minority groups, have access to clean and affordable energy. This involves addressing energy burdens, promoting energy efficiency, and supporting renewable energy programs that cater to the needs of vulnerable populations. Furthermore, the city must set an example by transitioning its own operations to clean and sustainable resources, developing innovative efficiency measures, and fostering a climate-minded environment.

Municipal Sector

Background

The municipal sector encompasses all buildings, transit, and operations undertaken and overseen by the city, and as such presents a degree of overlap with other areas of this report. However, the research team places value on the context in which these recommendations are presented. For example, considering Electric Vehicles (EVs) as a transit intervention versus an energy transition technology alters the use case and specifics of the recommendation. The Municipal sector presented a key focus area for our group given the level of control that may be implemented by the very bodies for whom this report is compiled. The most recent GHG assessment performed by Ascent Environmental did not encompass governmental buildings and thus limited our insights into current progress. However, case studies of other cities and stakeholder interviews provided context for actions the city may undertake. Demonstrating

⁵⁴California Air Resources Board. 2022. "California releases final proposal for world-leading climate action plan that drastically reduces fossil fuel dependence, slashes pollution | California Air Resources Board." CA.gov. <https://ww2.arb.ca.gov/news/california-releases-final-2022-climate-scoping-plan-proposal>.

success at the city and administration level is crucial for the long-term adherence to Woodland's climate and GHG objectives.

Recommendations

EN1: Implement energy efficiency and green building policies

Issue Addressed: Energy-intensive built infrastructure

Engaging in energy efficiency remains a cost-effective and sustainable strategy for reducing emissions. The authors recommend energy-saving programs for municipal buildings that address both immediate and long-term savings.

- Perform retrofits and energy audits in municipal buildings:
 - Prioritizing older, historic buildings that may be less efficient can both minimize energy costs and maximize savings. Similarly, establishing green building policies that require new construction and major renovations of municipal buildings to meet specific energy efficiency and sustainability standards, such as LEED certification or CALGreen building codes/California's Title 24 Building Energy Efficiency Standards, can help ensure long-term sustainability⁵⁵.
- Deepen alignment with county objectives and initiatives:
 - To foster inter-government alignment, the authors encourage collaboration with Yolo County to identify suitable retrofit projects and secure funding paralleling County efforts through the 100% Renewable Electricity Accounts Early Action Project⁵⁶. Further, the city should make note of projects potentially eligible for

⁵⁵California Energy Commission. 2022. "2022 Building Energy Efficiency Standards." <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency>.

⁵⁶Echiburú, Taro. 2022. "100% RENEWABLE ELECTRICITY ACCOUNTS." YoloCounty.gov. <https://www.yolocounty.org/home/showpublisheddocument/74603/637985886456870000>.

Alternative Path Compliance Pathways (ACP) or streamlined LEED certification through the State of California⁵⁷.

EN2: Increase adoption of renewables

Issue Addressed: Fossil fuel dependency

No amount of electrification will remove emissions resulting from fossil fuel generation. To relieve the dependency on GHG-intensive resources, the authors recommend expanding the city's existing solar arrays on suitable municipal buildings and facilities, including rooftops, parking lots, and viable unused land. The city may also explore opportunities for incorporating other renewable energy sources or Distributed Energy Resources (DERs), such as batteries or wind power, where feasible. The team also identified participating in Valley Clean Energy's (VCE) Community Choice Aggregation (CCA) program as an effective means of procuring 100% clean, renewable energy for municipal operations while supporting California's SB 100 (California Renewable Portfolio Standard Program) and SB 350 (Clean Energy and Pollution Reduction Act) targets^{58, 59}. Given the dispersed nature of municipal utility accounts, the highest-consuming or highest-emitting accounts should be prioritized to maximize cost efficacy. The city should continue coordinating with VCE in order to select high-impact accounts early on. Similarly, the research team recommends partnering with local utilities and the California Solar Initiative (CSI) to leverage incentives and rebates for solar installations⁶⁰.

EN3: Implement energy management and benchmarking programs

⁵⁷Sullens, Wes. 2017. "LEED paperwork streamlined for California projects." USGBC. <https://www.usgbc.org/articles/leed-paperwork-streamlined-california-projects>.

⁵⁸California Energy Commission. n.d. "SB 100 Joint Agency Report." CA.gov. <https://www.energy.ca.gov/sb100>.

⁵⁹California Energy Commission. n.d. "Clean Energy and Pollution Reduction Act - SB 350 - Clean Energy and Pollution Reduction Act - SB 350." <https://www.energy.ca.gov/rules-and-regulations/energy-suppliers-reporting/clean-energy-and-pollution-reduction-act-sb-350>.

⁶⁰California Public Utilities Commission. n.d. "California Solar Initiative (CSI)." <https://www.cpuc.ca.gov/industries-and-topics/electrical-energy/demand-side-management/california-solar-initiative>.



Issue Addressed: Measurable progress

In line with the recommendations described in the [Accountability](#) and [Community Outreach](#) sections, energy management and benchmarking programs offer a means of ensuring continuous progress and fostering cross-department collaboration. The authors recommend the city implement comprehensive energy management and benchmarking programs for municipal buildings to track and analyze energy consumption data, identify inefficiencies, and prioritize energy-saving measures. The city should make use of the ENERGY STAR Portfolio Manager tool, in line with California's Assembly Bill 802 (Energy Efficiency), to assess building performance and compare it to similar buildings nationwide. Lastly, the team encourages setting specific energy reduction targets for municipal buildings and developing action plans to achieve GHG reduction targets.

Commercial Sector

Background

Woodland enjoys a diverse array of businesses, from construction and manufacturing to food processing.⁶¹ As these businesses continue to expand and evolve, it is crucial for Woodland to address their environmental impact, specifically focusing on reducing energy consumption and emissions associated with the commercial sector. Tackling emissions across sectors and business types will be essential for Woodland to achieve its climate action plan goals and contribute to the state's ambitious climate targets.

By implementing energy efficiency measures and promoting the adoption of renewable energy sources, Woodland can not only reduce its carbon footprint but also create a more sustainable

⁶¹Woodland Chamber of Commerce. n.d. "City of Woodland Statistical Info." Accessed May 9, 2023. <https://www.woodlandchamber.org/statistical-info>.

and resilient local economy.⁶² Energy-efficient practices and renewable energy systems often result in cost savings for businesses, making them more competitive in the long run⁶³.

Furthermore, fostering a green business environment can attract innovative and environmentally conscious companies, positioning Woodland as a leader in sustainable development. By prioritizing the reduction of commercial-sector emissions, Woodland can create a healthier, more equitable, and prosperous community for all residents.

Recommendations

EN4: Implement energy efficiency programs

Issue Addressed: Energy-intensive commercial infrastructure

As in the municipal space, energy efficiency measures are a cost-effective means of reducing energy consumption in buildings. The city can support business owners and operators by offering financial incentives, technical assistance, and educational resources tailored to the needs of individual businesses, retail establishments, and office spaces. The authors recommend connecting independent businesses to statewide initiatives like the Commercial Property Assessed Clean Energy (C-PACE) Program, which allows business owners to finance energy and heating efficiency, renewable energy, and water conservation projects through an assessment on their property tax bill⁶⁴. Encouraging businesses to conduct energy audits and retrofits can also facilitate identifying and implementing energy-saving measures. This objective aligns with key actions present in the 2017 CAP but stresses the role of smaller businesses whose resources may be limited.

⁶²Koutra, Sesil, Mireilla Balsells Mondejar, and Vincent Becue. 2021. "The nexus of 'urban resilience' and 'energy efficiency' in cities." *Current Research in Environmental Sustainability* 4 (December). <https://reader.elsevier.com/reader/sd/pii/S2666049021000967?token=3CC19CBCD52C03BBF84787C0A5E59AC22916161714701AC7F3B0620F5520A1B69161373653E965E9CF3EDB3419678665&originRegion=us-east-1&originCreation=20230510055429>.

⁶³Bergmann, Anne, Jan Niklas Rotzek, Martina Wetzel, and Edeltraud Guenther. 2017. "Hang the low-hanging fruit even lower - Evidence that energy efficiency matters for corporate financial performance." *Journal for Cleaner Production* 147 (March): 66-74. <https://www.sciencedirect.com/science/article/abs/pii/S0959652617300811>.

⁶⁴U.S. Department of Energy. n.d. "CPACE | Better Buildings Initiative." <https://betterbuildingsolutioncenter.energy.gov/financing-navigator/option/cpace>.



EN5: Encourage renewable energy incentives

Issue Addressed: Fossil fuel emissions

Mirroring existing CAP Objective 2, the research team recommends the city foster renewable energy systems in businesses, such as solar panels, small wind turbines, and energy storage solutions. The city can also leverage its own renewable energy initiatives by promoting the California Solar Initiative (CSI) for commercial leaders and facilitating participation in VCE renewable energy plans for cleaner and more affordable energy options. Emissions reductions may be maximized by targeting businesses operating in older or less efficient buildings⁶⁵. The authors also recommend additional support for small businesses facing unique challenges in adopting renewable energy systems, such as limited roof space or financial constraints, by offering tailored assistance and technical guidance.

EN6: Implement energy benchmarking and disclosure programs

Issue Addressed: Long-term sustainability

In line with California's Assembly Bill 802 requiring building owners monitor and improve their energy performance, the research team recommends implementing energy benchmarking and disclosure programs for commercial buildings. Providing support for building owners to comply with these requirements and make data-driven decisions to enhance their building's energy performance will be crucial for continued success. Woodland may model other cities' resources such as those compiled by cities of Glendale and Palo Alto^{66, 67}. The authors recommend the city offer training sessions and resources to help building owners understand and interpret energy performance data, enabling them to set achievable targets for energy efficiency improvements.

⁶⁵IEA. 2019. "The Critical Role of Buildings." IEA. <https://www.iea.org/reports/the-critical-role-of-buildings>.

⁶⁶City of Glendale. n.d. "Building Energy Use Benchmarking and Public Disclosure Program." <https://www.glendaleca.gov/government/departments/glendale-water-and-power/business-customers/ab-802-benchmarking>.

⁶⁷City of Palo Alto. 2022. "Benchmarking Your Building." <https://www.cityofpaloalto.org/Departments/Utilities/Business/Ways-to-Save/Benchmarking-Your-Building>.

Where suitable, leverage County resources and programs to assist in the capacity for training and outreach programs.

EN7: Communicate energy rebate programs

Issue Addressed: Access to information

While the city does compile information on energy and utility bill rebates, the research team recommends directly engaging with commercial building owners and operators about energy rebate programs offered by local utilities and the state, such as lighting retrofit rebates, HVAC system rebates, and custom incentives for specific energy-saving measures. See [Community Energy Communications Council](#) for suggestions on methods of effectively conveying information. For example, the city may develop outreach campaigns and partnerships with local utilities and the Yolo County Economic Development Division to raise awareness of these programs and increase participation rates among commercial property owners and businesses. In the research team's interviews, Bay Area cities reported positive feedback of training programs provided by BayREN that provide resources to help businesses navigate the application process for rebates and incentives⁶⁸. Woodland may use these events as a basis for organizing their own training programs.

EN8: Encourage demand response programs

Issue Addressed: Peak load emissions

Although short of regulation, the city may encourage commercial building owners and businesses to participate in demand response programs offered by PG&E to reduce emissions, aligning with recommendations from the CEC.⁶⁹ These programs provide incentives for reducing energy use during periods of high demand and carbon intensity, and may provide eligibility for equipment

⁶⁸Authors' stakeholder interviews 2023

⁶⁹California Energy Commission. 2022. "CEC Adopts Standards to Help Consumers Save Energy at Peak Times." <https://www.energy.ca.gov/news/2022-10/cec-adopts-standards-help-consumers-save-energy-peak-times>.



rebates and incentives⁷⁰. Participation in these programs can help businesses save on energy costs and contribute to grid stability while also reducing the need for additional fossil fuel-based power generation during peak demand periods. Provide resources and training to help businesses understand the benefits and requirements of demand response programs and support them in implementing necessary technologies and processes.

Residential Sector

Background

The residential sector in Woodland is the highest emitting energy sector among the municipal, commercial, and residential spaces, underlining the importance of addressing energy consumption and GHG emissions in this domain. According to the 2016 Woodland Community-Wide Greenhouse Gas Inventory, the residential sector accounted for approximately 29.5% of the city's total GHG emissions (City of Woodland, 2016). With the city's growing population and housing demand, it is crucial to implement measures that can effectively reduce energy consumption and emissions in the residential sector, in line with Woodland's Climate Action Plan goals.

Focusing on the residential sector will not only contribute to the mitigation of climate change impacts but also improve the quality of life for Woodland's residents. Energy-efficient housing can lead to reduced energy costs for households, particularly benefiting low-income and vulnerable communities. As with recommendations throughout this report, promoting energy efficiency and renewable energy adoption in residential areas will align with California's broader energy and climate goals, including the state's ambitious target of achieving carbon neutrality by 2045.

⁷⁰Pacific Gas & Electric. n.d. "Energy incentive programs." PGE. https://www.pge.com/en_US/large-business/save-energy-and-money/energy-management-programs/energy-incentives.page.

Recommendations

EN9: Expand homeowner education and outreach

Issue Addressed: Engaging residents in energy programs

Education and Outreach issues are addressed in more detail in [Community Outreach](#), yet warrant a dedicated discussion here given specific feedback received from community members throughout the team's qualitative research.

- Develop Tailored Energy Education and Outreach Programs:
 - To increase awareness about energy efficiency, conservation practices, and available resources, the research team proposes creating customized education and outreach initiatives for homeowners and renters. These programs should focus on increasing awareness of available resources and provide guidance on how to conduct home energy audits, select energy-efficient appliances, and implement energy-saving measures⁷¹.
- Support Residential Solar Adoption:
 - The authors emphasize the importance of encouraging solar panel installations on residential buildings. This can be achieved by promoting incentives such as the Residential Clean Energy Credit and California's Low-Income Weatherization Program (LIWP), as well as providing information on financing options like the Property Assessed Clean Energy Program (PACE) through various channels, including workshops, webpages, and targeted notices^{72, 73, 74}. Low-income

⁷¹Iweka, Obiajulu, Shuli Liu, Ashish Shukla, and Da Yan. 2019. "Energy and behavior at home: A review of intervention methods and practices." *Energy Research & Social Science* 57 (November). <https://www.sciencedirect.com/science/article/abs/pii/S2214629619302853>.

⁷²Internal Revenue Service. 2022. "Residential Clean Energy Credit," IRS.gov, <https://www.irs.gov/credits-deductions/residential-clean-energy-credit>.

⁷³California Department of Community Services and Development. n.d. "Low-Income Weatherization Program." CA.gov. <https://www.csd.ca.gov/Pages/Low-Income-Weatherization-Program.aspx>.

⁷⁴Department of Financial Protection & Innovation. 2022. "PACE (Property Assessed Clean Energy): What Homeowners Need to Know." California Department of Financial Protection and Innovation. <https://dfpi.ca.gov/pace-program-administrators/pace/>

residents may be interested in California's Disadvantaged Communities (DAC) solar programs: [DAC-SASH](#), [DAC-GT](#), and [CSGT](#).

- Advance Electrification and Efficiency Retrofit Programs:
 - The city may promote energy efficiency retrofit programs, offering financial incentives, technical assistance, and resources in order to help homeowners upgrade their homes with energy-saving measures⁷⁵. For example, encouraging the transition from natural gas to electric appliances in residential settings can be facilitated by offering resources on the benefits of electrification, such as electric heat pumps for space and water heating or induction cooktops for cooking, and providing access to existing incentive programs^{76, 77}.
- Raise Awareness of Utility Bill Assistance Programs:
 - The authors recommend informing residents about the California Alternate Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs, which provide discounted energy rates for eligible low-income households. By developing outreach campaigns and partnerships with PG&E, VCE, and community organizations, the city can raise awareness of these programs, increase participation rates among eligible residents, and provide resources to help them navigate application processes.

EN10: Establish green building policies for the residential sector

Issue Addressed: Updating municipal code/ordinances

⁷⁵ Pacific Gas & Electric. n.d. "Energy efficiency programs for residential customers." https://www.pge.com/en_US/residential/save-energy-money/resources/energy-efficiency-resources/energy-efficiency-programs.page.

⁷⁶Office of State and Community Energy Programs. n.d. "Saving Energy and Money for American Homes, Communities, Businesses, and Industries." Department of Energy. <https://www.energy.gov/scep/office-state-and-community-energy-programs>.

⁷⁷Valley Clean Energy. n.d. "Energy Efficiency." <https://valleycleanenergy.org/energy-efficiency/>.



Aligning with multiple strategies within the existing CAP's Energy Objective 1, the authors recommend establishing green building policies and incentives specific to residential construction and major renovations. For example, home renovations may be obligated to follow elements of California's Title 24 Building Energy Efficiency Standards or other recognized sustainability certifications. Specific features may include green roofs, appropriate attic and wall insulation materials, high-performance building envelopes, and tree coverings that contribute to energy savings and reduce heat island effects per recommendations of the US EPA^{78, 79}. In California, Solano Beach recently adopted similar measures requiring renovations beyond a certain threshold to adopt electric facilities, while the City of Davis adopted a Reach Code requiring higher energy-efficiency standards and electrification readiness in mixed-fuel residential buildings⁸⁰.

EN11: Implement community energy efficiency initiatives

Issue Addressed: Community buy-in and participation

Building off of elements in the existing CAP's Energy Objective 1, Strategy E-1 actions, the research team recommends implementing neighborhood-based energy efficiency initiatives, engaging residents in collective actions to improve energy performance at the community level. The city should collaborate with local organizations, homeowners associations, and neighborhood groups to promote energy-saving practices, energy-efficient technologies, and collective purchasing of renewable energy systems. The city may even identify neighborhoods that can benefit from potential commercial or municipal shared energy systems.

⁷⁸Nowak, David J., Nathaniel Appleton, Alexis Ellis, and Eric Greenfield. 2017. "Residential building energy conservation and avoided power plant emissions by urban and community trees in the United States." *Urban Forestry & Urban Greening* 21 (January): 158-165.

⁷⁹Woodland Tree Foundation. n.d. "A Tree Selection and Planting Guide For Woodland and Surrounding Areas." WoodlandTree.org. http://www.woodlandtree.org/wp-content/uploads/2017/03/Woodland_Tree_Guide_Web.pdf.

⁸⁰Feeney, Ashley, and Gregory Mahoney. 2019. "Ordinance to Amend the City's Residential Energy Efficiency Reach Code." LPDD. <https://lpdd.org/wp-content/uploads/2020/03/07-Residential-Energy-Efficiency-Reach-Code.pdf>.



Climate Adaptation

Background

Climate adaptation and resilience refer to a city's capacity to persevere, adjust and prosper in response to climate-related disruptions and pressures. When a city adapts to the climate and enhances its resilience, it can endure these difficulties by removing silos, tapping into co-benefits that address the intersectionality of its vulnerabilities, and maximizing the efficacy of each investment made towards lessening and mitigating future disruptions and pressures. Therefore, establishing climate resilience is fundamental to enhancing the general resilience of a city's structures, industries, organizations, communities, and individuals⁸¹.

Climate change is expected to increase the frequency and intensity of extreme weather events such as heatwaves, droughts, floods, and storms, which can result in physical damage, loss of life, and economic disruption. By building resilience, cities can improve their ability to cope with the impacts of climate change and reduce the risk of poverty and inequality. Furthermore, adaptation strategies are more manageable at the city level, while mitigating climate change demands a united, worldwide endeavor⁸².

Climate adaptation and resilience have become prevalent themes in the climate discourse only in the last few years. Considering that most of the CAP was written in 2012 and adopted in 2017, it is not surprising that Woodland's CAP as it stands does not address climate adaptation. However, the city has to start considering these elements, if it wants to be prepared for what a changing climate might mean for the city's population, economy, and infrastructure.

⁸¹"Climate Resilient Cities." 2022. Resilient Cities Network. <https://resilientcitiesnetwork.org/climate-resilient-cities/>.

⁸²Merritt, Annie. 2021. "CLIMATE VULNERABILITY IN THE CITY OF WEST SACRAMENTO." <https://www.cityofwestsacramento.org/home/showpublisheddocument/12742/637710983306530000>.



Recommendation

CA1: Update the name and contents of the Climate Action plan to become a Climate Action and Adaptation Plan

Issue Addressed: Consolidated Climate Action

Cities such as Davis and San Francisco, as well as Yolo County, call their climate plans Climate Action and Adaptation plans as the need for adaptation in addition to mitigation has become clear. Woodland has several adaptation-related projects and actions underway, some of which (e.g., tree planting) are already in its CAP. However, as discussed later in this section Woodland needs to do a lot more to adapt, remain livable, and thrive over the next many years. Thus, the city should update the name and contents of its next iteration of the CAP to include its adaptation plans. Having all climate-related matters in one place will also make tracking, education and outreach, and implementation efforts much smoother.

CA2: Conduct a climate vulnerability assessment to inform adaptation strategies

Issue Addressed: Climate Hazard, Consolidated Climate Action, and State Law Compliance

The importance of resilience and adaptation planning in Woodland cannot be overstated, particularly because the city hosts a significant population of historically underserved minorities, and 9.3% of all its residents live below the poverty line and these populations will be most impacted by a changing climate⁸³. Currently, Woodland's CAP does not directly address resilience and adaptation within any of its proposed measures. Moreover, per SB 379 Californian cities and counties are required to include climate adaptation measures in their general plan. The figure below shows the adaptation planning process Woodland should consider, as recommended by the Office of Emergency Services. Assessing the city's climate vulnerability is essential to creating

⁸³United States Census Bureau. 2022. "Woodland city; California."
<https://data.census.gov/profile?g=160XX00US0686328>.

holistic solutions that will prepare Woodland for a robust future. Various neighboring cities including West Sacramento and Elk Grove are in phase 3 of this process.

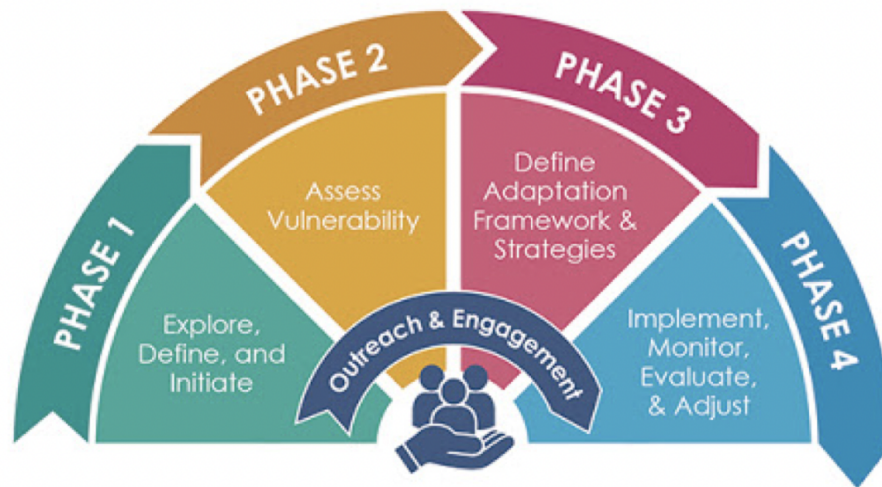


Figure 2, Adaptation Planning Process, California Adaptation Planning Guide, 2020

CA3: Incorporate existing flood risk assessment and solutions within the updated CAP

Issue Addressed: Flood Mitigation, and Consolidated Climate Action

Outside of the CAP, Woodland is taking steps to address its flood risk. The city has launched a regional effort called the Woodland Flood Risk Management Project to protect its industries and the most disadvantaged residents who live in high-risk areas. The plan proposes a new levee and other supportive measures e.g., subsidized flood insurance. The city should incorporate these efforts within the CAP to have a well-rounded action plan that incorporates all aspects of climate action in Woodland⁸⁴.

CA4: Prioritize, reevaluate, and track tree planting

⁸⁴City of Woodland. 2023. *Woodland Flood Management Project*, Keeping Woodland Safe & Affordable.

Issue Addressed: Heat, and Air Quality,

Urban Forest and Open Space is one of six focus areas in Woodland's CAP, and its strategies UF-2 and UF-3 discuss increased tree planting and their maintenance. The CAP includes goals of increasing canopy cover from 8.4% in 2010 to 25% by 2035, and as of a 2017 estimate Woodland's canopy is measured at 14%⁸⁵. While the city has made some progress on expanding overall canopy, the CAP also has goals of a net tree increase of 6,000 by 2020 and 10,500 by 2035 along streets, parking lots, and open spaces, and the city's progress is less clear on these goals.

In the research team's discussions with community members and city and county leaders, Woodland's susceptibility to extreme heat and heat islands came up repeatedly⁸⁶. Neighboring West Sacramento lists urban heat and heat islands as one of its major climate hazards in its climate vulnerability assessment⁸⁷. Additionally, over 25% of Woodland's population lives in areas that are above the 95th percentile for PM2.5 in the air⁸⁸. Thus, to combat the impacts of heat and improve air quality tree planting, protection, and maintenance should remain a high priority in the region and Woodland should consider speeding up and expanding its canopy goals. Woodland should follow relevant [Community Outreach](#) and [Accountability](#) recommendations in this report to encourage tree planting on private property and monitor canopy increase over time.

CA5: Explore the creation of resilience hubs for disaster preparedness

Issue Addressed: Climate Hazard Planning, Regional Collaboration, and Community Outreach

A resilience hub is a community-based facility that provides essential services and support during emergencies and disasters to enhance community resilience. It is designed to offer centralized

⁸⁵Woodland Tree Foundation. n.d. "FAQ." Woodland Tree Foundation. <http://www.woodlandtree.org/resources/692-2/>.

⁸⁶Authors' stakeholder interviews 2023

⁸⁷Merritt, Annie. 2021. "CLIMATE VULNERABILITY IN THE CITY OF WEST SACRAMENTO." <https://www.cityofwestsacramento.org/home/showpublisheddocument/12742/637710983306530000>.

⁸⁸Council on Environmental Quality. 2022. "Climate and Economic Justice Screening Tool." Climate & Economic Justice Screening Tool: Explore the map. <https://screeningtool.geoplatform.gov/en/#13.39/38.68739/-121.76075>.

resources such as electricity, food, water, medical care, communication, and information to community members. Additionally, it serves as a gathering place for community members to come together, share resources and knowledge, and support one another during times of crisis⁸⁹. Given the underserved population in Woodland, including the homeless population of 267, which grew 94% between 2017 and 2022, having a resilience hub can mean more community resilience and better outcomes for all residents of the city in case of a climate emergency⁹⁰.

In recent years there has been some momentum in Davis, among other California cities, to create a resilience hub⁹¹. Woodland could partner with the neighboring cities or with the county to ensure that there is a safe space for its residents to go to in case of climate events, which are becoming more frequent and severe with time. These hubs, which are typically schools or community centers, could also be used as locations to educate the community about climate change, sustainable practices, and government programs and rebates. When Woodland does pursue the creation of a resilience hub it should ensure the use of clean-powered microgrids to power the hub instead of generators that run on fossil fuels.

CA6: Partner with Valley Vision on food hub creation

Issue Addressed: Promotion of Sustainable Agriculture, and Regional Collaboration

A food hub is a regional distribution center that connects producers, processors, and buyers of local food. Food hubs play a critical role in climate resilience by promoting sustainable agriculture

⁸⁹Baja, Kristin. n.d. "RESILIENCE HUBS." Urban Sustainability Directors Network. Accessed May 8, 2023. https://www.usdn.org/uploads/cms/documents/usdn_resiliencehubs_2018.pdf.

⁹⁰ Yolo County Homeless and Poverty Action Coalition. 2022. "Yolo County Homeless Count 2022."

⁹¹Millstein, Roberta L. 2022. "What should Davis's "Resilience Hub" be?" https://www.davisite.org/2022/03/what-should-daviss-resilience-hub-be.html?fbclid=IwAR3NdiWxTAZOb9GrpWyc44dA_coox-dYeLdv7pQmBDHCkYR4srAYBmBsv8c.



practices and reducing greenhouse gas emissions associated with food transportation⁹². By aggregating products from multiple producers and distributing them regionally, food hubs can reduce the distances that food travels from farm to consumer, thereby lowering transportation-related emissions. Additionally, food hubs can provide storage, processing, and distribution services that help reduce food waste, which is a major contributor to greenhouse gas emissions. Food hubs can help build climate resilience by promoting diversified local food systems, supporting regenerative agriculture practices, and fostering community food security.

Given that agriculture is a key component of Woodland's economy, food hubs can be a great way for the city to support its community. USDA is funding a food hub in Esparto, which is located about 14 miles from Woodland⁹³. The city should partner with Valley Vision, a civic leadership organization that is assigned as project manager of the food hub, to support community outreach efforts, and act as a resource for Woodland's farming community that may want to be involved with the hub, and for local food banks, schools, and charities, etc., that will benefit from increased access to fresh and affordable food.

Conclusion

The research team identified six major areas with gaps that need to be addressed in the next CAP: Accountability, Community Outreach, Equity, Transportation, Energy, and Adaptation. A total of 30 recommendations have been made across these areas to help Woodland develop and implement holistic solutions to mitigate and adapt to climate change.

As Woodland considers updating its CAP it must begin with introducing new emissions goals. The state of California, Yolo County, and neighboring cities all have newer goals than Woodland;

⁹²Barham, Jim. 2010. "Getting to Scale with Regional Food Hubs." USDA. <https://www.usda.gov/media/blog/2010/12/14/getting-scale-regional-food-hubs>.

⁹³"Yolo Food Hub Network." 2022. Yolo Food Hub: Home. <https://www.yolofoodhub.com>.



Woodland must develop goals that meet the need of the hour, given the very real impacts of climate change that the region is already experiencing. It is imperative to also remember that goals and actions in a CAP are meaningless without metrics in place and dedicated teams and resources to execute. The city needs to make sure that the government is aligned and that there is cross-departmental sharing of responsibilities.

Furthermore, community outreach is needed to ensure that the entire city, residents, and industry, support and remain involved in the CAP. No policy is made in a vacuum and the city leadership and government must remember their context (demographics, languages, economy, and history) as they develop climate solutions to ensure a just transition.

Moreover, the transportation sector accounts for over 60% of Woodland's emissions and presents a great opportunity for emission reduction. Promoting EVs, car-share, investing in public transit, EV charging infrastructure, and making Woodland's streets more bikeable are all important solutions that have a role to play in getting Woodland to a net-zero future. Energy is the other big emitting sector at 27%. Encouraging energy efficiency programs, retrofits, roof-top solar, demand-response programs, and establishing green building protocols are just some of the ways that Woodland can decarbonize this sector. Another element that is inadequately addressed in Woodland's CAP is climate adaptation. Woodland faces the risk of climate hazards such as flooding and heat waves. The city must do a full vulnerability assessment and take action to become a resilient city that is well-prepared to handle climate events. Woodland flood mitigation plans, planting trees and native plants, and investing in resilience and food hubs can help prepare the city for the changing climate.

Overall, Woodland's existing climate action touches on almost all aspects of its carbon emission landscape but we hope that the recommendations in this report can help make that plan and the city's larger fight against climate change more robust and well-rounded.

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TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: G.4
SUBJECT: Commission on Aging Annual Update

Recommendation for Action: Staff recommends that the City Council receive a presentation by the Woodland Commission on Aging on their accomplishments and planned projects.

Prepared By: Dallas Tringali



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.5
SUBJECT: May is Older Americans Month Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a proclamation declaring May 2023 as “Older Americans Month.”

Staff Contact:

Christine Engel, Community Services Director, (530) 661-2000, christine.engel@cityofwoodland.org

Background:

Every May, the Administration for Community Living leads the nation’s observance of Older Americans Month (OAM). The 2023 theme is *Aging Unbound*, which offers an opportunity to explore diverse aging experiences and discuss how communities can combat stereotypes. There is a focus on promoting flexible thinking about aging – and how we all benefit when older adults remain engaged, independent, and included. For Woodland’s 8,500+ residents over 65, it has never been more important to live independently and enjoy a high quality of life.

Conclusion:

Staff recommends that the City Council adopt a proclamation declaring May 2023 as “Older Americans Month.”

Prepared by: Dallas Tringali, Community Services Program Manager

Reviewed by: Christine Engel, Community Services 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. 2023 Older Americans Month Proclamation

**PROCLAMATION
OLDER AMERICANS MONTH
“AGING UNBOUND”
MAY 2023**

WHEREAS, the City of Woodland includes a growing number of older Americans who contribute their time, wisdom, and experience to our community; and

WHEREAS, communities benefit when people of all ages, abilities, and backgrounds have the opportunity to participate and live independently; and

WHEREAS, the City of Woodland recognizes the need to create a community that offers the services and supports older adults may need to make choices about how they age; and

WHEREAS, the City of Woodland can work to build an even better community for our older residents by:

- Not limiting our thinking about aging,
- Exploring and combating stereotypes,
- Emphasizing the many positive aspects of aging,
- Inspiring older adults to push past traditional boundaries, and
- Embracing our community’s diversity.

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Woodland do hereby proclaim May 2023 to be Older Americans Month. We urge every resident to celebrate our older citizens, help to create an inclusive society, and accept the challenge of flexible thinking around aging.

Dated: May 16, 2023

Vicky Fernandez, Mayor

Tania Garcia-Cadena, Mayor Pro-Tem

Rich Lansburgh, Council Member

Tom Stallard, Council Member

Mayra Vega, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.6
SUBJECT: Public Works Proclamation May 21-27, 2023

Recommendation for Action: Staff recommends that the City Council proclaim May 21-27, 2023 as Public Works Week.

Staff Contact: Craig Locke, Public Works Director (530) 661-5899 craig.locke@cityofwoodland.org

Background: Woodland's Public Works Department plays a key role in planning, building and maintaining infrastructure and facilities that allow current and future generations to enjoy a higher quality of life. Since 1960, the American Public Works Association (APWA) has sponsored National Public Works Week. Across the country, more than 28,000 member agencies use this week to educate the public on the critical contribution of public works to their daily lives. The 2023 theme, "Connecting the World Through Public Works," illustrates how public works connects us all through infrastructure and service, enhancing the quality of life for the communities these professionals serve.

Discussion: The Mission of Woodland's Public Works Department is "To provide and maintain public works infrastructure, facilities and services in a cost-effective manner in order to meet the current projected needs of the City". Public Works Week provides an opportunity to convey to both the community and to our own staff a greater understanding of how our services benefit the City of Woodland. Woodland Public Works employees enhance public health and safety, and create a resilient community by providing a wide variety of services, including:

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

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

Conclusion: Staff recommends that the City Council proclaim May 21-27, 2023 as "Public Works Week."

Prepared by: Craig Locke, Public Works Director



Ken Hiatt
City Manager

Attachments:

1. CITY OF WOODLAND PROCLAMATION - PW Week 22

**CITY OF WOODLAND
PROCLAMATION
PUBLIC WORKS WEEK 2023**

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

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

WHEREAS, programs such as fleet & facilities maintenance, water distribution, sewage collection and treatment are administered by Public Works' professionals; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland does hereby proclaim the week of May 21-27, 2023 as **PUBLIC WORKS WEEK** in Woodland, and calls upon all citizens and civic organizations to acquaint themselves with the issues involved in providing public works services and to recognize the contributions that Woodland's Public Works employees make every day to our health, safety, and comfort, and how Public Works makes all of these connections possible.

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

DATED: May 16, 2023

Vicky Fernandez, Mayor

Tania Garcia-Cadena, Mayor Pro Tempore

Rich Lansburgh, Council Member

Tom Stallard, Council Member

Mayra Vega, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.7
SUBJECT: National Gun Violence Awareness Day Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a proclamation declaring the first Friday in June to be National Gun Violence Awareness Day in the City of Woodland to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to end this public health crisis.



Ken Hiatt
City Manager

Attachments:

1. Proclamation



**PROCLAMATION
DECLARING THE FIRST FRIDAY IN JUNE TO BE
NATIONAL GUN VIOLENCE AWARENESS DAY**

WHEREAS, every day, more than 120 Americans are killed by gun violence and more than 200 are shot and wounded, with an average of more than 17,000 gun homicides every year and 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, California has 3,253 gun deaths every year, with a rate of 13 deaths per 100,000 people, a crisis that costs the state \$41.9 billion each year, of which \$1.1 billion is paid by taxpayers; and

WHEREAS, cities across the nation, including in Woodland, are working to end the senseless violence with evidence-based solutions and protecting public safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, mayors and law enforcement officers—in partnership with local violence intervention activists and resources—know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 2, 2023 to recognize the 26th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to Hadiya Pendleton and other victims of gun violence and the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life and anyone can join this campaign by pledging to wear orange on June 2nd, the first Friday in June in 2023, to help raise awareness about gun violence; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them, and encourage responsible gun ownership to help keep our families and communities safe.

NOW, THEREFORE BE IT RESOLVED that the Woodland City Council of Woodland declares the first Friday in June, June 2, 2023, to be National Gun Violence Awareness Day. We encourage all citizens to support their local communities efforts to prevent the tragic effects of gun violence and to honor and value human lives.

DATED: MAY 16, 2023

Vicky Fernandez, Mayor

Tania Garcia-Cadena, Mayor Pro Tempore
Rich Lansburgh, Council Member

Mayra Vega, Council Member
Tom Stallard, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.8
SUBJECT: Fire Department Quarterly Status Report for the
Period of January 2023 through March 2023

Recommendation for Action: Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2023 through March 2023.

Staff Contact:

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

Background:

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

Conclusion:

Staff recommends that the City Council accept the Fire Department Quarterly Status Report for January 2023 through March 2023.

Prepared by: Jeran Scruggs, Management Analyst

Reviewed by: Eric Zane, Fire Chief

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

Ken Hiatt
City Manager

Attachments:

1. Quarterly Report- Jan-Mar 2023



QUARTERLY REPORT

JANUARY 1-MARCH 31, 2023



Total Calls for Service
4% Increase
from Q1 2022

2,309



Average Response Time
4 second increase
from Q1 2022

4:59

Automatic
Aid

Aid Received

13

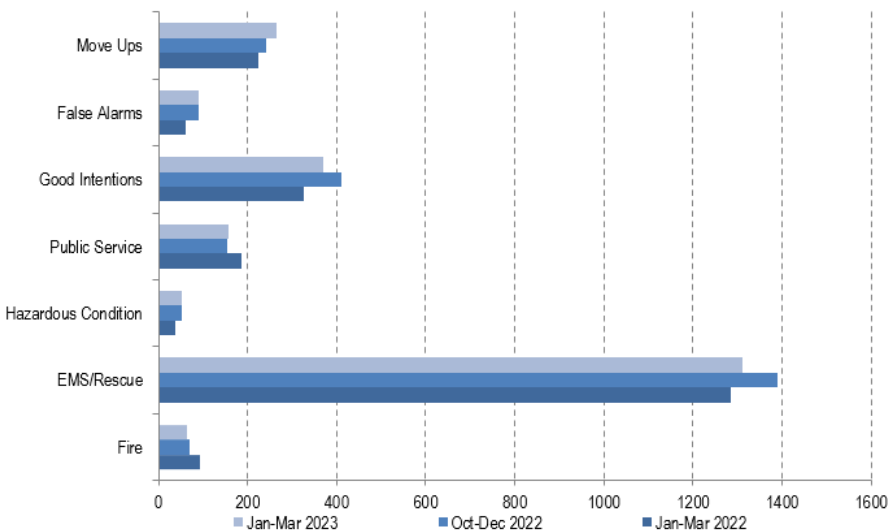
Aid Given

29

Automatic aid is provided to another agency through formal agreement and occurs automatically on significant events without any special request.

What types of calls did we run?

Calls for Service Comparison



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

STRUCTURE FIRE

83%

Goal:
4 minutes 90% of the time

Average: 3:33

FIRE- OTHER

66%

Goal:
4 minutes 90% of the time

Average: 4:06

FULL FIRST ALARM

40%

Goal:
8 minutes 90% of the time

Average: 9:42

EMS

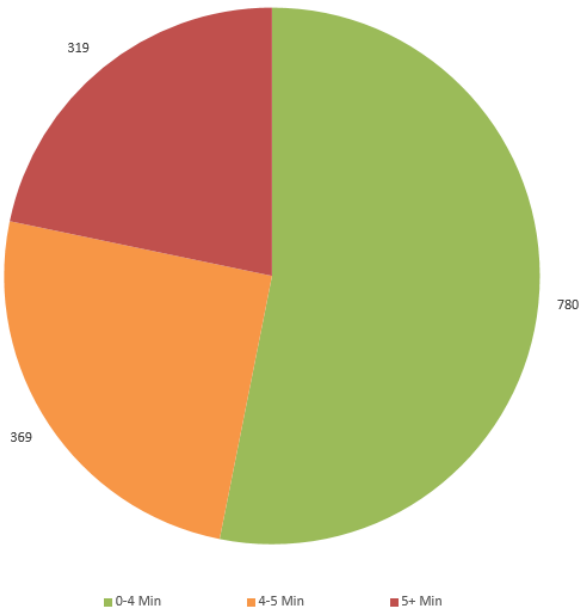
54%

Goal:
4 minutes 90% of the time

Average: 5:43

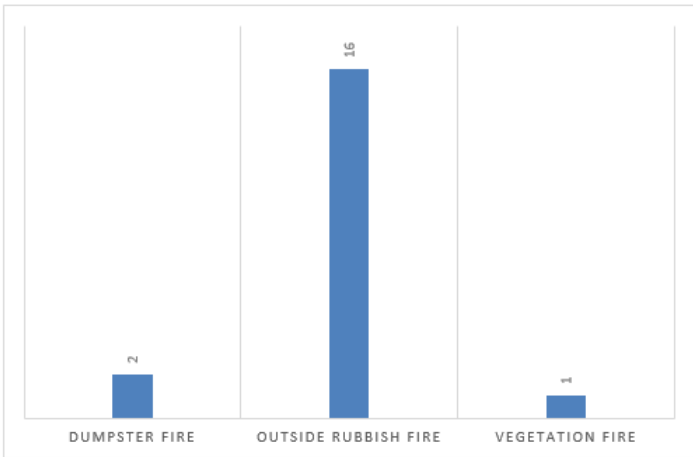
Priority Calls

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



Intentional Fires

January-March 2023



COMMUNITY RISK REDUCTION

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

Inspection & Plan Review

January-March 2023



- Engine Company Inspections
- Inspections
- Construction Inspections
- Plan Reviews



Code Enforcement Hours

11.5



Public Education Outreach

14 events



Fire Investigations Conducted

33



Emergency Management Hours

35

Page 88

Total Inspections Completed

528

Public Outreach

We have been excited to expand our outreach and public education programs to our community once again. This quarter, in addition to station tours, we visited five schools and participated in Read Across America, the Eggstravaganza, and REXPO. We also held a community CPR class for Woodland High School students.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.9
SUBJECT: Police Department Quarterly Status Report for the period of January 2023 through March 2023

Recommendation for Action: Staff recommends that the City Council accept the Police Department quarterly status report for January 2023 through March 2023.

Staff Contact:

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

Background:

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

Conclusion:

Staff recommends that the City Council accept the Police Department quarterly status report for January 2023 through March 2023.

Prepared by: Trista Kennedy, Executive Assistant

Reviewed by: Derrek Kaff, Chief of Police

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

Ken Hiatt
City Manager

Attachments:

1. Woodland Police Department 1st Quarter Report - 2023

2023 1ST QUARTER REPORT

DEPARTMENT STAFF



SWORN

67

BUDGETED FOR 72

PROFESSIONAL

16

BUDGETED FOR 20

PART-TIME

8

BUDGETED FOR 9

TOTAL

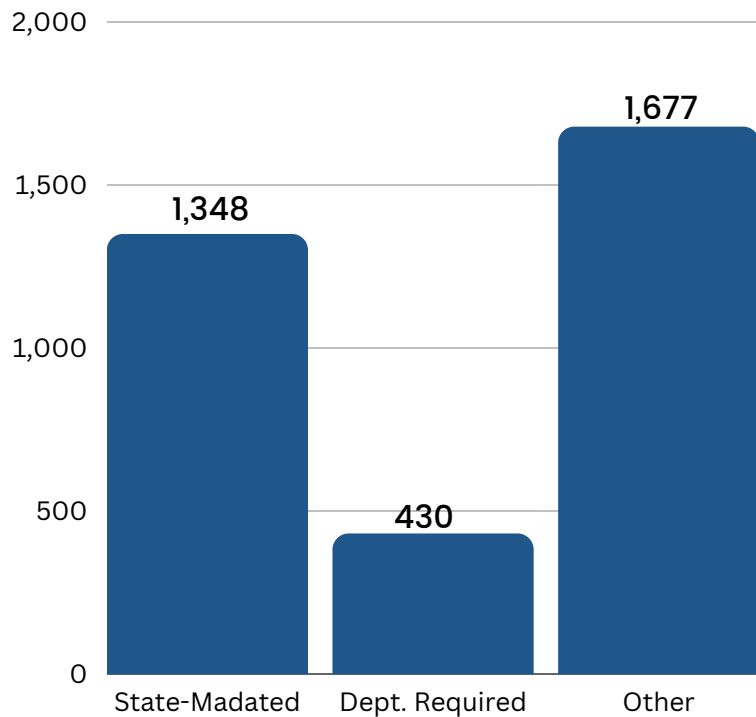
91

BUDGETED FOR 101



TRAINING

TOTAL TRAINING
HOURS: 3,455

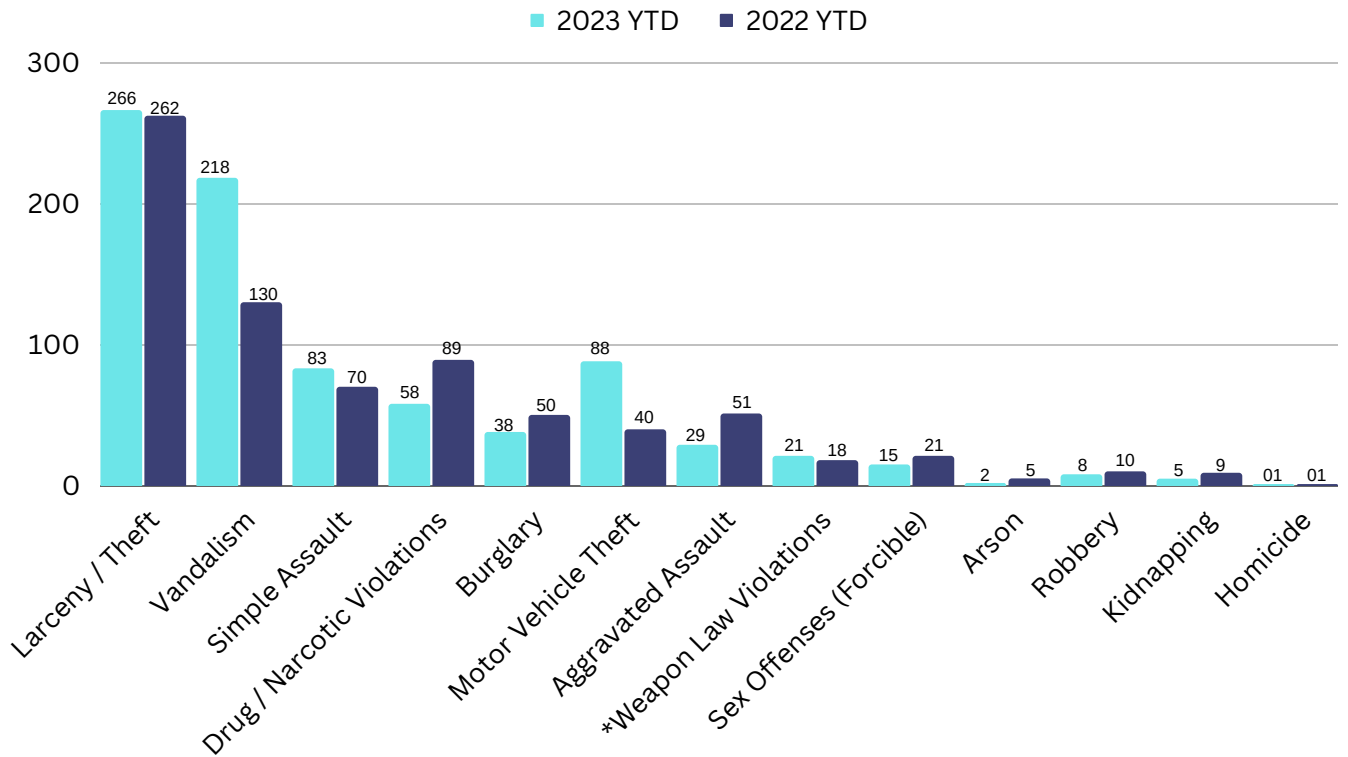
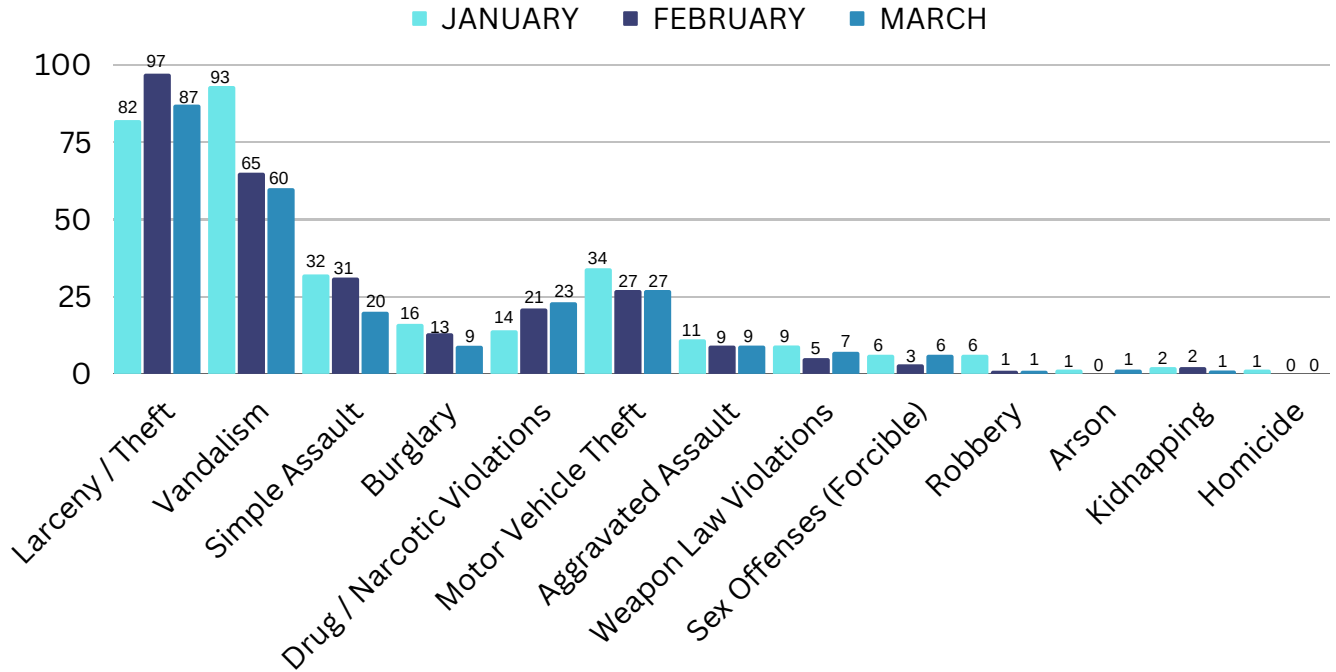


PATROL BUREAU

11

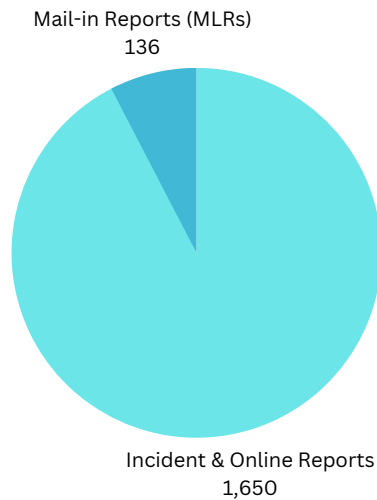
11

CRIME



PATROL BUREAU

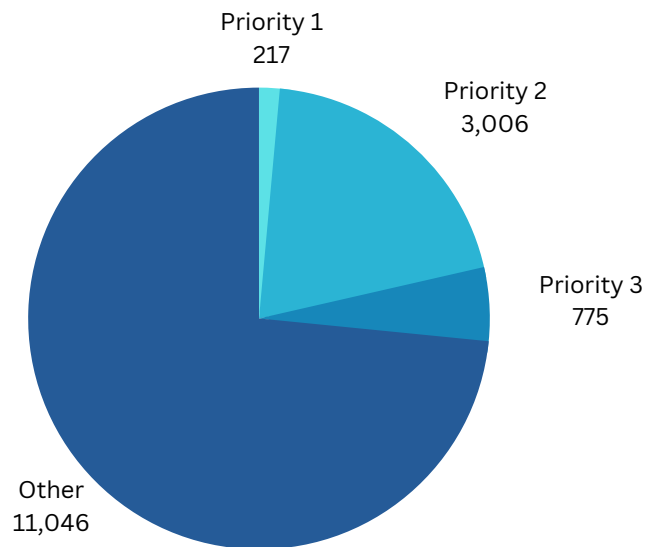
REPORTS



**TOTAL REPORTS
2023 YTD:
1,786**

**TOTAL REPORTS
2022 YTD:
1,925**

CALLS FOR SERVICE

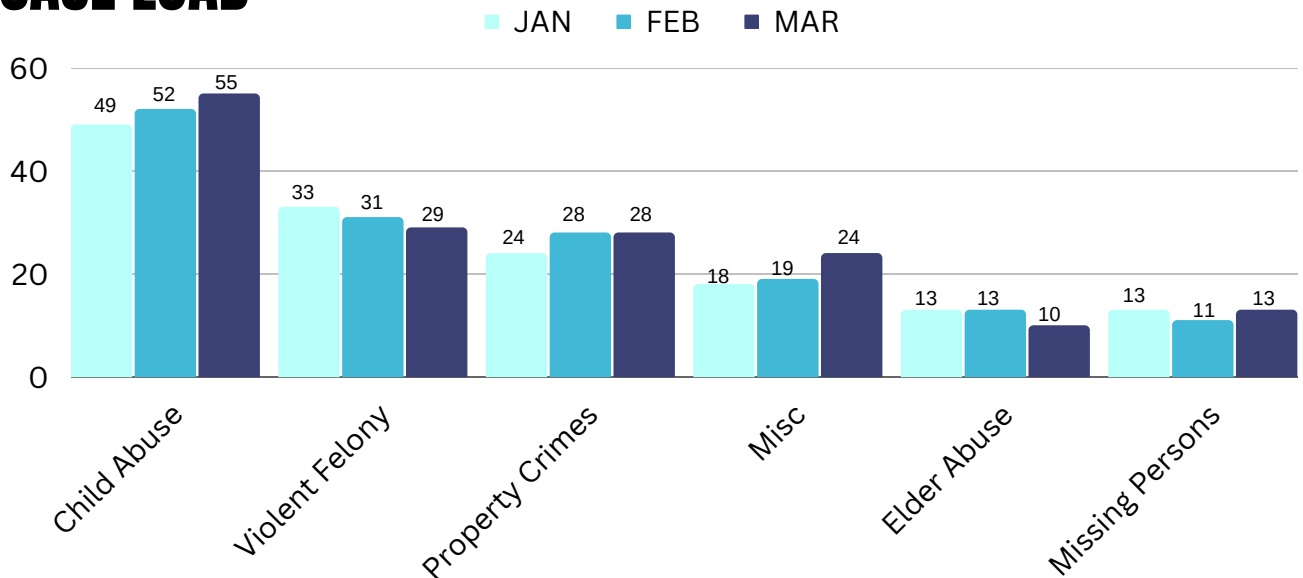


AVERAGE RESPONSE TIMES	1ST QTR.	*TIME IN CUE	PREVIOUS QTR.
Priority 1	9:09	3:36	9:37
Priority 2	15:59	8:46	14:09
Priority 3	19:54	12:23	19:34

**Time in Cue = Waiting for an officer to become available to dispatch to call.*

INVESTIGATIONS BUREAU

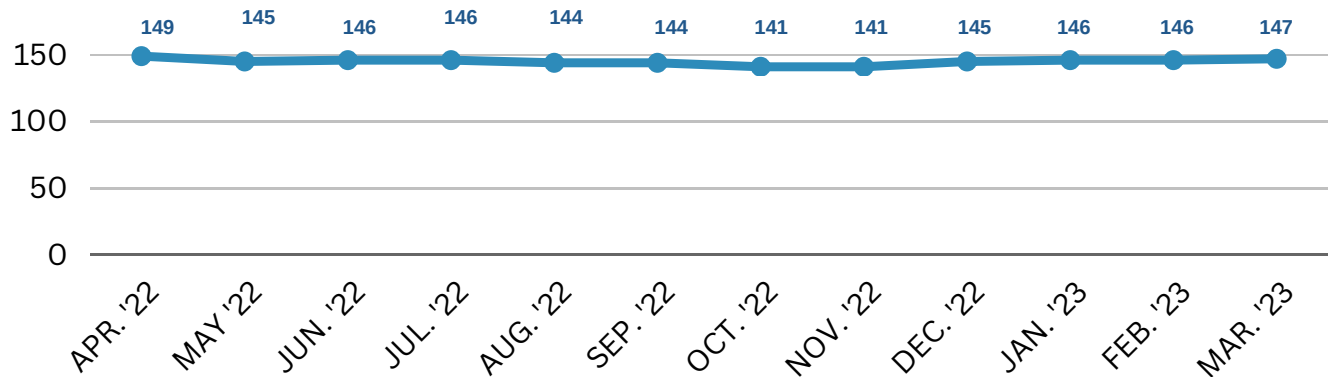
CASE LOAD



CASE STATUSES

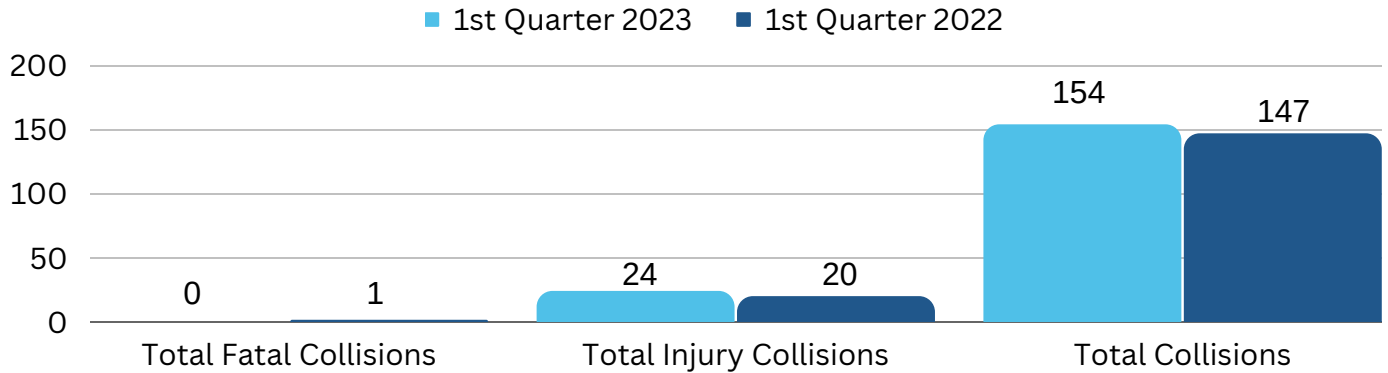
	NEW CASES	CLEARED CASES	TOTAL ACTIVE CASES
January	22	14	150
February	21	14	155
March	19	26	159

290 REGISTRANT ACTIVITY



COMMUNITY RELATIONS BUREAU

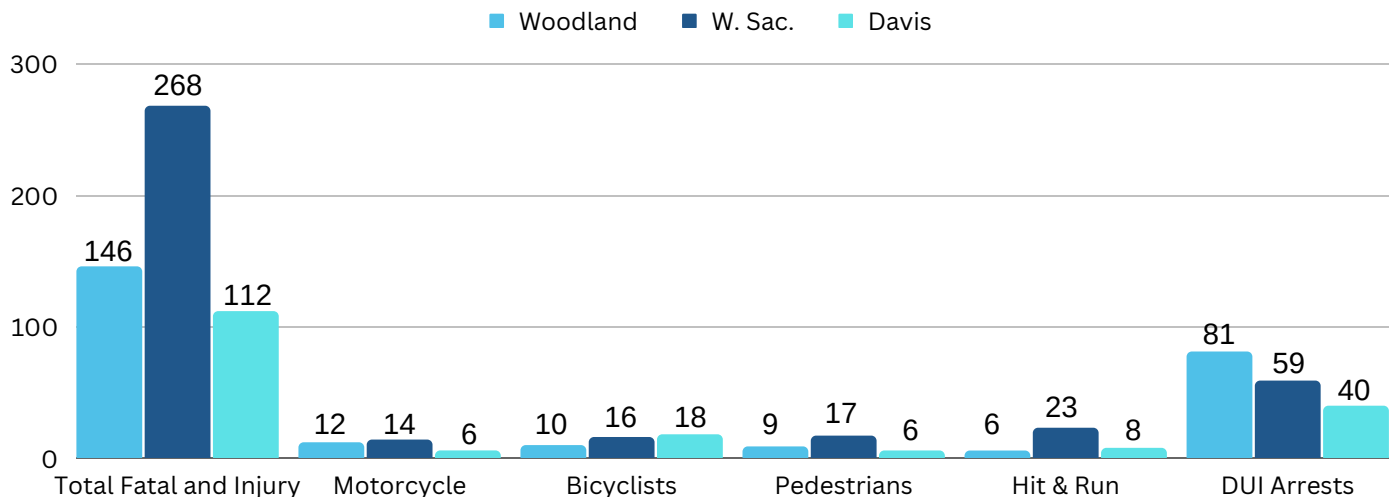
TRAFFIC DIVISION



	1ST QUARTER 2023	1st QUARTER 2022
DUI Arrests	22	54
*Total Stops	1,635	2,673
OTS Hours	64	N/A

*Specialty assignment officers, including motors, were temporarily reassigned during this quarter to prioritize patrol shift minimum staffing resulting in a decrease in total stops.

*2020 Office of Traffic Safety (OTS) Stats



*2020 is the most recent stats available from the Office of Traffic Safety.

COMMUNITY RELATIONS BUREAU

SCHOOL RESOURCE OFFICERS

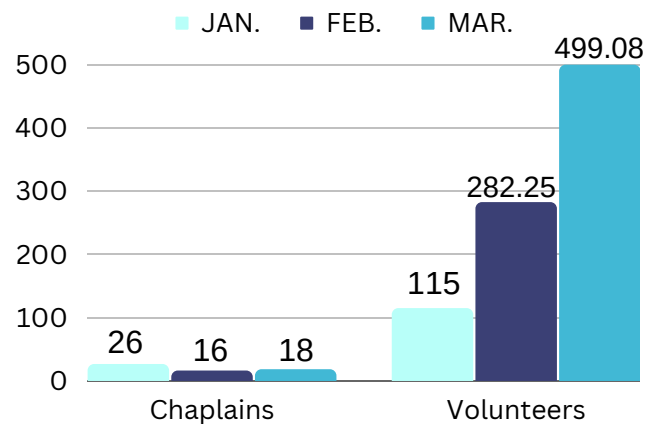
During the First quarter of 2023, the SROs taught 71 GREAT classes to 4th and 7th graders. Additional GREAT classes were taught by the other GREAT instructors. The SROs continue to assist on campus, at after-school events, and focus on restorative justice. Presentations on bullying were also provided.

The Read Across America event was held in March and included participants from the Woodland Police Department, the Woodland Fire Department, and the Yolo County Emergency Communications Agency. 27 readers participated and read in 35 classrooms.

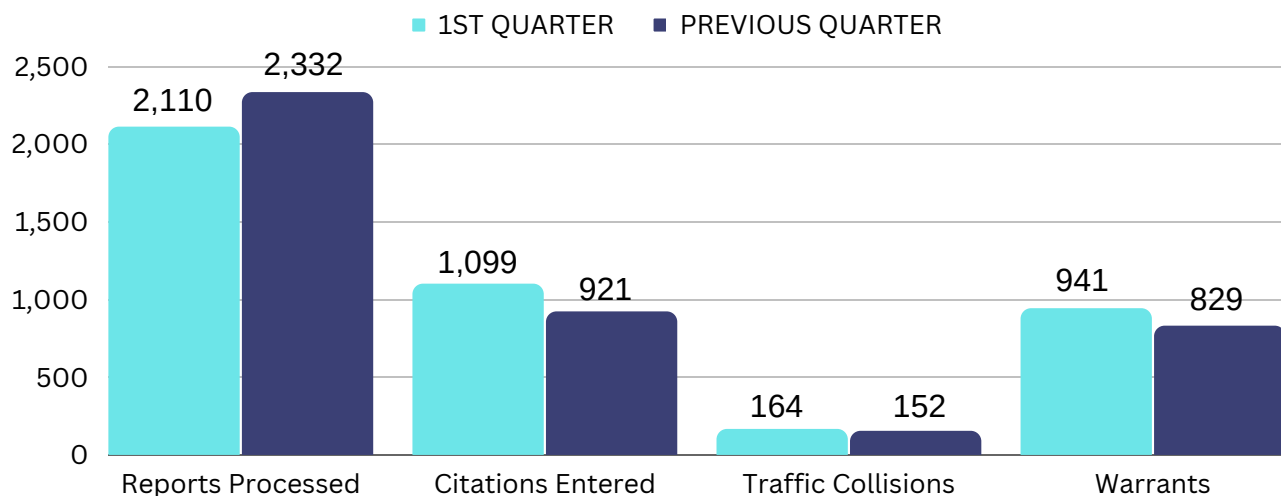
VOLUNTEERS IN POLICING

TOTAL 1ST QTR.
VOLUNTEER HOURS:
956.33

TOTAL HOURS FOR 2023: 956.33



RECORDS DIVISION



COMMUNITY RELATIONS BUREAU

COMMUNITY PROGRAMS

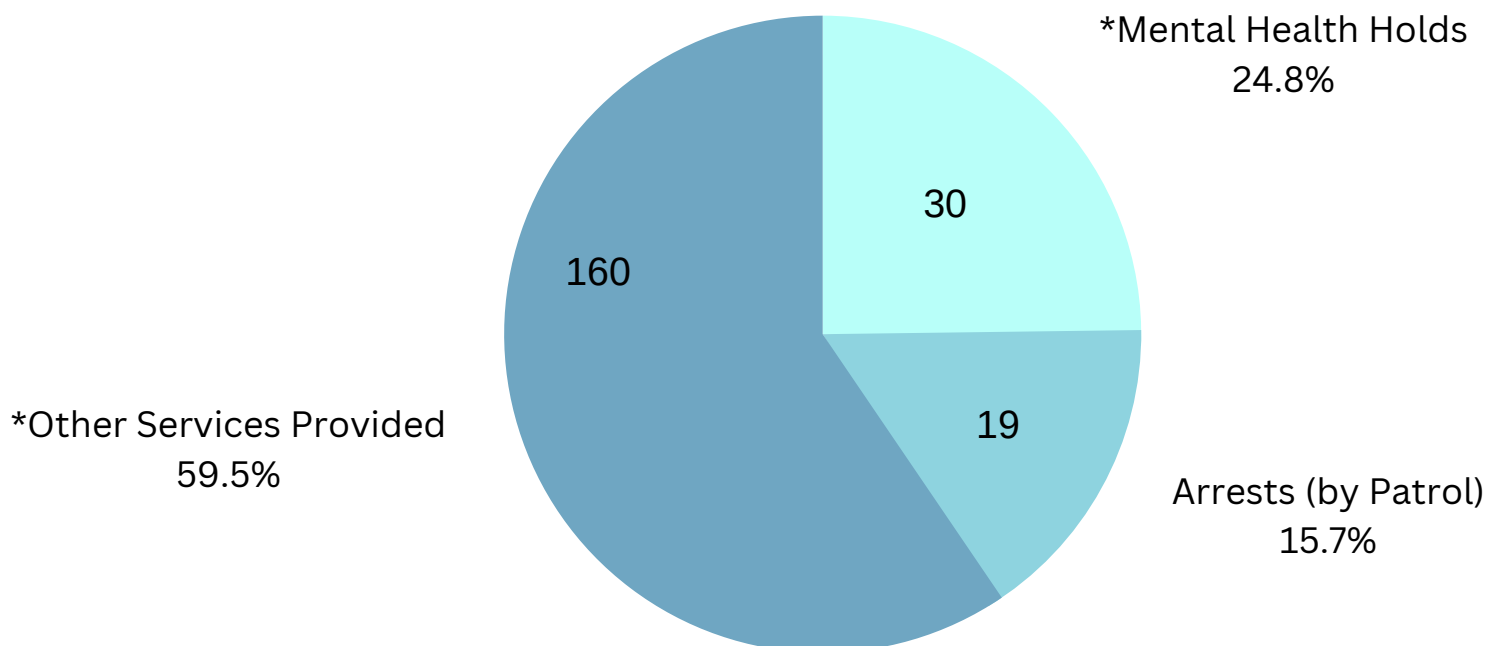
- Chief's Advisory Board
- UNIDOS
- Volunteers-in-Policing
- Policing 101 Class Series
- Coffee with a Cop
- Neighborhood Santa
- Neighborhood Watch
- Security Camera Registry And Mapping Program (S.C.R.A.M.)
- Special Needs Alert Program (S.N.A.P.)
- Vacation Home Checks
- You Are Not Alone (Y.A.N.A)
- Crime Free Multi-Housing Program
- Safe Place Hate Crime Reporting Initiative

YOUTH PROGRAMS

- Explorer Program
- Gang Resistance Education and Training (G.R.E.A.T.)
- Woodland Police Activities League
- Youth Community Police Academy (YCPA)
- Youth Police Advisory Council (YPAC)

CO-RESPONDER PROGRAM

209 contacts made between January 1, 2023 - March 31, 2023



*Calls for service are diverted from law enforcement and handled by co-responder clinicians.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.10
SUBJECT: Approval of Plans and Specifications and
Authorization of Bid Advertisement for the South
Canal Storm Ditch Widening Project, CIP 19-14

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the South Canal Storm Ditch Widening Project, CIP 19-14.

Staff Contact:

Chris Fong, Senior Associate Civil Engineer, (530) 661-5972, chris.fong@cityofwoodland.org

Fiscal Impact:

The development of the Spring Lake subdivision necessitates the acquisition of storm flowage easement south of CR25A adjacent to CR102. The acreage of easement acquisition can be reduced by widening the existing City-owned and maintained storm drainage ditch, called the South Canal, along the southern border of the Woodland Regional Park Preserve site. The overall project budget for the South Area Flowage Easement work in CIP 19-14 is \$300,000, from the Spring Lake Infrastructure Fund (SLIF), as identified in the FY 2022-23 budget.

The engineer's estimate of construction cost for South Canal Storm Ditch Widening project is currently estimated to be \$500,000. City staff will include the request for allocation of additional funds, as necessary, with the bid award informed by actual bids received. The City received grant funding from CalRecycle of which \$120,000 is available to fund portions of the project associated with the erosion work within the former landfill.

Background:

Overflow storm drainage from Willow Slough (at CR102) has historically backed up into what is now the Spring Lake Area. Due to the development of the greater Spring Lake community and the construction of CR25A at a height that prevents overflows from the Willow Slough, there is an increase in stormwater spread in the area south of CR25A. A portion of the stormwater spread will be handled by widening the existing storm drainage ditch, called the South Canal along the southern border of the Woodland Regional Park Preserve site.

Discussion:

Utility Engineering staff put together the plans and specifications for South Canal Storm Ditch Widening project using the 2018 Storm Drainage Facilities Master Plan document and associated technical memorandums prepared by Wood Rogers, the City's storm drainage consultant.

The project generally entails widening the ditch by 15 feet and utilizing the excavated material to address existing erosion issues within the former landfill site in the Regional Park, revegetation of excavated and filled areas, and addition of gravel to portions of the existing gravel roadways in the Regional Park. The design is complete and the plans and specifications are ready to go out to bid.

The project schedule shows bidding in late May, awarding in July, and work commencing in August 2023.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the plans and specifications and authorize bid advertisement for the South Canal Storm Ditch Widening Project, CIP 19-14.

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. EXHIBIT B

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 SOUTH CANAL STORM DITCH WIDENING
PROJECT, CIP #19-14**

WHEREAS, the City of Woodland wishes to approve the plans and specifications for the South Canal Storm Ditch Project; and

WHEREAS, the City Council wishes to authorize bid advertisement for the South Canal Storm Ditch Widening 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 South Canal Storm Ditch Widening Project, CIP #19-14.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 16th day of May, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Vicinity Map

EXHIBIT B



Notes

South Canal Storm Ditch Widening Project



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.11
SUBJECT: Resolution Accepting the Public Improvements for Subdivision Final Map 5196 Beeghly Lot D and 5197 Beeghly Lot G.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council of the City of Woodland Accepting the Public Improvements For Subdivision Final Map 5196 Beeghly Lot D and 5197 Beeghly Lot G.

Staff Contact:

Lolly Weichel, Senior Engineering Assistant - (530) 661-5820, lolly.weichel@cityofwoodland.org

Fiscal Impact:

All infrastructure improvements to serve this subdivision were constructed using bond proceeds from the Spring Lake community facilities district (CFD) and/or Spring Lake Infrastructure Fees (SLIF), along with private funding from the developer. The public improvements constructed with this map include only water and sewer mains throughout the site. All other improvements (including roads and storm drainage) will be privately owned and maintained. Public landscape improvements add 19 street trees and 450 linear feet of decorative concrete fencing, with an estimated annual maintenance cost of \$1,730. This additional landscaping is within the boundaries of and will be maintained by the Spring Lake Landscape & Lighting District (L&L). These costs were anticipated during the formation of the L&L and will be included in the proposed annual assessments, which are typically presented to the Council in May each year. The Governmental Accounting Standards Board Statement 34 (GASB 34) requires state and local governments to include valuation and depreciation information on public infrastructure assets for accounting purposes and financial reports. The total cost of public infrastructure in the GASB34 categories that the City will acquire with these subdivisions is shown below.

Est. GASB34 category	Beeghly Lot D & G (SM #5196 & #5197)
Road	\$0
Water	\$310,385
Sewer	\$322,675
Storm Drain	\$0

Background:

On October 20, 2020, the City Council approved the Tentative Maps for Beeghly Ranch Lot D and Lot G (No. 5196 and 5197) and an Amended and Restated Development Agreement. The maps consisted of 72 lots total.

On August 17, 2021, the City Council approved Final Subdivision Map (SM) No. 5196 Beeghly Lot D (62 lots) and 5197 Beeghly Lot G (10 lots), and the associated Subdivision Improvement Agreement with TL Revival, L.P. The improvements constructed for Subdivision 5196 (Beeghly Lot D) and 5197

(Beeghly Lot G) are shown on the civil improvement plans entitled, "Improvement Plans for Beeghly Ranch Lot D" and "Improvement Plans for Beeghly Ranch Lot G" and approved by the City Engineer on April 1, 2021.

As of April, 17 2023, TL Revival, L.P. has completed the infrastructure improvements to the satisfaction of the City Engineer, Public Works, and Community Development Departments.

Following Council acceptance, the City Clerk will file a Notice of Completion for the completed items initiating release of the developer's performance and payment securities for these improvements. The developer has provided warranty security to correct any defects identified during the warranty time frame of one year following the filing of the Notice of Completion.

Discussion:

This is the standard practice for obtaining infrastructure improvements for new subdivisions. The final map dedicated streets and public utility easements to the city. The work is designed to City Standard Specifications and the improvements are inspected by the City during construction.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, a Resolution of the City Council of the City of Woodland Accepting the Public Improvements For Subdivision Final Map 5196 Beeghly Lot D and 5197 Beeghly Lot G.

Prepared by: Lolly Weichel, Senior Engineering Assistant

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. Location Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ACCEPTING THE PUBLIC IMPROVEMENTS FOR
SUBDIVISION FINAL MAP 5196 AND 5197
BY TL REVIVAL, L.P.**

WHEREAS, On October 20, 2020, the City Council approved Tentative Maps No. 5196 Beeghly Lot D for 62 multi-family lots and 5197 Beeghly Lot G for 10 multi-family lots along with an Amended and Restated Development Agreement; and

WHEREAS, on, August 17, 2021 the City Council approved the final map for Subdivision No. 5196 Beeghly Lot D and 5197 Beeghly Lot G, which created a combined 72 multi-family lots in the Spring Lake Specific Plan (“Map”); and

WHEREAS, the conditions of approval for the Map required the subdivider, TL Revival, L.P., to enter into a Subdivision Improvement Agreement calling for the construction of infrastructure necessary to serve the development permitted by this Map (collectively, the “Improvements”), and furnish bonds or other securities to ensure the timely completion of the Improvements; and

WHEREAS, TL Revival, L.P. has completed the Improvements; and

WHEREAS, TL Revival, L.P. has previously furnished a bond for subdivision 5196 and 5197, identified as Bond No. 0805674 and issued by Harco National Insurance Company as surety (“Bond”), securing the completion of the Improvements; and

WHEREAS, the Subdivision Map Act and the Woodland Municipal Code require the City to accept subdivision improvements which have been completed; and

WHEREAS, TL Revival, L.P. has requested that the City accept those Improvements that have been completed;

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

Section 1. The City Council hereby accepts those Improvements constructed for Subdivision 5196 Beeghly Lot D and 5197 Beeghly Lot G and as shown on the civil improvement plans entitled, “Improvement Plans for Beeghly Ranch Lot D” and “Improvement Plans for Beeghly Ranch Lot G” and approved by the City Engineer April 1, 2021.

Section 2. The City Council hereby authorizes the City Clerk to file the Notice of Completion and release the developer’s performance and payment securities for Subdivision No. 5196 Beeghly Lot D and 5197 Beeghly Lot G.

Section 3. Through adoption of this resolution, the City of Woodland does not waive any of its rights, or obligations of TL Revival, L.P. or any other entity, under the conditions of approval

for the Map, any associated development agreement, reimbursement agreement, participation agreement, or under any other document, ordinance or applicable law.

Section 4. The adoption of this resolution shall not be deemed to cure any breach by TL Revival, L.P. or any other entity of its obligations under the Map or any other document, ordinance, or applicable law.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 16th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN

Vicky Fernandez, Mayor

ATTEST:

Ana Gonzalez, City Clerk

Main Street

East Main Street

College Street

East Street

Bourne Drive

To Sacramento

I-5



Gibson Road

East Gibson Road

Farmers Central Road

Harry Lorenzo Ave

Pioneer Avenue

**BEEGHLY "LOT G"
SUBDIVISION MAP #5197**

**BEEGHLY "LOT D"
SUBDIVISION MAP #5196**

HWY 113

To Davis

Hunt Street

Parkland Avenue

Heritage Parkway



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.12
SUBJECT: 2023 Road Maintenance Project, CIP 23-01; 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 2023 Road Maintenance Project, CIP 23-01 and authorizing bid advertisement.

Staff Contact:

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

Fiscal Impact:

The project is identified in the current Capital Budget as CIP 23-01 with a project budget of \$1,163,976. The project funding is comprised of \$1,100,000 in Measure F funding, and \$63,976 in Water Enterprise Funds to fund improvements associated with water utility conflicts. This project funding is consistent with the current approved Capital Budget and the Measure F Spending Plan.

The engineer's estimated cost of construction for the base bid is \$660,000. The difference between the total project budget and the engineer's estimate is the amount budgeted for design, construction management, inspection and construction contingency. The project will be bid with one additive alternative (Add Alt A) to provide the flexibility to award as much work as possible while ensuring the project does not exceed the approved funding. The engineer's estimate for Add Alt A is \$310,000.

Background:

In November 2016, Woodland voters approved Measure F, which extended the ½ cent supplemental sales tax. The 12-year approval of Measure F, a General Tax, includes funding for general city services such as street maintenance.

Staff maintains a pavement management program that tracks pavement conditions and aims to address pavement maintenance on local streets with the Measure F funds.

Discussion:

Pavement maintenance is significantly different than pavement rehabilitation or reconstruction which repairs failed roadways. The goal of pavement maintenance is to prevent reactive road repair by proactively preserving and maintaining pavements in fair condition which have not yet deteriorated to the point of needing rehabilitation.

To increase cost efficiency and minimize public inconvenience, pavement maintenance for local/residential streets has historically been completed in discrete 'zones' of the city. Geographically bounding projects reduces the cost for construction and traffic control; it also increases the effectiveness of management and inspection. Over 14 years, the city completed pavement maintenance projects in all of the 14 designated zones. With road maintenance having been completed on local roads in all 14 designated zones, staff shifted its focus over the last few years to collector streets in need of preventative maintenance services, including the 2023 Road Maintenance Project.

The current project scope is to provide pavement maintenance (pavement grind & overlay) on the following corridor:

Base Bid: College Street (Topaz Way to Beamer Street)

Add Alt A: College Street (Beamer Street to North Street)

The street identified for treatment above was chosen because it is at an age and condition prime for pavement surface work to preserve its condition and extend its useful life. Pavements should be resurfaced within the first 5-7 years after construction and every 7-10 years thereafter, to prevent age related cracking that can progress into premature asphalt failures.

Upon Council authorization, project bids will be solicited and staff anticipates returning to Council for contract award in June 2023 for a construction start date in July 2023.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2023 Road Maintenance Project, CIP 23-01 and authorizing bid advertisement.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

Reviewed by: Katie Wurzel, Principal Civil Engineer
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. Project Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2023 ROAD
MAINTENANCE PROJECT, CIP 23-01; AND AUTHORIZING BID ADVERTISEMENT**

WHEREAS, the City of Woodland has \$1,163,976 of Measure F and Water Enterprise funds identified in the Capital Budget to maintain and extend the life of Woodland's street network, referred to as the 2023 Road Maintenance Project, CIP 23-01 (the "Project"); and

WHEREAS, the funding is consistent with the Capital Budget and the Measure F Spending Plan; and

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

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered exempt under the Existing Facilities exemption, CEQA Guideline 15301(c).

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

Section 1. The City Council hereby approves the plans and specifications for the 2023 Road Maintenance Project, CIP 23-01, which are available on file with the City Clerk.

Section 2. The City Council authorizes City staff to advertise the 2023 Road Maintenance Project, CIP 23-01 for bids, with construction anticipated to begin in July 2023.

Section 3. The City Council finds that the Project is exempt from CEQA pursuant to CEQA Guideline 15301(c).

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular schedule meeting the City Council held on the 16th day of May, 2023, by the following vote:

AYES:

NOES:

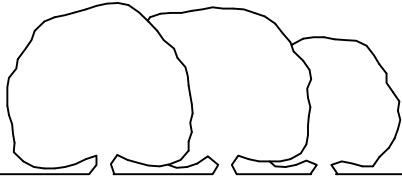
ABSENT:

ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



CITY OF WOODLAND

2023 ROAD MAINTENANCE PROJECT, CIP#23-01



PROJECT MAP

— PROJECT LOCATIONS





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.13
SUBJECT: List of Projects for FY 23/24 Funded by SB1 RMRA

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, adopting a list of projects for FY 23/24 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 23/24, the City will receive an estimated \$1,486,601 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 23/24 RMRA revenue is 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 for the City of Woodland for the first ten years of SB1 RMRA is just over \$16 million.

There is no impact on 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 California Transportation Commission (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 23/24 is \$1,486,601.

The following is the previously adopted list of projects (identified in the current Capital Budget) that may also utilize FY 23/24 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 #19-05: 2020 Road Rehabilitation Project – Matmor Road & E. Gum Avenue

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 for 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 next fiscal year. The 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 23/24 funded by SB1 Road Maintenance and Rehabilitation Account (RMRA) funds.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

Reviewed by: Katie Wurzel, Principal Civil Engineer
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. CIP Sheet

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ADOPT A
LIST OF PROJECTS FOR FY 23/24 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 \$1,486,601 in RMRA funding in Fiscal Year 2023/24 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 23/24 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 #19-05: 2020 Road Rehabilitation Project – Matmor Road & E. Gum Avenue
 - The estimated useful life of the project is 15-20 years.
 - Started construction in June 2022, with completion anticipated in December 2023.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 16th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

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
Prior Year Allocation	\$736,000	\$1,416,000	\$2,453,000	\$0
<u>Fiscal Year</u>				
2021-22	\$700,000	\$0	\$300,443	\$0
2022-23	\$260,000	\$0	\$0	\$100,000
2023-24	\$1,300,000	\$500,000	\$0	\$0
2024-25	\$1,400,000	\$1,100,000	\$0	\$0
2025-26	\$0	\$0	\$0	\$0
Subtotal	<u>\$4,396,000</u>	<u>\$3,016,000</u>	<u>\$2,753,443</u>	<u>\$100,000</u>
TOTAL	<u>\$10,265,443</u>			

Cost Estimate	Pre-Design/Environmental/Studies:	<u>\$100,000</u>
By Category:	Design Costs:	<u>\$500,000</u>
	Construction Costs:	<u>\$9,765,158</u>
	Land Acquisition:	<u>\$0</u>

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.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
 AGENDA: City Council Regular Meeting
 DATE: May 16, 2023
 ITEM #: H.14
 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 6, 2023.

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 \$3,839,777.86 in revenues to cover anticipated costs of operations. The proposed levy for each District for fiscal year (FY) 2023/24 is as follows:

Zoning	FY2023/24					Total Assessment
	Maximum Levy	Proposed Levy	FY2022/23 Levy	Difference		
Gateway						
Commercial Per Acre	\$ 4,239.05	\$ 4,118.45	\$ 4,190.93	\$ (72.48)		\$ 212,265.00
Gibson Ranch	\$ 360.50	\$ 364.48	\$ 360.50	\$ 3.98		\$ 812,026.70
North Park	\$ 215.40	\$ 215.40	\$ 215.40	\$ -		\$ 26,709.60
Spring Lake						\$ 2,745,080.00
Single Family Development Residential R3	\$ 1,591.45	\$ 1,015.79	\$ 966.20	\$ 49.59		
Single Family Development Residential R4	\$ 1,368.72	\$ 886.26	\$ 843.68	\$ 42.58		
Single Family Development Residential R5	\$ 1,235.08	\$ 808.54	\$ 770.17	\$ 38.37		
Single Family Development Residential R8	\$ 1,034.62	\$ 691.96	\$ 659.90	\$ 32.06		
Single Family Development Residential R15	\$ 676.64	\$ 472.17	\$ 455.78	\$ 16.39		
Single Family Development Residential R20	\$ 632.09	n/a	n/a	n/a		
Single Family Development Residential R25	\$ 605.36	\$ 430.72	\$ 416.58	\$ 14.14		
Neighborhood Commercial Per Acre	\$ 16,407.06	\$ 8,250.49	\$ 6,677.14	\$ 1,573.35		
Streng Pond	\$ 79.10	\$ 79.10	\$ 79.10	\$ -		\$ 14,435.70
West Wood	\$ 770.02	\$ 770.02	\$ 731.26	\$ 38.76		\$ 29,260.70
						\$ 3,839,777.86

Ideally, revenues generated by the assessments within each District would cover the total budgeted expenditures for FY2023/24. However, there are some Districts that will not generate enough revenue to cover costs.

- Gateway will see a decrease of \$72.48 per commercial acre in FY2023/24.
- Gibson Ranch Assessment District will require an additional \$198,173 that will come from fund balance/reserves in FY2023/24. This requirement will almost deplete fund balance and impact

the General Fund beginning with FY2024/25. Staff will look at adjusting levels of service and maintenance for this district.

- North Park will either require an additional \$20,025 General Fund Contribution or an adjustment in the level of services and maintenance beginning in FY2023/24.
- The proposed FY2023/24 Spring Lake L&L assessment (by zoning) will increase, on average, by approximately 4.5%. Of the additional \$262,784 required for the Spring Lake L&L, \$210,500 will be covered by fund balance/reserves and the remaining \$18,307 through an increase in assessments.
- The Streng Pond Assessment District already receives a \$19,628 General Fund contribution but will now also require an additional \$16,227.26. The General Fund will have to contribute a total of \$35,855.26 or adjust levels of service and maintenance beginning in FY2023/24.
- West Wood will require an additional \$3,247 that will come from fund balance/reserves in FY2023/24.

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 for 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.

The proposed reduction in assessment for the Gateway L&L District is due to minor reduction in supplies and services as well as overhead now that the landscaping has been established. The proposed assessment will be less than the maximum allowable assessment by \$120.6 per commercial acre and less than the FY2022/23 assessment by \$72.48 per commercial acre.

The proposed assessment increase for the Gibson Ranch District is due to normal ongoing operations. The proposed assessment is 100% of the maximum allowable assessment. The increase of \$198,173 beyond the maximum allowable assessment in FY2023/24 will come from fund balance/reserves.

The proposed assessment increase for the North Park District is due to normal ongoing operations. The proposed assessment is 100% of the maximum allowable assessment. The increase of \$20,025 beyond the maximum allowable assessment in FY2023/24 will require a General

Fund Contribution or an adjustment in the level of services and maintenance.

In the Spring Lake L&L, costs are projected to increase by \$262,784 . 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 District will increase, on average, by approximately 4.5% . Of the additional \$262,784 required for the Spring Lake L&L, \$210,500 will be covered by fund balance/reserves and the remaining \$18,307 through an increase in assessments. The increase in cost is due to the addition of new landscaping installed over the last year, as well as ongoing irrigation and landscape maintenance costs.

The proposed assessment increase for the Streng Pond District is due to normal ongoing operations. The Streng Pond Assessment District already receives a \$19,628 General Fund contribution but will now also require an additional \$16,227.26. The General Fund will have to contribute a total of \$36,855.26 or adjust levels of service and maintenance beginning in FY2023/24.

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. The increase of \$3,247 beyond the maximum allowable assessment in FY2023/24 will come from fund balance/reserves.

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 6, 2023. 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 6, 2023.

Prepared By: Evis Morales, Finance Officer

Reviewed By: Kim McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. FY2024 Spring Lake-Resolution of Intention

2. FY2024 Spring Lake-Resolution Preliminarily Approving ER
3. FY2024 Spring Lake-Resolution Setting Public Hearing
4. FY2024 Gateway-Resolution of Intention
5. FY2024 Gateway-Resolution Preliminarily Approving ER
6. FY2024 Gateway-Resolution Setting Public Hearing
7. FY2024 Gibson Ranch-Resolution of Intention
8. FY2024 Gibson Ranch-Resolution-Preliminarily Approving ER
9. FY2024 North Park-Resolution of Intention
10. FY2024 North Park-Resolution Preliminarily Approving ER
11. FY2024 Streng Pond-Resolution of Intention
12. FY2024 Streng Pond-Resolution Preliminarily Approving ER
13. FY2024 West Wood-Resolution of Intention
14. FY2024 West Wood-Resolution Preliminarily Approving ER
15. Gateway Engineers Report FY23_24
16. Gibson Ranch Engineers Report FY23_24
17. North Park Engineers Report FY23_24
18. Spring Lake Engineer's Report FY2023_24
19. Streng Pond Engineers Report FY23_24
20. West Wood Engineers Report FY23_24
21. Gateway L&L Map
22. Gibson Ranch L&L Map
23. North Park L&L Map
24. Spring Lake L&L Map
25. Streng Pond L&L Map
26. Westwood L&L Map

**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 2023/2024 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 2023/2024 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 2023/2024, 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 2023/2024; 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 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Victoria Fernandez, 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 2023/2024**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2023/2024 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, 2023 and ending June 30, 2024, 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 2023/2024” (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 2023/2024; 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 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Victoria Fernandez, 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 2023/2024 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 2023/2024 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, 2023, and ending June 30, 2024, 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 2023/2024 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 6th, 2023**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2023/2024, 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 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Victoria Fernandez, 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 2023/2024 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 2023/2024 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 2023/2024, 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 2023/2024; 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 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Victoria Fernandez, 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 2023/2024**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2023/2024 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, 2023, and ending June 30, 2024, 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 2023/2024" (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 2023/2024; 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 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Victoria Fernandez, 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 2023/2024 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 2023/2024 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, 2023, and ending June 30, 2024, 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 2023/2024 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 6, 2023**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2023/2024, 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 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Victoria Fernandez, 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 2023/2024.

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 _____, 2023.

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 _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Victoria Fernandez, 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 2023/2024.

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 2023/2024 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 2023/2024 (Beginning July 1, 2023 and ending June 30, 2024) 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 2023/2024.

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 2023/2024.

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 2023/2024 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 6, 2023** 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 _____, 2023.

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 _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Victoria Fernandez, 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 2023/2024.

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 _____, 2023.

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 _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Victoria Fernandez, 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 2023/2024.

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 2023/2024, 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 2023/2024 (Beginning July 1, 2023 and ending June 30, 2024) 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 2023/2024.

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 2023/2024.

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 2023/2024 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 6, 2023** 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 _____, 2023.

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 _____, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Victoria Fernandez, 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 2023/2024.

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 _____, 2023.

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 _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Victoria Fernandez, 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 2023/2024.

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 2023/2024, 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 2023/2024 (Beginning July 1, 2023 and ending June 30, 2024) 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 2023/2024.

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 2023/2024.

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 2023/2024 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 6, 2023** 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 _____, 2023.

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 _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Victoria Fernandez, 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 2023/2024.

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 _____, 2023.

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 _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Victoria Fernandez, 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 2023/2024.

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 2023/2024, 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 2023/2024 (Beginning July 1, 2023 and ending June 30, 2024) 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 2023/2024.

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 2023/2024.

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 2023/2024 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 6, 2023** 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 _____, 2023.

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 _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Victoria Fernandez, Mayor
City of Woodland

City Clerk
City of Woodland



City of Woodland Gateway Landscaping and Lighting District

Engineer's Report
Fiscal Year 2023/2024

May 16, 2023

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz, Suite 256
San Marcos, California 92078
760-510-0290
info@kgpf.net

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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 2023/2024 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, 2023 and ending June 30, 2024 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2023/2024 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 2023/2024 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 2023/2024 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 2023/2024 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 6, 2023, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for FY 2023/2024.

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 2023/2024 budget.

	MAXIMUM BUDGET ^[1]	PROPOSED FY 2023/2024 BUDGET
DIRECT COST ITEMS		
Landscaping Maintenance	\$107,080.14	\$136,985.00
Tree Maintenance	38,315.57	21,897.00
Street Lighting	8,560.61	19,454.00
Traffic Signals	34,387.53	23,695.00
Fence Repairs and Maintenance	2,154.66	2,000.00
Graffiti and Entry Way Maintenance	1,379.49	2,350.00
Bus Shelter Repair and Maintenance	2,376.66	1,013.00
Appurtenant Facility Maintenance	6,355.16	0.00
DIRECT COST SUBTOTAL	\$200,609.82	\$207,394.00
INCIDENTAL COSTS/EXPENSES		
City Administration	\$5,017.90	\$5,017.90
Consultant/County Administration	5,017.90	5,017.90
Reserve Fund Contingency	7,835.13	(5,164.79)
INCIDENTAL COSTS SUBTOTAL	\$17,870.93	\$4,871.00
ASSESSMENT		
Estimated Assessment	\$218,480.74	\$212,265.00
Less Reserve Contribution to Project	n/a	\$0.00
TOTAL ASSESSMENT	\$218,480.74	\$212,265.00
Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	\$4,239.05	\$4,118.45

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

B. DESCRIPTION OF COST ITEMS

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

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

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

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

IV. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. SPECIAL BENEFIT ANALYSIS

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

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

Landscaping Special Benefit

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

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

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

Landscaping General Benefit

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

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

Public Lighting Special Benefit

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

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

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

Street lights General Benefit

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

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The Improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

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

Based on the above formula the Table below provides the proposed rates for FY 2023/2024.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed FY 2023/2024 Acreage Rate
12	51.54	\$4,239.05 per acre or portion thereof	\$4,118.45 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 2023/2024. 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 2022 to April 2023 is 1.20%.

V. ASSESSMENT ROLL

The assessment roll is a listing of both Maximum Assessment and the FY 2023/2024 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.

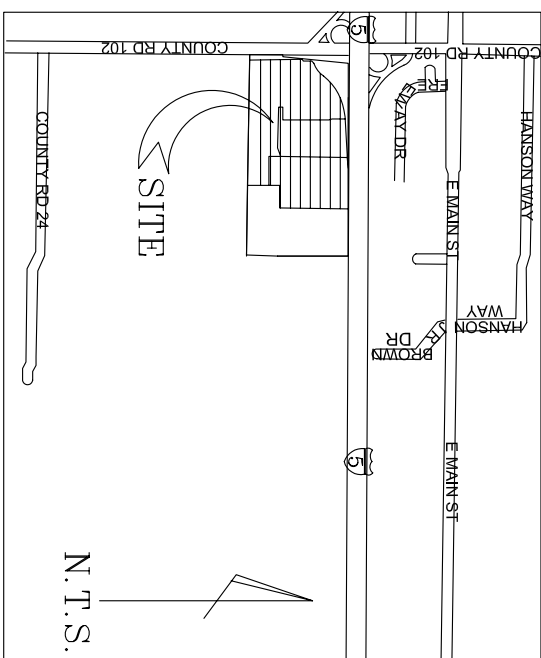
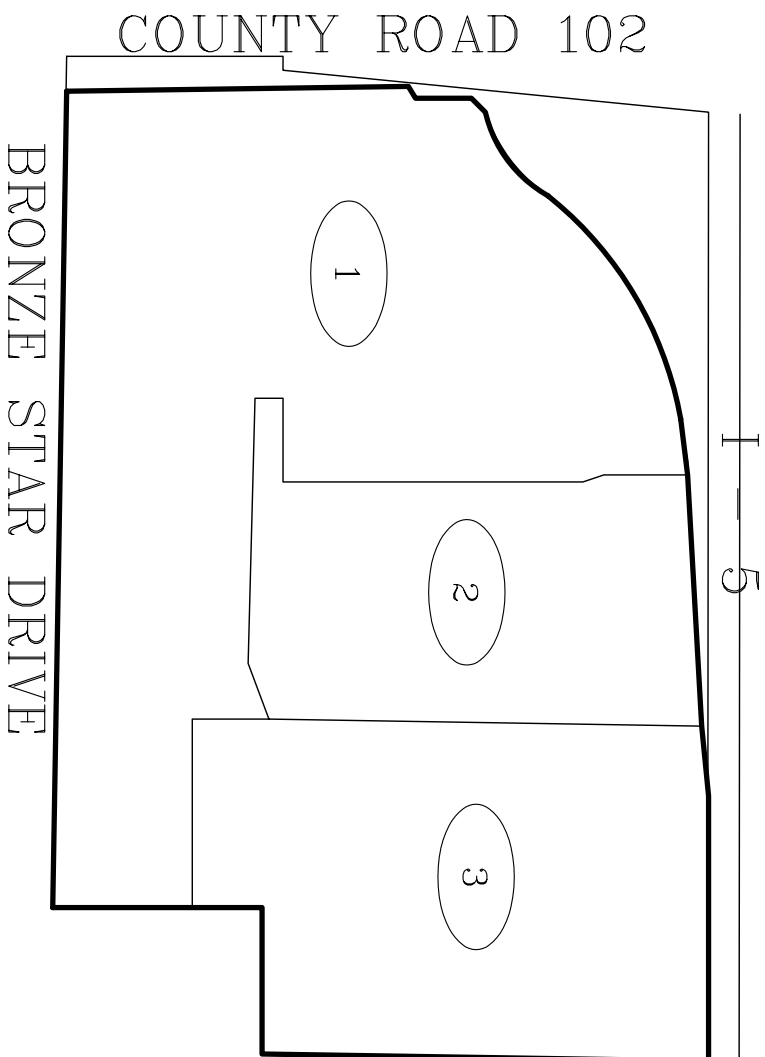
Assessor Parcel		Approximate Acreage	Maximum Levy Amount	Actual FY 2023/2024 Levy Amount
Number	Owner Name			(Rounded)
027-852-003-000	Target Corporation	10.060	\$42,644.86	\$41,431.62
027-852-004-000	Costco Wholesale Corporation	15.170	64,306.42	62,476.90
027-852-010-000	Woodland Development Co. LLC	4.680	19,838.76	19,274.34
027-852-011-000	Woodland Development Co. LLC	1.300	5,510.77	5,353.98
027-852-029-000	Woodland Development Co. LLC	2.220	9,410.70	9,142.96
027-852-030-000	Merrimac Development Co Llc	3.280	13,904.09	13,508.52
027-852-018-000	Woodland Development Co. LLC	1.590	6,740.09	6,548.32
027-852-019-000	Woodland Development Co. LLC	0.810	3,433.63	3,335.94
027-852-022-000	Woodland Development Co. LLC	7.420	31,453.77	30,558.90
027-852-023-000	In-N-Out Burgers	1.530	6,485.75	6,301.22
027-852-024-000	Kim Hong Seok & Flora T	0.970	4,111.88	3,994.88
027-852-025-000	Woodland Development Co. LLC	2.510	10,640.02	10,337.30
Total*		51.540	\$218,480.74	\$212,264.88

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

VI. DISTRICT DIAGRAM

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

COUNTY OF YOLO
STATE OF CALIFORNIA



VICINITY MAP

N.T.S.

PROPOSED BOUNDARY



MAP REFERENCE NUMBER

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

N.T.S

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2023-2024

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 2023/2024

Intent Meeting: May 16, 2023
Public Hearing: June 6, 2023

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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 2023/2024, 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 _____, 2023.

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 2023/2024. 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 2023/2024 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 2023/2024.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

//. 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 XIID 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 XIID 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 XIID Section 4 (a) defines proportional special benefit assessments as follows:

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

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

California Constitution Article XIID Assessment Exemption

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

Park Special Benefits

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

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

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

Street Lighting Special Benefits

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

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

LAND USES AND EQUIVALENT DWELLING UNITS

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

EDU Application by Land Use

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

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

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

Annual Maximum Assessment Cap Formula

If,

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

Then, the maximum amount shall be:

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

Otherwise,

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

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

The Annual Maximum Assessment Cap Formula has two components:

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

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

Table A

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

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

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

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

Table B

The following table reflects the history of Maximum Assessment Cap formula used for FY 2006/2007 through FY 2023/2024.

**MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2023/2024
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
2023/24	Jan	2023	24,634.46	1.104%	1.104%	\$364.48

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

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

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 2023/2024

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	\$332,342.35	\$58,648.65	\$15,434.70	\$36,014.30	\$442,440.00
Utilities	325,322.10	36,146.90	5,962.50	13,912.50	381,344.00
Equipment & Supplies	72,247.50	8,027.50	1,770.00	4,130.00	86,175.00
Repairs/Miscellaneous Expenses	71,708.40	7,967.50	3,028.20	7,065.80	89,769.90
Direct Costs (Subtotal)	\$801,620.35	\$110,790.55	\$26,195.40	\$61,122.60	\$999,728.90
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	\$810,954.25	\$111,827.65	\$26,225.40	\$61,192.60	\$1,010,199.90
Reserve Collection/(Contribution)	(241,875.26)	(37,395.90)	35,807.39	45,290.62	(198,173.14)
General Fund Replenishment/(Contribution)	0.00	0.00	0.00	0.00	0.00
Balance to Levy	\$569,078.99	\$74,431.75	\$62,032.79	\$106,483.22	\$812,026.76
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⁾	\$248.37	\$38.15	\$23.38	\$54.58	\$364.48
Prior Year Levy Per EDU	\$245.65	\$37.73	\$23.12	\$53.98	\$360.48
Maximum Assessment Per EDU	\$248.37	\$38.15	\$23.38	\$54.58	\$364.48
Prior Year Maximum Assessment Per EDU	\$245.66	\$37.73	\$23.13	\$53.98	\$360.50
Percent (%) change in Max Rate	1.104%	1.104%	1.104%	1.104%	1.104%
RESERVE INFORMATION					
Beginning Operating Reserve Balance	\$174,913.19	\$24,119.89	\$5,656.51	\$13,198.52	\$217,888.11
Reserve Fund Collection/(Contribution)	(241,875.26)	(37,395.90)	35,807.39	45,290.62	(198,173.14)
Ending Operating Reserve Balance	(\$66,962.07)	(\$13,276.00)	\$41,463.90	\$58,489.14	\$19,714.97

⁽¹⁾ Levy per EDU shown above is based on FY 2023/2024 budget.

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

Note: This District's maximum rate has 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 2023/2024

Based on the Budget for fiscal year 2023/2024 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	\$484,569.80	\$74,431.75	\$45,615.52	\$106,483.22	\$711,100.30
Multi-Family Residential	70,889.96	0.00	6,972.12	0.00	77,862.08
Commercial/Institution	13,619.23	0.00	9,445.15	0.00	23,064.38
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	\$569,078.99	\$74,431.75	\$62,032.79	\$106,483.22	\$812,026.76

⁽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 - 2023/2024 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 2023/2024 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2023/2024
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	\$86,082.00	\$197,233.00	\$283,315.00	\$364.48
027-490-002-000	6 ARELLANO CT	100,000.00	550,000.00	650,000.00	\$364.48
027-490-003-000	10 ARELLANO CT	93,912.00	212,024.00	305,936.00	\$364.48
027-490-004-000	14 ARELLANO CT	91,137.00	300,215.00	391,352.00	\$364.48
027-490-005-000	18 ARELLANO CT	108,208.00	356,575.00	464,783.00	\$364.48
027-490-006-000	22 ARELLANO CT	93,912.00	214,993.00	308,905.00	\$364.48
027-490-007-000	26 ARELLANO CT	90,599.00	317,104.00	407,703.00	\$364.48
027-490-008-000	939 FARNHAM AVE	86,084.00	167,612.00	253,696.00	\$364.48
027-490-009-000	935 FARNHAM AVE	102,614.00	247,487.00	350,101.00	\$364.48
027-490-010-000	931 FARNHAM AVE	89,239.00	362,541.00	451,780.00	\$364.48
027-490-011-000	927 FARNHAM AVE	198,034.00	247,544.00	445,578.00	\$364.48
027-490-012-000	1928 MAXWELL AVE	81,237.00	190,543.00	271,780.00	\$364.48
027-490-013-000	1932 MAXWELL AVE	81,237.00	155,034.00	236,271.00	\$364.48
027-490-014-000	1936 MAXWELL AVE	168,682.00	184,549.00	353,231.00	\$364.48
027-490-015-000	1940 MAXWELL AVE	79,273.00	356,743.00	436,016.00	\$364.48
027-490-016-000	1944 MAXWELL AVE	94,684.00	178,721.00	273,405.00	\$364.48
027-490-017-000	1948 MAXWELL AVE	88,342.00	204,430.00	292,772.00	\$364.48
027-490-018-000	1952 MAXWELL AVE	187,562.00	381,830.00	569,392.00	\$364.48
027-490-019-000	1956 MAXWELL AVE	93,912.00	148,703.00	242,615.00	\$364.48
027-490-020-000	900 BURNS WAY	84,936.00	147,702.00	232,638.00	\$364.48
027-490-021-000	904 BURNS WAY	87,490.00	251,537.00	339,027.00	\$364.48
027-490-022-000	908 BURNS WAY	89,239.00	306,208.00	395,447.00	\$364.48
027-490-023-000	912 BURNS WAY	223,806.00	265,961.00	489,767.00	\$364.48
027-490-024-000	916 BURNS WAY	100,000.00	515,000.00	615,000.00	\$364.48
027-490-025-000	920 BURNS WAY	167,091.00	250,640.00	417,731.00	\$364.48
027-490-026-000	1969 WITHAM DR	92,072.00	180,277.00	272,349.00	\$364.48
027-490-028-000	1947 MAXWELL AVE	61,351.00	223,101.00	284,452.00	\$364.48
027-490-029-000	1943 MAXWELL AVE	71,085.00	278,879.00	349,964.00	\$364.48
027-490-030-000	1939 MAXWELL AVE	71,012.00	124,275.00	195,287.00	\$364.48
027-490-031-000	1935 MAXWELL AVE	91,800.00	395,148.00	486,948.00	\$364.48
027-490-036-000	1973 WITHAM DR	82,745.00	181,890.00	264,635.00	\$364.48
027-490-037-000	1977 WITHAM DR	249,562.00	374,345.00	623,907.00	\$364.48
027-490-038-000	1981 WITHAM DR	82,745.00	138,250.00	220,995.00	\$364.48
027-490-039-000	1985 WITHAM DR	81,237.00	183,155.00	264,392.00	\$364.48
027-490-040-000	1989 WITHAM DR	187,562.00	337,613.00	525,175.00	\$364.48
027-490-041-000	1993 WITHAM DR	94,818.00	323,500.00	418,318.00	\$364.48
027-490-042-000	931 WITHAM DR	97,437.00	283,250.00	380,687.00	\$364.48
027-490-044-000	1967 SCHLOTZ CT	88,626.00	245,322.00	333,948.00	\$364.48
027-490-045-000	1971 SCHLOTZ CT	102,614.00	170,100.00	272,714.00	\$364.48
027-490-046-000	1975 SCHLOTZ CT	78,084.00	317,920.00	396,004.00	\$364.48
027-490-047-000	1979 SCHLOTZ CT	81,237.00	152,133.00	233,370.00	\$364.48
027-490-048-000	1983 SCHLOTZ CT	270,424.00	310,309.00	580,733.00	\$364.48
027-490-049-000	1987 SCHLOTZ CT	81,237.00	190,543.00	271,780.00	\$364.48
027-490-050-000	1991 SCHLOTZ CT	81,237.00	207,375.00	288,612.00	\$364.48
027-490-051-000	1995 SCHLOTZ CT	127,409.00	163,814.00	291,223.00	\$364.48
027-490-052-000	1996 SCHLOTZ CT	79,273.00	354,479.00	433,752.00	\$364.48
027-490-053-000	1992 SCHLOTZ CT	78,084.00	389,313.00	467,397.00	\$364.48
027-490-054-000	1988 SCHLOTZ CT	79,273.00	317,106.00	396,379.00	\$364.48
027-490-055-000	1984 SCHLOTZ CT	81,237.00	203,396.00	284,633.00	\$364.48
027-500-048-000	971 FARNHAM AVE	173,278.00	259,924.00	433,202.00	\$364.48
027-500-049-000	975 FARNHAM AVE	108,653.00	213,406.00	322,059.00	\$364.48
027-500-050-000	979 FARNHAM AVE	95,835.00	202,329.00	298,164.00	\$364.48
027-500-051-000	983 FARNHAM AVE	127,409.00	197,793.00	325,202.00	\$364.48
027-500-052-000	987 FARNHAM AVE	84,398.00	201,019.00	285,417.00	\$364.48
027-500-053-000	991 FARNHAM AVE	84,398.00	145,788.00	230,186.00	\$364.48
027-500-054-000	995 FARNHAM AVE	84,398.00	171,238.00	255,636.00	\$364.48
027-500-056-000	1976 WITHAM DR	82,745.00	193,503.00	276,248.00	\$364.48
027-500-057-000	1980 WITHAM DR	81,237.00	144,865.00	226,102.00	\$364.48
027-500-058-000	1984 WITHAM DR	60,171.00	161,725.00	221,896.00	\$364.48
027-500-059-000	1988 WITHAM DR	82,745.00	154,895.00	237,640.00	\$364.48
027-500-060-000	1989 HACKETT DR	82,745.00	153,321.00	236,066.00	\$364.48
027-500-061-000	1985 HACKETT DR	100,000.00	480,000.00	580,000.00	\$364.48
027-500-062-000	1981 HACKETT DR	73,612.00	271,805.00	345,417.00	\$364.48
027-500-063-000	1977 HACKETT DR	83,271.00	249,681.00	332,952.00	\$364.48

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027-500-064-000	1976 HACKETT DR	239,869.00	258,810.00	498,679.00	\$364.48
027-500-065-000	1980 HACKETT DR	69,620.00	236,718.00	306,338.00	\$364.48
027-500-066-000	1984 HACKETT DR	96,900.00	479,298.00	576,198.00	\$364.48
027-500-067-000	1988 HACKETT DR	102,000.00	447,780.00	549,780.00	\$364.48
027-500-068-000	951 WITHAM DR	133,478.00	242,691.00	376,169.00	\$364.48
027-500-069-000	947 WITHAM DR	95,578.00	139,164.00	234,742.00	\$364.48
027-500-070-000	943 WITHAM DR	97,437.00	243,609.00	341,046.00	\$364.48
027-500-071-000	939 WITHAM DR	89,239.00	323,500.00	412,739.00	\$364.48
027-500-072-000	935 WITHAM DR	81,237.00	169,861.00	251,098.00	\$364.48
027-500-073-000	999 FARNHAM AVE	82,745.00	130,142.00	212,887.00	\$364.48
027-511-001-000	979 HUSTON CIR	78,837.00	320,608.00	399,445.00	\$364.48
027-511-002-000	983 HUSTON CIR	91,800.00	283,560.00	375,360.00	\$364.48
027-511-003-000	987 HUSTON CIR	167,466.00	172,824.00	340,290.00	\$364.48
027-511-004-000	991 HUSTON CIR	136,469.00	187,650.00	324,119.00	\$364.48
027-511-005-000	995 HUSTON CIR	72,407.00	101,373.00	173,780.00	\$364.48
027-511-006-000	999 HUSTON CIR	121,342.00	154,109.00	275,451.00	\$364.48
027-511-007-000	1003 HUSTON CIR	84,936.00	283,129.00	368,065.00	\$364.48
027-511-008-000	1007 HUSTON CIR	76,930.00	98,236.00	175,166.00	\$364.48
027-511-009-000	1011 HUSTON CIR	70,134.00	262,839.00	332,973.00	\$364.48
027-511-010-000	1015 HUSTON CIR	76,725.00	166,054.00	242,779.00	\$364.48
027-511-011-000	1019 HUSTON CIR	71,012.00	103,561.00	174,573.00	\$364.48
027-511-012-000	1023 HUSTON CIR	236,427.00	177,317.00	413,744.00	\$364.48
027-511-013-000	1027 HUSTON CIR	167,466.00	174,166.00	341,632.00	\$364.48
027-511-014-000	1031 HUSTON CIR	194,262.00	192,251.00	386,513.00	\$364.48
027-511-015-000	1035 HUSTON CIR	148,523.00	142,336.00	290,859.00	\$364.48
027-511-016-000	1039 HUSTON CIR	102,614.00	125,553.00	228,167.00	\$364.48
027-511-017-000	1992 HUSTON CIR	79,121.00	152,198.00	231,319.00	\$364.48
027-511-018-000	1988 HUSTON CIR	79,121.00	134,255.00	213,376.00	\$364.48
027-511-019-000	1984 HUSTON CIR	69,692.00	315,225.00	384,917.00	\$364.48
027-511-020-000	1980 HUSTON CIR	71,012.00	80,481.00	151,493.00	\$364.48
027-511-021-000	1976 HUSTON CIR	109,466.00	119,198.00	228,664.00	\$364.48
027-511-022-000	1972 HUSTON CIR	91,800.00	321,300.00	413,100.00	\$364.48
027-511-025-000	1960 MORRIS CIR	73,855.00	110,785.00	184,640.00	\$364.48
027-511-026-000	1956 MORRIS CIR	71,085.00	278,879.00	349,964.00	\$364.48
027-511-027-000	1964 MORRIS CIR	78,259.00	106,421.00	184,680.00	\$364.48
027-511-029-000	1968 HUSTON CIR	79,121.00	145,224.00	224,345.00	\$364.48
027-530-010-000	1080 BARNES CIR	109,466.00	136,836.00	246,302.00	\$364.48
027-530-011-000	1076 BARNES CIR	121,488.00	181,611.00	303,099.00	\$364.48
027-530-012-000	1072 BARNES CIR	75,053.00	348,465.00	423,518.00	\$364.48
027-530-013-000	1068 BARNES CIR	72,506.00	273,299.00	345,805.00	\$364.48
027-530-014-000	1064 BARNES CIR	87,037.00	153,401.00	240,438.00	\$364.48
027-530-015-000	1060 BARNES CIR	87,041.00	124,116.00	211,157.00	\$364.48
027-490-056-000	1980 SCHLOTZ CT	85,775.00	396,714.00	482,489.00	\$364.48
027-490-057-000	1976 SCHLOTZ CT	81,237.00	160,494.00	241,731.00	\$364.48
027-490-058-000	1972 SCHLOTZ CT	81,237.00	170,598.00	251,835.00	\$364.48
027-490-059-000	1968 SCHLOTZ CT	89,239.00	356,964.00	446,203.00	\$364.48
027-500-001-000	30 ROMAN CT	100,000.00	460,000.00	560,000.00	\$364.48
027-500-002-000	26 ROMAN CT	87,037.00	197,832.00	284,869.00	\$364.48
027-500-003-000	22 ROMAN CT	94,952.00	188,604.00	283,556.00	\$364.48
027-500-004-000	18 ROMAN CT	87,041.00	158,250.00	245,291.00	\$364.48
027-500-005-000	14 ROMAN CT	105,117.00	346,888.00	452,005.00	\$364.48
027-500-006-000	10 ROMAN CT	187,562.00	381,831.00	569,393.00	\$364.48
027-500-007-000	6 ROMAN CT	94,952.00	186,738.00	281,690.00	\$364.48
027-500-008-000	932 FARNHAM AVE	79,647.00	221,414.00	301,061.00	\$364.48
027-500-009-000	936 FARNHAM AVE	102,614.00	176,258.00	278,872.00	\$364.48
027-500-010-000	50 ROMAN CT	126,141.00	394,191.00	520,332.00	\$364.48
027-500-011-000	46 ROMAN CT	105,000.00	385,000.00	490,000.00	\$364.48
027-500-012-000	42 ROMAN CT	75,082.00	346,545.00	421,627.00	\$364.48
027-500-013-000	38 ROMAN CT	96,900.00	393,210.00	490,110.00	\$364.48
027-500-014-000	34 ROMAN CT	79,273.00	317,106.00	396,379.00	\$364.48
027-500-015-000	960 FARNHAM AVE	87,037.00	198,926.00	285,963.00	\$364.48
027-500-016-000	956 FARNHAM AVE	87,490.00	328,093.00	415,583.00	\$364.48
027-500-017-000	952 FARNHAM AVE	127,409.00	171,094.00	298,503.00	\$364.48
027-500-018-000	948 FARNHAM AVE	86,082.00	198,393.00	284,475.00	\$364.48

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027-500-019-000	54 ROMAN CT	88,626.00	177,266.00	265,892.00	\$364.48
027-500-020-000	1936 WITHAM DR	78,084.00	283,896.00	361,980.00	\$364.48
027-500-021-000	1940 WITHAM DR	80,414.00	377,950.00	458,364.00	\$364.48
027-500-022-000	1944 WITHAM DR	86,084.00	184,096.00	270,180.00	\$364.48
027-500-023-000	1948 WITHAM DR	89,349.00	337,953.00	427,302.00	\$364.48
027-500-024-000	1952 WITHAM DR	72,506.00	317,920.00	390,426.00	\$364.48
027-500-025-000	1956 WITHAM DR	100,000.00	390,000.00	490,000.00	\$364.48
027-500-026-000	1960 WITHAM DR	154,713.00	247,544.00	402,257.00	\$364.48
027-500-027-000	1964 WITHAM DR	92,750.00	369,973.00	462,723.00	\$364.48
027-500-028-000	1968 WITHAM DR	151,389.00	234,456.00	385,845.00	\$364.48
027-500-029-000	1972 WITHAM DR	83,662.00	311,227.00	394,889.00	\$364.48
027-500-030-000	1973 HACKETT DR	86,084.00	153,385.00	239,469.00	\$364.48
027-500-031-000	1969 HACKETT DR	86,082.00	153,919.00	240,001.00	\$364.48
027-500-032-000	1965 HACKETT DR	102,000.00	453,900.00	555,900.00	\$364.48
027-500-033-000	1961 HACKETT DR	94,606.00	333,222.00	427,828.00	\$364.48
027-500-034-000	1957 HACKETT DR	87,490.00	291,454.00	378,944.00	\$364.48
027-500-035-000	1953 HACKETT DR	86,084.00	186,604.00	272,688.00	\$364.48
027-500-036-000	1949 HACKETT DR	75,082.00	265,681.00	340,763.00	\$364.48
027-500-037-000	1945 HACKETT DR	86,084.00	140,862.00	226,946.00	\$364.48
027-500-038-000	1941 HACKETT DR	102,614.00	197,990.00	300,604.00	\$364.48
027-500-039-000	1972 HACKETT DR	139,543.00	248,760.00	388,303.00	\$364.48
027-500-040-000	1968 HACKETT DR	80,856.00	283,011.00	363,867.00	\$364.48
027-500-041-000	1964 HACKETT DR	84,398.00	185,568.00	269,966.00	\$364.48
027-500-042-000	1960 HACKETT DR	249,562.00	221,321.00	470,883.00	\$364.48
027-500-043-000	1956 HACKETT DR	133,793.00	225,025.00	358,818.00	\$364.48
027-500-044-000	1952 HACKETT DR	160,709.00	234,094.00	394,803.00	\$364.48
027-500-045-000	1948 HACKETT DR	85,775.00	375,270.00	461,045.00	\$364.48
027-500-046-000	1944 HACKETT DR	89,349.00	404,703.00	494,052.00	\$364.48
027-500-047-000	1947 HOWARD DR	114,687.00	229,378.00	344,065.00	\$364.48
027-512-001-000	996 HUSTON CIR	78,257.00	141,601.00	219,858.00	\$364.48
027-512-002-000	992 HUSTON CIR	160,766.00	190,240.00	351,006.00	\$364.48
027-512-003-000	988 HUSTON CIR	115,274.00	157,687.00	272,961.00	\$364.48
027-512-004-000	984 HUSTON CIR	168,190.00	332,635.00	500,825.00	\$364.48
027-512-005-000	980 HUSTON CIR	76,725.00	104,333.00	181,058.00	\$364.48
027-512-006-000	976 HUSTON CIR	135,410.00	208,767.00	344,177.00	\$364.48
027-512-007-000	972 HUSTON CIR	76,725.00	104,333.00	181,058.00	\$364.48
027-512-008-000	968 HUSTON CIR	105,117.00	257,537.00	362,654.00	\$364.48
027-512-009-000	1959 STEPHENS LN	81,600.00	357,000.00	438,600.00	\$364.48
027-512-010-000	1963 STEPHENS LN	76,725.00	115,757.00	192,482.00	\$364.48
027-512-011-000	1967 STEPHENS LN	69,692.00	305,576.00	375,268.00	\$364.48
027-512-012-000	1971 STEPHENS LN	76,725.00	112,008.00	188,733.00	\$364.48
027-512-013-000	1975 STEPHENS LN	86,995.00	166,343.00	253,338.00	\$364.48
027-512-014-000	1979 STEPHENS LN	76,725.00	124,748.00	201,473.00	\$364.48
027-512-015-000	1983 STEPHENS LN	58,017.00	179,857.00	237,874.00	\$364.48
027-512-016-000	1987 STEPHENS LN	76,027.00	132,387.00	208,414.00	\$364.48
027-513-001-000	1988 STEPHENS LN	81,600.00	275,298.00	356,898.00	\$364.48
027-513-002-000	1984 STEPHENS LN	71,012.00	112,438.00	183,450.00	\$364.48
027-513-003-000	1980 STEPHENS LN	82,929.00	108,491.00	191,420.00	\$364.48
027-513-004-000	1976 STEPHENS LN	57,754.00	168,648.00	226,402.00	\$364.48
027-513-005-000	1972 STEPHENS LN	189,371.00	271,432.00	460,803.00	\$364.48
027-513-006-000	1968 STEPHENS LN	79,121.00	138,145.00	217,266.00	\$364.48
027-513-007-000	1967 HUSTON CIR	78,837.00	295,380.00	374,217.00	\$364.48
027-513-008-000	1971 HUSTON CIR	78,257.00	114,246.00	192,503.00	\$364.48
027-513-009-000	1975 HUSTON CIR	91,800.00	331,500.00	423,300.00	\$364.48
027-513-010-000	1979 HUSTON CIR	76,554.00	202,323.00	278,877.00	\$364.48
027-513-011-000	1983 HUSTON CIR	71,085.00	295,283.00	366,368.00	\$364.48
027-513-012-000	1987 HUSTON CIR	109,173.00	225,184.00	334,357.00	\$364.48
027-514-001-000	963 HUSTON CIR	82,022.00	224,196.00	306,218.00	\$364.48
027-514-002-000	967 HUSTON CIR	76,725.00	128,891.00	205,616.00	\$364.48
027-514-003-000	971 HUSTON CIR	84,398.00	112,353.00	196,751.00	\$364.48
027-515-003-000	1004 FARNHAM AVE	76,725.00	120,891.00	197,616.00	\$364.48
027-515-004-000	1008 FARNHAM AVE	76,554.00	262,473.00	339,027.00	\$364.48
027-515-005-000	1012 FARNHAM AVE	57,754.00	205,960.00	263,714.00	\$364.48
027-515-006-000	1016 FARNHAM AVE	58,017.00	168,254.00	226,271.00	\$364.48

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027-515-007-000	1020 FARNHAM AVE	76,725.00	96,661.00	173,386.00	\$364.48
027-515-008-000	1024 FARNHAM AVE	76,725.00	106,529.00	183,254.00	\$364.48
027-515-009-000	1028 FARNHAM AVE	90,000.00	360,000.00	450,000.00	\$364.48
027-515-010-000	1032 FARNHAM AVE	81,600.00	316,098.00	397,698.00	\$364.48
027-515-011-000	1036 FARNHAM AVE	72,407.00	141,926.00	214,333.00	\$364.48
027-515-012-000	1040 FARNHAM AVE	83,515.00	174,002.00	257,517.00	\$364.48
027-530-001-000	944 CAMPBELL CIR	89,239.00	278,879.00	368,118.00	\$364.48
027-530-002-000	940 CAMPBELL CIR	92,750.00	278,252.00	371,002.00	\$364.48
027-530-003-000	936 CAMPBELL CIR	84,398.00	104,333.00	188,731.00	\$364.48
027-530-004-000	932 CAMPBELL CIR	82,745.00	114,343.00	197,088.00	\$364.48
027-530-005-000	928 CAMPBELL CIR	95,000.00	395,000.00	490,000.00	\$364.48
027-530-006-000	924 CAMPBELL CIR	157,415.00	198,278.00	355,693.00	\$364.48
027-530-007-000	920 CAMPBELL CIR	216,898.00	252,634.00	469,532.00	\$364.48
027-530-008-000	916 CAMPBELL CIR	82,745.00	106,805.00	189,550.00	\$364.48
027-530-009-000	912 CAMPBELL CIR	80,414.00	262,688.00	343,102.00	\$364.48
027-530-061-000	1013 BARNES CIR	92,285.00	156,184.00	248,469.00	\$364.48
027-530-062-000	1009 BARNES CIR	95,000.00	365,000.00	460,000.00	\$364.48
027-530-063-000	1005 BARNES CIR	109,173.00	293,424.00	402,597.00	\$364.48
027-530-064-000	1001 BARNES CIR	96,900.00	331,500.00	428,400.00	\$364.48
027-530-065-000	995 CAMPBELL CIR	275,833.00	192,426.00	468,259.00	\$364.48
027-530-016-000	1056 BARNES CIR	174,166.00	204,979.00	379,145.00	\$364.48
027-530-017-000	1052 BARNES CIR	87,041.00	151,780.00	238,821.00	\$364.48
027-530-018-000	1048 BARNES CIR	113,361.00	262,793.00	376,154.00	\$364.48
027-530-019-000	1044 BARNES CIR	93,912.00	180,440.00	274,352.00	\$364.48
027-530-020-000	1040 BARNES CIR	84,398.00	144,763.00	229,161.00	\$364.48
027-530-021-000	1036 BARNES CIR	81,237.00	129,958.00	211,195.00	\$364.48
027-530-022-000	1032 BARNES CIR	113,361.00	281,344.00	394,705.00	\$364.48
027-530-023-000	1028 BARNES CIR	86,082.00	142,709.00	228,791.00	\$364.48
027-530-024-000	1024 BARNES CIR	82,444.00	350,392.00	432,836.00	\$364.48
027-530-025-000	1020 BARNES CIR	103,387.00	170,287.00	273,674.00	\$364.48
027-530-026-000	1016 BARNES CIR	86,084.00	126,231.00	212,315.00	\$364.48
027-530-027-000	1012 BARNES CIR	77,547.00	156,240.00	233,787.00	\$364.48
027-530-028-000	1008 BARNES CIR	86,084.00	118,582.00	204,666.00	\$364.48
027-530-029-000	1004 BARNES CIR	63,529.00	216,588.00	280,117.00	\$364.48
027-530-030-000	1000 BARNES CIR	86,084.00	110,978.00	197,062.00	\$364.48
027-530-031-000	996 CAMPBELL CIR	86,084.00	120,130.00	206,214.00	\$364.48
027-530-032-000	992 CAMPBELL CIR	86,084.00	115,949.00	202,033.00	\$364.48
027-530-033-000	988 CAMPBELL CIR	86,084.00	141,315.00	227,399.00	\$364.48
027-530-034-000	984 CAMPBELL CIR	86,084.00	115,986.00	202,070.00	\$364.48
027-530-035-000	980 CAMPBELL CIR	86,084.00	113,570.00	199,654.00	\$364.48
027-530-036-000	976 CAMPBELL CIR	76,930.00	159,784.00	236,714.00	\$364.48
027-530-037-000	972 CAMPBELL CIR	86,084.00	114,084.00	200,168.00	\$364.48
027-530-038-000	968 CAMPBELL CIR	85,270.00	184,453.00	269,723.00	\$364.48
027-530-039-000	964 CAMPBELL CIR	87,025.00	220,470.00	307,495.00	\$364.48
027-530-040-000	960 CAMPBELL CIR	86,082.00	120,204.00	206,286.00	\$364.48
027-530-041-000	956 CAMPBELL CIR	86,084.00	146,202.00	232,286.00	\$364.48
027-530-042-000	952 CAMPBELL CIR	96,900.00	402,900.00	499,800.00	\$364.48
027-530-043-000	948 CAMPBELL CIR	73,612.00	203,852.00	277,464.00	\$364.48
027-530-044-000	939 CAMPBELL CIR	95,000.00	380,000.00	475,000.00	\$364.48
027-530-045-000	935 CAMPBELL CIR	73,612.00	181,201.00	254,813.00	\$364.48
027-530-046-000	931 CAMPBELL CIR	82,745.00	116,390.00	199,135.00	\$364.48
027-530-047-000	927 CAMPBELL CIR	89,349.00	365,809.00	455,158.00	\$364.48
027-530-048-000	923 CAMPBELL CIR	96,900.00	377,400.00	474,300.00	\$364.48
027-530-049-000	919 CAMPBELL CIR	92,750.00	287,527.00	380,277.00	\$364.48
027-530-050-000	915 CAMPBELL CIR	82,745.00	118,105.00	200,850.00	\$364.48
027-530-051-000	1077 BARNES CIR	87,037.00	124,726.00	211,763.00	\$364.48
027-530-052-000	1073 BARNES CIR	96,577.00	136,416.00	232,993.00	\$364.48
027-530-053-000	1069 BARNES CIR	170,817.00	190,912.00	361,729.00	\$364.48
027-530-054-000	1065 BARNES CIR	77,547.00	132,208.00	209,755.00	\$364.48
027-530-055-000	1061 BARNES CIR	73,612.00	209,516.00	283,128.00	\$364.48
027-530-056-000	1057 BARNES CIR	84,093.00	346,888.00	430,981.00	\$364.48
027-530-057-000	1053 BARNES CIR	91,137.00	277,699.00	368,836.00	\$364.48
027-530-058-000	1025 BARNES CIR	75,082.00	258,752.00	333,834.00	\$364.48
027-530-059-000	1021 BARNES CIR	86,084.00	129,784.00	215,868.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-530-060-000	1017 BARNES CIR	112,587.00	214,944.00	327,531.00	\$364.48
027-540-041-000	984 DUNCAN CIR	69,360.00	202,913.00	272,273.00	\$364.48
027-540-042-000	980 DUNCAN CIR	94,606.00	367,911.00	462,517.00	\$364.48
027-540-043-000	976 DUNCAN CIR	139,543.00	207,207.00	346,750.00	\$364.48
027-540-044-000	972 DUNCAN CIR	96,900.00	397,800.00	494,700.00	\$364.48
027-540-045-000	968 DUNCAN CIR	75,082.00	323,439.00	398,521.00	\$364.48
027-540-046-000	964 DUNCAN CIR	102,614.00	234,209.00	336,823.00	\$364.48
027-540-047-000	951 DUNCAN CIR	80,414.00	264,296.00	344,710.00	\$364.48
027-540-048-000	967 DUNCAN CIR	102,350.00	197,750.00	300,100.00	\$364.48
027-540-049-000	947 DUNCAN CIR	82,745.00	189,852.00	272,597.00	\$364.48
027-540-050-000	943 DUNCAN CIR	82,745.00	158,865.00	241,610.00	\$364.48
027-540-051-000	939 DUNCAN CIR	167,466.00	291,395.00	458,861.00	\$364.48
027-540-052-000	935 DUNCAN CIR	115,549.00	273,554.00	389,103.00	\$364.48
027-540-053-000	931 DUNCAN CIR	82,745.00	157,964.00	240,709.00	\$364.48
027-540-054-000	925 DUNCAN CIR	73,612.00	182,335.00	255,947.00	\$364.48
027-540-055-000	907 DUNCAN CIR	72,139.00	288,042.00	360,181.00	\$364.48
027-540-056-000	903 DUNCAN CIR	69,692.00	278,772.00	348,464.00	\$364.48
027-540-057-000	1655 SANTONI LN	82,849.00	118,356.00	201,205.00	\$364.48
027-540-058-000	1647 SANTONI LN	84,398.00	225,279.00	309,677.00	\$364.48
027-540-059-000	1643 SANTONI LN	84,398.00	150,240.00	234,638.00	\$364.48
027-540-060-000	1639 SANTONI LN	87,490.00	291,355.00	378,845.00	\$364.48
027-540-061-000	1635 SANTONI LN	82,745.00	173,009.00	255,754.00	\$364.48
027-540-062-000	1631 SANTONI LN	84,398.00	160,242.00	244,640.00	\$364.48
027-540-063-000	971 DUNCAN CIR	60,812.00	97,912.00	158,724.00	\$364.48
027-540-064-000	1627 SANTONI LN	77,547.00	110,633.00	188,180.00	\$364.48
027-540-065-000	1628 SANTONI LN	69,620.00	127,639.00	197,259.00	\$364.48
027-540-066-000	989 DUNCAN CIR	91,800.00	368,220.00	460,020.00	\$364.48
027-540-067-000	1632 SANTONI LN	78,084.00	333,537.00	411,621.00	\$364.48
027-540-068-000	1636 SANTONI LN	177,514.00	217,705.00	395,219.00	\$364.48
027-540-069-000	1640 SANTONI LN	78,084.00	345,809.00	423,893.00	\$364.48
027-540-070-000	1644 SANTONI LN	81,455.00	263,426.00	344,881.00	\$364.48
027-540-071-000	1648 SANTONI LN	87,490.00	334,107.00	421,597.00	\$364.48
027-540-072-000	1656 SANTONI LN	90,475.00	147,552.00	238,027.00	\$364.48
027-540-073-000	887 DUNCAN CIR	73,855.00	102,483.00	176,338.00	\$364.48
027-550-001-000	1112 POWERS CIR	139,877.00	194,614.00	334,491.00	\$364.48
027-550-002-000	1108 POWERS CIR	69,304.00	295,715.00	365,019.00	\$364.48
027-550-003-000	1104 POWERS CIR	86,084.00	203,496.00	289,580.00	\$364.48
027-550-004-000	1100 POWERS CIR	89,349.00	351,093.00	440,442.00	\$364.48
027-550-005-000	1096 POWERS CIR	86,084.00	149,191.00	235,275.00	\$364.48
027-550-006-000	1092 POWERS CIR	84,504.00	172,035.00	256,539.00	\$364.48
027-550-007-000	1088 POWERS CIR	82,745.00	129,389.00	212,134.00	\$364.48
027-550-008-000	1084 POWERS CIR	78,084.00	312,343.00	390,427.00	\$364.48
027-550-009-000	1080 POWERS CIR	120,000.00	500,000.00	620,000.00	\$364.48
027-550-010-000	1076 POWERS CIR	86,084.00	150,115.00	236,199.00	\$364.48
027-550-011-000	1072 POWERS CIR	167,466.00	220,543.00	388,009.00	\$364.48
027-550-012-000	1068 POWERS CIR	82,022.00	371,837.00	453,859.00	\$364.48
027-550-013-000	1064 POWERS CIR	82,022.00	295,283.00	377,305.00	\$364.48
027-550-014-000	1060 POWERS CIR	154,065.00	328,106.00	482,171.00	\$364.48
027-550-015-000	1056 POWERS CIR	96,577.00	159,616.00	256,193.00	\$364.48
027-550-016-000	1052 POWERS CIR	80,414.00	339,886.00	420,300.00	\$364.48
027-550-017-000	1048 POWERS CIR	95,835.00	247,769.00	343,604.00	\$364.48
027-550-018-000	1044 POWERS CIR	86,084.00	157,068.00	243,152.00	\$364.48
027-550-071-000	40 BAIRD CT	296,178.00	289,738.00	585,916.00	\$364.48
027-550-072-000	1045 POWERS CIR	86,084.00	178,135.00	264,219.00	\$364.48
027-550-073-000	1049 POWERS CIR	86,082.00	159,329.00	245,411.00	\$364.48
027-570-001-000	850 PIONEER AVE	727,941.00	5,331,833.00	6,059,774.00	\$4,222.80
027-570-002-000	825 LAUGENOUR CT	110,036.00	336,360.00	446,396.00	\$364.48
027-570-003-000	829 LAUGENOUR CT	110,000.00	570,000.00	680,000.00	\$364.48
027-570-004-000	833 LAUGENOUR CT	92,072.00	217,327.00	309,399.00	\$364.48
027-570-005-000	837 LAUGENOUR CT	90,266.00	250,402.00	340,668.00	\$364.48
027-570-006-000	841 LAUGENOUR CT	105,762.00	392,372.00	498,134.00	\$364.48
027-570-007-000	845 LAUGENOUR CT	65,776.00	210,642.00	276,418.00	\$364.48
027-530-066-000	991 CAMPBELL CIR	93,956.00	201,843.00	295,799.00	\$364.48
027-530-067-000	987 CAMPBELL CIR	92,750.00	278,252.00	371,002.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-530-068-000	983 CAMPBELL CIR	82,849.00	145,580.00	228,429.00	\$364.48
027-530-069-000	979 CAMPBELL CIR	105,762.00	262,715.00	368,477.00	\$364.48
027-530-070-000	975 CAMPBELL CIR	82,022.00	267,941.00	349,963.00	\$364.48
027-530-071-000	971 CAMPBELL CIR	121,342.00	175,950.00	297,292.00	\$364.48
027-540-001-000	985 BOURN DR	88,735.00	189,551.00	278,286.00	\$364.48
027-540-002-000	979 BOURN DR	82,745.00	136,896.00	219,641.00	\$364.48
027-540-003-000	973 BOURN DR	283,300.00	341,252.00	624,552.00	\$364.48
027-540-004-000	967 BOURN DR	92,750.00	314,322.00	407,072.00	\$364.48
027-540-005-000	961 BOURN DR	84,398.00	174,698.00	259,096.00	\$364.48
027-540-006-000	955 BOURN DR	94,818.00	304,535.00	399,353.00	\$364.48
027-540-007-000	949 BOURN DR	82,745.00	155,969.00	238,714.00	\$364.48
027-540-008-000	943 BOURN DR	70,689.00	150,457.00	221,146.00	\$364.48
027-540-009-000	937 BOURN DR	229,860.00	328,373.00	558,233.00	\$364.48
027-540-010-000	960 DUNCAN CIR	99,384.00	181,031.00	280,415.00	\$364.48
027-540-011-000	956 DUNCAN CIR	81,223.00	330,012.00	411,235.00	\$364.48
027-540-012-000	952 DUNCAN CIR	121,630.00	169,068.00	290,698.00	\$364.48
027-540-013-000	948 DUNCAN CIR	79,647.00	165,826.00	245,473.00	\$364.48
027-540-014-000	944 DUNCAN CIR	86,889.00	221,440.00	308,329.00	\$364.48
027-540-015-000	940 DUNCAN CIR	83,271.00	162,851.00	246,122.00	\$364.48
027-540-016-000	936 DUNCAN CIR	89,239.00	295,611.00	384,850.00	\$364.48
027-540-017-000	932 DUNCAN CIR	288,968.00	303,744.00	592,712.00	\$364.48
027-540-018-000	928 DUNCAN CIR	181,800.00	234,484.00	416,284.00	\$364.48
027-540-019-000	924 DUNCAN CIR	109,466.00	254,215.00	363,681.00	\$364.48
027-540-020-000	920 DUNCAN CIR	102,350.00	329,262.00	431,612.00	\$364.48
027-540-021-000	916 DUNCAN CIR	126,141.00	397,870.00	524,011.00	\$364.48
027-540-022-000	912 DUNCAN CIR	88,766.00	195,291.00	284,057.00	\$364.48
027-540-023-000	908 DUNCAN CIR	92,750.00	396,767.00	489,517.00	\$364.48
027-540-024-000	904 DUNCAN CIR	82,849.00	195,291.00	278,140.00	\$364.48
027-540-025-000	900 DUNCAN CIR	92,750.00	345,239.00	437,989.00	\$364.48
027-540-026-000	896 DUNCAN CIR	82,745.00	173,009.00	255,754.00	\$364.48
027-540-027-000	892 DUNCAN CIR	85,187.00	193,105.00	278,292.00	\$364.48
027-540-028-000	888 DUNCAN CIR	108,653.00	187,125.00	295,778.00	\$364.48
027-540-029-000	1665 BRENNEN DR	71,085.00	235,132.00	306,217.00	\$364.48
027-540-030-000	884 DUNCAN CIR	77,547.00	93,781.00	171,328.00	\$364.48
027-540-031-000	4 MAST CT	80,856.00	259,907.00	340,763.00	\$364.48
027-540-032-000	8 MAST CT	77,547.00	178,369.00	255,916.00	\$364.48
027-540-033-000	12 MAST CT	86,889.00	176,687.00	263,576.00	\$364.48
027-540-034-000	20 LUCERO PL	105,000.00	545,000.00	650,000.00	\$364.48
027-540-035-000	24 LUCERO PL	86,082.00	164,283.00	250,365.00	\$364.48
027-540-036-000	28 LUCERO PL	84,398.00	181,073.00	265,471.00	\$364.48
027-540-037-000	32 LUCERO PL	84,398.00	147,497.00	231,895.00	\$364.48
027-540-038-000	996 DUNCAN CIR	69,620.00	152,008.00	221,628.00	\$364.48
027-540-039-000	992 DUNCAN CIR	92,750.00	391,511.00	484,261.00	\$364.48
027-540-040-000	988 DUNCAN CIR	81,636.00	282,566.00	364,202.00	\$364.48
027-550-019-000	1040 POWERS CIR	92,866.00	162,769.00	255,635.00	\$364.48
027-550-020-000	1036 POWERS CIR	94,952.00	187,771.00	282,723.00	\$364.48
027-550-021-000	1051 BOURN DR	109,208.00	157,747.00	266,955.00	\$364.48
027-550-022-000	1045 BOURN DR	82,849.00	144,395.00	227,244.00	\$364.48
027-550-023-000	1039 BOURN DR	97,437.00	225,509.00	322,946.00	\$364.48
027-550-024-000	1033 BOURN DR	154,713.00	195,559.00	350,272.00	\$364.48
027-550-025-000	1027 BOURN DR	83,662.00	340,232.00	423,894.00	\$364.48
027-550-026-000	1021 BOURN DR	96,577.00	195,575.00	292,152.00	\$364.48
027-550-027-000	1608 AMMONS ST	58,017.00	136,343.00	194,360.00	\$364.48
027-550-028-000	1015 BOURN DR	86,084.00	101,498.00	187,582.00	\$364.48
027-550-029-000	1003 BOURN DR	86,084.00	100,022.00	186,106.00	\$364.48
027-550-030-000	1607 AMMONS ST	73,581.00	293,278.00	366,859.00	\$364.48
027-550-031-000	997 BOURN DR	103,387.00	194,614.00	298,001.00	\$364.48
027-550-032-000	991 BOURN DR	73,612.00	285,961.00	359,573.00	\$364.48
027-550-033-000	1000 DUNCAN CIR	148,523.00	204,225.00	352,748.00	\$364.48
027-550-034-000	1004 DUNCAN CIR	92,750.00	365,850.00	458,600.00	\$364.48
027-550-035-000	1008 DUNCAN CIR	84,398.00	142,408.00	226,806.00	\$364.48
027-550-036-000	1612 AMMONS ST	86,084.00	89,583.00	175,667.00	\$364.48
027-550-037-000	1016 POWERS CIR	86,084.00	104,178.00	190,262.00	\$364.48
027-550-038-000	1020 POWERS CIR	96,900.00	382,500.00	479,400.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-550-039-000	1024 POWERS CIR	69,304.00	277,233.00	346,537.00	\$364.48
027-550-040-000	1028 POWERS CIR	69,620.00	185,081.00	254,701.00	\$364.48
027-550-041-000	1032 POWERS CIR	112,200.00	438,600.00	550,800.00	\$364.48
027-550-042-000	1029 POWERS CIR	288,968.00	287,655.00	576,623.00	\$364.48
027-550-043-000	1025 POWERS CIR	82,022.00	331,373.00	413,395.00	\$364.48
027-550-044-000	1021 POWERS CIR	154,713.00	228,978.00	383,691.00	\$364.48
027-550-045-000	1017 POWERS CIR	82,022.00	339,029.00	421,051.00	\$364.48
027-550-046-000	1013 POWERS CIR	75,082.00	329,100.00	404,182.00	\$364.48
027-550-047-000	1009 DUNCAN CIR	180,864.00	294,075.00	474,939.00	\$364.48
027-550-048-000	4 LUCERO PL	89,239.00	250,990.00	340,229.00	\$364.48
027-550-049-000	8 LUCERO PL	89,349.00	380,526.00	469,875.00	\$364.48
027-550-050-000	12 LUCERO PL	78,084.00	327,959.00	406,043.00	\$364.48
027-550-051-000	16 LUCERO PL	167,091.00	355,231.00	522,322.00	\$364.48
027-550-052-000	16 MAST CT	92,285.00	217,719.00	310,004.00	\$364.48
027-550-053-000	20 MAST CT	15,207.00	60,623.00	75,830.00	\$364.48
027-550-054-000	24 MAST CT	85,775.00	391,353.00	477,128.00	\$364.48
027-550-055-000	28 MAST CT	98,426.00	306,220.00	404,646.00	\$364.48
027-550-056-000	1103 POWERS CIR	77,547.00	216,413.00	293,960.00	\$364.48
027-550-057-000	1099 POWERS CIR	94,684.00	150,314.00	244,998.00	\$364.48
027-550-058-000	1095 POWERS CIR	87,490.00	339,029.00	426,519.00	\$364.48
027-550-059-000	1091 POWERS CIR	86,084.00	154,343.00	240,427.00	\$364.48
027-550-060-000	1087 POWERS CIR	86,084.00	102,985.00	189,069.00	\$364.48
027-550-061-000	1069 POWERS CIR	109,173.00	193,792.00	302,965.00	\$364.48
027-550-062-000	4 BAIRD CT	96,498.00	412,797.00	509,295.00	\$364.48
027-550-063-000	8 BAIRD CT	82,745.00	138,414.00	221,159.00	\$364.48
027-550-064-000	12 BAIRD CT	89,239.00	330,192.00	419,431.00	\$364.48
027-550-065-000	16 BAIRD CT	36,778.00	102,045.00	138,823.00	\$364.48
027-550-066-000	20 BAIRD CT	100,602.00	185,755.00	286,357.00	\$364.48
027-550-067-000	24 BAIRD CT	107,877.00	294,977.00	402,854.00	\$364.48
027-550-068-000	28 BAIRD CT	103,056.00	412,226.00	515,282.00	\$364.48
027-550-069-000	32 BAIRD CT	184,212.00	334,140.00	518,352.00	\$364.48
027-550-070-000	36 BAIRD CT	87,037.00	235,348.00	322,385.00	\$364.48
027-570-049-000	856 PRATHER CT	84,093.00	364,758.00	448,851.00	\$364.48
027-570-050-000	848 PRATHER CT	86,084.00	159,645.00	245,729.00	\$364.48
027-570-051-000	840 PRATHER CT	95,000.00	450,000.00	545,000.00	\$364.48
027-570-052-000	832 PRATHER CT	92,750.00	341,117.00	433,867.00	\$364.48
027-570-053-000	824 PRATHER CT	121,342.00	133,478.00	254,820.00	\$364.48
027-570-054-000	825 BOURN DR	89,003.00	242,321.00	331,324.00	\$364.48
027-570-055-000	833 BOURN DR	82,745.00	176,111.00	258,856.00	\$364.48
027-570-056-000	841 BOURN DR	96,900.00	351,900.00	448,800.00	\$364.48
027-570-057-000	849 BOURN DR	84,504.00	210,624.00	295,128.00	\$364.48
027-570-058-000	857 BOURN DR	256,131.00	254,816.00	510,947.00	\$364.48
027-570-059-000	865 BOURN DR	82,745.00	161,173.00	243,918.00	\$364.48
027-570-008-000	849 LAUGENOUR CT	92,750.00	422,531.00	515,281.00	\$364.48
027-570-009-000	853 LAUGENOUR CT	139,543.00	212,354.00	351,897.00	\$364.48
027-570-010-000	857 LAUGENOUR CT	71,577.00	390,336.00	461,913.00	\$364.48
027-570-011-000	861 LAUGENOUR CT	82,745.00	169,999.00	252,744.00	\$364.48
027-570-012-000	860 LAUGENOUR CT	102,614.00	217,307.00	319,921.00	\$364.48
027-570-013-000	856 LAUGENOUR CT	102,000.00	372,300.00	474,300.00	\$364.48
027-570-014-000	852 LAUGENOUR CT	120,092.00	268,855.00	388,947.00	\$364.48
027-570-015-000	848 LAUGENOUR CT	102,000.00	357,000.00	459,000.00	\$364.48
027-570-016-000	840 LAUGENOUR CT	92,072.00	150,379.00	242,451.00	\$364.48
027-570-017-000	836 LAUGENOUR CT	114,687.00	187,125.00	301,812.00	\$364.48
027-570-018-000	832 LAUGENOUR CT	84,398.00	214,838.00	299,236.00	\$364.48
027-570-019-000	828 LAUGENOUR CT	84,398.00	201,084.00	285,482.00	\$364.48
027-570-020-000	824 LAUGENOUR CT	96,012.00	224,539.00	320,551.00	\$364.48
027-570-021-000	1632 GILLETTE DR	84,398.00	176,470.00	260,868.00	\$364.48
027-570-022-000	1628 GILLETTE DR	84,398.00	138,096.00	222,494.00	\$364.48
027-570-023-000	1624 GILLETTE DR	100,000.00	560,000.00	660,000.00	\$364.48
027-570-024-000	1620 GILLETTE DR	82,745.00	127,869.00	210,614.00	\$364.48
027-570-025-000	1621 CRAFT DR	75,082.00	329,216.00	404,298.00	\$364.48
027-570-026-000	1625 CRAFT DR	82,745.00	105,312.00	188,057.00	\$364.48
027-570-027-000	1629 CRAFT DR	79,647.00	203,452.00	283,099.00	\$364.48
027-570-028-000	1633 CRAFT DR	139,543.00	260,225.00	399,768.00	\$364.48

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027-570-029-000	1637 CRAFT DR	160,901.00	295,817.00	456,718.00	\$364.48
027-570-030-000	1641 CRAFT DR	75,422.00	234,860.00	310,282.00	\$364.48
027-570-031-000	1645 CRAFT DR	84,936.00	342,021.00	426,957.00	\$364.48
027-570-032-000	1649 CRAFT DR	75,082.00	271,458.00	346,540.00	\$364.48
027-570-033-000	1653 CRAFT DR	81,223.00	280,813.00	362,036.00	\$364.48
027-570-034-000	1657 CRAFT DR	82,745.00	132,880.00	215,625.00	\$364.48
027-570-035-000	1658 CRAFT DR	81,237.00	165,446.00	246,683.00	\$364.48
027-570-036-000	1654 CRAFT DR	81,237.00	187,604.00	268,841.00	\$364.48
027-570-037-000	1650 CRAFT DR	87,490.00	317,156.00	404,646.00	\$364.48
027-570-038-000	1632 CRAFT DR	102,000.00	494,700.00	596,700.00	\$364.48
027-570-039-000	1628 CRAFT DR	43,865.00	125,022.00	168,887.00	\$364.48
027-570-040-000	1624 CRAFT DR	84,398.00	172,097.00	256,495.00	\$364.48
027-570-041-000	1620 CRAFT DR	84,398.00	145,775.00	230,173.00	\$364.48
027-570-042-000	871 PRATHER CT	113,361.00	371,003.00	484,364.00	\$364.48
027-570-043-000	879 PRATHER CT	84,398.00	207,165.00	291,563.00	\$364.48
027-570-044-000	887 PRATHER CT	86,084.00	228,486.00	314,570.00	\$364.48
027-570-045-000	888 PRATHER CT	179,470.00	228,978.00	408,448.00	\$364.48
027-570-046-000	880 PRATHER CT	73,612.00	280,298.00	353,910.00	\$364.48
027-570-047-000	872 PRATHER CT	105,762.00	317,306.00	423,068.00	\$364.48
027-570-048-000	864 PRATHER CT	121,342.00	115,274.00	236,616.00	\$364.48
027-581-020-000	12 OLVERA CT	120,000.00	560,000.00	680,000.00	\$364.48
027-581-021-000	8 OLVERA CT	107,219.00	471,768.00	578,987.00	\$364.48
027-581-022-000	1832 OLVERA DR	100,000.00	535,000.00	635,000.00	\$364.48
027-581-023-000	1828 OLVERA DR	84,936.00	436,021.00	520,957.00	\$364.48
027-581-024-000	1824 OLVERA DR	200,963.00	424,653.00	625,616.00	\$364.48
027-581-025-000	1812 OLVERA DR	92,072.00	250,199.00	342,271.00	\$364.48
027-581-026-000	835 WALKER ST	106,484.00	298,179.00	404,663.00	\$364.48
027-582-001-000	1883 OLVERA DR	127,409.00	280,975.00	408,384.00	\$364.48
027-582-002-000	1879 OLVERA DR	81,237.00	237,630.00	318,867.00	\$364.48
027-582-003-000	1875 OLVERA DR	229,860.00	285,683.00	515,543.00	\$364.48
027-582-004-000	1871 OLVERA DR	95,000.00	505,000.00	600,000.00	\$364.48
027-582-005-000	1867 OLVERA DR	82,022.00	352,152.00	434,174.00	\$364.48
027-582-006-000	1863 OLVERA DR	81,237.00	215,479.00	296,716.00	\$364.48
027-582-007-000	1855 OLVERA DR	92,285.00	291,078.00	383,363.00	\$364.48
027-582-008-000	1851 OLVERA DR	78,084.00	379,274.00	457,358.00	\$364.48
027-582-009-000	1843 OLVERA DR	75,082.00	329,216.00	404,298.00	\$364.48
027-582-010-000	1839 OLVERA DR	154,713.00	274,654.00	429,367.00	\$364.48
027-582-011-000	1835 OLVERA DR	100,000.00	560,000.00	660,000.00	\$364.48
027-582-012-000	1831 OLVERA DR	91,800.00	413,100.00	504,900.00	\$364.48
027-582-013-000	1827 OLVERA DR	88,355.00	347,552.00	435,907.00	\$364.48
027-582-014-000	1823 OLVERA DR	120,000.00	410,000.00	530,000.00	\$364.48
027-582-015-000	1819 OLVERA DR	92,285.00	430,800.00	523,085.00	\$364.48
027-582-016-000	1815 OLVERA DR	133,793.00	279,759.00	413,552.00	\$364.48
027-582-017-000	1811 OLVERA DR	92,750.00	395,222.00	487,972.00	\$364.48
027-582-018-000	1807 OLVERA DR	109,173.00	409,431.00	518,604.00	\$364.48
027-590-001-000	1848 E GUM AVE	81,237.00	223,138.00	304,375.00	\$364.48
027-590-002-000	1844 E GUM AVE	229,860.00	300,659.00	530,519.00	\$364.48
027-590-003-000	1840 E GUM AVE	82,022.00	351,059.00	433,081.00	\$364.48
027-590-004-000	1836 E GUM AVE	95,000.00	515,000.00	610,000.00	\$364.48
027-590-005-000	1832 E GUM AVE	72,506.00	320,151.00	392,657.00	\$364.48
027-590-006-000	1828 E GUM AVE	108,653.00	229,378.00	338,031.00	\$364.48
027-590-007-000	1824 E GUM AVE	69,620.00	208,868.00	278,488.00	\$364.48
027-590-008-000	1820 E GUM AVE	203,589.00	351,558.00	555,147.00	\$364.48
027-590-009-000	1816 E GUM AVE	81,237.00	169,878.00	251,115.00	\$364.48
027-590-010-000	1812 E GUM AVE	95,000.00	440,000.00	535,000.00	\$364.48
027-590-011-000	1808 E GUM AVE	82,849.00	213,045.00	295,894.00	\$364.48
027-590-012-000	1804 E GUM AVE	82,745.00	226,470.00	309,215.00	\$364.48
027-590-013-000	1800 E GUM AVE	92,285.00	322,566.00	414,851.00	\$364.48
027-590-014-000	50 COLLINS PL	99,861.00	315,353.00	415,214.00	\$364.48
027-590-015-000	46 COLLINS PL	75,082.00	386,974.00	462,056.00	\$364.48
027-590-016-000	42 COLLINS PL	256,131.00	407,185.00	663,316.00	\$364.48
027-590-017-000	38 COLLINS PL	88,766.00	189,374.00	278,140.00	\$364.48
027-590-018-000	34 COLLINS PL	174,166.00	369,774.00	543,940.00	\$364.48
027-590-019-000	30 COLLINS PL	93,912.00	227,937.00	321,849.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-590-020-000	22 EATON CT	88,626.00	179,611.00	268,237.00	\$364.48
027-590-021-000	18 EATON CT	96,261.00	375,997.00	472,258.00	\$364.48
027-590-022-000	14 EATON CT	86,084.00	179,074.00	265,158.00	\$364.48
027-590-023-000	10 EATON CT	86,084.00	199,671.00	285,755.00	\$364.48
027-590-024-000	6 EATON CT	75,221.00	163,245.00	238,466.00	\$364.48
027-590-025-000	2 EATON CT	97,903.00	399,859.00	497,762.00	\$364.48
027-590-026-000	46 EATON CT	139,543.00	254,827.00	394,370.00	\$364.48
027-600-022-000	1012 LEAKE CIR	133,478.00	191,664.00	325,142.00	\$364.48
027-600-023-000	1008 LEAKE CIR	83,662.00	275,084.00	358,746.00	\$364.48
027-600-024-000	1004 LEAKE CIR	84,398.00	125,375.00	209,773.00	\$364.48
027-600-026-000	1001 LEAKE CIR	84,398.00	109,381.00	193,779.00	\$364.48
027-600-027-000	1005 LEAKE CIR	133,478.00	164,905.00	298,383.00	\$364.48
027-600-028-000	1009 LEAKE CIR	109,466.00	152,040.00	261,506.00	\$364.48
027-600-029-000	1011 LEAKE CIR	79,647.00	149,189.00	228,836.00	\$364.48
027-600-030-000	1015 LEAKE CIR	82,745.00	121,863.00	204,608.00	\$364.48
027-600-031-000	1019 LEAKE CIR	82,745.00	141,823.00	224,568.00	\$364.48
027-600-032-000	1023 LEAKE CIR	79,273.00	263,877.00	343,150.00	\$364.48
027-600-033-000	1024 GUERRERO LN	89,239.00	323,500.00	412,739.00	\$364.48
027-600-034-000	1020 GUERRERO LN	97,437.00	192,100.00	289,537.00	\$364.48
027-600-035-000	1016 GUERRERO LN	77,547.00	149,934.00	227,481.00	\$364.48
027-600-036-000	1012 GUERRERO LN	69,620.00	183,919.00	253,539.00	\$364.48
027-600-037-000	1008 GUERRERO LN	92,750.00	322,566.00	415,316.00	\$364.48
027-600-038-000	1004 GUERRERO LN	82,849.00	118,356.00	201,205.00	\$364.48
027-600-039-000	1000 GUERRERO LN	127,409.00	154,713.00	282,122.00	\$364.48
027-570-060-000	873 BOURN DR	77,547.00	176,795.00	254,342.00	\$364.48
027-570-061-000	881 BOURN DR	69,304.00	271,458.00	340,762.00	\$364.48
027-570-062-000	889 BOURN DR	121,342.00	182,016.00	303,358.00	\$364.48
027-570-063-000	897 BOURN DR	82,745.00	177,920.00	260,665.00	\$364.48
027-580-001-000	46 DARBY CT	84,398.00	294,520.00	378,918.00	\$364.48
027-580-002-000	42 DARBY CT	84,398.00	202,222.00	286,620.00	\$364.48
027-580-003-000	38 DARBY CT	92,750.00	437,991.00	530,741.00	\$364.48
027-580-004-000	34 DARBY CT	82,745.00	242,711.00	325,456.00	\$364.48
027-580-005-000	30 DARBY CT	101,924.00	357,877.00	459,801.00	\$364.48
027-580-006-000	26 DARBY CT	93,912.00	162,929.00	256,841.00	\$364.48
027-580-007-000	22 DARBY CT	97,903.00	403,982.00	501,885.00	\$364.48
027-580-008-000	18 DARBY CT	97,437.00	354,975.00	452,412.00	\$364.48
027-580-009-000	14 DARBY CT	98,937.00	377,357.00	476,294.00	\$364.48
027-580-010-000	10 DARBY CT	86,084.00	221,343.00	307,427.00	\$364.48
027-580-011-000	6 DARBY CT	84,093.00	420,470.00	504,563.00	\$364.48
027-580-012-000	2 DARBY CT	85,187.00	204,073.00	289,260.00	\$364.48
027-580-014-000	901 CRANSTON DR	78,084.00	390,429.00	468,513.00	\$364.48
027-580-015-000	905 CRANSTON DR	100,000.00	470,000.00	570,000.00	\$364.48
027-580-016-000	909 CRANSTON DR	81,237.00	260,220.00	341,457.00	\$364.48
027-580-017-000	913 CRANSTON DR	82,745.00	221,099.00	303,844.00	\$364.48
027-580-018-000	917 CRANSTON DR	167,466.00	244,503.00	411,969.00	\$364.48
027-581-001-000	1884 OLVERA DR	81,237.00	219,217.00	300,454.00	\$364.48
027-581-002-000	900 CRANSTON DR	102,000.00	464,100.00	566,100.00	\$364.48
027-581-003-000	902 CRANSTON DR	100,000.00	535,000.00	635,000.00	\$364.48
027-581-004-000	1880 OLVERA DR	92,750.00	386,462.00	479,212.00	\$364.48
027-581-005-000	1876 OLVERA DR	151,679.00	206,286.00	357,965.00	\$364.48
027-581-006-000	908 CRANSTON DR	77,547.00	185,244.00	262,791.00	\$364.48
027-581-007-000	912 CRANSTON DR	81,237.00	255,822.00	337,059.00	\$364.48
027-581-008-000	1872 OLVERA DR	81,237.00	234,790.00	316,027.00	\$364.48
027-581-009-000	1868 OLVERA DR	81,237.00	221,097.00	302,334.00	\$364.48
027-581-010-000	916 CRANSTON DR	82,745.00	283,433.00	366,178.00	\$364.48
027-581-011-000	1864 OLVERA DR	82,022.00	407,928.00	489,950.00	\$364.48
027-581-012-000	920 CRANSTON DR	85,775.00	464,263.00	550,038.00	\$364.48
027-581-013-000	1860 OLVERA DR	84,398.00	206,046.00	290,444.00	\$364.48
027-581-014-000	1856 OLVERA DR	84,398.00	298,739.00	383,137.00	\$364.48
027-581-015-000	1852 OLVERA DR	84,398.00	166,357.00	250,755.00	\$364.48
027-581-016-000	1848 OLVERA DR	81,223.00	314,466.00	395,689.00	\$364.48
027-581-017-000	1844 OLVERA DR	84,398.00	257,596.00	341,994.00	\$364.48
027-581-018-000	1840 OLVERA DR	115,629.00	462,517.00	578,146.00	\$364.48
027-581-019-000	16 OLVERA CT	92,072.00	285,588.00	377,660.00	\$364.48

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027-590-027-000	42 EATON CT	87,490.00	322,624.00	410,114.00	\$364.48
027-590-028-000	38 EATON CT	87,041.00	225,775.00	312,816.00	\$364.48
027-590-029-000	34 EATON CT	139,877.00	228,671.00	368,548.00	\$364.48
027-590-030-000	30 EATON CT	87,041.00	178,966.00	266,007.00	\$364.48
027-590-031-000	26 EATON CT	94,954.00	201,873.00	296,827.00	\$364.48
027-590-032-000	26 COLLINS PL	90,266.00	255,784.00	346,050.00	\$364.48
027-590-033-000	22 COLLINS PL	92,958.00	377,306.00	470,264.00	\$364.48
027-590-034-000	18 COLLINS PL	78,084.00	407,162.00	485,246.00	\$364.48
027-590-035-000	14 COLLINS PL	86,084.00	246,399.00	332,483.00	\$364.48
027-590-036-000	10 COLLINS PL	84,093.00	362,655.00	446,748.00	\$364.48
027-590-037-000	6 COLLINS PL	80,414.00	412,797.00	493,211.00	\$364.48
027-590-038-000	2 COLLINS PL	120,723.00	331,997.00	452,720.00	\$364.48
027-590-039-000	30 CLARK CT	102,614.00	313,890.00	416,504.00	\$364.48
027-590-040-000	26 CLARK CT	84,398.00	189,380.00	273,778.00	\$364.48
027-590-041-000	22 CLARK CT	86,084.00	282,577.00	368,661.00	\$364.48
027-590-042-000	18 CLARK CT	75,422.00	196,508.00	271,930.00	\$364.48
027-590-043-000	14 CLARK CT	79,647.00	164,376.00	244,023.00	\$364.48
027-590-044-000	10 CLARK CT	79,273.00	390,720.00	469,993.00	\$364.48
027-590-045-000	6 CLARK CT	94,606.00	436,974.00	531,580.00	\$364.48
027-590-046-000	2 CLARK CT	91,137.00	379,558.00	470,695.00	\$364.48
027-590-047-000	70 CLARK CT	102,000.00	448,800.00	550,800.00	\$364.48
027-590-048-000	66 CLARK CT	69,620.00	214,670.00	284,290.00	\$364.48
027-590-049-000	62 CLARK CT	91,800.00	380,970.00	472,770.00	\$364.48
027-590-050-000	58 CLARK CT	109,466.00	257,866.00	367,332.00	\$364.48
027-590-051-000	54 CLARK CT	92,285.00	258,417.00	350,702.00	\$364.48
027-590-052-000	50 CLARK CT	86,084.00	181,958.00	268,042.00	\$364.48
027-590-053-000	46 CLARK CT	86,084.00	179,244.00	265,328.00	\$364.48
027-590-054-000	42 CLARK CT	93,912.00	247,397.00	341,309.00	\$364.48
027-590-055-000	38 CLARK CT	262,695.00	422,292.00	684,987.00	\$364.48
027-590-056-000	34 CLARK CT	105,117.00	446,750.00	551,867.00	\$364.48
027-600-001-000	1096 LEAKE CIR	102,000.00	365,160.00	467,160.00	\$364.48
027-600-002-000	1092 LEAKE CIR	82,849.00	142,028.00	224,877.00	\$364.48
027-600-003-000	1088 LEAKE CIR	80,414.00	273,411.00	353,825.00	\$364.48
027-600-004-000	1084 LEAKE CIR	97,072.00	138,634.00	235,706.00	\$364.48
027-600-005-000	1080 LEAKE CIR	82,022.00	343,403.00	425,425.00	\$364.48
027-600-006-000	1076 LEAKE CIR	180,864.00	221,058.00	401,922.00	\$364.48
027-600-007-000	1072 LEAKE CIR	133,478.00	154,900.00	288,378.00	\$364.48
027-600-008-000	1068 LEAKE CIR	84,398.00	123,864.00	208,262.00	\$364.48
027-600-009-000	1064 LEAKE CIR	114,831.00	324,810.00	439,641.00	\$364.48
027-600-010-000	1060 LEAKE CIR	92,750.00	298,864.00	391,614.00	\$364.48
027-600-011-000	1056 LEAKE CIR	82,444.00	283,405.00	365,849.00	\$364.48
027-600-012-000	1052 LEAKE CIR	84,398.00	112,367.00	196,765.00	\$364.48
027-600-013-000	1048 LEAKE CIR	84,398.00	109,244.00	193,642.00	\$364.48
027-600-014-000	1044 LEAKE CIR	84,398.00	102,802.00	187,200.00	\$364.48
027-600-015-000	1040 LEAKE CIR	73,612.00	244,784.00	318,396.00	\$364.48
027-600-016-000	1036 LEAKE CIR	194,262.00	227,757.00	422,019.00	\$364.48
027-600-017-000	1032 LEAKE CIR	139,543.00	168,371.00	307,914.00	\$364.48
027-600-018-000	1028 LEAKE CIR	96,900.00	382,500.00	479,400.00	\$364.48
027-600-019-000	1024 LEAKE CIR	83,662.00	284,456.00	368,118.00	\$364.48
027-600-020-000	1020 LEAKE CIR	82,849.00	165,701.00	248,550.00	\$364.48
027-600-021-000	1016 LEAKE CIR	73,612.00	228,767.00	302,379.00	\$364.48
027-631-002-000	1984 FISHER LN	174,166.00	298,765.00	472,931.00	\$364.48
027-631-003-000	1980 FISHER LN	84,368.00	199,725.00	284,093.00	\$364.48
027-631-004-000	1976 FISHER LN	81,237.00	185,126.00	266,363.00	\$364.48
027-631-005-000	987 NELSON WAY	102,000.00	479,400.00	581,400.00	\$364.48
027-631-006-000	991 NELSON WAY	99,384.00	302,439.00	401,823.00	\$364.48
027-631-007-000	995 NELSON WAY	102,614.00	172,035.00	274,649.00	\$364.48
027-631-008-000	994 HOPPIN CT	89,239.00	351,163.00	440,402.00	\$364.48
027-631-009-000	990 HOPPIN CT	82,745.00	177,652.00	260,397.00	\$364.48
027-631-010-000	986 HOPPIN CT	107,100.00	431,460.00	538,560.00	\$364.48
027-631-011-000	955 WITHAM DR	142,336.00	253,733.00	396,069.00	\$364.48
027-631-012-000	959 WITHAM DR	88,766.00	213,045.00	301,811.00	\$364.48
027-631-013-000	963 WITHAM DR	84,398.00	153,708.00	238,106.00	\$364.48
027-631-014-000	967 WITHAM DR	102,000.00	423,300.00	525,300.00	\$364.48

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027-631-015-000	971 WITHAM DR	75,082.00	294,561.00	369,643.00	\$364.48
027-631-016-000	975 WITHAM DR	133,478.00	230,555.00	364,033.00	\$364.48
027-631-017-000	979 WITHAM DR	106,484.00	259,863.00	366,347.00	\$364.48
027-631-018-000	983 HOPPIN CT	104,397.00	264,489.00	368,886.00	\$364.48
027-631-019-000	987 HOPPIN CT	82,745.00	168,932.00	251,677.00	\$364.48
027-631-020-000	991 HOPPIN CT	82,745.00	206,604.00	289,349.00	\$364.48
027-600-040-000	1001 GUERRERO LN	84,398.00	146,649.00	231,047.00	\$364.48
027-600-041-000	1005 GUERRERO LN	85,187.00	153,825.00	239,012.00	\$364.48
027-600-042-000	1009 GUERRERO LN	105,828.00	191,812.00	297,640.00	\$364.48
027-600-043-000	1013 GUERRERO LN	69,620.00	161,290.00	230,910.00	\$364.48
027-600-044-000	1017 GUERRERO LN	84,398.00	147,875.00	232,273.00	\$364.48
027-600-045-000	1021 GUERRERO LN	85,775.00	278,772.00	364,547.00	\$364.48
027-600-046-000	1025 GUERRERO LN	84,398.00	142,577.00	226,975.00	\$364.48
027-600-047-000	1071 LEAKE CIR	82,745.00	179,630.00	262,375.00	\$364.48
027-600-048-000	1075 LEAKE CIR	82,849.00	177,536.00	260,385.00	\$364.48
027-600-049-000	1079 LEAKE CIR	95,000.00	392,000.00	487,000.00	\$364.48
027-600-050-000	1083 LEAKE CIR	98,460.00	142,424.00	240,884.00	\$364.48
027-600-051-000	1087 LEAKE CIR	82,022.00	333,561.00	415,583.00	\$364.48
027-600-052-000	1091 LEAKE CIR	223,293.00	198,006.00	421,299.00	\$364.48
027-600-053-000	1095 LEAKE CIR	150,118.00	218,358.00	368,476.00	\$364.48
027-600-054-000	1000 LEAKE CIR	82,745.00	139,756.00	222,501.00	\$364.48
027-631-001-000	1988 FISHER LN	97,437.00	291,858.00	389,295.00	\$364.48
027-640-005-000	896 BROWNING CIR	88,766.00	153,864.00	242,630.00	\$364.48
027-640-006-000	892 BROWNING CIR	139,288.00	175,335.00	314,623.00	\$364.48
027-640-007-000	888 BROWNING CIR	115,549.00	164,204.00	279,753.00	\$364.48
027-640-008-000	884 BROWNING CIR	67,949.00	298,985.00	366,934.00	\$364.48
027-640-009-000	880 BROWNING CIR	127,712.00	155,690.00	283,402.00	\$364.48
027-640-010-000	876 BROWNING CIR	95,525.00	226,547.00	322,072.00	\$364.48
027-640-011-000	872 BROWNING CIR	78,084.00	343,020.00	421,104.00	\$364.48
027-640-012-000	868 BROWNING CIR	109,173.00	210,172.00	319,345.00	\$364.48
027-640-013-000	864 BROWNING CIR	112,200.00	418,200.00	530,400.00	\$364.48
027-640-014-000	860 BROWNING CIR	73,612.00	209,516.00	283,128.00	\$364.48
027-640-015-000	856 BROWNING CIR	78,980.00	158,714.00	237,694.00	\$364.48
027-640-016-000	852 BROWNING CIR	78,980.00	134,981.00	213,961.00	\$364.48
027-640-017-000	848 BROWNING CIR	66,929.00	284,456.00	351,385.00	\$364.48
027-640-018-000	844 BROWNING CIR	85,187.00	178,901.00	264,088.00	\$364.48
027-640-019-000	840 BROWNING CIR	283,300.00	309,055.00	592,355.00	\$364.48
027-640-020-000	876 KINCHELOE DR	92,750.00	350,392.00	443,142.00	\$364.48
027-640-021-000	845 BROWNING CIR	78,980.00	130,126.00	209,106.00	\$364.48
027-640-022-000	849 BROWNING CIR	93,956.00	217,856.00	311,812.00	\$364.48
027-640-023-000	853 BROWNING CIR	85,775.00	314,154.00	399,929.00	\$364.48
027-640-024-000	857 BROWNING CIR	82,745.00	207,660.00	290,405.00	\$364.48
027-640-025-000	30 MULCAHY CT	97,437.00	190,706.00	288,143.00	\$364.48
027-640-026-000	26 MULCAHY CT	82,745.00	156,456.00	239,201.00	\$364.48
027-640-027-000	22 MULCAHY CT	102,000.00	331,500.00	433,500.00	\$364.48
027-640-028-000	18 MULCAHY CT	86,633.00	177,846.00	264,479.00	\$364.48
027-640-029-000	14 MULCAHY CT	102,000.00	428,400.00	530,400.00	\$364.48
027-640-030-000	10 MULCAHY CT	84,398.00	119,681.00	204,079.00	\$364.48
027-640-031-000	6 MULCAHY CT	94,606.00	425,726.00	520,332.00	\$364.48
027-640-032-000	2 MULCAHY CT	102,614.00	150,906.00	253,520.00	\$364.48
027-640-033-000	891 BROWNING CIR	82,745.00	129,373.00	212,118.00	\$364.48
027-640-034-000	895 BROWNING CIR	87,490.00	284,347.00	371,837.00	\$364.48
027-640-035-000	899 BROWNING CIR	121,342.00	197,793.00	319,135.00	\$364.48
027-640-036-000	1951 MAXWELL AVE	96,498.00	305,576.00	402,074.00	\$364.48
027-640-037-000	888 KINCHELOE DR	79,647.00	154,508.00	234,155.00	\$364.48
027-640-038-000	884 KINCHELOE DR	91,800.00	392,598.00	484,398.00	\$364.48
027-640-039-000	880 KINCHELOE DR	91,800.00	331,500.00	423,300.00	\$364.48
027-640-041-000	829 DINSDALE CIR	105,117.00	289,073.00	394,190.00	\$364.48
027-640-042-000	833 DINSDALE CIR	94,606.00	357,294.00	451,900.00	\$364.48
027-640-043-000	837 DINSDALE CIR	77,547.00	133,664.00	211,211.00	\$364.48
027-640-044-000	841 DINSDALE CIR	77,547.00	141,050.00	218,597.00	\$364.48
027-640-045-000	845 DINSDALE CIR	77,547.00	129,155.00	206,702.00	\$364.48
027-640-046-000	849 DINSDALE CIR	148,523.00	179,345.00	327,868.00	\$364.48
027-640-047-000	853 DINSDALE CIR	77,547.00	151,290.00	228,837.00	\$364.48

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027-640-048-000	857 DINS DALE CIR	98,937.00	290,011.00	388,948.00	\$364.48
027-640-049-000	861 DINS DALE CIR	177,414.00	218,358.00	395,772.00	\$364.48
027-640-050-000	865 DINS DALE CIR	88,626.00	238,638.00	327,264.00	\$364.48
027-640-051-000	869 DINS DALE CIR	77,547.00	157,546.00	235,093.00	\$364.48
027-640-052-000	873 DINS DALE CIR	93,956.00	222,028.00	315,984.00	\$364.48
027-640-053-000	877 DINS DALE CIR	121,342.00	182,016.00	303,358.00	\$364.48
027-640-054-000	881 DINS DALE CIR	77,547.00	137,958.00	215,505.00	\$364.48
027-640-055-000	885 DINS DALE CIR	76,554.00	267,941.00	344,495.00	\$364.48
027-640-056-000	889 DINS DALE CIR	239,869.00	284,058.00	523,927.00	\$364.48
027-640-057-000	893 DINS DALE CIR	91,800.00	351,900.00	443,700.00	\$364.48
027-653-002-000	1940 BRANIGAN AVE	80,414.00	402,074.00	482,488.00	\$364.48
027-653-003-000	1936 BRANIGAN AVE	82,022.00	298,564.00	380,586.00	\$364.48
027-653-004-000	1932 BRANIGAN AVE	87,490.00	339,029.00	426,519.00	\$364.48
027-653-005-000	1005 FREDERICKS ST	89,349.00	399,447.00	488,796.00	\$364.48
027-653-006-000	30 FREDERICKS CT	89,349.00	392,089.00	481,438.00	\$364.48
027-653-007-000	26 FREDERICKS CT	92,321.00	197,370.00	289,691.00	\$364.48
027-653-008-000	22 FREDERICKS CT	88,626.00	154,221.00	242,847.00	\$364.48
027-653-009-000	18 FREDERICKS CT	76,930.00	183,456.00	260,386.00	\$364.48
027-653-010-000	14 FREDERICKS CT	92,321.00	162,474.00	254,795.00	\$364.48
027-653-011-000	10 FREDERICKS CT	81,237.00	219,950.00	301,187.00	\$364.48
027-653-012-000	6 FREDERICKS CT	72,506.00	295,611.00	368,117.00	\$364.48
027-653-013-000	1019 FREDERICKS ST	92,285.00	177,482.00	269,767.00	\$364.48
027-653-014-000	1023 FREDERICKS ST	71,929.00	217,316.00	289,245.00	\$364.48
027-653-015-000	1027 FREDERICKS ST	69,620.00	215,830.00	285,450.00	\$364.48
027-653-016-000	1939 MORRIS CIR	77,547.00	163,213.00	240,760.00	\$364.48
027-653-017-000	1943 MORRIS CIR	231,789.00	280,209.00	511,998.00	\$364.48
027-653-018-000	1947 MORRIS CIR	90,000.00	484,000.00	574,000.00	\$364.48
027-653-019-000	1951 MORRIS CIR	78,980.00	139,164.00	218,144.00	\$364.48
027-661-001-000	931 ANDERSON CIR	138,708.00	177,403.00	316,111.00	\$364.48
027-661-002-000	927 ANDERSON CIR	76,930.00	133,742.00	210,672.00	\$364.48
027-661-003-000	923 ANDERSON CIR	76,554.00	267,941.00	344,495.00	\$364.48
027-661-004-000	919 ANDERSON CIR	129,644.00	234,736.00	364,380.00	\$364.48
027-661-005-000	915 ANDERSON CIR	76,027.00	160,012.00	236,039.00	\$364.48
027-661-006-000	913 ANDERSON CIR	80,414.00	407,435.00	487,849.00	\$364.48
027-661-007-000	909 ANDERSON CIR	82,444.00	293,711.00	376,155.00	\$364.48
027-661-008-000	905 ANDERSON CIR	275,833.00	233,799.00	509,632.00	\$364.48
027-661-009-000	901 ANDERSON CIR	85,775.00	296,998.00	382,773.00	\$364.48
027-661-010-000	967 ANDERSON CIR	95,000.00	405,000.00	500,000.00	\$364.48
027-661-011-000	971 ANDERSON CIR	73,581.00	320,608.00	394,189.00	\$364.48
027-661-012-000	975 ANDERSON CIR	80,414.00	339,886.00	420,300.00	\$364.48
027-661-013-000	979 ANDERSON CIR	76,027.00	146,761.00	222,788.00	\$364.48
027-661-014-000	983 ANDERSON CIR	90,542.00	193,162.00	283,704.00	\$364.48
027-661-015-000	987 ANDERSON CIR	121,342.00	120,737.00	242,079.00	\$364.48
027-661-016-000	991 ANDERSON CIR	90,000.00	420,000.00	510,000.00	\$364.48
027-661-017-000	993 ANDERSON CIR	154,065.00	199,622.00	353,687.00	\$364.48
027-661-018-000	997 ANDERSON CIR	79,647.00	156,586.00	236,233.00	\$364.48
027-662-001-000	1789 LOSOYA DR	82,444.00	362,178.00	444,622.00	\$364.48
027-662-002-000	1785 LOSOYA DR	76,027.00	198,426.00	274,453.00	\$364.48
027-631-021-000	995 HOPPIN CT	89,239.00	278,879.00	368,118.00	\$364.48
027-632-001-000	964 NELSON WAY	84,398.00	160,990.00	245,388.00	\$364.48
027-632-002-000	968 NELSON WAY	84,398.00	144,238.00	228,636.00	\$364.48
027-632-003-000	972 NELSON WAY	97,305.00	182,450.00	279,755.00	\$364.48
027-632-004-000	976 NELSON WAY	84,398.00	141,184.00	225,582.00	\$364.48
027-632-005-000	980 NELSON WAY	82,022.00	300,752.00	382,774.00	\$364.48
027-632-006-000	984 NELSON WAY	85,775.00	369,909.00	455,684.00	\$364.48
027-632-007-000	988 NELSON WAY	82,745.00	157,760.00	240,505.00	\$364.48
027-632-009-000	992 NELSON WAY	102,614.00	271,029.00	373,643.00	\$364.48
027-633-001-000	1983 HOWARD DR	115,274.00	212,354.00	327,628.00	\$364.48
027-633-002-000	1979 HOWARD DR	84,398.00	157,282.00	241,680.00	\$364.48
027-633-003-000	1975 HOWARD DR	85,775.00	407,435.00	493,210.00	\$364.48
027-633-004-000	1971 HOWARD DR	84,398.00	165,250.00	249,648.00	\$364.48
027-633-005-000	1967 HOWARD DR	84,398.00	164,565.00	248,963.00	\$364.48
027-633-006-000	1963 HOWARD DR	79,273.00	271,805.00	351,078.00	\$364.48
027-633-007-000	1959 HOWARD DR	84,398.00	197,188.00	281,586.00	\$364.48

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027-633-008-000	1955 HOWARD DR	84,398.00	168,761.00	253,159.00	\$364.48
027-633-009-000	1951 HOWARD DR	79,647.00	200,814.00	280,461.00	\$364.48
027-634-001-000	1988 HOWARD DR	102,614.00	181,087.00	283,701.00	\$364.48
027-634-002-000	1984 HOWARD DR	82,745.00	160,219.00	242,964.00	\$364.48
027-634-003-000	1980 HOWARD DR	82,984.00	240,214.00	323,198.00	\$364.48
027-634-004-000	1976 HOWARD DR	127,712.00	183,059.00	310,771.00	\$364.48
027-634-005-000	1972 HOWARD DR	92,285.00	203,041.00	295,326.00	\$364.48
027-634-006-000	1968 HOWARD DR	105,762.00	225,184.00	330,946.00	\$364.48
027-634-007-000	1971 FISHER LN	108,653.00	217,307.00	325,960.00	\$364.48
027-634-008-000	1975 FISHER LN	84,398.00	207,931.00	292,329.00	\$364.48
027-634-009-000	1979 FISHER LN	69,620.00	282,263.00	351,883.00	\$364.48
027-634-010-000	1983 FISHER LN	82,745.00	186,550.00	269,295.00	\$364.48
027-634-011-000	1987 FISHER LN	84,398.00	154,865.00	239,263.00	\$364.48
027-640-002-000	1923 MAXWELL AVE	180,864.00	214,359.00	395,223.00	\$364.48
027-640-003-000	904 BROWNING CIR	75,422.00	169,415.00	244,837.00	\$364.48
027-640-004-000	900 BROWNING CIR	82,745.00	154,953.00	237,698.00	\$364.48
027-640-058-000	897 DINSDALE CIR	81,237.00	160,757.00	241,994.00	\$364.48
027-640-059-000	903 FARNHAM AVE	88,626.00	139,102.00	227,728.00	\$364.48
027-640-060-000	907 FARNHAM AVE	100,000.00	390,000.00	490,000.00	\$364.48
027-640-061-000	911 FARNHAM AVE	96,577.00	134,048.00	230,625.00	\$364.48
027-640-062-000	915 FARNHAM AVE	242,994.00	328,247.00	571,241.00	\$364.48
027-640-063-000	856 DINSDALE CIR	73,612.00	277,467.00	351,079.00	\$364.48
027-640-064-000	850 DINSDALE CIR	77,547.00	167,159.00	244,706.00	\$364.48
027-640-065-000	844 DINSDALE CIR	88,626.00	147,132.00	235,758.00	\$364.48
027-640-066-000	871 FARNHAM AVE	92,285.00	176,914.00	269,199.00	\$364.48
027-640-067-000	875 FARNHAM AVE	89,239.00	311,227.00	400,466.00	\$364.48
027-640-068-000	879 FARNHAM AVE	80,414.00	278,772.00	359,186.00	\$364.48
027-640-069-000	883 FARNHAM AVE	96,900.00	351,900.00	448,800.00	\$364.48
027-640-070-000	887 FARNHAM AVE	225,480.00	209,081.00	434,561.00	\$364.48
027-640-071-000	891 FARNHAM AVE	109,173.00	245,655.00	354,828.00	\$364.48
027-640-072-000	895 FARNHAM AVE	97,437.00	256,404.00	353,841.00	\$364.48
027-640-073-000	884 DINSDALE CIR	81,237.00	142,899.00	224,136.00	\$364.48
027-640-074-000	878 DINSDALE CIR	81,237.00	150,657.00	231,894.00	\$364.48
027-651-001-000	1000 MORRIS CIR	87,597.00	318,445.00	406,042.00	\$364.48
027-651-002-000	1004 MORRIS CIR	103,387.00	292,248.00	395,635.00	\$364.48
027-651-003-000	1008 MORRIS CIR	77,547.00	227,688.00	305,235.00	\$364.48
027-651-004-000	1012 MORRIS CIR	90,000.00	385,000.00	475,000.00	\$364.48
027-651-005-000	1016 MORRIS CIR	77,547.00	160,264.00	237,811.00	\$364.48
027-651-006-000	1020 MORRIS CIR	90,542.00	150,769.00	241,311.00	\$364.48
027-651-007-000	1024 MORRIS CIR	77,547.00	136,621.00	214,168.00	\$364.48
027-651-008-000	1028 MORRIS CIR	77,547.00	173,377.00	250,924.00	\$364.48
027-651-009-000	1032 MORRIS CIR	154,713.00	226,378.00	381,091.00	\$364.48
027-651-010-000	1916 MORRIS CIR	81,237.00	232,430.00	313,667.00	\$364.48
027-651-011-000	1920 MORRIS CIR	63,818.00	229,753.00	293,571.00	\$364.48
027-651-012-000	1924 MORRIS CIR	63,818.00	150,848.00	214,666.00	\$364.48
027-651-013-000	1928 MORRIS CIR	78,084.00	284,456.00	362,540.00	\$364.48
027-651-014-000	1932 MORRIS CIR	121,342.00	188,083.00	309,425.00	\$364.48
027-651-015-000	1936 MORRIS CIR	80,414.00	307,185.00	387,599.00	\$364.48
027-651-016-000	1940 MORRIS CIR	66,929.00	286,685.00	353,614.00	\$364.48
027-651-017-000	1944 MORRIS CIR	180,864.00	193,590.00	374,454.00	\$364.48
027-651-018-000	1948 MORRIS CIR	76,027.00	138,307.00	214,334.00	\$364.48
027-651-019-000	1952 MORRIS CIR	75,053.00	286,276.00	361,329.00	\$364.48
027-652-001-000	1001 MORRIS CIR	86,301.00	278,411.00	364,712.00	\$364.48
027-652-002-000	1000 FREDERICKS ST	69,304.00	219,476.00	288,780.00	\$364.48
027-652-003-000	1004 FREDERICKS ST	148,523.00	210,412.00	358,935.00	\$364.48
027-652-004-000	1005 MORRIS CIR	91,800.00	362,100.00	453,900.00	\$364.48
027-652-005-000	1009 MORRIS CIR	229,860.00	224,604.00	454,464.00	\$364.48
027-652-006-000	1008 FREDERICKS ST	77,547.00	132,620.00	210,167.00	\$364.48
027-652-007-000	1012 FREDERICKS ST	76,554.00	283,252.00	359,806.00	\$364.48
027-652-008-000	1013 MORRIS CIR	77,547.00	122,505.00	200,052.00	\$364.48
027-652-009-000	1017 MORRIS CIR	67,949.00	237,829.00	305,778.00	\$364.48
027-652-010-000	1016 FREDERICKS ST	83,625.00	168,199.00	251,824.00	\$364.48
027-652-011-000	1020 FREDERICKS ST	77,547.00	168,522.00	246,069.00	\$364.48
027-652-012-000	1021 MORRIS CIR	85,187.00	147,519.00	232,706.00	\$364.48

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027-652-013-000	1025 MORRIS CIR	77,547.00	152,819.00	230,366.00	\$364.48
027-652-014-000	1024 FREDERICKS ST	82,444.00	300,925.00	383,369.00	\$364.48
027-652-015-000	1028 FREDERICKS ST	84,504.00	228,170.00	312,674.00	\$364.48
027-652-016-000	1029 MORRIS CIR	87,597.00	294,741.00	382,338.00	\$364.48
027-653-001-000	1944 BRANIGAN AVE	72,506.00	232,137.00	304,643.00	\$364.48
027-662-018-000	990 LOSOYA DR	103,387.00	218,939.00	322,326.00	\$364.48
027-662-019-000	994 LOSOYA DR	63,529.00	237,571.00	301,100.00	\$364.48
027-662-020-000	998 LOSOYA DR	78,980.00	128,794.00	207,774.00	\$364.48
027-662-021-000	900 ANDERSON CIR	73,612.00	240,093.00	313,705.00	\$364.48
027-662-022-000	904 ANDERSON CIR	77,547.00	122,620.00	200,167.00	\$364.48
027-662-023-000	908 ANDERSON CIR	289,738.00	308,926.00	598,664.00	\$364.48
027-662-024-000	912 ANDERSON CIR	288,968.00	218,040.00	507,008.00	\$364.48
027-662-025-000	914 ANDERSON CIR	63,818.00	191,462.00	255,280.00	\$364.48
027-662-026-000	918 ANDERSON CIR	80,414.00	317,370.00	397,784.00	\$364.48
027-662-027-000	922 ANDERSON CIR	91,800.00	367,200.00	459,000.00	\$364.48
027-662-028-000	926 ANDERSON CIR	65,094.00	146,763.00	211,857.00	\$364.48
027-662-029-000	930 ANDERSON CIR	77,547.00	151,458.00	229,005.00	\$364.48
027-662-030-000	932 ANDERSON CIR	77,547.00	184,994.00	262,541.00	\$364.48
027-662-031-000	936 ANDERSON CIR	94,818.00	290,033.00	384,851.00	\$364.48
027-662-032-000	940 ANDERSON CIR	81,237.00	123,665.00	204,902.00	\$364.48
027-662-033-000	942 ANDERSON CIR	77,547.00	179,595.00	257,142.00	\$364.48
027-662-034-000	946 ANDERSON CIR	242,994.00	224,604.00	467,598.00	\$364.48
027-662-035-000	950 ANDERSON CIR	167,466.00	188,901.00	356,367.00	\$364.48
027-662-036-000	954 ANDERSON CIR	77,547.00	138,479.00	216,026.00	\$364.48
027-662-037-000	958 ANDERSON CIR	81,237.00	211,755.00	292,992.00	\$364.48
027-662-038-000	960 ANDERSON CIR	88,626.00	136,645.00	225,271.00	\$364.48
027-662-003-000	1781 LOSOYA DR	242,994.00	273,207.00	516,201.00	\$364.48
027-662-004-000	1777 LOSOYA DR	82,745.00	116,778.00	199,523.00	\$364.48
027-662-005-000	1773 LOSOYA DR	82,745.00	120,323.00	203,068.00	\$364.48
027-662-006-000	1769 LOSOYA DR	63,818.00	136,923.00	200,741.00	\$364.48
027-662-007-000	1765 LOSOYA DR	92,285.00	203,041.00	295,326.00	\$364.48
027-662-008-000	1761 LOSOYA DR	63,818.00	220,470.00	284,288.00	\$364.48
027-662-009-000	1757 LOSOYA DR	139,877.00	170,287.00	310,164.00	\$364.48
027-662-010-000	958 LOSOYA DR	139,877.00	182,450.00	322,327.00	\$364.48
027-662-011-000	962 LOSOYA DR	95,000.00	434,000.00	529,000.00	\$364.48
027-662-012-000	966 LOSOYA DR	90,475.00	150,337.00	240,812.00	\$364.48
027-662-013-000	970 LOSOYA DR	90,000.00	360,000.00	450,000.00	\$364.48
027-662-014-000	974 LOSOYA DR	82,444.00	371,003.00	453,447.00	\$364.48
027-662-015-000	978 LOSOYA DR	102,614.00	178,793.00	281,407.00	\$364.48
027-662-016-000	982 LOSOYA DR	60,171.00	167,941.00	228,112.00	\$364.48
027-662-017-000	986 LOSOYA DR	67,949.00	271,805.00	339,754.00	\$364.48
027-664-004-000	977 HUNTER LN	78,837.00	378,424.00	457,261.00	\$364.48
027-664-005-000	981 HUNTER LN	82,745.00	106,805.00	189,550.00	\$364.48
027-664-006-000	985 HUNTER LN	90,542.00	182,295.00	272,837.00	\$364.48
027-664-007-000	989 HUNTER LN	91,800.00	346,800.00	438,600.00	\$364.48
027-664-008-000	993 HUNTER LN	183,294.00	225,285.00	408,579.00	\$364.48
027-664-009-000	997 HUNTER LN	154,065.00	199,486.00	353,551.00	\$364.48
027-670-001-000	1793 LOSOYA DR	79,273.00	322,767.00	402,040.00	\$364.48
027-670-002-000	974 WALLACE DR	85,775.00	380,631.00	466,406.00	\$364.48
027-670-003-000	978 WALLACE DR	79,647.00	226,378.00	306,025.00	\$364.48
027-670-004-000	982 WALLACE DR	127,712.00	183,665.00	311,377.00	\$364.48
027-670-005-000	986 WALLACE DR	83,271.00	290,824.00	374,095.00	\$364.48
027-670-006-000	990 WALLACE DR	88,766.00	187,005.00	275,771.00	\$364.48
027-670-007-000	994 WALLACE DR	83,271.00	232,311.00	315,582.00	\$364.48
027-670-008-000	998 WALLACE DR	94,606.00	388,935.00	483,541.00	\$364.48
027-670-009-000	997 WALLACE DR	191,846.00	290,248.00	482,094.00	\$364.48
027-670-010-000	995 WALLACE DR	95,000.00	465,000.00	560,000.00	\$364.48
027-670-011-000	991 WALLACE DR	249,562.00	282,400.00	531,962.00	\$364.48
027-670-012-000	987 WALLACE DR	79,647.00	274,451.00	354,098.00	\$364.48
027-670-013-000	983 WALLACE DR	69,620.00	197,264.00	266,884.00	\$364.48
027-670-014-000	979 WALLACE DR	82,849.00	195,291.00	278,140.00	\$364.48
027-670-015-000	1802 LOSOYA DR	75,422.00	261,086.00	336,508.00	\$364.48
027-670-016-000	1801 LOSOYA DR	105,117.00	436,238.00	541,355.00	\$364.48
027-670-017-000	1805 LOSOYA DR	115,549.00	218,939.00	334,488.00	\$364.48

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027-670-018-000	1809 LOSOYA DR	75,082.00	283,011.00	358,093.00	\$364.48
027-670-019-000	1815 LOSOYA DR	97,903.00	386,462.00	484,365.00	\$364.48
027-670-020-000	1821 LOSOYA DR	102,158.00	210,101.00	312,259.00	\$364.48
027-670-021-000	1827 LOSOYA DR	81,237.00	204,220.00	285,457.00	\$364.48
027-670-022-000	1830 LOSOYA DR	75,422.00	294,737.00	370,159.00	\$364.48
027-670-023-000	1826 LOSOYA DR	81,237.00	182,252.00	263,489.00	\$364.48
027-670-024-000	1822 LOSOYA DR	102,000.00	561,000.00	663,000.00	\$364.48
027-670-025-000	1818 LOSOYA DR	102,000.00	387,600.00	489,600.00	\$364.48
027-670-026-000	1814 LOSOYA DR	156,944.00	313,896.00	470,840.00	\$364.48
027-670-027-000	1810 LOSOYA DR	78,084.00	317,920.00	396,004.00	\$364.48
027-670-028-000	1806 LOSOYA DR	85,775.00	402,074.00	487,849.00	\$364.48
027-670-029-000	26 HILLER CT	122,400.00	564,060.00	686,460.00	\$364.48
027-670-030-000	30 HILLER CT	79,647.00	220,699.00	300,346.00	\$364.48
027-670-031-000	34 HILLER CT	79,273.00	308,611.00	387,884.00	\$364.48
027-670-032-000	38 HILLER CT	121,342.00	242,223.00	363,565.00	\$364.48
027-670-033-000	42 HILLER CT	86,889.00	245,854.00	332,743.00	\$364.48
027-670-034-000	22 HILLER CT	84,936.00	368,071.00	453,007.00	\$364.48
027-670-035-000	18 HILLER CT	110,000.00	535,000.00	645,000.00	\$364.48
027-670-036-000	14 HILLER CT	87,490.00	366,370.00	453,860.00	\$364.48
027-670-037-000	10 HILLER CT	75,422.00	208,868.00	284,290.00	\$364.48
027-670-038-000	6 HILLER CT	242,994.00	361,211.00	604,205.00	\$364.48
027-670-039-000	2 HILLER CT	173,278.00	247,544.00	420,822.00	\$364.48
027-670-040-000	54 EPPERSON CT	102,000.00	387,600.00	489,600.00	\$364.48
027-670-041-000	50 EPPERSON CT	97,903.00	417,378.00	515,281.00	\$364.48
027-670-042-000	46 EPPERSON CT	111,902.00	357,432.00	469,334.00	\$364.48
027-670-043-000	42 EPPERSON CT	239,869.00	306,153.00	546,022.00	\$364.48
027-670-044-000	38 EPPERSON CT	75,422.00	312,002.00	387,424.00	\$364.48
027-670-045-000	34 EPPERSON CT	111,357.00	345,186.00	456,543.00	\$364.48
027-670-046-000	30 EPPERSON CT	88,626.00	245,871.00	334,497.00	\$364.48
027-670-047-000	26 EPPERSON CT	88,626.00	218,823.00	307,449.00	\$364.48
027-670-048-000	22 EPPERSON CT	98,186.00	358,094.00	456,280.00	\$364.48
027-670-049-000	18 EPPERSON CT	81,237.00	158,761.00	239,998.00	\$364.48
027-670-050-000	14 EPPERSON CT	256,131.00	346,762.00	602,893.00	\$364.48
027-670-051-000	10 EPPERSON CT	73,612.00	300,118.00	373,730.00	\$364.48
027-670-052-000	6 EPPERSON CT	102,000.00	408,000.00	510,000.00	\$364.48
027-670-053-000	2 EPPERSON CT	92,750.00	355,545.00	448,295.00	\$364.48
027-681-001-000	840 WALKER ST	216,602.00	266,112.00	482,714.00	\$364.48
027-681-002-000	844 WALKER ST	103,895.00	361,995.00	465,890.00	\$364.48
027-681-003-000	2 TADLOCK PL	84,975.00	232,764.00	317,739.00	\$364.48
027-681-004-000	6 TADLOCK PL	177,414.00	393,052.00	570,466.00	\$364.48
027-681-005-000	10 TADLOCK PL	132,838.00	486,317.00	619,155.00	\$364.48
027-681-006-000	14 TADLOCK PL	106,484.00	347,548.00	454,032.00	\$364.48
027-681-007-000	18 TADLOCK PL	88,626.00	168,668.00	257,294.00	\$364.48
027-681-008-000	1831 LOSOYA DR	275,833.00	360,749.00	636,582.00	\$364.48
027-682-001-000	839 WALKER ST	83,271.00	194,068.00	277,339.00	\$364.48
027-682-002-000	843 WALKER ST	107,219.00	444,963.00	552,182.00	\$364.48
027-682-003-000	847 WALKER ST	86,633.00	323,439.00	410,072.00	\$364.48
027-682-004-000	851 WALKER ST	194,262.00	340,298.00	534,560.00	\$364.48
027-682-005-000	855 WALKER ST	81,223.00	205,387.00	286,610.00	\$364.48
027-682-006-000	859 WALKER ST	139,877.00	243,267.00	383,144.00	\$364.48
027-682-007-000	14 REIFF PL	101,373.00	293,518.00	394,891.00	\$364.48
027-682-008-000	10 REIFF PL	94,132.00	267,067.00	361,199.00	\$364.48
027-682-009-000	14 HILDEBRAND CT	107,585.00	371,468.00	479,053.00	\$364.48
027-682-010-000	10 HILDEBRAND CT	94,132.00	175,220.00	269,352.00	\$364.48
027-682-011-000	6 HILDEBRAND CT	86,889.00	227,480.00	314,369.00	\$364.48
027-682-012-000	924 CRANSTON DR	94,684.00	241,452.00	336,136.00	\$364.48
027-682-013-000	928 CRANSTON DR	69,285.00	53,077.00	122,362.00	\$364.48
027-682-014-000	932 CRANSTON DR	85,775.00	359,186.00	444,961.00	\$364.48
027-682-015-000	940 CRANSTON DR	79,647.00	200,589.00	280,236.00	\$364.48
027-682-016-000	944 CRANSTON DR	214,619.00	344,332.00	558,951.00	\$364.48
027-682-017-000	883 WALKER ST	242,994.00	377,629.00	620,623.00	\$364.48
027-682-018-000	879 WALKER ST	94,132.00	225,868.00	320,000.00	\$364.48
027-682-019-000	875 WALKER ST	107,219.00	428,877.00	536,096.00	\$364.48
027-682-020-000	871 WALKER ST	90,510.00	228,302.00	318,812.00	\$364.48

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027-682-021-000	2 REIFF PL	94,132.00	182,276.00	276,408.00	\$364.48
027-682-022-000	6 REIFF PL	262,695.00	374,345.00	637,040.00	\$364.48
027-682-023-000	18 HILDEBRAND CT	231,106.00	357,046.00	588,152.00	\$364.48
027-682-024-000	22 HILDEBRAND CT	94,132.00	284,965.00	379,097.00	\$364.48
027-682-025-000	26 HILDEBRAND CT	100,000.00	525,000.00	625,000.00	\$364.48
027-683-001-000	927 CRANSTON DR	167,466.00	328,239.00	495,705.00	\$364.48
027-683-002-000	931 CRANSTON DR	79,647.00	242,790.00	322,437.00	\$364.48
027-683-003-000	935 CRANSTON DR	108,653.00	223,344.00	331,997.00	\$364.48
027-662-039-000	964 ANDERSON CIR	81,237.00	153,465.00	234,702.00	\$364.48
027-662-040-000	968 ANDERSON CIR	115,274.00	218,421.00	333,695.00	\$364.48
027-662-041-000	972 ANDERSON CIR	78,837.00	294,329.00	373,166.00	\$364.48
027-662-042-000	976 ANDERSON CIR	80,838.00	166,146.00	246,984.00	\$364.48
027-662-043-000	980 ANDERSON CIR	90,542.00	176,932.00	267,474.00	\$364.48
027-662-044-000	984 ANDERSON CIR	76,027.00	149,924.00	225,951.00	\$364.48
027-662-045-000	988 ANDERSON CIR	76,027.00	184,333.00	260,360.00	\$364.48
027-662-046-000	992 ANDERSON CIR	76,027.00	159,504.00	235,531.00	\$364.48
027-662-047-000	994 ANDERSON CIR	181,012.00	352,948.00	533,960.00	\$364.48
027-662-048-000	998 ANDERSON CIR	88,766.00	112,438.00	201,204.00	\$364.48
027-663-001-000	966 HUNTER LN	154,713.00	148,523.00	303,236.00	\$364.48
027-663-002-000	970 HUNTER LN	82,745.00	183,364.00	266,109.00	\$364.48
027-663-003-000	974 HUNTER LN	82,745.00	123,369.00	206,114.00	\$364.48
027-663-004-000	978 HUNTER LN	82,745.00	131,201.00	213,946.00	\$364.48
027-663-005-000	982 HUNTER LN	75,053.00	310,934.00	385,987.00	\$364.48
027-663-006-000	986 HUNTER LN	76,554.00	316,062.00	392,616.00	\$364.48
027-663-007-000	990 HUNTER LN	82,745.00	113,469.00	196,214.00	\$364.48
027-663-008-000	994 HUNTER LN	91,800.00	345,780.00	437,580.00	\$364.48
027-663-009-000	998 HUNTER LN	92,285.00	148,940.00	241,225.00	\$364.48
027-663-010-000	965 LOSOYA DR	127,409.00	115,274.00	242,683.00	\$364.48
027-663-011-000	969 LOSOYA DR	82,745.00	137,412.00	220,157.00	\$364.48
027-663-012-000	973 LOSOYA DR	148,523.00	253,733.00	402,256.00	\$364.48
027-663-013-000	977 LOSOYA DR	85,775.00	300,215.00	385,990.00	\$364.48
027-663-014-000	981 LOSOYA DR	62,398.00	150,457.00	212,855.00	\$364.48
027-663-015-000	985 LOSOYA DR	67,949.00	280,865.00	348,814.00	\$364.48
027-663-016-000	989 LOSOYA DR	80,414.00	305,576.00	385,990.00	\$364.48
027-663-017-000	993 LOSOYA DR	148,523.00	222,788.00	371,311.00	\$364.48
027-663-018-000	997 LOSOYA DR	129,644.00	232,005.00	361,649.00	\$364.48
027-664-001-000	965 HUNTER LN	82,849.00	130,192.00	213,041.00	\$364.48
027-664-002-000	969 HUNTER LN	85,187.00	186,000.00	271,187.00	\$364.48
027-664-003-000	973 HUNTER LN	78,084.00	273,299.00	351,383.00	\$364.48
027-684-008-000	18 BARTH CT	100,000.00	535,000.00	635,000.00	\$364.48
027-684-009-000	22 BARTH CT	85,775.00	348,465.00	434,240.00	\$364.48
027-684-010-000	26 BARTH CT	85,775.00	376,877.00	462,652.00	\$364.48
027-684-011-000	30 BARTH CT	81,237.00	208,639.00	289,876.00	\$364.48
027-684-012-000	34 BARTH CT	92,958.00	296,376.00	389,334.00	\$364.48
027-684-013-000	33 BARTH CT	92,321.00	164,553.00	256,874.00	\$364.48
027-684-014-000	29 BARTH CT	81,237.00	199,527.00	280,764.00	\$364.48
027-684-015-000	25 BARTH CT	81,237.00	171,881.00	253,118.00	\$364.48
027-684-016-000	21 BARTH CT	100,000.00	520,000.00	620,000.00	\$364.48
027-684-017-000	17 BARTH CT	76,027.00	190,540.00	266,567.00	\$364.48
027-684-018-000	13 BARTH CT	81,237.00	271,671.00	352,908.00	\$364.48
027-684-019-000	9 BARTH CT	96,577.00	245,072.00	341,649.00	\$364.48
027-684-020-000	5 BARTH CT	89,239.00	330,081.00	419,320.00	\$364.48
027-684-021-000	1 BARTH CT	86,889.00	203,534.00	290,423.00	\$364.48
027-690-001-000	776 LAUGENOUR DR	67,949.00	198,189.00	266,138.00	\$364.48
027-690-002-000	1628 SILBERSTEIN PL	90,000.00	330,000.00	420,000.00	\$364.48
027-690-003-000	1622 SILBERSTEIN PL	104,397.00	292,574.00	396,971.00	\$364.48
027-690-004-000	1616 SILBERSTEIN PL	102,000.00	494,700.00	596,700.00	\$364.48
027-690-005-000	1612 SILBERSTEIN PL	122,822.00	282,367.00	405,189.00	\$364.48
027-690-006-000	1608 SILBERSTEIN PL	91,137.00	353,825.00	444,962.00	\$364.48
027-690-007-000	1604 SILBERSTEIN PL	118,317.00	350,636.00	468,953.00	\$364.48
027-690-008-000	1600 SILBERSTEIN PL	119,408.00	374,083.00	493,491.00	\$364.48
027-690-009-000	1603 SILBERSTEIN PL	118,317.00	294,977.00	413,294.00	\$364.48
027-690-010-000	1607 SILBERSTEIN PL	89,239.00	362,541.00	451,780.00	\$364.48
027-690-011-000	1611 SILBERSTEIN PL	107,877.00	270,589.00	378,466.00	\$364.48

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027-690-012-000	1617 SILBERSTEIN PL	94,818.00	362,541.00	457,359.00	\$364.48
027-690-013-000	1623 SILBERSTEIN PL	100,914.00	297,461.00	398,375.00	\$364.48
027-690-014-000	1629 SILBERSTEIN PL	57,162.00	134,310.00	191,472.00	\$364.48
027-690-015-000	1633 SILBERSTEIN PL	127,409.00	151,292.00	278,701.00	\$364.48
027-690-016-000	780 LAUGENOUR DR	84,093.00	289,718.00	373,811.00	\$364.48
027-690-017-000	1635 GILLETTE DR	151,679.00	218,421.00	370,100.00	\$364.48
027-690-018-000	1631 GILLETTE DR	92,811.00	236,493.00	329,304.00	\$364.48
027-690-019-000	1625 GILLETTE DR	120,775.00	282,027.00	402,802.00	\$364.48
027-690-020-000	1619 GILLETTE DR	75,082.00	259,907.00	334,989.00	\$364.48
027-690-021-000	1615 GILLETTE DR	84,093.00	355,297.00	439,390.00	\$364.48
027-690-022-000	1609 GILLETTE DR	96,900.00	377,400.00	474,300.00	\$364.48
027-690-023-000	1605 GILLETTE DR	97,437.00	276,880.00	374,317.00	\$364.48
027-690-024-000	1601 GILLETTE DR	78,084.00	323,500.00	401,584.00	\$364.48
027-690-026-000	777 LAUGENOUR DR	75,082.00	259,789.00	334,871.00	\$364.48
027-690-027-000	781 LAUGENOUR DR	98,688.00	285,370.00	384,058.00	\$364.48
027-690-028-000	785 LAUGENOUR DR	79,273.00	271,521.00	350,794.00	\$364.48
027-690-029-000	789 LAUGENOUR DR	75,082.00	325,751.00	400,833.00	\$364.48
027-690-030-000	793 LAUGENOUR DR	100,914.00	320,015.00	420,929.00	\$364.48
027-690-031-000	797 LAUGENOUR DR	134,422.00	404,655.00	539,077.00	\$364.48
027-721-001-000	852 ATWELL CIR	94,684.00	169,253.00	263,937.00	\$364.48
027-721-002-000	850 ATWELL CIR	102,350.00	249,613.00	351,963.00	\$364.48
027-721-003-000	848 ATWELL CIR	82,849.00	208,904.00	291,753.00	\$364.48
027-721-004-000	846 ATWELL CIR	78,469.00	162,978.00	241,447.00	\$364.48
027-721-005-000	844 ATWELL CIR	88,702.00	205,151.00	293,853.00	\$364.48
027-721-006-000	842 ATWELL CIR	95,525.00	307,556.00	403,081.00	\$364.48
027-721-007-000	840 ATWELL CIR	88,702.00	231,555.00	320,257.00	\$364.48
027-721-008-000	838 ATWELL CIR	88,702.00	270,627.00	359,329.00	\$364.48
027-721-009-000	836 ATWELL CIR	79,273.00	305,778.00	385,051.00	\$364.48
027-721-010-000	834 ATWELL CIR	122,400.00	540,600.00	663,000.00	\$364.48
027-721-011-000	832 ATWELL CIR	88,702.00	259,164.00	347,866.00	\$364.48
027-721-012-000	830 ATWELL CIR	102,350.00	292,058.00	394,408.00	\$364.48
027-721-013-000	828 ATWELL CIR	88,702.00	333,166.00	421,868.00	\$364.48
027-721-014-000	826 ATWELL CIR	95,000.00	400,000.00	495,000.00	\$364.48
027-721-015-000	824 ATWELL CIR	87,597.00	391,614.00	479,211.00	\$364.48
027-721-016-000	822 ATWELL CIR	103,056.00	395,222.00	498,278.00	\$364.48
027-721-017-000	820 ATWELL CIR	92,829.00	142,724.00	235,553.00	\$364.48
027-721-018-000	818 ATWELL CIR	89,349.00	278,562.00	367,911.00	\$364.48
027-721-019-000	816 ATWELL CIR	88,702.00	188,026.00	276,728.00	\$364.48
027-721-020-000	814 ATWELL CIR	76,554.00	306,220.00	382,774.00	\$364.48
027-721-021-000	812 ATWELL CIR	92,116.00	175,525.00	267,641.00	\$364.48
027-721-022-000	810 ATWELL CIR	121,342.00	174,734.00	296,076.00	\$364.48
027-721-023-000	808 ATWELL CIR	82,444.00	340,086.00	422,530.00	\$364.48
027-721-024-000	806 ATWELL CIR	102,350.00	238,695.00	341,045.00	\$364.48
027-721-025-000	804 ATWELL CIR	78,837.00	336,271.00	415,108.00	\$364.48
027-721-026-000	802 ATWELL CIR	91,800.00	300,900.00	392,700.00	\$364.48
027-721-027-000	800 ATWELL CIR	95,525.00	188,197.00	283,722.00	\$364.48
027-722-001-000	801 ATWELL CIR	133,478.00	188,083.00	321,561.00	\$364.48
027-722-002-000	803 ATWELL CIR	63,529.00	235,647.00	299,176.00	\$364.48
027-722-003-000	805 ATWELL CIR	88,702.00	364,045.00	452,747.00	\$364.48
027-722-004-000	807 ATWELL CIR	82,022.00	224,196.00	306,218.00	\$364.48
027-722-005-000	809 ATWELL CIR	92,116.00	187,280.00	279,396.00	\$364.48
027-722-006-000	811 ATWELL CIR	103,387.00	207,992.00	311,379.00	\$364.48
027-683-004-000	939 CRANSTON DR	90,542.00	281,292.00	371,834.00	\$364.48
027-683-005-000	943 CRANSTON DR	275,833.00	354,645.00	630,478.00	\$364.48
027-683-006-000	891 WALKER PL	121,630.00	250,568.00	372,198.00	\$364.48
027-683-007-000	895 WALKER PL	86,889.00	357,076.00	443,965.00	\$364.48
027-683-008-000	899 WALKER PL	94,132.00	399,663.00	493,795.00	\$364.48
027-683-009-000	903 WALKER PL	214,360.00	376,778.00	591,138.00	\$364.48
027-683-010-000	907 WALKER PL	113,361.00	468,289.00	581,650.00	\$364.48
027-684-001-000	1834 LOSOYA DR	106,519.00	159,784.00	266,303.00	\$364.48
027-684-002-000	868 WALKER ST	87,025.00	264,568.00	351,593.00	\$364.48
027-684-003-000	872 WALKER ST	111,357.00	298,194.00	409,551.00	\$364.48
027-684-004-000	876 WALKER ST	96,012.00	213,023.00	309,035.00	\$364.48
027-684-005-000	6 BARTH CT	134,525.00	251,624.00	386,149.00	\$364.48

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027-684-006-000	10 BARTH CT	92,750.00	381,309.00	474,059.00	\$364.48
027-684-007-000	14 BARTH CT	148,523.00	221,553.00	370,076.00	\$364.48
027-621-001-000	800 WALKER ST	96,415.00	183,149.00	279,564.00	\$364.48
027-621-002-000	802 WALKER ST	93,956.00	189,959.00	283,915.00	\$364.48
027-621-003-000	806 WALKER ST	80,856.00	219,476.00	300,332.00	\$364.48
027-621-004-000	810 WALKER ST	90,475.00	208,229.00	298,704.00	\$364.48
027-621-005-000	814 WALKER ST	100,000.00	520,000.00	620,000.00	\$364.48
027-621-006-000	818 WALKER ST	78,084.00	284,456.00	362,540.00	\$364.48
027-621-007-000	820 WALKER ST	90,000.00	430,000.00	520,000.00	\$364.48
027-621-008-000	824 WALKER ST	95,000.00	385,000.00	480,000.00	\$364.48
027-621-009-000	828 WALKER ST	160,901.00	191,846.00	352,747.00	\$364.48
027-621-010-000	830 WALKER ST	86,995.00	136,087.00	223,082.00	\$364.48
027-621-011-000	834 WALKER ST	90,000.00	409,000.00	499,000.00	\$364.48
027-621-012-000	838 WALKER ST	115,549.00	145,959.00	261,508.00	\$364.48
027-621-020-000	879 WALLACE DR	90,000.00	420,000.00	510,000.00	\$364.48
027-621-021-000	883 WALLACE DR	78,084.00	273,299.00	351,383.00	\$364.48
027-621-022-000	887 WALLACE DR	67,949.00	220,840.00	288,789.00	\$364.48
027-621-023-000	891 WALLACE DR	90,475.00	138,649.00	229,124.00	\$364.48
027-621-024-000	895 WALLACE DR	78,469.00	169,015.00	247,484.00	\$364.48
027-621-025-000	899 WALLACE DR	133,478.00	200,218.00	333,696.00	\$364.48
027-621-026-000	903 WALLACE DR	83,662.00	277,762.00	361,424.00	\$364.48
027-621-027-000	907 WALLACE DR	90,475.00	149,320.00	239,795.00	\$364.48
027-621-028-000	911 WALLACE DR	92,750.00	314,322.00	407,072.00	\$364.48
027-621-029-000	915 WALLACE DR	94,606.00	315,353.00	409,959.00	\$364.48
027-621-030-000	919 WALLACE DR	67,949.00	232,165.00	300,114.00	\$364.48
027-621-031-000	923 WALLACE DR	76,930.00	136,700.00	213,630.00	\$364.48
027-621-032-000	927 WALLACE DR	90,475.00	169,825.00	260,300.00	\$364.48
027-622-001-000	990 GARCIA DR	148,406.00	308,236.00	456,642.00	\$364.48
027-622-002-000	898 WALLACE DR	87,490.00	314,968.00	402,458.00	\$364.48
027-622-003-000	906 WALLACE DR	100,395.00	336,327.00	436,722.00	\$364.48
027-622-004-000	910 WALLACE DR	93,956.00	229,777.00	323,733.00	\$364.48
027-622-006-000	980 GARCIA DR	97,437.00	192,865.00	290,302.00	\$364.48
027-622-007-000	931 LUSK DR	82,849.00	166,884.00	249,733.00	\$364.48
027-622-008-000	937 LUSK DR	93,956.00	158,360.00	252,316.00	\$364.48
027-622-009-000	965 LUSK DR	90,475.00	147,035.00	237,510.00	\$364.48
027-622-010-000	973 LUSK DR	73,612.00	326,731.00	400,343.00	\$364.48
027-622-011-000	977 LUSK DR	96,900.00	443,700.00	540,600.00	\$364.48
027-622-012-000	985 LUSK DR	97,437.00	274,169.00	371,606.00	\$364.48
027-623-001-000	920 WALLACE DR	121,630.00	158,120.00	279,750.00	\$364.48
027-623-018-000	960 GARCIA DR	76,554.00	311,688.00	388,242.00	\$364.48
027-623-019-000	966 GARCIA DR	90,475.00	146,158.00	236,633.00	\$364.48
027-623-020-000	976 GARCIA DR	97,437.00	253,025.00	350,462.00	\$364.48
027-623-021-000	928 LUSK DR	69,620.00	156,649.00	226,269.00	\$364.48
027-623-022-000	934 LUSK DR	93,956.00	188,645.00	282,601.00	\$364.48
027-623-023-000	938 LUSK DR	259,412.00	249,562.00	508,974.00	\$364.48
027-623-024-000	946 LUSK DR	100,000.00	450,000.00	550,000.00	\$364.48
027-623-025-000	950 LUSK DR	111,357.00	361,505.00	472,862.00	\$364.48
027-623-026-000	956 LUSK DR	92,829.00	272,689.00	365,518.00	\$364.48
027-623-027-000	960 LUSK DR	90,475.00	155,904.00	246,379.00	\$364.48
027-623-028-000	968 LUSK DR	94,606.00	373,065.00	467,671.00	\$364.48
027-623-029-000	974 LUSK DR	121,630.00	179,221.00	300,851.00	\$364.48
027-623-030-000	978 LUSK DR	90,475.00	173,355.00	263,830.00	\$364.48
027-623-031-000	986 LUSK DR	96,900.00	397,800.00	494,700.00	\$364.48
027-625-007-000	888 WALLACE DR	93,956.00	163,687.00	257,643.00	\$364.48
027-625-024-000	959 GARCIA DR	93,956.00	282,023.00	375,979.00	\$364.48
027-625-025-000	963 GARCIA DR	246,935.00	286,340.00	533,275.00	\$364.48
027-625-026-000	967 GARCIA DR	90,475.00	226,693.00	317,168.00	\$364.48
027-625-027-000	971 GARCIA DR	265,123.00	258,810.00	523,933.00	\$364.48
027-625-028-000	975 GARCIA DR	90,475.00	223,687.00	314,162.00	\$364.48
027-702-002-000	613 BOURN DR	95,525.00	235,220.00	330,745.00	\$364.48
027-702-003-000	625 BOURN DR	95,525.00	225,372.00	320,897.00	\$364.48
027-702-004-000	637 BOURN DR	82,444.00	360,698.00	443,142.00	\$364.48
027-702-005-000	649 BOURN DR	95,525.00	213,423.00	308,948.00	\$364.48
027-702-006-000	661 BOURN DR	82,444.00	380,278.00	462,722.00	\$364.48

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027-702-007-000	673 BOURN DR	69,620.00	197,264.00	266,884.00	\$364.48
027-702-008-000	685 BOURN DR	96,900.00	265,200.00	362,100.00	\$364.48
027-702-009-000	697 BOURN DR	99,416.00	262,032.00	361,448.00	\$364.48
027-702-010-000	709 BOURN DR	90,000.00	461,000.00	551,000.00	\$364.48
027-702-011-000	721 BOURN DR	94,606.00	352,144.00	446,750.00	\$364.48
027-702-013-000	684 WOODARD DR	69,304.00	190,598.00	259,902.00	\$364.48
027-702-014-000	676 WOODARD DR	78,084.00	312,343.00	390,427.00	\$364.48
027-702-015-000	668 WOODARD DR	120,574.00	279,706.00	400,280.00	\$364.48
027-702-016-000	660 WOODARD DR	67,949.00	288,791.00	356,740.00	\$364.48
027-702-017-000	652 WOODARD DR	197,022.00	322,525.00	519,547.00	\$364.48
027-702-018-000	644 WOODARD DR	127,270.00	257,787.00	385,057.00	\$364.48
027-702-019-000	636 WOODARD DR	220,936.00	326,985.00	547,921.00	\$364.48
027-702-020-000	628 WOODARD DR	121,342.00	230,555.00	351,897.00	\$364.48
027-702-021-000	620 WOODARD DR	121,630.00	182,450.00	304,080.00	\$364.48
027-702-022-000	1610 LAUGENOUR DR	88,766.00	207,127.00	295,893.00	\$364.48
027-702-023-000	1618 LAUGENOUR DR	154,065.00	220,239.00	374,304.00	\$364.48
027-703-001-000	672 LAUGENOUR DR	112,200.00	331,500.00	443,700.00	\$364.48
027-703-002-000	680 LAUGENOUR DR	130,284.00	280,007.00	410,291.00	\$364.48
027-703-003-000	688 LAUGENOUR DR	84,093.00	315,353.00	399,446.00	\$364.48
027-703-004-000	1631 FARNHAM AVE	94,940.00	350,474.00	445,414.00	\$364.48
027-703-005-000	1627 FARNHAM AVE	82,444.00	458,602.00	541,046.00	\$364.48
027-703-006-000	1623 FARNHAM AVE	69,304.00	340,767.00	410,071.00	\$364.48
027-703-007-000	1619 FARNHAM AVE	80,414.00	393,496.00	473,910.00	\$364.48
027-703-008-000	1615 FARNHAM AVE	167,466.00	161,716.00	329,182.00	\$364.48
027-703-009-000	667 WOODARD DR	233,556.00	339,610.00	573,166.00	\$364.48
027-703-010-000	659 WOODARD DR	63,529.00	187,132.00	250,661.00	\$364.48
027-703-011-000	651 WOODARD DR	179,470.00	259,924.00	439,394.00	\$364.48
027-703-012-000	643 WOODARD DR	160,901.00	241,358.00	402,259.00	\$364.48
027-703-013-000	635 WOODARD DR	121,242.00	279,569.00	400,811.00	\$364.48
027-703-014-000	622 LAUGENOUR DR	79,273.00	254,816.00	334,089.00	\$364.48
027-703-015-000	626 LAUGENOUR DR	127,882.00	340,297.00	468,179.00	\$364.48
027-703-016-000	632 LAUGENOUR DR	123,921.00	282,272.00	406,193.00	\$364.48
027-703-017-000	638 LAUGENOUR DR	89,349.00	252,282.00	341,631.00	\$364.48
027-703-018-000	8 GWINN CT	96,900.00	443,700.00	540,600.00	\$364.48
027-722-007-000	813 ATWELL CIR	88,702.00	176,729.00	265,431.00	\$364.48
027-722-008-000	815 ATWELL CIR	133,478.00	208,715.00	342,193.00	\$364.48
027-722-009-000	817 ATWELL CIR	76,930.00	166,292.00	243,222.00	\$364.48
027-722-010-000	837 ATWELL CIR	80,856.00	259,907.00	340,763.00	\$364.48
027-722-011-000	839 ATWELL CIR	98,937.00	291,376.00	390,313.00	\$364.48
027-722-012-000	841 ATWELL CIR	76,930.00	132,560.00	209,490.00	\$364.48
027-722-013-000	843 ATWELL CIR	113,811.00	199,652.00	313,463.00	\$364.48
027-722-014-000	845 ATWELL CIR	75,053.00	300,215.00	375,268.00	\$364.48
027-722-015-000	847 ATWELL CIR	80,414.00	407,435.00	487,849.00	\$364.48
027-722-016-000	849 ATWELL CIR	90,542.00	173,842.00	264,384.00	\$364.48
027-722-017-000	851 ATWELL CIR	78,837.00	333,222.00	412,059.00	\$364.48
027-722-018-000	853 ATWELL CIR	220,936.00	239,869.00	460,805.00	\$364.48
027-625-029-000	981 GARCIA DR	93,956.00	219,864.00	313,820.00	\$364.48
027-625-030-000	989 GARCIA DR	93,956.00	223,573.00	317,529.00	\$364.48
027-701-001-000	1601 LAUGENOUR DR	96,577.00	169,015.00	265,592.00	\$364.48
027-701-002-000	1605 LAUGENOUR DR	76,930.00	195,291.00	272,221.00	\$364.48
027-711-011-000	8 HAZEMAN CT	167,466.00	332,005.00	499,471.00	\$364.48
027-711-012-000	6 HAZEMAN CT	198,034.00	264,565.00	462,599.00	\$364.48
027-711-013-000	4 HAZEMAN CT	174,166.00	368,420.00	542,586.00	\$364.48
027-711-014-000	2 HAZEMAN CT	154,065.00	299,511.00	453,576.00	\$364.48
027-711-015-000	781 HATCHER DR	174,166.00	221,306.00	395,472.00	\$364.48
027-711-016-000	785 HATCHER DR	154,065.00	302,612.00	456,677.00	\$364.48
027-711-017-000	789 HATCHER DR	88,067.00	147,319.00	235,386.00	\$364.48
027-711-018-000	1649 HATCHER DR	94,606.00	362,655.00	457,261.00	\$364.48
027-711-019-000	1653 HATCHER DR	115,549.00	218,939.00	334,488.00	\$364.48
027-711-020-000	1657 HATCHER DR	90,542.00	96,577.00	187,119.00	\$364.48
027-711-021-000	1661 HATCHER DR	203,589.00	298,996.00	502,585.00	\$364.48
027-711-022-000	1665 HATCHER DR	210,157.00	383,502.00	593,659.00	\$364.48
027-711-023-000	1671 HATCHER DR	256,131.00	239,042.00	495,173.00	\$364.48
027-712-001-000	762 HATCHER DR	91,137.00	321,660.00	412,797.00	\$364.48

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027-712-002-000	766 HATCHER DR	80,414.00	402,074.00	482,488.00	\$364.48
027-712-003-000	770 HATCHER DR	75,053.00	379,558.00	454,611.00	\$364.48
027-712-004-000	774 HATCHER DR	133,478.00	252,401.00	385,879.00	\$364.48
027-712-005-000	778 HATCHER DR	76,930.00	207,009.00	283,939.00	\$364.48
027-712-006-000	782 HATCHER DR	147,370.00	289,780.00	437,150.00	\$364.48
027-712-007-000	786 HATCHER DR	167,466.00	241,262.00	408,728.00	\$364.48
027-712-008-000	790 HATCHER DR	154,065.00	161,819.00	315,884.00	\$364.48
027-712-009-000	794 HATCHER DR	154,065.00	257,793.00	411,858.00	\$364.48
027-712-010-000	1636 HATCHER DR	110,000.00	540,000.00	650,000.00	\$364.48
027-712-011-000	1640 HATCHER DR	80,414.00	343,104.00	423,518.00	\$364.48
027-712-012-000	1644 HATCHER DR	76,554.00	348,871.00	425,425.00	\$364.48
027-712-013-000	1648 HATCHER DR	229,860.00	343,000.00	572,860.00	\$364.48
027-712-014-000	1652 HATCHER DR	229,860.00	329,372.00	559,232.00	\$364.48
027-712-015-000	1656 HATCHER DR	82,444.00	321,536.00	403,980.00	\$364.48
027-712-016-000	1660 HATCHER DR	197,022.00	378,833.00	575,855.00	\$364.48
027-712-017-000	1664 HATCHER DR	63,818.00	302,861.00	366,679.00	\$364.48
027-712-018-000	1668 HATCHER DR	91,800.00	377,400.00	469,200.00	\$364.48
027-712-019-000	1672 HATCHER DR	242,994.00	267,573.00	510,567.00	\$364.48
027-701-003-000	1609 LAUGENOUR DR	119,408.00	387,361.00	506,769.00	\$364.48
027-701-004-000	1613 LAUGENOUR DR	102,350.00	279,565.00	381,915.00	\$364.48
027-701-005-000	1619 LAUGENOUR DR	102,350.00	220,987.00	323,337.00	\$364.48
027-701-006-000	605 LAUGENOUR DR	129,644.00	268,963.00	398,607.00	\$364.48
027-701-007-000	611 LAUGENOUR DR	82,444.00	391,511.00	473,955.00	\$364.48
027-701-008-000	617 LAUGENOUR DR	173,278.00	259,924.00	433,202.00	\$364.48
027-701-009-000	623 LAUGENOUR DR	87,490.00	344,497.00	431,987.00	\$364.48
027-701-010-000	629 LAUGENOUR DR	106,645.00	286,600.00	393,245.00	\$364.48
027-701-011-000	635 LAUGENOUR DR	76,554.00	333,451.00	410,005.00	\$364.48
027-701-012-000	641 LAUGENOUR DR	91,800.00	499,800.00	591,600.00	\$364.48
027-701-013-000	647 LAUGENOUR DR	127,712.00	206,779.00	334,491.00	\$364.48
027-701-014-000	653 LAUGENOUR DR	119,716.00	233,372.00	353,088.00	\$364.48
027-701-015-000	659 LAUGENOUR DR	109,173.00	281,454.00	390,627.00	\$364.48
027-701-016-000	665 LAUGENOUR DR	115,997.00	279,065.00	395,062.00	\$364.48
027-701-017-000	671 LAUGENOUR DR	82,849.00	177,418.00	260,267.00	\$364.48
027-701-018-000	677 LAUGENOUR DR	119,503.00	345,822.00	465,325.00	\$364.48
027-701-019-000	1643 FARNHAM AVE	201,996.00	224,722.00	426,718.00	\$364.48
027-701-020-000	1647 FARNHAM AVE	115,599.00	314,554.00	430,153.00	\$364.48
027-701-021-000	1651 FARNHAM AVE	127,270.00	307,735.00	435,005.00	\$364.48
027-701-022-000	1655 FARNHAM AVE	154,065.00	215,701.00	369,766.00	\$364.48
027-702-001-000	601 BOURN DR	108,653.00	193,039.00	301,692.00	\$364.48
027-623-013-000	916 GARCIA DR	71,615.00	240,289.00	311,904.00	\$364.48
027-623-012-000	920 GARCIA DR	87,490.00	349,966.00	437,456.00	\$364.48
027-623-011-000	924 GARCIA DR	101,858.00	375,270.00	477,128.00	\$364.48
027-623-010-000	928 GARCIA DR	133,793.00	207,700.00	341,493.00	\$364.48
027-623-009-000	932 GARCIA DR	275,832.00	282,399.00	558,231.00	\$364.48
027-623-008-000	936 GARCIA DR	76,930.00	155,048.00	231,978.00	\$364.48
027-623-007-000	940 GARCIA DR	79,647.00	143,512.00	223,159.00	\$364.48
027-623-006-000	944 GARCIA DR	82,444.00	369,973.00	452,417.00	\$364.48
027-623-005-000	948 GARCIA DR	82,849.00	220,147.00	302,996.00	\$364.48
027-623-004-000	952 GARCIA DR	82,745.00	144,240.00	226,985.00	\$364.48
027-623-003-000	956 GARCIA DR	90,000.00	460,000.00	550,000.00	\$364.48
027-621-013-000	803 WALLACE DR	102,000.00	484,398.00	586,398.00	\$364.48
027-621-014-000	815 WALLACE DR	269,263.00	245,621.00	514,884.00	\$364.48
027-621-015-000	827 WALLACE DR	72,506.00	345,809.00	418,315.00	\$364.48
027-621-016-000	839 WALLACE DR	79,647.00	177,774.00	257,421.00	\$364.48
027-621-017-000	851 WALLACE DR	80,414.00	304,504.00	384,918.00	\$364.48
027-621-018-000	863 WALLACE DR	63,818.00	305,181.00	368,999.00	\$364.48
027-621-019-000	875 WALLACE DR	86,995.00	240,128.00	327,123.00	\$364.48
027-625-008-000	876 WALLACE DR	89,349.00	409,959.00	499,308.00	\$364.48
027-625-009-000	864 WALLACE DR	84,398.00	120,666.00	205,064.00	\$364.48
027-625-010-000	852 WALLACE DR	84,398.00	150,663.00	235,061.00	\$364.48
027-625-011-000	840 WALLACE DR	82,745.00	175,470.00	258,215.00	\$364.48
027-625-012-000	828 WALLACE DR	84,398.00	163,999.00	248,397.00	\$364.48
027-625-013-000	816 WALLACE DR	84,398.00	224,476.00	308,874.00	\$364.48
027-625-014-000	1768 E GUM AVE	81,237.00	115,218.00	196,455.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-625-015-000	36 JOYCE CT	84,398.00	119,122.00	203,520.00	\$364.48
027-625-016-000	32 JOYCE CT	84,398.00	158,304.00	242,702.00	\$364.48
027-625-017-000	28 JOYCE CT	92,072.00	168,771.00	260,843.00	\$364.48
027-625-018-000	24 JOYCE CT	107,585.00	384,937.00	492,522.00	\$364.48
027-625-019-000	20 JOYCE CT	84,936.00	392,984.00	477,920.00	\$364.48
027-625-020-000	16 JOYCE CT	84,398.00	159,801.00	244,199.00	\$364.48
027-625-021-000	12 JOYCE CT	92,072.00	153,447.00	245,519.00	\$364.48
027-625-022-000	8 JOYCE CT	69,620.00	198,309.00	267,929.00	\$364.48
027-625-023-000	4 JOYCE CT	216,724.00	229,860.00	446,584.00	\$364.48
027-625-001-000	901 ROSS DR	79,647.00	141,858.00	221,505.00	\$364.48
027-625-002-000	905 ROSS DR	121,342.00	254,118.00	375,460.00	\$364.48
027-625-003-000	909 ROSS DR	256,131.00	288,968.00	545,099.00	\$364.48
027-625-004-000	913 ROSS DR	84,599.00	162,478.00	247,077.00	\$364.48
027-625-005-000	917 ROSS DR	83,662.00	278,879.00	362,541.00	\$364.48
027-703-019-000	6 GWINN CT	76,930.00	213,045.00	289,975.00	\$364.48
027-703-020-000	4 GWINN CT	105,000.00	445,000.00	550,000.00	\$364.48
027-703-021-000	2 GWINN CT	126,434.00	289,332.00	415,766.00	\$364.48
027-711-001-000	761 HATCHER DR	207,661.00	261,252.00	468,913.00	\$364.48
027-711-002-000	765 HATCHER DR	127,409.00	236,504.00	363,913.00	\$364.48
027-711-003-000	769 HATCHER DR	161,396.00	293,403.00	454,799.00	\$364.48
027-711-004-000	773 HATCHER DR	167,466.00	287,581.00	455,047.00	\$364.48
027-711-005-000	777 HATCHER DR	167,466.00	162,463.00	329,929.00	\$364.48
027-711-006-000	3 HAZEMAN CT	94,606.00	304,841.00	399,447.00	\$364.48
027-711-007-000	5 HAZEMAN CT	96,498.00	355,969.00	452,467.00	\$364.48
027-711-008-000	7 HAZEMAN CT	200,968.00	355,706.00	556,674.00	\$364.48
027-711-010-000	10 HAZEMAN CT	105,000.00	505,000.00	610,000.00	\$364.48
027-624-004-000	913 GARCIA DR	69,620.00	244,839.00	314,459.00	\$364.48
027-624-005-000	917 GARCIA DR	85,844.00	182,128.00	267,972.00	\$364.48
027-623-017-000	900 GARCIA DR	97,437.00	257,528.00	354,965.00	\$364.48
027-623-016-000	904 GARCIA DR	91,800.00	453,900.00	545,700.00	\$364.48
027-623-015-000	908 GARCIA DR	69,304.00	244,889.00	314,193.00	\$364.48
027-623-014-000	912 GARCIA DR	69,304.00	317,665.00	386,969.00	\$364.48
027-690-045-000	1626 FARNHAM AVE	160,901.00	303,244.00	464,145.00	\$364.48
027-690-046-000	1630 FARNHAM AVE	115,997.00	352,356.00	468,353.00	\$364.48
027-690-047-000	1634 FARNHAM AVE	72,803.00	103,138.00	175,941.00	\$364.48
027-690-048-000	768 LAUGENOUR DR	59,175.00	183,456.00	242,631.00	\$364.48
027-690-049-000	772 LAUGENOUR DR	92,750.00	360,698.00	453,448.00	\$364.48
027-690-050-000	773 LAUGENOUR DR	85,775.00	418,158.00	503,933.00	\$364.48
027-690-051-000	769 LAUGENOUR DR	172,088.00	420,081.00	592,169.00	\$364.48
027-690-052-000	765 LAUGENOUR DR	80,856.00	309,579.00	390,435.00	\$364.48
027-731-001-000	1802 ELSTON CIR	102,350.00	227,207.00	329,557.00	\$364.48
027-731-002-000	1806 ELSTON CIR	102,350.00	281,958.00	384,308.00	\$364.48
027-741-002-000	1801 FARNHAM AVE	154,065.00	208,999.00	363,064.00	\$364.48
027-741-003-000	1805 FARNHAM AVE	82,849.00	252,431.00	335,280.00	\$364.48
027-741-004-000	1809 FARNHAM AVE	67,949.00	237,829.00	305,778.00	\$364.48
027-741-005-000	1813 FARNHAM AVE	72,139.00	360,698.00	432,837.00	\$364.48
027-741-006-000	1817 FARNHAM AVE	121,342.00	194,149.00	315,491.00	\$364.48
027-741-007-000	1821 FARNHAM AVE	92,750.00	304,017.00	396,767.00	\$364.48
027-741-008-000	1825 FARNHAM AVE	112,587.00	325,785.00	438,372.00	\$364.48
027-742-001-000	1796 FARNHAM AVE	97,903.00	319,475.00	417,378.00	\$364.48
027-742-002-000	1785 ELSTON CIR	73,612.00	260,478.00	334,090.00	\$364.48
027-743-001-000	1800 FARNHAM AVE	89,349.00	346,888.00	436,237.00	\$364.48
027-743-002-000	1804 FARNHAM AVE	116,677.00	313,896.00	430,573.00	\$364.48
027-743-003-000	1808 FARNHAM AVE	109,466.00	242,053.00	351,519.00	\$364.48
027-743-004-000	1812 FARNHAM AVE	154,065.00	276,679.00	430,744.00	\$364.48
027-743-005-000	1816 FARNHAM AVE	84,504.00	265,597.00	350,101.00	\$364.48
027-743-006-000	1820 FARNHAM AVE	121,630.00	175,152.00	296,782.00	\$364.48
027-743-007-000	1824 FARNHAM AVE	95,000.00	453,000.00	548,000.00	\$364.48
027-743-008-000	1828 FARNHAM AVE	82,022.00	328,093.00	410,115.00	\$364.48
027-743-009-000	1832 FARNHAM AVE	119,408.00	296,152.00	415,560.00	\$364.48
027-743-010-000	1836 FARNHAM AVE	83,662.00	308,996.00	392,658.00	\$364.48
027-743-011-000	1840 FARNHAM AVE	83,662.00	278,879.00	362,541.00	\$364.48
027-743-012-000	1844 FARNHAM AVE	102,000.00	386,580.00	488,580.00	\$364.48
027-743-013-000	1837 ELSTON CIR	126,232.00	238,829.00	365,061.00	\$364.48

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027-743-014-000	1833 ELSTON CIR	122,822.00	308,289.00	431,111.00	\$364.48
027-743-015-000	1829 ELSTON CIR	88,766.00	185,495.00	274,261.00	\$364.48
027-743-016-000	1825 ELSTON CIR	112,587.00	308,282.00	420,869.00	\$364.48
027-743-017-000	1821 ELSTON CIR	88,766.00	224,880.00	313,646.00	\$364.48
027-743-018-000	1817 ELSTON CIR	115,997.00	263,781.00	379,778.00	\$364.48
027-743-019-000	1813 ELSTON CIR	102,000.00	448,800.00	550,800.00	\$364.48
027-743-020-000	1809 ELSTON CIR	107,806.00	302,332.00	410,138.00	\$364.48
027-743-021-000	1805 ELSTON CIR	107,806.00	273,877.00	381,683.00	\$364.48
027-743-022-000	1801 ELSTON CIR	75,082.00	242,579.00	317,661.00	\$364.48
027-744-001-000	1802 GABLE DR	107,127.00	203,074.00	310,201.00	\$364.48
027-744-002-000	1806 GABLE DR	127,409.00	225,703.00	353,112.00	\$364.48
027-744-003-000	1810 GABLE DR	105,762.00	283,570.00	389,332.00	\$364.48
027-744-004-000	1814 GABLE DR	105,762.00	263,943.00	369,705.00	\$364.48
027-744-005-000	1818 GABLE DR	82,022.00	393,710.00	475,732.00	\$364.48
027-744-006-000	1822 GABLE DR	105,762.00	306,596.00	412,358.00	\$364.48
027-744-007-000	1826 GABLE DR	89,349.00	336,376.00	425,725.00	\$364.48
027-744-008-000	1830 GABLE DR	105,762.00	300,340.00	406,102.00	\$364.48
027-744-009-000	1834 GABLE DR	262,695.00	249,562.00	512,257.00	\$364.48
027-751-001-000	1747 LEE DR	174,166.00	313,580.00	487,746.00	\$364.48
027-751-002-000	1749 LEE DR	105,117.00	367,911.00	473,028.00	\$364.48
027-751-003-000	1751 LEE DR	184,212.00	317,832.00	502,044.00	\$364.48
027-751-004-000	1753 LEE DR	180,864.00	270,279.00	451,143.00	\$364.48
027-751-005-000	1755 LEE DR	100,000.00	450,000.00	550,000.00	\$364.48
027-751-006-000	1757 LEE DR	80,856.00	334,992.00	415,848.00	\$364.48
027-751-007-000	1759 LEE DR	87,398.00	163,313.00	250,711.00	\$364.48
027-751-008-000	1761 FARNHAM AVE	103,056.00	379,248.00	482,304.00	\$364.48
027-751-009-000	1765 FARNHAM AVE	187,562.00	284,525.00	472,087.00	\$364.48
027-751-010-000	1769 FARNHAM AVE	174,166.00	271,224.00	445,390.00	\$364.48
027-751-011-000	1773 FARNHAM AVE	171,255.00	249,194.00	420,449.00	\$364.48
027-751-012-000	1777 FARNHAM AVE	167,466.00	318,111.00	485,577.00	\$364.48
027-751-013-000	1781 FARNHAM AVE	167,466.00	296,577.00	464,043.00	\$364.48
027-751-014-000	1785 FARNHAM AVE	73,612.00	254,703.00	328,315.00	\$364.48
027-751-015-000	1789 FARNHAM AVE	167,466.00	298,765.00	466,231.00	\$364.48
027-751-016-000	1793 FARNHAM AVE	167,466.00	241,826.00	409,292.00	\$364.48
027-751-017-000	1797 FARNHAM AVE	82,849.00	201,210.00	284,059.00	\$364.48
027-752-001-000	1740 FARNHAM AVE	223,293.00	239,741.00	463,034.00	\$364.48
027-752-002-000	1744 FARNHAM AVE	76,554.00	314,422.00	390,976.00	\$364.48
027-752-003-000	1748 FARNHAM AVE	63,529.00	289,669.00	353,198.00	\$364.48
027-752-004-000	1752 FARNHAM AVE	87,490.00	328,093.00	415,583.00	\$364.48
027-752-005-000	1756 FARNHAM AVE	87,490.00	344,497.00	431,987.00	\$364.48
027-752-006-000	1760 FARNHAM AVE	180,864.00	240,048.00	420,912.00	\$364.48
027-752-007-000	1764 FARNHAM AVE	180,864.00	306,514.00	487,378.00	\$364.48
027-752-008-000	1768 FARNHAM AVE	103,387.00	200,696.00	304,083.00	\$364.48
027-752-009-000	1772 FARNHAM AVE	167,466.00	315,655.00	483,121.00	\$364.48
027-752-010-000	1776 FARNHAM AVE	167,466.00	293,145.00	460,611.00	\$364.48
027-752-011-000	1780 FARNHAM AVE	90,542.00	195,575.00	286,117.00	\$364.48
027-752-012-000	1784 FARNHAM AVE	76,554.00	306,110.00	382,664.00	\$364.48
027-752-013-000	1788 FARNHAM AVE	151,679.00	200,218.00	351,897.00	\$364.48
027-752-014-000	1792 FARNHAM AVE	148,523.00	259,924.00	408,447.00	\$364.48
027-752-015-000	1781 ELSTON CIR	127,270.00	309,659.00	436,929.00	\$364.48
027-752-016-000	1777 ELSTON CIR	102,614.00	251,111.00	353,725.00	\$364.48
027-752-017-000	1773 ELSTON CIR	75,053.00	351,145.00	426,198.00	\$364.48
027-752-018-000	1769 ELSTON CIR	147,369.00	321,132.00	468,501.00	\$364.48
027-752-019-000	1765 ELSTON CIR	133,972.00	308,698.00	442,670.00	\$364.48
027-752-020-000	1761 ELSTON CIR	179,470.00	216,602.00	396,072.00	\$364.48
027-752-021-000	1757 ELSTON CIR	90,542.00	193,162.00	283,704.00	\$364.48
027-752-022-000	1753 ELSTON CIR	154,065.00	340,071.00	494,136.00	\$364.48
027-624-006-000	916 ROSS DR	88,349.00	228,304.00	316,653.00	\$364.48
027-624-007-000	912 ROSS DR	82,022.00	317,156.00	399,178.00	\$364.48
027-624-008-000	908 ROSS DR	92,750.00	311,230.00	403,980.00	\$364.48
027-624-009-000	904 ROSS DR	72,506.00	293,379.00	365,885.00	\$364.48
027-624-010-000	900 ROSS DR	80,856.00	291,095.00	371,951.00	\$364.48
027-624-001-000	901 GARCIA DR	84,398.00	198,025.00	282,423.00	\$364.48
027-624-002-000	905 GARCIA DR	84,398.00	124,754.00	209,152.00	\$364.48

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027-624-003-000	909 GARCIA DR	179,470.00	229,315.00	408,785.00	\$364.48
027-690-032-000	771 BOURN DR	109,038.00	259,302.00	368,340.00	\$364.48
027-690-033-000	767 BOURN DR	91,137.00	385,992.00	477,129.00	\$364.48
027-690-034-000	763 BOURN DR	142,336.00	228,978.00	371,314.00	\$364.48
027-690-035-000	759 BOURN DR	83,662.00	373,697.00	457,359.00	\$364.48
027-690-036-000	755 BOURN DR	112,587.00	259,845.00	372,432.00	\$364.48
027-690-037-000	751 BOURN DR	225,836.00	431,259.00	657,095.00	\$364.48
027-690-038-000	747 BOURN DR	96,900.00	326,400.00	423,300.00	\$364.48
027-690-039-000	743 BOURN DR	88,766.00	160,967.00	249,733.00	\$364.48
027-690-040-000	739 BOURN DR	105,000.00	530,000.00	635,000.00	\$364.48
027-690-042-000	1614 FARNHAM AVE	117,127.00	409,459.00	526,586.00	\$364.48
027-690-043-000	1618 FARNHAM AVE	126,916.00	276,909.00	403,825.00	\$364.48
027-690-044-000	1622 FARNHAM AVE	110,000.00	690,000.00	800,000.00	\$364.48
027-762-016-000	1723 FARNHAM AVE	102,000.00	418,200.00	520,200.00	\$364.48
027-763-001-000	1704 FARNHAM AVE	109,466.00	173,326.00	282,792.00	\$364.48
027-763-002-000	1708 FARNHAM AVE	220,936.00	325,092.00	546,028.00	\$364.48
027-763-003-000	1712 FARNHAM AVE	66,929.00	351,386.00	418,315.00	\$364.48
027-763-004-000	1716 FARNHAM AVE	214,095.00	290,064.00	504,159.00	\$364.48
027-763-005-000	1720 FARNHAM AVE	133,478.00	240,264.00	373,742.00	\$364.48
027-763-006-000	1724 FARNHAM AVE	127,409.00	200,218.00	327,627.00	\$364.48
027-763-007-000	1728 FARNHAM AVE	197,022.00	315,267.00	512,289.00	\$364.48
027-763-008-000	1732 FARNHAM AVE	197,022.00	134,501.00	331,523.00	\$364.48
027-763-009-000	1736 FARNHAM AVE	197,022.00	307,623.00	504,645.00	\$364.48
027-763-010-000	1733 ELSTON CIR	76,930.00	230,801.00	307,731.00	\$364.48
027-763-011-000	1729 ELSTON CIR	67,949.00	226,504.00	294,453.00	\$364.48
027-763-012-000	1725 ELSTON CIR	69,304.00	311,888.00	381,192.00	\$364.48
027-763-013-000	1721 ELSTON CIR	83,662.00	345,809.00	429,471.00	\$364.48
027-763-014-000	1717 ELSTON CIR	107,219.00	390,280.00	497,499.00	\$364.48
027-763-015-000	1713 ELSTON CIR	127,409.00	200,218.00	327,627.00	\$364.48
027-763-016-000	1709 ELSTON CIR	196,938.00	354,018.00	550,956.00	\$364.48
027-763-017-000	1705 ELSTON CIR	112,200.00	412,998.00	525,198.00	\$364.48
027-763-018-000	760 ELSTON CIR	92,750.00	365,850.00	458,600.00	\$364.48
027-731-003-000	1810 ELSTON CIR	96,900.00	453,900.00	550,800.00	\$364.48
027-731-004-000	1814 ELSTON CIR	92,750.00	365,850.00	458,600.00	\$364.48
027-731-005-000	1818 ELSTON CIR	94,606.00	356,349.00	450,955.00	\$364.48
027-731-006-000	1822 ELSTON CIR	112,587.00	317,820.00	430,407.00	\$364.48
027-731-007-000	1826 ELSTON CIR	110,000.00	420,000.00	530,000.00	\$364.48
027-731-008-000	1813 GABLE DR	129,644.00	276,364.00	406,008.00	\$364.48
027-731-009-000	1809 GABLE DR	97,903.00	381,206.00	479,109.00	\$364.48
027-731-010-000	1805 GABLE DR	139,543.00	242,691.00	382,234.00	\$364.48
027-731-011-000	1801 GABLE DR	112,587.00	208,218.00	320,805.00	\$364.48
027-731-012-000	1817 HOMESTEAD WAY	113,106.00	272,950.00	386,056.00	\$364.48
027-731-013-000	1813 HOMESTEAD WAY	107,569.00	211,533.00	319,102.00	\$364.48
027-731-014-000	1809 HOMESTEAD WAY	95,000.00	455,000.00	550,000.00	\$364.48
027-731-015-000	1805 HOMESTEAD WAY	96,900.00	412,998.00	509,898.00	\$364.48
027-731-016-000	1801 HOMESTEAD WAY	160,901.00	216,602.00	377,503.00	\$364.48
027-732-001-000	1734 ELSTON CIR	167,466.00	284,045.00	451,511.00	\$364.48
027-732-002-000	1738 ELSTON CIR	167,466.00	308,444.00	475,910.00	\$364.48
027-732-003-000	1742 ELSTON CIR	180,864.00	302,471.00	483,335.00	\$364.48
027-732-004-000	1746 ELSTON CIR	174,166.00	468,325.00	642,491.00	\$364.48
027-732-005-000	1750 ELSTON CIR	167,091.00	202,987.00	370,078.00	\$364.48
027-732-006-000	1754 ELSTON CIR	79,273.00	332,727.00	412,000.00	\$364.48
027-732-007-000	1758 ELSTON CIR	84,093.00	408,907.00	493,000.00	\$364.48
027-732-008-000	1762 ELSTON CIR	78,837.00	414,163.00	493,000.00	\$364.48
027-732-009-000	1766 ELSTON CIR	66,929.00	281,331.00	348,260.00	\$364.48
027-732-010-000	1770 ELSTON CIR	82,444.00	369,973.00	452,417.00	\$364.48
027-732-011-000	1774 ELSTON CIR	85,775.00	345,247.00	431,022.00	\$364.48
027-732-012-000	1775 HOMESTEAD WAY	127,409.00	186,630.00	314,039.00	\$364.48
027-732-013-000	1771 HOMESTEAD WAY	154,065.00	303,961.00	458,026.00	\$364.48
027-732-014-000	1767 HOMESTEAD WAY	105,117.00	315,353.00	420,470.00	\$364.48
027-732-015-000	1763 HOMESTEAD WAY	102,614.00	171,429.00	274,043.00	\$364.48
027-732-016-000	1759 HOMESTEAD WAY	135,146.00	301,443.00	436,589.00	\$364.48
027-732-017-000	1755 HOMESTEAD WAY	160,901.00	266,112.00	427,013.00	\$364.48
027-732-018-000	1751 HOMESTEAD WAY	97,903.00	360,698.00	458,601.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-732-019-000	1747 HOMESTEAD WAY	154,065.00	257,643.00	411,708.00	\$364.48
027-732-020-000	759 MERRITT CIR	154,065.00	325,533.00	479,598.00	\$364.48
027-733-001-000	754 MERRITT CIR	37,887.00	117,607.00	155,494.00	\$364.48
027-733-002-000	758 MERRITT CIR	160,766.00	309,586.00	470,352.00	\$364.48
027-733-003-000	762 MERRITT CIR	90,542.00	216,747.00	307,289.00	\$364.48
027-733-004-000	766 MERRITT CIR	91,800.00	425,850.00	517,650.00	\$364.48
027-733-005-000	770 MERRITT CIR	91,800.00	489,600.00	581,400.00	\$364.48
027-733-006-000	774 MERRITT CIR	127,712.00	212,857.00	340,569.00	\$364.48
027-733-007-000	778 MERRITT CIR	103,387.00	206,779.00	310,166.00	\$364.48
027-733-008-000	782 MERRITT CIR	105,762.00	271,589.00	377,351.00	\$364.48
027-733-009-000	786 MERRITT CIR	63,818.00	182,180.00	245,998.00	\$364.48
027-733-010-000	790 MERRITT CIR	139,543.00	248,760.00	388,303.00	\$364.48
027-733-011-000	794 MERRITT CIR	127,712.00	206,779.00	334,491.00	\$364.48
027-733-012-000	798 MERRITT CIR	89,349.00	340,055.00	429,404.00	\$364.48
027-733-013-000	799 ELSTON CIR	190,454.00	250,140.00	440,594.00	\$364.48
027-785-007-000	1919 HERSHEY DR	154,065.00	227,742.00	381,807.00	\$364.48
027-785-008-000	1923 HERSHEY DR	105,000.00	465,000.00	570,000.00	\$364.48
027-785-009-000	1927 HERSHEY DR	120,706.00	306,803.00	427,509.00	\$364.48
027-785-010-000	1931 HERSHEY DR	92,750.00	407,073.00	499,823.00	\$364.48
027-785-011-000	1935 HERSHEY DR	154,065.00	304,794.00	458,859.00	\$364.48
027-785-012-000	1939 HERSHEY DR	73,612.00	306,911.00	380,523.00	\$364.48
027-785-013-000	1943 HERSHEY DR	82,022.00	360,902.00	442,924.00	\$364.48
027-785-014-000	1947 HERSHEY DR	154,065.00	169,476.00	323,541.00	\$364.48
027-791-001-000	645 BLOWERS DR	154,065.00	237,989.00	392,054.00	\$364.48
027-792-001-000	1870 HARDY DR	83,662.00	234,257.00	317,919.00	\$364.48
027-792-002-000	1917 HECKE DR	180,864.00	257,049.00	437,913.00	\$364.48
027-792-003-000	1921 HECKE DR	160,768.00	346,997.00	507,765.00	\$364.48
027-792-004-000	1925 HECKE DR	87,490.00	336,841.00	424,331.00	\$364.48
027-792-005-000	1929 HECKE DR	140,672.00	329,335.00	470,007.00	\$364.48
027-792-006-000	1933 HECKE DR	100,000.00	560,000.00	660,000.00	\$364.48
027-792-007-000	1937 HECKE DR	152,140.00	257,923.00	410,063.00	\$364.48
027-793-003-000	1841 HARDY DR	185,659.00	272,301.00	457,960.00	\$364.48
027-793-004-000	1845 HARDY DR	197,022.00	370,332.00	567,354.00	\$364.48
027-793-005-000	1849 HARDY DR	182,952.00	326,520.00	509,472.00	\$364.48
027-793-006-000	1853 HARDY DR	73,612.00	356,743.00	430,355.00	\$364.48
027-752-023-000	1749 ELSTON CIR	127,270.00	340,969.00	468,239.00	\$364.48
027-752-024-000	1745 ELSTON CIR	262,695.00	252,057.00	514,752.00	\$364.48
027-752-025-000	1741 ELSTON CIR	102,614.00	211,268.00	313,882.00	\$364.48
027-752-026-000	1737 ELSTON CIR	63,818.00	243,680.00	307,498.00	\$364.48
027-761-001-000	1745 LEE DR	180,864.00	290,391.00	471,255.00	\$364.48
027-761-002-000	1741 LEE DR	71,012.00	213,045.00	284,057.00	\$364.48
027-761-003-000	1737 LEE DR	90,000.00	435,000.00	525,000.00	\$364.48
027-761-004-000	1733 LEE DR	90,542.00	199,197.00	289,739.00	\$364.48
027-761-005-000	1729 LEE DR	121,342.00	231,768.00	353,110.00	\$364.48
027-761-006-000	1725 LEE DR	90,000.00	430,000.00	520,000.00	\$364.48
027-761-007-000	1721 LEE DR	102,614.00	253,525.00	356,139.00	\$364.48
027-761-008-000	1717 LEE DR	76,554.00	229,554.00	306,108.00	\$364.48
027-761-009-000	1713 LEE CT	180,864.00	317,334.00	498,198.00	\$364.48
027-761-010-000	1709 LEE CT	66,929.00	345,809.00	412,738.00	\$364.48
027-761-011-000	1705 LEE CT	190,454.00	206,661.00	397,115.00	\$364.48
027-761-012-000	1703 LEE CT	96,577.00	223,344.00	319,921.00	\$364.48
027-761-013-000	1701 LEE CT	86,633.00	331,481.00	418,114.00	\$364.48
027-761-015-000	1706 LEE CT	80,856.00	349,431.00	430,287.00	\$364.48
027-761-016-000	1710 LEE CT	67,949.00	328,430.00	396,379.00	\$364.48
027-761-017-000	1714 LEE CT	102,614.00	193,162.00	295,776.00	\$364.48
027-761-018-000	603 EAKLE LN	138,939.00	221,663.00	360,602.00	\$364.48
027-761-019-000	607 EAKLE LN	197,022.00	288,782.00	485,804.00	\$364.48
027-761-020-000	1715 FARNHAM AVE	216,724.00	227,574.00	444,298.00	\$364.48
027-761-021-000	1711 FARNHAM AVE	258,810.00	309,309.00	568,119.00	\$364.48
027-761-022-000	1707 FARNHAM AVE	75,082.00	323,439.00	398,521.00	\$364.48
027-761-023-000	1703 FARNHAM AVE	210,157.00	214,787.00	424,944.00	\$364.48
027-762-001-000	1726 LEE DR	82,022.00	295,283.00	377,305.00	\$364.48
027-762-002-000	1730 LEE DR	75,053.00	367,228.00	442,281.00	\$364.48
027-762-003-000	1734 LEE DR	91,800.00	448,800.00	540,600.00	\$364.48

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027-762-004-000	1738 LEE DR	66,929.00	223,101.00	290,030.00	\$364.48
027-762-005-000	1742 LEE DR	76,930.00	209,493.00	286,423.00	\$364.48
027-762-006-000	1746 LEE DR	102,614.00	229,378.00	331,992.00	\$364.48
027-762-007-000	1748 LEE DR	88,766.00	173,986.00	262,752.00	\$364.48
027-762-008-000	1752 LEE DR	194,262.00	336,784.00	531,046.00	\$364.48
027-762-009-000	1751 FARNHAM AVE	188,019.00	242,494.00	430,513.00	\$364.48
027-762-010-000	1747 FARNHAM AVE	75,053.00	337,743.00	412,796.00	\$364.48
027-762-011-000	1743 FARNHAM AVE	91,800.00	388,620.00	480,420.00	\$364.48
027-762-012-000	1739 FARNHAM AVE	80,414.00	418,158.00	498,572.00	\$364.48
027-762-013-000	1735 FARNHAM AVE	69,304.00	231,027.00	300,331.00	\$364.48
027-762-014-000	1731 FARNHAM AVE	69,620.00	215,830.00	285,450.00	\$364.48
027-762-015-000	1727 FARNHAM AVE	203,589.00	287,600.00	491,189.00	\$364.48
027-733-014-000	795 ELSTON CIR	190,454.00	264,311.00	454,765.00	\$364.48
027-733-015-000	791 ELSTON CIR	76,930.00	245,594.00	322,524.00	\$364.48
027-733-016-000	787 ELSTON CIR	63,818.00	229,753.00	293,571.00	\$364.48
027-733-017-000	783 ELSTON CIR	194,262.00	239,052.00	433,314.00	\$364.48
027-733-018-000	779 ELSTON CIR	167,466.00	310,092.00	477,558.00	\$364.48
027-733-019-000	775 ELSTON CIR	90,542.00	229,378.00	319,920.00	\$364.48
027-733-020-000	771 ELSTON CIR	173,278.00	253,733.00	427,011.00	\$364.48
027-733-021-000	767 ELSTON CIR	90,000.00	545,000.00	635,000.00	\$364.48
027-733-022-000	763 ELSTON CIR	78,084.00	355,848.00	433,932.00	\$364.48
027-733-023-000	759 ELSTON CIR	167,466.00	254,090.00	421,556.00	\$364.48
027-734-001-000	796 ELSTON CIR	216,724.00	256,809.00	473,533.00	\$364.48
027-734-002-000	792 ELSTON CIR	84,093.00	423,099.00	507,192.00	\$364.48
027-734-003-000	788 ELSTON CIR	190,454.00	231,737.00	422,191.00	\$364.48
027-734-004-000	784 ELSTON CIR	96,577.00	165,393.00	261,970.00	\$364.48
027-734-005-000	780 ELSTON CIR	89,135.00	252,323.00	341,458.00	\$364.48
027-734-006-000	776 ELSTON CIR	82,022.00	320,730.00	402,752.00	\$364.48
027-734-007-000	772 ELSTON CIR	84,093.00	404,703.00	488,796.00	\$364.48
027-734-008-000	768 ELSTON CIR	109,466.00	273,677.00	383,143.00	\$364.48
027-734-009-000	764 ELSTON CIR	167,466.00	241,937.00	409,403.00	\$364.48
027-735-001-000	1726 MERRITT CIR	197,022.00	301,252.00	498,274.00	\$364.48
027-735-002-000	1722 MERRITT CIR	69,304.00	300,337.00	369,641.00	\$364.48
027-735-003-000	1718 MERRITT CIR	121,630.00	231,105.00	352,735.00	\$364.48
027-735-004-000	1714 MERRITT CIR	173,278.00	253,733.00	427,011.00	\$364.48
027-735-005-000	1710 MERRITT CIR	95,000.00	490,000.00	585,000.00	\$364.48
027-735-006-000	1706 MERRITT CIR	242,994.00	240,354.00	483,348.00	\$364.48
027-735-007-000	1702 MERRITT CIR	82,849.00	158,599.00	241,448.00	\$364.48
027-741-001-000	1799 FARNHAM AVE	130,343.00	287,961.00	418,304.00	\$364.48
027-771-001-000	1953 HECKE DR	109,466.00	176,367.00	285,833.00	\$364.48
027-771-002-000	1957 HECKE DR	78,469.00	170,221.00	248,690.00	\$364.48
027-771-003-000	1961 HECKE DR	136,146.00	198,034.00	334,180.00	\$364.48
027-771-004-000	1965 HECKE DR	133,478.00	163,814.00	297,292.00	\$364.48
027-771-005-000	1969 HECKE DR	113,873.00	203,503.00	317,376.00	\$364.48
027-771-006-000	1973 HECKE DR	85,775.00	264,832.00	350,607.00	\$364.48
027-771-007-000	1977 HECKE DR	94,606.00	334,274.00	428,880.00	\$364.48
027-771-008-000	1981 HECKE DR	139,877.00	176,246.00	316,123.00	\$364.48
027-771-010-000	1985 HECKE DR	102,000.00	336,600.00	438,600.00	\$364.48
027-771-011-000	1989 HECKE DR	71,012.00	166,884.00	237,896.00	\$364.48
027-771-012-000	1993 HECKE DR	112,587.00	201,163.00	313,750.00	\$364.48
027-771-013-000	1997 HECKE DR	112,587.00	223,136.00	335,723.00	\$364.48
027-772-001-000	1954 HECKE DR	115,997.00	197,750.00	313,747.00	\$364.48
027-772-002-000	1958 HECKE DR	103,387.00	127,712.00	231,099.00	\$364.48
027-772-003-000	1962 HECKE DR	90,000.00	410,000.00	500,000.00	\$364.48
027-772-004-000	1966 HECKE DR	78,837.00	330,069.00	408,906.00	\$364.48
027-772-005-000	1970 HECKE DR	120,092.00	205,482.00	325,574.00	\$364.48
027-772-006-000	1972 HECKE DR	148,523.00	173,154.00	321,677.00	\$364.48
027-772-007-000	1971 HERSHEY DR	82,849.00	118,356.00	201,205.00	\$364.48
027-772-008-000	1967 HERSHEY DR	63,818.00	174,055.00	237,873.00	\$364.48
027-772-009-000	1963 HERSHEY DR	96,900.00	280,500.00	377,400.00	\$364.48
027-772-010-000	1959 HERSHEY DR	78,084.00	286,128.00	364,212.00	\$364.48
027-772-011-000	1955 HERSHEY DR	115,549.00	127,712.00	243,261.00	\$364.48
027-772-012-000	1951 HERSHEY DR	117,226.00	219,722.00	336,948.00	\$364.48
027-773-001-000	1952 HERSHEY DR	100,000.00	457,900.00	557,900.00	\$364.48

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027-773-002-000	1956 HERSHEY DR	127,712.00	158,120.00	285,832.00	\$364.48
027-773-003-000	1960 HERSHEY DR	147,388.00	237,468.00	384,856.00	\$364.48
027-773-004-000	1964 HERSHEY DR	96,577.00	132,795.00	229,372.00	\$364.48
027-773-005-000	1968 HERSHEY DR	121,342.00	163,814.00	285,156.00	\$364.48
027-773-006-000	1972 HERSHEY DR	96,900.00	343,740.00	440,640.00	\$364.48
027-773-007-000	1976 HERSHEY DR	92,810.00	205,011.00	297,821.00	\$364.48
027-773-008-000	1980 HERSHEY DR	109,173.00	222,314.00	331,487.00	\$364.48
027-773-009-000	1984 HERSHEY DR	100,000.00	430,000.00	530,000.00	\$364.48
027-773-010-000	1988 HERSHEY DR	112,587.00	173,318.00	285,905.00	\$364.48
027-781-001-000	1801 HARDY DR	180,864.00	277,759.00	458,623.00	\$364.48
027-781-002-000	1805 HARDY DR	96,577.00	175,051.00	271,628.00	\$364.48
027-785-005-000	1934 HECKE DR	120,574.00	309,488.00	430,062.00	\$364.48
027-785-006-000	1930 HECKE DR	82,022.00	393,710.00	475,732.00	\$364.48
027-784-001-000	1948 HERSHEY DR	73,612.00	278,598.00	352,210.00	\$364.48
027-784-002-000	1944 HERSHEY DR	80,414.00	391,353.00	471,767.00	\$364.48
027-793-007-000	1857 HARDY DR	69,620.00	139,244.00	208,864.00	\$364.48
027-793-008-000	1861 HARDY DR	80,414.00	314,154.00	394,568.00	\$364.48
027-793-009-000	1865 HARDY DR	190,454.00	283,547.00	474,001.00	\$364.48
027-781-003-000	1809 HARDY DR	73,612.00	322,767.00	396,379.00	\$364.48
027-781-004-000	1813 HARDY DR	72,506.00	362,541.00	435,047.00	\$364.48
027-781-005-000	1817 HARDY DR	73,612.00	314,840.00	388,452.00	\$364.48
027-781-006-000	1821 HARDY DR	72,506.00	262,145.00	334,651.00	\$364.48
027-781-007-000	1825 HARDY DR	96,577.00	228,170.00	324,747.00	\$364.48
027-781-008-000	1829 HARDY DR	69,620.00	287,774.00	357,394.00	\$364.48
027-781-009-000	1833 HARDY DR	102,614.00	114,687.00	217,301.00	\$364.48
027-782-001-000	1802 HARDY DR	139,543.00	157,747.00	297,290.00	\$364.48
027-782-002-000	1806 HARDY DR	167,466.00	327,868.00	495,334.00	\$364.48
027-782-003-000	1810 HARDY DR	96,900.00	453,900.00	550,800.00	\$364.48
027-782-004-000	1814 HARDY DR	180,864.00	289,370.00	470,234.00	\$364.48
027-782-005-000	1818 HARDY DR	69,620.00	208,868.00	278,488.00	\$364.48
027-782-006-000	1822 HARDY DR	69,620.00	214,670.00	284,290.00	\$364.48
027-782-007-000	1826 HARDY DR	96,900.00	418,200.00	515,100.00	\$364.48
027-782-008-000	1830 HARDY DR	175,494.00	263,931.00	439,425.00	\$364.48
027-782-009-000	1834 HARDY DR	102,000.00	387,600.00	489,600.00	\$364.48
027-782-010-000	1833 LOWE DR	121,630.00	176,367.00	297,997.00	\$364.48
027-782-011-000	1829 LOWE DR	167,466.00	319,000.00	486,466.00	\$364.48
027-782-012-000	1825 LOWE DR	69,620.00	190,301.00	259,921.00	\$364.48
027-782-013-000	1821 LOWE DR	82,022.00	339,029.00	421,051.00	\$364.48
027-782-014-000	1817 LOWE DR	180,864.00	346,230.00	527,094.00	\$364.48
027-782-015-000	1813 LOWE DR	80,414.00	291,637.00	372,051.00	\$364.48
027-782-016-000	1809 LOWE DR	194,262.00	321,699.00	515,961.00	\$364.48
027-782-017-000	1805 LOWE DR	84,093.00	420,470.00	504,563.00	\$364.48
027-782-018-000	1801 LOWE DR	87,490.00	306,220.00	393,710.00	\$364.48
027-783-001-000	1802 LOWE DR	160,901.00	241,358.00	402,259.00	\$364.48
027-783-002-000	1806 LOWE DR	87,490.00	459,330.00	546,820.00	\$364.48
027-783-003-000	1810 LOWE DR	121,630.00	265,645.00	387,275.00	\$364.48
027-783-004-000	1814 LOWE DR	190,454.00	295,934.00	486,388.00	\$364.48
027-783-005-000	1818 LOWE DR	96,577.00	171,429.00	268,006.00	\$364.48
027-783-006-000	1822 LOWE DR	96,900.00	484,500.00	581,400.00	\$364.48
027-783-007-000	1826 LOWE DR	85,775.00	412,260.00	498,035.00	\$364.48
027-783-008-000	1830 LOWE DR	183,885.00	371,822.00	555,707.00	\$364.48
027-783-009-000	1834 LOWE DR	89,349.00	298,534.00	387,883.00	\$364.48
027-783-010-000	1833 E GUM AVE	121,342.00	172,310.00	293,652.00	\$364.48
027-783-011-000	1829 E GUM AVE	80,414.00	443,890.00	524,304.00	\$364.48
027-783-012-000	1825 E GUM AVE	257,544.00	260,945.00	518,489.00	\$364.48
027-783-013-000	1821 E GUM AVE	283,300.00	357,980.00	641,280.00	\$364.48
027-783-014-000	1817 E GUM AVE	69,620.00	301,700.00	371,320.00	\$364.48
027-783-015-000	1813 E GUM AVE	121,630.00	201,910.00	323,540.00	\$364.48
027-783-016-000	1809 E GUM AVE	127,409.00	188,083.00	315,492.00	\$364.48
027-783-017-000	1805 E GUM AVE	82,022.00	344,497.00	426,519.00	\$364.48
027-783-018-000	1801 E GUM AVE	139,543.00	203,255.00	342,798.00	\$364.48
027-791-031-000	1831 BLOWERS DR	96,900.00	479,400.00	576,300.00	\$364.48
027-791-032-000	1827 BLOWERS DR	100,000.00	465,000.00	565,000.00	\$364.48
027-791-033-000	1823 BLOWERS DR	283,300.00	318,456.00	601,756.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-791-034-000	1819 BLOWERS DR	108,653.00	229,257.00	337,910.00	\$364.48
027-792-008-000	1894 HARDY DR	102,614.00	173,842.00	276,456.00	\$364.48
027-792-009-000	1890 HARDY DR	204,225.00	253,733.00	457,958.00	\$364.48
027-792-010-000	1886 HARDY DR	80,856.00	369,646.00	450,502.00	\$364.48
027-792-011-000	1882 HARDY DR	275,833.00	282,400.00	558,233.00	\$364.48
027-792-012-000	1878 HARDY DR	87,490.00	344,497.00	431,987.00	\$364.48
027-792-013-000	1874 HARDY DR	190,454.00	339,797.00	530,251.00	\$364.48
027-793-010-000	1869 HARDY DR	197,022.00	307,954.00	504,976.00	\$364.48
027-793-011-000	1873 HARDY DR	197,022.00	271,944.00	468,966.00	\$364.48
027-793-012-000	1877 HARDY DR	96,577.00	169,015.00	265,592.00	\$364.48
027-793-013-000	1881 HARDY DR	190,454.00	285,013.00	475,467.00	\$364.48
027-793-014-000	1885 HARDY DR	85,775.00	396,714.00	482,489.00	\$364.48
027-793-015-000	1889 HARDY DR	197,022.00	288,488.00	485,510.00	\$364.48
027-793-016-000	1893 HARDY DR	100,000.00	440,000.00	540,000.00	\$364.48
027-793-017-000	1896 GABLE DR	87,490.00	311,688.00	399,178.00	\$364.48
027-793-018-000	1892 GABLE DR	73,612.00	371,621.00	445,233.00	\$364.48
027-793-019-000	1888 GABLE DR	95,000.00	510,000.00	605,000.00	\$364.48
027-793-020-000	1884 GABLE DR	197,022.00	346,750.00	543,772.00	\$364.48
027-793-021-000	1880 GABLE DR	73,612.00	249,154.00	322,766.00	\$364.48
027-793-022-000	1876 GABLE DR	210,412.00	253,733.00	464,145.00	\$364.48
027-793-023-000	1872 GABLE DR	197,022.00	354,042.00	551,064.00	\$364.48
027-793-024-000	1868 GABLE DR	82,849.00	247,369.00	330,218.00	\$364.48
027-793-025-000	1864 GABLE DR	89,349.00	341,632.00	430,981.00	\$364.48
027-793-026-000	1860 GABLE DR	69,304.00	376,576.00	445,880.00	\$364.48
027-793-027-000	1856 GABLE DR	84,093.00	399,447.00	483,540.00	\$364.48
027-793-028-000	1852 GABLE DR	197,022.00	315,394.00	512,416.00	\$364.48
027-793-029-000	1848 GABLE DR	203,589.00	321,137.00	524,726.00	\$364.48
027-793-030-000	1844 GABLE DR	92,750.00	381,309.00	474,059.00	\$364.48
027-793-031-000	1840 GABLE DR	92,958.00	312,781.00	405,739.00	\$364.48
027-794-001-000	1828 BLOWERS DR	229,860.00	186,473.00	416,333.00	\$364.48
027-794-002-000	1832 BLOWERS DR	229,860.00	370,025.00	599,885.00	\$364.48
027-794-003-000	1836 BLOWERS DR	127,409.00	230,555.00	357,964.00	\$364.48
027-794-004-000	1840 BLOWERS DR	210,157.00	372,751.00	582,908.00	\$364.48
027-794-005-000	1844 BLOWERS DR	88,766.00	173,986.00	262,752.00	\$364.48
027-794-006-000	1848 BLOWERS DR	126,027.00	296,776.00	422,803.00	\$364.48
027-794-007-000	1852 BLOWERS DR	167,091.00	204,225.00	371,316.00	\$364.48
027-794-008-000	1856 BLOWERS DR	121,342.00	188,083.00	309,425.00	\$364.48
027-794-009-000	1860 BLOWERS DR	127,712.00	239,620.00	367,332.00	\$364.48
027-794-010-000	1864 BLOWERS DR	109,466.00	253,344.00	362,810.00	\$364.48
027-794-011-000	1868 BLOWERS DR	216,724.00	306,937.00	523,661.00	\$364.48
027-794-012-000	1872 BLOWERS DR	92,750.00	401,920.00	494,670.00	\$364.48
027-794-013-000	1876 BLOWERS DR	94,825.00	386,793.00	481,618.00	\$364.48
027-794-014-000	1880 BLOWERS DR	101,826.00	329,129.00	430,955.00	\$364.48
027-794-015-000	1884 BLOWERS DR	69,620.00	118,356.00	187,976.00	\$364.48
027-794-016-000	1888 BLOWERS DR	85,775.00	439,602.00	525,377.00	\$364.48
027-794-017-000	1892 BLOWERS DR	160,901.00	352,756.00	513,657.00	\$364.48
027-794-018-000	1896 BLOWERS DR	75,422.00	191,462.00	266,884.00	\$364.48
027-794-019-000	1899 GABLE DR	216,724.00	280,138.00	496,862.00	\$364.48
027-794-020-000	1895 GABLE DR	190,454.00	384,878.00	575,332.00	\$364.48
027-794-021-000	1891 GABLE DR	85,187.00	107,194.00	192,381.00	\$364.48
027-794-022-000	1887 GABLE DR	154,713.00	235,167.00	389,880.00	\$364.48
027-794-023-000	1883 GABLE DR	203,589.00	329,015.00	532,604.00	\$364.48
027-794-024-000	1879 GABLE DR	89,349.00	367,911.00	457,260.00	\$364.48
027-794-025-000	1875 GABLE DR	203,589.00	292,121.00	495,710.00	\$364.48
027-794-026-000	1871 GABLE DR	191,097.00	354,645.00	545,742.00	\$364.48
027-794-027-000	1867 GABLE DR	83,662.00	234,257.00	317,919.00	\$364.48
027-794-028-000	1863 GABLE DR	197,022.00	313,378.00	510,400.00	\$364.48
027-794-029-000	1859 GABLE DR	216,724.00	368,932.00	585,656.00	\$364.48
027-794-030-000	1855 GABLE DR	69,620.00	275,010.00	344,630.00	\$364.48
027-794-031-000	1851 GABLE DR	100,000.00	440,000.00	540,000.00	\$364.48
027-784-003-000	1940 HERSHEY DR	154,066.00	308,419.00	462,485.00	\$364.48
027-784-004-000	1936 HERSHEY DR	82,022.00	360,902.00	442,924.00	\$364.48
027-784-005-000	1932 HERSHEY DR	89,239.00	278,879.00	368,118.00	\$364.48
027-784-006-000	1928 HERSHEY DR	117,261.00	381,107.00	498,368.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-784-007-000	1924 HERSHEY DR	126,141.00	462,517.00	588,658.00	\$364.48
027-784-008-000	1920 HERSHEY DR	160,766.00	333,808.00	494,574.00	\$364.48
027-784-009-000	1916 HERSHEY DR	160,766.00	305,690.00	466,456.00	\$364.48
027-784-010-000	1912 HERSHEY DR	92,750.00	329,781.00	422,531.00	\$364.48
027-784-011-000	1908 HERSHEY DR	154,066.00	300,378.00	454,444.00	\$364.48
027-784-012-000	1904 HERSHEY DR	82,022.00	327,107.00	409,129.00	\$364.48
027-784-013-000	1900 HERSHEY DR	154,066.00	302,471.00	456,537.00	\$364.48
027-784-014-000	1896 HERSHEY DR	167,466.00	288,705.00	456,171.00	\$364.48
027-784-015-000	1892 HERSHEY DR	167,466.00	363,331.00	530,797.00	\$364.48
027-784-016-000	1888 HERSHEY DR	180,864.00	362,106.00	542,970.00	\$364.48
027-784-017-000	1884 HERSHEY DR	167,466.00	250,975.00	418,441.00	\$364.48
027-784-018-000	725 FARNHAM AVE	109,363.00	300,752.00	410,115.00	\$364.48
027-784-019-000	729 FARNHAM AVE	197,022.00	328,624.00	525,646.00	\$364.48
027-784-020-000	733 FARNHAM AVE	194,262.00	283,211.00	477,473.00	\$364.48
027-784-021-000	737 FARNHAM AVE	102,614.00	185,698.00	288,312.00	\$364.48
027-784-022-000	741 FARNHAM AVE	105,117.00	429,931.00	535,048.00	\$364.48
027-784-023-000	745 FARNHAM AVE	197,022.00	308,513.00	505,535.00	\$364.48
027-784-024-000	749 FARNHAM AVE	258,810.00	315,621.00	574,431.00	\$364.48
027-784-025-000	753 FARNHAM AVE	183,885.00	310,350.00	494,235.00	\$364.48
027-784-026-000	757 FARNHAM AVE	85,775.00	359,186.00	444,961.00	\$364.48
027-784-027-000	761 FARNHAM AVE	216,724.00	300,788.00	517,512.00	\$364.48
027-785-001-000	1950 HECKE DR	140,672.00	269,441.00	410,113.00	\$364.48
027-785-002-000	1946 HECKE DR	124,040.00	304,124.00	428,164.00	\$364.48
027-785-003-000	1942 HECKE DR	92,750.00	421,501.00	514,251.00	\$364.48
027-785-004-000	1938 HECKE DR	146,960.00	237,800.00	384,760.00	\$364.48
027-800-001-000	1849 E GIBSON RD	607,637.00	1,365,044.00	1,972,681.00	\$426.62
027-800-002-000	1837 E GIBSON RD	1,600,000.00	3,300,000.00	4,900,000.00	\$2,237.64
027-800-003-000	1813 E GIBSON RD	1,083,645.00	1,131,794.00	2,215,439.00	\$827.14
027-800-004-000	1801 E GIBSON RD	1,150,000.00	1,480,000.00	2,630,000.00	\$975.16
027-800-005-000	1897 E GIBSON RD	750,000.00	1,150,000.00	1,900,000.00	\$635.58
027-800-006-000	1885 E GIBSON RD	3,500,000.00	5,600,000.00	9,100,000.00	\$4,893.22
027-800-007-000	1861 E GIBSON RD	1,130,000.00	1,290,000.00	2,420,000.00	\$957.74
027-791-002-000	643 BLOWERS DR	197,020.00	182,358.00	379,378.00	\$364.48
027-791-003-000	641 BLOWERS DR	197,022.00	361,033.00	558,055.00	\$364.48
027-791-004-000	637 BLOWERS DR	197,022.00	308,657.00	505,679.00	\$364.48
027-791-005-000	633 BLOWERS DR	203,589.00	256,798.00	460,387.00	\$364.48
027-791-006-000	629 BLOWERS DR	197,022.00	342,400.00	539,422.00	\$364.48
027-791-007-000	625 BLOWERS DR	121,630.00	218,939.00	340,569.00	\$364.48
027-791-008-000	621 BLOWERS DR	121,630.00	176,367.00	297,997.00	\$364.48
027-791-009-000	617 BLOWERS DR	203,589.00	361,211.00	564,800.00	\$364.48
027-791-010-000	613 BLOWERS DR	203,589.00	255,677.00	459,266.00	\$364.48
027-791-011-000	609 BLOWERS DR	127,712.00	218,939.00	346,651.00	\$364.48
027-791-012-000	605 BLOWERS DR	197,022.00	277,711.00	474,733.00	\$364.48
027-791-013-000	601 BLOWERS DR	120,153.00	287,829.00	407,982.00	\$364.48
027-791-014-000	1899 BLOWERS DR	98,186.00	311,888.00	410,074.00	\$364.48
027-791-015-000	1895 BLOWERS DR	127,409.00	228,129.00	355,538.00	\$364.48
027-791-016-000	1891 BLOWERS DR	133,793.00	196,438.00	330,231.00	\$364.48
027-791-017-000	1887 BLOWERS DR	257,544.00	406,514.00	664,058.00	\$364.48
027-791-018-000	1883 BLOWERS DR	75,082.00	279,545.00	354,627.00	\$364.48
027-791-019-000	1879 BLOWERS DR	69,620.00	174,055.00	243,675.00	\$364.48
027-791-020-000	1875 BLOWERS DR	109,466.00	212,857.00	322,323.00	\$364.48
027-791-021-000	1871 BLOWERS DR	257,544.00	355,374.00	612,918.00	\$364.48
027-791-022-000	1867 BLOWERS DR	69,620.00	232,078.00	301,698.00	\$364.48
027-791-023-000	1863 BLOWERS DR	69,620.00	150,848.00	220,468.00	\$364.48
027-791-024-000	1859 BLOWERS DR	69,620.00	278,491.00	348,111.00	\$364.48
027-791-025-000	1855 BLOWERS DR	283,300.00	295,288.00	578,588.00	\$364.48
027-791-026-000	1851 BLOWERS DR	96,577.00	181,087.00	277,664.00	\$364.48
027-791-027-000	1847 BLOWERS DR	121,630.00	218,939.00	340,569.00	\$364.48
027-791-028-000	1843 BLOWERS DR	69,620.00	313,305.00	382,925.00	\$364.48
027-791-029-000	1839 BLOWERS DR	121,630.00	206,779.00	328,409.00	\$364.48
027-791-030-000	1835 BLOWERS DR	82,849.00	218,964.00	301,813.00	\$364.48
027-810-002-000	1954 VALLEJO CT	70,000.00	419,000.00	489,000.00	\$364.48
027-810-003-000	1968 MILLER CT	160,901.00	198,034.00	358,935.00	\$364.48
027-810-004-000	1972 MILLER CT	57,754.00	256,441.00	314,195.00	\$364.48

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-810-005-000	1971 GREGORY CT	160,901.00	268,063.00	428,964.00	\$364.48
027-810-006-000	1967 GREGORY CT	71,400.00	362,100.00	433,500.00	\$364.48
027-810-007-000	1963 GREGORY CT	160,901.00	228,978.00	389,879.00	\$364.48
027-810-008-000	1953 GREGORY CT	52,214.00	147,366.00	199,580.00	\$364.48
027-810-009-000	1949 GREGORY CT	73,581.00	268,049.00	341,630.00	\$364.48
027-810-010-000	1950 GREGORY CT	90,542.00	181,087.00	271,629.00	\$364.48
027-810-011-000	1954 GREGORY CT	84,093.00	310,097.00	394,190.00	\$364.48
027-810-012-000	1964 GREGORY CT	65,094.00	136,110.00	201,204.00	\$364.48
027-810-013-000	1968 GREGORY CT	56,624.00	243,489.00	300,113.00	\$364.48
027-810-014-000	1972 GREGORY CT	56,624.00	291,057.00	347,681.00	\$364.48
027-810-015-000	1971 OCHOA CT	57,754.00	259,907.00	317,661.00	\$364.48
027-810-016-000	1967 OCHOA CT	73,581.00	291,176.00	364,757.00	\$364.48
027-810-017-000	1963 OCHOA CT	66,929.00	317,920.00	384,849.00	\$364.48
027-810-018-000	1953 OCHOA CT	115,274.00	169,881.00	285,155.00	\$364.48
027-810-019-000	1949 OCHOA CT	65,094.00	171,619.00	236,713.00	\$364.48
027-810-020-000	1950 OCHOA CT	142,336.00	204,225.00	346,561.00	\$364.48
027-810-021-000	1954 OCHOA CT	160,901.00	210,412.00	371,313.00	\$364.48
027-810-022-000	1964 OCHOA CT	72,139.00	298,864.00	371,003.00	\$364.48
027-810-023-000	1968 OCHOA CT	61,120.00	275,989.00	337,109.00	\$364.48
027-810-024-000	1972 OCHOA CT	66,396.00	175,051.00	241,447.00	\$364.48
027-820-002-000	1950 HAWKINS CT	121,342.00	175,950.00	297,292.00	\$364.48
027-820-003-000	1954 HAWKINS CT	55,774.00	277,762.00	333,536.00	\$364.48
027-820-004-000	1958 HAWKINS CT	121,342.00	190,451.00	311,793.00	\$364.48
027-820-005-000	1968 HAWKINS CT	121,342.00	165,016.00	286,358.00	\$364.48
027-820-006-000	1974 HAWKINS CT	71,400.00	377,400.00	448,800.00	\$364.48
027-820-007-000	1978 HAWKINS CT	121,342.00	236,873.00	358,215.00	\$364.48
027-820-008-000	648 AZEVEDO CT	71,400.00	326,400.00	397,800.00	\$364.48
027-820-009-000	647 AZEVEDO CT	70,000.00	425,000.00	495,000.00	\$364.48
027-820-010-000	642 RICO CT	121,342.00	169,881.00	291,223.00	\$364.48
027-820-011-000	1992 STONEHAVEN LP	51,977.00	243,735.00	295,712.00	\$364.48
027-820-012-000	1996 STONEHAVEN LP	72,506.00	298,957.00	371,463.00	\$364.48
027-820-013-000	738 STONEHAVEN LP	65,617.00	292,549.00	358,166.00	\$364.48
027-820-014-000	742 STONEHAVEN LP	70,000.00	425,000.00	495,000.00	\$364.48
027-820-015-000	746 STONEHAVEN LP	71,400.00	326,400.00	397,800.00	\$364.48
027-820-017-000	755 STONEHAVEN LP	72,139.00	341,114.00	413,253.00	\$364.48
027-820-018-000	751 STONEHAVEN LP	123,769.00	247,544.00	371,313.00	\$364.48
027-820-019-000	747 STONEHAVEN LP	70,000.00	415,000.00	485,000.00	\$364.48
027-820-020-000	748 STONEHAVEN LP	72,139.00	314,322.00	386,461.00	\$364.48
027-820-021-000	752 STONEHAVEN LP	57,754.00	242,579.00	300,333.00	\$364.48
027-820-022-000	756 STONEHAVEN LP	73,581.00	315,353.00	388,934.00	\$364.48
027-820-023-000	755 BREEN CT	57,754.00	267,991.00	325,745.00	\$364.48
027-820-024-000	751 BREEN CT	123,769.00	219,534.00	343,303.00	\$364.48
027-820-025-000	747 BREEN CT	72,139.00	293,711.00	365,850.00	\$364.48
027-820-026-000	748 BREEN CT	64,331.00	312,009.00	376,340.00	\$364.48
027-820-027-000	752 BREEN CT	123,769.00	214,126.00	337,895.00	\$364.48
027-820-028-000	756 BREEN CT	110,134.00	273,054.00	383,188.00	\$364.48
027-820-029-000	1971 MILLER CT	73,581.00	322,711.00	396,292.00	\$364.48
027-820-030-000	1967 MILLER CT	142,336.00	188,071.00	330,407.00	\$364.48
027-820-031-000	758 HALL CT	136,146.00	222,173.00	358,319.00	\$364.48
027-820-032-000	754 HALL CT	72,506.00	295,611.00	368,117.00	\$364.48
027-820-033-000	1957 VALLEJO CT	55,774.00	254,337.00	310,111.00	\$364.48
027-820-034-000	1953 VALLEJO CT	51,977.00	265,799.00	317,776.00	\$364.48
027-820-035-000	1949 VALLEJO CT	71,400.00	387,600.00	459,000.00	\$364.48
027-820-036-000	1950 VACA CT	51,977.00	288,786.00	340,763.00	\$364.48
027-820-037-000	1954 VACA CT	154,713.00	205,271.00	359,984.00	\$364.48
027-820-038-000	1958 VACA CT	56,624.00	253,230.00	309,854.00	\$364.48
027-820-039-000	1957 VACA CT	142,336.00	247,544.00	389,880.00	\$364.48
027-820-040-000	1953 VACA CT	65,094.00	159,784.00	224,878.00	\$364.48
027-820-041-000	1949 VACA CT	72,139.00	319,372.00	391,511.00	\$364.48
027-830-001-000	1948 COOK CT	127,409.00	210,761.00	338,170.00	\$364.48
027-830-002-000	1952 COOK CT	73,581.00	323,762.00	397,343.00	\$364.48
027-830-003-000	1956 COOK CT	121,342.00	178,439.00	299,781.00	\$364.48
027-830-004-000	1957 SAVALA CT	121,342.00	162,601.00	283,943.00	\$364.48
027-830-005-000	1953 SAVALA CT	121,342.00	204,714.00	326,056.00	\$364.48

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027-830-006-000	1949 SAVALA CT	121,342.00	216,718.00	338,060.00	\$364.48
027-830-007-000	1948 SAVALA CT	71,400.00	357,000.00	428,400.00	\$364.48
027-830-008-000	1952 SAVALA CT	57,754.00	263,373.00	321,127.00	\$364.48
027-830-009-000	1956 SAVALA CT	73,581.00	324,813.00	398,394.00	\$364.48
027-830-010-000	1945 DAY CT	52,214.00	170,574.00	222,788.00	\$364.48
027-830-011-000	1949 HAWKINS CT	121,342.00	243,909.00	365,251.00	\$364.48
027-830-012-000	1953 HAWKINS CT	121,342.00	208,276.00	329,618.00	\$364.48
027-830-013-000	1957 HAWKINS CT	121,342.00	178,293.00	299,635.00	\$364.48
027-830-014-000	1967 HAWKINS CT	72,139.00	314,322.00	386,461.00	\$364.48
027-830-015-000	1971 HAWKINS CT	65,617.00	295,283.00	360,900.00	\$364.48
027-830-016-000	623 WATERMAN LN	72,139.00	329,781.00	401,920.00	\$364.48
027-830-017-000	1966 COOK CT	73,581.00	294,329.00	367,910.00	\$364.48
027-830-018-000	1970 COOK CT	121,342.00	224,564.00	345,906.00	\$364.48
027-830-019-000	1974 COOK CT	121,342.00	205,679.00	327,021.00	\$364.48
027-794-032-000	1847 GABLE DR	102,000.00	525,300.00	627,300.00	\$364.48
027-794-033-000	1843 GABLE DR	216,724.00	379,182.00	595,906.00	\$364.48
027-794-034-000	1843 FARNHAM AVE	99,861.00	378,424.00	478,285.00	\$364.48
027-794-035-000	1837 FARNHAM AVE	216,724.00	408,762.00	625,486.00	\$364.48
027-520-095-000	1975 MAXWELL AVE	2,627,946.00	28,644,615.00	31,272,561.00	\$21,384.64
027-810-001-000	1950 VALLEJO CT	56,624.00	275,202.00	331,826.00	\$364.48
027-830-020-000	640 AZEVEDO CT	72,139.00	329,781.00	401,920.00	\$364.48
027-830-021-000	644 AZEVEDO CT	121,342.00	228,129.00	349,471.00	\$364.48
027-830-022-000	643 AZEVEDO CT	121,342.00	219,576.00	340,918.00	\$364.48
027-830-023-000	638 RICO CT	121,342.00	234,551.00	355,893.00	\$364.48
027-860-024-000	463 PIONEER AVE	111,140.00	994,484.00	1,105,624.00	\$679.12
027-860-026-000	PIONEER AVE	195,219.00	152,040.00	347,259.00	\$1,192.82
027-860-025-000	475 PIONEER AVE	1,072,201.00	4,203,031.00	5,275,232.00	\$1,044.80
027-860-027-000	521 PIONEER AVE	1,359,035.00	12,000,291.00	13,359,326.00	\$24,857.38
027-860-031-000	700 KINCHELOE CT	1,132,528.00	17,569,512.00	18,702,040.00	\$31,620.04
027-860-035-000	18440 CR 102	900,000.00	4,600,000.00	5,500,000.00	\$1,053.52
027-860-039-000	451 PIONEER AVE	641,270.00	3,997,737.00	4,639,007.00	\$3,918.06
027-741-011-000	1829 FARNHAM AVE	126,648.00	366,335.00	492,983.00	\$364.48
027-871-001-000	1814 MEZGER DR	84,093.00	394,191.00	478,284.00	\$364.48
027-871-002-000	1818 MEZGER DR	63,529.00	254,570.00	318,099.00	\$364.48
027-871-003-000	1822 MEZGER DR	63,818.00	273,049.00	336,867.00	\$364.48
027-871-004-000	1826 MEZGER DR	63,818.00	318,607.00	382,425.00	\$364.48
027-871-005-000	1830 MEZGER DR	63,818.00	316,749.00	380,567.00	\$364.48
027-871-006-000	1834 MEZGER DR	63,818.00	248,276.00	312,094.00	\$364.48
027-871-007-000	1836 MEZGER DR	82,444.00	391,614.00	474,058.00	\$364.48
027-871-008-000	1840 MEZGER DR	82,022.00	343,403.00	425,425.00	\$364.48
027-871-009-000	1811 ROMINGER CT	92,750.00	371,003.00	463,753.00	\$364.48
027-871-010-000	1815 ROMINGER CT	76,930.00	233,770.00	310,700.00	\$364.48
027-871-011-000	1819 ROMINGER CT	65,094.00	304,171.00	369,265.00	\$364.48
027-871-012-000	1823 ROMINGER CT	78,469.00	264,910.00	343,379.00	\$364.48
027-871-013-000	1827 ROMINGER CT	76,930.00	286,875.00	363,805.00	\$364.48
027-871-014-000	1831 ROMINGER CT	88,766.00	300,571.00	389,337.00	\$364.48
027-871-015-000	1835 ROMINGER CT	100,395.00	401,585.00	501,980.00	\$364.48
027-871-017-000	1838 ROMINGER CT	88,766.00	210,293.00	299,059.00	\$364.48
027-871-018-000	1834 ROMINGER CT	94,684.00	254,471.00	349,155.00	\$364.48
027-871-019-000	1828 ROMINGER CT	82,022.00	431,989.00	514,011.00	\$364.48
027-871-020-000	1824 ROMINGER CT	82,849.00	214,808.00	297,657.00	\$364.48
027-871-021-000	1820 ROMINGER CT	69,304.00	276,078.00	345,382.00	\$364.48
027-871-022-000	1816 ROMINGER CT	95,000.00	530,000.00	625,000.00	\$364.48
027-871-023-000	1812 ROMINGER CT	82,849.00	245,307.00	328,156.00	\$364.48
027-871-024-000	1808 ROMINGER CT	82,022.00	343,403.00	425,425.00	\$364.48
027-871-025-000	1804 ROMINGER ST	69,620.00	305,483.00	375,103.00	\$364.48
027-871-026-000	1800 ROMINGER ST	69,620.00	250,654.00	320,274.00	\$364.48
027-871-028-000	1796 ROMINGER ST	63,818.00	286,205.00	350,023.00	\$364.48
027-871-029-000	1792 ROMINGER ST	63,818.00	229,743.00	293,561.00	\$364.48
027-871-030-000	1788 ROMINGER ST	84,093.00	383,680.00	467,773.00	\$364.48
027-871-031-000	1784 ROMINGER ST	69,620.00	235,765.00	305,385.00	\$364.48
027-871-032-000	1780 ROMINGER ST	103,056.00	452,418.00	555,474.00	\$364.48
027-871-033-000	1776 ROMINGER ST	117,300.00	464,100.00	581,400.00	\$364.48
027-871-034-000	1020 MEZGER DR	97,903.00	385,431.00	483,334.00	\$364.48

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2023/2024
Preliminary Report

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-871-035-000	1016 MEZGER DR	63,818.00	305,019.00	368,837.00	\$364.48
027-871-036-000	1012 MEZGER DR	84,093.00	426,673.00	510,766.00	\$364.48
027-871-037-000	1008 MEZGER DR	63,818.00	271,379.00	335,197.00	\$364.48
027-871-038-000	1004 MEZGER DR	75,422.00	274,140.00	349,562.00	\$364.48
027-871-039-000	1000 MEZGER DR	92,829.00	372,753.00	465,582.00	\$364.48
027-871-040-000	1787 MEZGER DR	99,861.00	430,982.00	530,843.00	\$364.48
027-871-041-000	1791 MEZGER DR	69,304.00	338,584.00	407,888.00	\$364.48
027-871-042-000	1795 MEZGER DR	78,837.00	357,399.00	436,236.00	\$364.48
027-871-043-000	1799 MEZGER DR	63,818.00	292,753.00	356,571.00	\$364.48
027-871-044-000	1803 MEZGER DR	63,818.00	319,931.00	383,749.00	\$364.48
027-871-045-000	1807 MEZGER DR	69,620.00	235,510.00	305,130.00	\$364.48
027-871-046-000	1811 MEZGER DR	92,750.00	386,462.00	479,212.00	\$364.48
027-871-047-000	1796 BRANIGAN AVE	63,818.00	248,355.00	312,173.00	\$364.48
027-871-048-000	1792 BRANIGAN AVE	72,506.00	373,139.00	445,645.00	\$364.48
027-871-049-000	1788 BRANIGAN AVE	82,022.00	355,434.00	437,456.00	\$364.48
027-871-050-000	1784 BRANIGAN AVE	84,093.00	369,488.00	453,581.00	\$364.48
027-871-051-000	1780 BRANIGAN AVE	95,000.00	496,000.00	591,000.00	\$364.48
027-871-052-000	1776 BRANIGAN AVE	69,620.00	297,325.00	366,945.00	\$364.48
027-871-053-000	1772 BRANIGAN AVE	84,093.00	415,215.00	499,308.00	\$364.48
027-871-054-000	1768 BRANIGAN AVE	97,903.00	334,934.00	432,837.00	\$364.48
027-872-001-000	1816 BRANIGAN AVE	92,750.00	376,156.00	468,906.00	\$364.48
027-872-002-000	1820 BRANIGAN AVE	96,900.00	367,200.00	464,100.00	\$364.48
027-872-003-000	1824 BRANIGAN AVE	69,620.00	290,537.00	360,157.00	\$364.48
027-872-004-000	1828 BRANIGAN AVE	82,022.00	324,810.00	406,832.00	\$364.48
027-872-005-000	1832 BRANIGAN AVE	69,304.00	288,266.00	357,570.00	\$364.48
027-872-006-000	1836 BRANIGAN AVE	91,800.00	392,700.00	484,500.00	\$364.48
027-872-007-000	1842 BRANIGAN AVE	69,304.00	309,579.00	378,883.00	\$364.48
027-872-008-000	1841 MEZGER DR	63,529.00	289,398.00	352,927.00	\$364.48
027-872-009-000	1837 MEZGER DR	75,053.00	371,516.00	446,569.00	\$364.48
027-872-010-000	1833 MEZGER DR	81,600.00	418,189.00	499,789.00	\$364.48
027-872-011-000	1831 MEZGER DR	91,800.00	499,800.00	591,600.00	\$364.48
027-872-012-000	1827 MEZGER DR	82,444.00	401,920.00	484,364.00	\$364.48
027-872-013-000	1823 MEZGER DR	91,800.00	392,700.00	484,500.00	\$364.48
027-872-014-000	1819 MEZGER DR	76,554.00	392,617.00	469,171.00	\$364.48
027-872-015-000	1815 MEZGER DR	96,900.00	402,900.00	499,800.00	\$364.48
027-873-009-000	1810 MEZGER DR	69,620.00	331,709.00	401,329.00	\$364.48
027-873-010-000	1806 MEZGER DR	75,053.00	413,869.00	488,922.00	\$364.48
027-873-011-000	1802 MEZGER DR	63,818.00	243,848.00	307,666.00	\$364.48
027-873-012-000	1798 MEZGER DR	63,818.00	305,472.00	369,290.00	\$364.48
027-873-013-000	1794 MEZGER DR	63,818.00	238,053.00	301,871.00	\$364.48
027-873-014-000	1790 MEZGER DR	69,620.00	274,396.00	344,016.00	\$364.48
027-873-015-000	1787 ROMINGER ST	92,750.00	380,278.00	473,028.00	\$364.48
027-873-016-000	1791 ROMINGER ST	75,053.00	421,374.00	496,427.00	\$364.48
027-873-017-000	1795 ROMINGER ST	66,929.00	344,693.00	411,622.00	\$364.48
027-873-018-000	1799 ROMINGER ST	63,818.00	229,779.00	293,597.00	\$364.48
027-873-019-000	1803 ROMINGER ST	63,818.00	284,282.00	348,100.00	\$364.48
027-873-020-000	1807 ROMINGER ST	69,304.00	313,113.00	382,417.00	\$364.48
Total:					\$812,026.76
Parcel Count:					1,967



City of Woodland

North Park Lighting and Landscaping District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2023/2024

Intent Meeting: May 16, 2023
Public Hearing: June 6, 2023

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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 2023/2024, 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 _____, 2023.

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 2023/2024. 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 2023/2024 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 2023/2024.

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

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

/// METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

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

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

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

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

California Constitution

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

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

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

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

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

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

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

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

California Constitution Article XIID Assessment Exemption

In accordance with 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 2023/2024

BUDGET ITEMS		Total
DIRECT COSTS		
	Maintenance Costs/Labor	\$21,820.00
	Utilities	21,135.00
	Equipment & Supplies	992.00
	Repairs/Miscellaneous Expenses	1,163.00
	Direct Costs (Subtotal)	\$45,110.00
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	\$46,734.00
	Reserve Collection/(Contribution)	0.00
	General Fund Replenishment/(Contribution)	(20,024.40)
	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	\$0.00
	Reserve Fund Collection/(Contribution)	0.00
	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 - 2023/2024 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 2023/2024 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2023/2024
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	\$158,096	\$231,706	\$215.40
027-470-003-000	324 QUAIL DR	79,645	116,083	195,728	215.40
027-470-004-000	328 QUAIL DR	102,350	173,310	275,660	215.40
027-470-005-000	332 QUAIL DR	80,563	93,373	173,936	215.40
027-470-007-000	331 QUAIL DR	112,439	111,396	223,835	215.40
027-470-008-000	332 REDWING DR	131,170	155,000	286,170	215.40
027-470-009-000	336 REDWING DR	85,331	137,648	222,979	215.40
027-470-010-000	340 REDWING DR	89,595	142,931	232,526	215.40
027-470-011-000	344 REDWING DR	90,000	185,000	275,000	215.40
027-470-012-000	348 REDWING DR	107,033	185,000	292,033	215.40
027-470-013-000	352 REDWING DR	120,414	205,000	325,414	215.40
027-470-014-000	356 REDWING DR	197,023	185,000	382,023	215.40
027-470-015-000	360 REDWING DR	90,000	240,000	330,000	215.40
027-470-016-000	364 REDWING DR	86,341	98,902	185,243	215.40
027-470-017-000	368 REDWING DR	86,341	139,271	225,612	215.40
027-470-018-000	372 REDWING DR	136,807	150,005	286,812	215.40
027-470-019-000	429 FALCON DR	110,234	114,960	225,194	215.40
027-470-020-000	425 FALCON DR	86,341	137,150	223,491	215.40
027-470-021-000	421 FALCON DR	82,744	95,122	177,866	215.40
027-470-022-000	367 REDWING DR	73,944	122,952	196,896	215.40
027-470-023-000	363 REDWING DR	86,341	100,317	186,658	215.40
027-470-024-000	359 REDWING DR	76,553	113,822	190,375	215.40
027-470-025-000	355 REDWING DR	90,476	156,716	247,192	215.40
027-470-026-000	351 REDWING DR	88,767	111,929	200,696	215.40
027-470-027-000	347 REDWING DR	80,414	185,000	265,414	215.40
027-470-028-000	343 REDWING DR	80,414	109,737	190,151	215.40
027-470-029-000	339 REDWING DR	90,000	190,000	280,000	215.40
027-470-030-000	335 REDWING DR	87,026	145,268	232,294	215.40
027-470-031-000	331 REDWING DR	81,225	114,960	196,185	215.40
027-470-032-000	327 REDWING DR	90,000	205,000	295,000	215.40
027-470-033-000	323 REDWING DR	77,292	107,740	185,032	215.40
027-470-034-000	319 REDWING DR	78,086	117,646	195,732	215.40
027-470-035-000	315 REDWING DR	84,395	145,127	229,522	215.40
027-470-037-000	416 FALCON DR	86,341	104,559	190,900	215.40
027-470-038-000	412 FALCON DR	86,341	113,241	199,582	215.40
027-470-039-000	408 FALCON DR	69,620	130,636	200,256	215.40
027-470-040-000	404 FALCON DR	91,136	112,771	203,907	215.40
027-470-041-000	381 CARDINAL DR	85,186	122,635	207,821	215.40
027-470-042-000	385 CARDINAL DR	86,341	116,646	202,987	215.40
027-470-043-000	389 CARDINAL DR	118,963	140,362	259,325	215.40
027-470-044-000	390 CARDINAL DR	86,341	142,101	228,442	215.40
027-470-045-000	386 CARDINAL DR	86,341	142,101	228,442	215.40
027-470-046-000	382 CARDINAL DR	95,527	150,569	246,096	215.40
027-480-001-000	336 QUAIL DR	85,331	115,813	201,144	215.40
027-480-002-000	340 QUAIL DR	85,331	101,243	186,574	215.40
027-480-003-000	344 QUAIL DR	85,331	115,289	200,620	215.40
027-480-004-000	348 QUAIL DR	85,331	101,243	186,574	215.40
027-480-005-000	352 QUAIL DR	102,350	178,226	280,576	215.40
027-480-006-000	360 QUAIL DR	85,331	110,397	195,728	215.40
027-480-007-000	364 QUAIL DR	80,828	115,289	196,117	215.40
027-480-008-000	368 QUAIL DR	65,617	155,000	220,617	215.40
027-480-009-000	372 QUAIL DR	164,183	205,000	369,183	215.40
027-480-010-000	376 QUAIL DR	81,225	125,411	206,636	215.40
027-480-011-000	380 QUAIL DR	95,398	123,404	218,802	215.40
027-480-012-000	384 QUAIL DR	68,255	194,675	262,930	215.40
027-480-013-000	388 QUAIL DR	71,366	162,107	233,473	215.40
027-480-014-000	392 QUAIL DR	82,744	101,628	184,372	215.40
027-480-015-000	396 QUAIL DR	125,208	171,843	297,051	215.40
027-480-016-000	451 ROBIN DR	88,497	110,928	199,425	215.40
027-480-017-000	447 ROBIN DR	92,751	108,697	201,448	215.40
027-480-018-000	443 ROBIN DR	94,684	99,137	193,821	215.40
027-480-019-000	439 ROBIN DR	84,395	89,769	174,164	215.40
027-480-020-000	435 ROBIN DR	69,620	147,358	216,978	215.40
027-480-021-000	431 ROBIN DR	90,000	155,000	245,000	215.40
027-480-022-000	427 ROBIN DR	81,225	120,186	201,411	215.40

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2023/2024
Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Assessed Land Value	Structure Assessed Value	Total Assessed Value	Charge
027-480-023-000	423 ROBIN DR	88,767	122,590	211,357	215.40
027-480-024-000	419 ROBIN DR	127,102	155,000	282,102	215.40
027-480-025-000	415 ROBIN DR	103,056	149,967	253,023	215.40
027-480-026-000	411 ROBIN DR	82,022	136,284	218,306	215.40
027-480-028-000	397 CARDINAL DR	105,000	200,000	305,000	215.40
027-480-029-000	393 CARDINAL DR	78,086	133,633	211,719	215.40
027-480-030-000	394 CARDINAL DR	85,331	110,397	195,728	215.40
027-480-031-000	420 ROBIN DR	85,331	118,913	204,244	215.40
027-480-032-000	424 ROBIN DR	80,828	149,449	230,277	215.40
027-480-033-000	428 ROBIN DR	78,086	96,110	174,196	215.40
027-480-034-000	432 ROBIN DR	85,331	103,158	188,489	215.40
027-480-035-000	436 ROBIN DR	94,684	127,919	222,603	215.40
027-480-036-000	391 QUAIL DR	77,719	200,000	277,719	215.40
027-480-037-000	387 QUAIL DR	85,331	101,243	186,574	215.40
027-480-038-000	383 QUAIL DR	85,331	125,070	210,401	215.40
027-480-039-000	379 QUAIL DR	85,331	104,756	190,087	215.40
027-480-040-000	375 QUAIL DR	80,828	205,000	285,828	215.40
027-480-041-000	371 QUAIL DR	85,331	120,878	206,209	215.40
027-480-042-000	367 QUAIL DR	164,183	205,000	369,183	215.40
027-480-043-000	363 QUAIL DR	110,380	198,232	308,612	215.40
027-480-044-000	359 QUAIL DR	95,527	184,374	279,901	215.40
027-480-045-000	355 QUAIL DR	76,027	119,429	195,456	215.40
027-480-046-000	351 QUAIL DR	88,701	166,857	255,558	215.40
027-480-047-000	347 QUAIL DR	85,331	129,461	214,792	215.40
027-480-048-000	343 QUAIL DR	90,000	185,000	275,000	215.40
027-480-049-000	339 QUAIL DR	90,000	230,000	320,000	215.40
027-480-050-000	335 QUAIL DR	94,684	149,240	243,924	215.40
027-560-001-000	426 HAWK DR	93,823	121,377	215,200	215.40
027-560-002-000	422 HAWK DR	82,744	107,177	189,921	215.40
027-560-003-000	418 HAWK DR	167,245	185,000	352,245	215.40
027-560-004-000	414 HAWK DR	80,414	195,000	275,414	215.40
027-560-005-000	410 HAWK DR	73,610	198,896	272,506	215.40
027-560-006-000	406 HAWK DR	98,630	108,690	207,320	215.40
027-560-007-000	405 DOVE DR	85,775	267,588	353,363	215.40
027-560-008-000	409 DOVE DR	177,318	185,000	362,318	215.40
027-560-009-000	413 DOVE DR	84,395	127,534	211,929	215.40
027-560-010-000	417 DOVE DR	90,000	185,000	275,000	215.40
027-560-011-000	421 DOVE DR	84,395	109,181	193,576	215.40
027-560-012-000	425 DOVE DR	133,477	218,579	352,056	215.40
027-560-018-000	284 QUAIL DR	80,414	201,790	282,204	215.40
027-560-019-000	288 QUAIL DR	73,610	178,496	252,106	215.40
027-560-020-000	292 QUAIL DR	67,946	203,996	271,942	215.40
027-560-021-000	296 QUAIL DR	100,602	114,594	215,196	215.40
027-560-022-000	425 HAWK DR	133,477	218,579	352,056	215.40
027-560-023-000	421 HAWK DR	80,414	135,108	215,522	215.40
027-560-024-000	417 HAWK DR	90,932	155,000	245,932	215.40
027-560-025-000	413 HAWK DR	98,936	162,247	261,183	215.40
027-560-026-000	409 HAWK DR	84,395	89,769	174,164	215.40
027-560-027-000	405 HAWK DR	164,183	185,000	349,183	215.40
027-560-028-000	401 HAWK DR	95,000	250,000	345,000	215.40
027-560-029-000	285 SWALLOW DR	79,631	194,675	274,306	215.40
027-560-030-000	281 SWALLOW DR	82,744	99,594	182,338	215.40
027-560-031-000	277 SWALLOW DR	82,744	99,594	182,338	215.40
027-560-032-000	273 SWALLOW DR	95,000	136,447	231,447	215.40
027-560-033-000	269 SWALLOW DR	84,094	104,518	188,612	215.40
027-560-039-000	280 QUAIL DR	80,414	158,471	238,885	215.40
027-560-040-000	276 QUAIL DR	75,422	137,953	213,375	215.40
027-560-041-000	272 QUAIL DR	82,744	121,959	204,703	215.40
027-560-042-000	268 QUAIL DR	84,395	108,707	193,102	215.40
Total Charge:				\$26,709.60	
Total Parcels:					124



City of Woodland Spring Lake Landscaping and Lighting District

Engineer's Report
Fiscal Year 2023/2024

May 16, 2023

KOPPEL & GRUBER
PUBLIC FINANCE

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I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2023/2024 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, 2023 and ending June 30, 2024 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2023/2024 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 2023/2024 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 6, 2023, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for FY 2023/2024.

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 2023 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 2023/2024 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 2023/2024.

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 2023/2024.

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 2023/2024 Estimated Costs

	ZONE DENSITY TYPE COSTS¹	PRODUCT/FRONT FOOTAGE TYPE COSTS²	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$455,449	\$609,297	\$1,064,746
Greenbelts & Parks	5	872,079	872,084
Tree Maintenance	248,250	117,694	365,944
Street Lights	242,806	72,019	314,825
Traffic Signals	20,279	182,507	202,786
Graffiti & Wall/Fence Repairs	1,299	1,451	2,750
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	\$968,088	\$1,855,047	\$2,823,135
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$115,945	\$115,945
Consultant/County Administration	0	16,500	16,500
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	\$0	\$132,445	\$132,445
ESTIMATED MAXIMUM ASSESSMENT	\$968,088	\$1,987,492	\$2,955,580
LESS RESERVE CONTRIBUTION TO PROJECT³			(210,500)
ADJUSTED FY 2022/2023 ASSESSMENT			\$2,745,080
Total Assessor Parcels FY 2023/2024			2,968
	Maximum Levy Amount Per EBU⁴	Fiscal Year 2023/2024 Levy Amount Before Reserve Contribution	Adjusted Fiscal Year 2023/2024 Levy Amount After Reserve Contribution
Estimated Single Family Developed Residential R3 Per EBU	1,591.45	\$1,015.79	\$1,015.79
Estimated Single Family Developed Residential R4 Per EBU	1,368.72	\$886.26	\$886.26
Estimated Single Family Developed Residential R5 Per EBU	\$1,235.08	\$808.54	\$808.54
Estimated Single Family Developed Residential R8 Per EBU	\$1,034.62	\$691.96	\$691.96
Estimated Multi Family Developed Residential R15 Per EBU	\$676.64	\$472.17	\$472.17
Estimated Multi Family Developed Residential R20 Per EBU ⁵	\$632.09	n/a	n/a
Estimated Multi Family Developed Residential R25 Per EBU	\$605.36	\$430.72	\$430.72
Estimated Neighborhood Commercial Per Acre	\$16,407.06	\$8,250.49	\$8,250.49

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 FY 2023/2024 the City is utilizing Spring Lake LLD Reserve Funds in order to limit the annual assessment increase for SFR properties to 5.15% or less over the FY 2022/2023 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 2023/2024 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****			****PRODUCT TYPE****			(3)			Traffic (1)			Drainage (2)			(1)+(2)+(3)=(4)			Traffic (5)			Drainage (6)			Parks (7)			(5)+(6)+(7)=(8)			(4)+(8)=(9)																
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Product	Total EBU's or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBU's or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBU's or Front Footage (Parks)	Arterial Roads (Pioneer, Parkway, E. Gibson, Rd 25A)	Mixed Use Channel	Other Administration Costs	Allocated To Developed & Undeveloped Property	Developed Parcels Only (Highway 113 Buffer, Gateway Entrance)	Developed Parcels Only (Offsite Channels, Offsite Ponds)	Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	Developed Only	Developed Parcel Costs	Product Type	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	\$37,070	\$1,113	6,177	\$44,360	\$0	3,201	33,208	\$36,408	\$80,768																																		
R-4	Single Family Residential	753	1.00	753.00	1.00	753.00	1.00	753.00	160,424	4,816	26,731	191,971	0	16,025	166,260	182,285	374,257																																		
R-5	Single Family Residential	1,132	1.00	1,132.00	1.00	1,132.00	1.00	1,132.00	240,185	7,240	40,185	288,595	0	23,045	239,096	262,141	550,736																																		
R-8	Single Family Residential	922	1.00	922.00	1.00	922.00	1.00	922.00	196,429	5,897	32,730	235,057	0	18,159	188,399	206,557	441,614																																		
R-15	Multi-Family Residential	141	0.70	98.70	0.39	54.99	0.83	117.03	21,028	352	3,504	24,863	0	1,132	24,990	26,122	51,005																																		
R-20	Multi-Family Residential	46	0.70	32.20	0.39	17.94	0.83	38.18	6,860	115	1,143	8,118	0	0	8,118	0	0																																		
R-25	Multi-Family Residential	369	0.70	258.30	0.39	143.91	0.83	306.27	55,030	920	9,169	65,120	0	3,071	67,804	70,874	135,994																																		
NC	Neighborhood Commercial	4.00	32.71	130.83	18.97	75.88	3.05	12.21	27,872	485	4,644	33,002	0	0	33,002	0	0																																		
Sub Total				3,501.03		3,273.72		3,454.69	\$745,883	\$20,939	\$124,284	\$891,106	\$0	\$64,832	\$719,756	\$784,388	\$1,675,494																																		
Project West of Highway 113																																																			
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	\$0	1,036.16	5,750.87	\$6,787	\$0	3,456.78	35,864.38	\$39,321	\$46,108																																		
R-8A	Single Family Residential	0	1.00	-	1.00	-	1.00	-	0	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	242	2,410	\$2,652	0	807	17,824	18,631	21,283																																		
Sub Total		259		229.90		199.83		242.51	\$0	\$1,278	\$8,161	\$9,439	\$0	\$4,264	\$53,688	\$57,952	\$67,391																																		
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	\$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	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	0																																	
Sub Total		201.50		12,563.00		0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0																																	
Total									\$745,883	\$22,217	\$132,445	\$900,545	\$0	\$68,896	\$773,444	\$842,340	\$1,742,885																																		

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

Allocation Method		***** ZONING TYPE *****										(10)÷(11)=(12)									
(X)		Zone Type (A)		Front Footage (B)		(A)+(B)=(C)		(8)		(C)+(8)=(D)		(9)		(C)+(9)=(D)		(D)/(X)=(10)		(D)/(X)=(11)		(10)÷(11)=(12)	
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 Product Type Table) Total Developed Parcels Only		Total for All Developed Property		(From Above Table) Product Type Developed & Undeveloped Parcels		Total Cost for All Properties		Base Rate Per Unit/Acre for Either Developed or Undeveloped		Add'l Rate per Unit/Acre for Developed Property Only		Total Rate per Unit/Acre for Developed Property	
Main Project (East of Highway 113)																					
R-3	Single Family Residential	1.67	250.00	77,718.35	\$0	\$77,718		518	\$36,408	\$114,127	\$80,768	\$158,487	\$254.94	\$760.85	\$1,015.79						
R-4	Single Family Residential	1.25	938.75	291,832	0	291,832			182,285	474,118	374,257	666,089	254.94	886.26	886.26						
R-5	Single Family Residential	1.00	1,080.00	335,743	0	335,743		311	262,141	597,884	550,736	886,479	254.94	553.60	808.54						
R-8	Single Family Residential	0.63	531.88	165,346	0	165,346		194	206,557	371,903	441,614	606,960	254.94	437.02	691.96						
R-15	Multi-Family Residential	0.33	45.33	14,093	0	14,093		104	26,122	40,215	51,005	65,098	176.48	295.70	472.17						
R-20	Multi-Family Residential	0.25	-	0	0	0			0	0	8,118	8,118	176.48	0.00	176.48						
R-25	Multi-Family Residential	0.20	73.80	22,942	0	22,942			70,874	93,817	135,994	158,937	176.48	254.25	430.72						
NC	Neighborhood Commercial	5.00	-	0	0	0			0	0	33,002	33,002	8,250.49	0.00	8,250.49						
	Sub Total		2,919.76	\$907,675	\$0	\$907,675			\$784,388	\$1,692,063	\$1,675,494	\$2,583,169									
Project West of Highway 113																					
R-5A	Single Family Residential	1.00	162.00	50,361.49	\$0	\$50,361			\$39,321	\$89,683	\$46,108	\$96,470	\$41.90	\$553.60	\$595.49						
R-8A	Single Family Residential	0.63	0.00	0	0	0			0	0	0	0	0.00	0.00	0.00						
R-15A	Multi-Family Residential	0.33	32.33	10,052	0	10,052			18,631	28,683	21,283	31,335	27.34	295.70	323.04						
	Sub Total		194.33	\$60,413	\$0	\$60,413			\$57,952	\$118,365	\$67,391	\$127,805									
School & County Sites (Front Footage)																					
IFF	High School	n/a	4,830.00	\$0	\$11,901	\$11,901			\$0	\$11,901	\$0	\$11,901	\$0.00	\$238.02	\$238.02						
IFF	Woodland Community College	n/a	4,106.00	0	11,111	11,111			0	11,111	0	11,111	0.00	92.21	92.21						
IFF	Yolo County	n/a	3,627.00	0	11,095	11,095			0	11,095	0	11,095	0.00	357.92	357.92						
	Sub Total		12,563.00	\$0	\$34,107	\$34,107			\$0	\$34,107	\$0	\$34,107									
	Total			\$968,088	\$34,107	\$1,002,195			\$842,340	\$1,844,535	\$1,742,885	\$2,745,080									

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 2022 to January 2023 is 1.01%.

V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2023/2024 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 2023/2024 Assessment Roll

		Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
Assessor Parcel Number Format	County Land Use/Zoning		
PARCELS NOT ON THE TAX ROLL - Government Owned			
042-580-020-000	Miscellaneous - Govt Owned	\$11,900.81	\$11,900.80
042-580-023-000	Miscellaneous - Govt Owned	1,491.32	1,491.32
042-580-024-000	Miscellaneous - Govt Owned	1,491.32	1,491.32
042-580-025-000	Miscellaneous - Govt Owned	2,147.50	2,147.50
042-580-026-000	Miscellaneous - Govt Owned	5,965.27	5,965.26
042-580-027-000	Miscellaneous - Govt Owned	11,110.78	11,110.76
6	Sub Total	\$34,106.99	\$34,106.96

PARCELS SUBMITTED ON THE COUNTY TAX ROLL (Sorted by			
041-231-002-000	Single Family Resid/R5	\$595.49	\$595.48
041-231-003-000	Single Family Resid/R5	595.49	595.48
041-231-004-000	Single Family Resid/R5	595.49	595.48
041-231-005-000	Single Family Resid/R5	595.49	595.48
041-231-006-000	Single Family Resid/R5	595.49	595.48
041-231-007-000	Single Family Resid/R5	595.49	595.48
041-231-008-000	Single Family Resid/R5	595.49	595.48
041-231-009-000	Single Family Resid/R5	595.49	595.48
041-231-010-000	Single Family Resid/R5	595.49	595.48
041-231-011-000	Single Family Resid/R5	595.49	595.48
041-231-012-000	Single Family Resid/R5	595.49	595.48
041-231-013-000	Single Family Resid/R5	595.49	595.48
041-231-014-000	Single Family Resid/R5	595.49	595.48
041-231-015-000	Single Family Resid/R5	595.49	595.48
041-231-016-000	Single Family Resid/R5	595.49	595.48
041-231-017-000	Single Family Resid/R5	595.49	595.48
041-231-018-000	Single Family Resid/R5	595.49	595.48
041-231-019-000	Single Family Resid/R5	595.49	595.48
041-231-020-000	Single Family Resid/R5	595.49	595.48
041-231-021-000	Single Family Resid/R5	595.49	595.48
041-231-022-000	Single Family Resid/R5	595.49	595.48
041-231-023-000	Single Family Resid/R5	595.49	595.48
041-231-024-000	Single Family Resid/R5	595.49	595.48
041-231-025-000	Single Family Resid/R5	595.49	595.48
041-231-026-000	Single Family Resid/R5	595.49	595.48
041-231-029-000	Single Family Resid/R5	595.49	595.48
041-231-030-000	Single Family Resid/R5	595.49	595.48
041-231-031-000	Single Family Resid/R5	595.49	595.48
041-231-032-000	Single Family Resid/R5	595.49	595.48
041-231-033-000	Single Family Resid/R5	595.49	595.48
041-231-034-000	Single Family Resid/R5	595.49	595.48
041-231-035-000	Single Family Resid/R5	595.49	595.48
041-231-036-000	Single Family Resid/R5	595.49	595.48
041-231-037-000	Single Family Resid/R5	595.49	595.48
041-231-038-000	Single Family Resid/R5	595.49	595.48
041-232-001-000	Single Family Resid/R5	595.49	595.48

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel		Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
Number Format	County Land Use/Zoning		
041-232-002-000	Single Family Resid/R5	595.49	595.48
041-232-003-000	Single Family Resid/R5	595.49	595.48
041-232-004-000	Single Family Resid/R5	595.49	595.48
041-232-005-000	Single Family Resid/R5	595.49	595.48
041-232-006-000	Single Family Resid/R5	595.49	595.48
041-232-007-000	Single Family Resid/R5	595.49	595.48
041-232-008-000	Single Family Resid/R5	595.49	595.48
041-232-009-000	Single Family Resid/R5	595.49	595.48
041-232-010-000	Single Family Resid/R5	595.49	595.48
041-232-011-000	Single Family Resid/R5	595.49	595.48
041-232-012-000	Single Family Resid/R5	595.49	595.48
041-232-013-000	Single Family Resid/R5	595.49	595.48
041-232-014-000	Single Family Resid/R5	595.49	595.48
041-232-015-000	Single Family Resid/R5	595.49	595.48
041-232-016-000	Single Family Resid/R5	595.49	595.48
041-232-017-000	Single Family Resid/R5	595.49	595.48
041-232-019-000	Single Family Resid/R5	595.49	595.48
041-232-020-000	Single Family Resid/R5	595.49	595.48
041-232-021-000	Single Family Resid/R5	595.49	595.48
041-232-022-000	Single Family Resid/R5	595.49	595.48
041-232-023-000	Single Family Resid/R5	595.49	595.48
041-232-024-000	Single Family Resid/R5	595.49	595.48
041-232-025-000	Single Family Resid/R5	595.49	595.48
041-232-026-000	Single Family Resid/R5	595.49	595.48
041-232-027-000	Single Family Resid/R5	595.49	595.48
041-233-002-000	Single Family Resid/R5	595.49	595.48
041-233-003-000	Single Family Resid/R5	595.49	595.48
041-233-004-000	Single Family Resid/R5	595.49	595.48
041-233-005-000	Single Family Resid/R5	595.49	595.48
041-233-006-000	Single Family Resid/R5	595.49	595.48
041-233-007-000	Single Family Resid/R5	595.49	595.48
041-233-008-000	Single Family Resid/R5	595.49	595.48
041-233-009-000	Single Family Resid/R5	595.49	595.48
041-233-010-000	Single Family Resid/R5	595.49	595.48
041-233-011-000	Single Family Resid/R5	595.49	595.48
041-233-012-000	Single Family Resid/R5	595.49	595.48
041-233-013-000	Single Family Resid/R5	595.49	595.48
041-233-014-000	Single Family Resid/R5	595.49	595.48
041-233-015-000	Single Family Resid/R5	595.49	595.48
041-233-016-000	Single Family Resid/R5	595.49	595.48
041-233-017-000	Single Family Resid/R5	595.49	595.48
041-233-018-000	Single Family Resid/R5	595.49	595.48
041-233-019-000	Single Family Resid/R5	595.49	595.48
041-233-020-000	Single Family Resid/R5	595.49	595.48
041-233-021-000	Single Family Resid/R5	595.49	595.48
041-233-022-000	Single Family Resid/R5	595.49	595.48

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel		Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
Number Format	County Land Use/Zoning		
041-233-023-000	Single Family Resid/R5	595.49	595.48
041-233-024-000	Single Family Resid/R5	595.49	595.48
041-233-025-000	Single Family Resid/R5	595.49	595.48
041-233-026-000	Single Family Resid/R5	595.49	595.48
041-233-027-000	Single Family Resid/R5	595.49	595.48
041-234-001-000	Multi Family Resid/R25	323.04	323.02
041-234-002-000	Multi Family Resid/R25	323.04	323.02
041-234-003-000	Multi Family Resid/R25	323.04	323.02
041-234-004-000	Multi Family Resid/R25	323.04	323.02
041-234-005-000	Multi Family Resid/R25	323.04	323.02
041-234-006-000	Multi Family Resid/R25	323.04	323.02
041-234-007-000	Multi Family Resid/R25	323.04	323.02
041-234-008-000	Multi Family Resid/R25	323.04	323.02
041-234-009-000	Multi Family Resid/R25	323.04	323.02
041-234-010-000	Multi Family Resid/R25	323.04	323.02
041-234-011-000	Multi Family Resid/R25	323.04	323.02
041-234-012-000	Multi Family Resid/R25	323.04	323.02
041-234-013-000	Multi Family Resid/R25	323.04	323.02
041-234-014-000	Multi Family Resid/R25	323.04	323.02
041-234-015-000	Multi Family Resid/R25	323.04	323.02
041-234-016-000	Multi Family Resid/R25	323.04	323.02
041-234-017-000	Multi Family Resid/R25	323.04	323.02
041-234-018-000	Multi Family Resid/R25	323.04	323.02
041-234-019-000	Multi Family Resid/R25	323.04	323.02
041-234-020-000	Multi Family Resid/R25	323.04	323.02
041-234-021-000	Multi Family Resid/R25	323.04	323.02
041-234-022-000	Multi Family Resid/R25	323.04	323.02
041-234-023-000	Multi Family Resid/R25	323.04	323.02
041-234-024-000	Multi Family Resid/R25	323.04	323.02
041-234-025-000	Multi Family Resid/R25	323.04	323.02
041-234-026-000	Multi Family Resid/R25	323.04	323.02
041-234-027-000	Multi Family Resid/R25	323.04	323.02
041-234-028-000	Multi Family Resid/R25	323.04	323.02
041-234-029-000	Multi Family Resid/R25	323.04	323.02
041-234-030-000	Multi Family Resid/R25	323.04	323.02
041-234-031-000	Multi Family Resid/R25	323.04	323.02
041-234-032-000	Multi Family Resid/R25	323.04	323.02
041-234-033-000	Multi Family Resid/R25	323.04	323.02
041-234-034-000	Multi Family Resid/R25	323.04	323.02
041-234-035-000	Multi Family Resid/R25	323.04	323.02
041-234-036-000	Multi Family Resid/R25	323.04	323.02
041-234-037-000	Multi Family Resid/R25	323.04	323.02
041-234-038-000	Multi Family Resid/R25	323.04	323.02
041-234-039-000	Multi Family Resid/R25	323.04	323.02
041-234-040-000	Multi Family Resid/R25	323.04	323.02
041-234-041-000	Multi Family Resid/R25	323.04	323.02

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
041-234-042-000	Multi Family Resid/R25	323.04	323.02
041-234-043-000	Multi Family Resid/R25	323.04	323.02
041-234-044-000	Multi Family Resid/R25	323.04	323.02
041-234-045-000	Multi Family Resid/R25	323.04	323.02
041-234-046-000	Multi Family Resid/R25	323.04	323.02
041-234-047-000	Multi Family Resid/R25	323.04	323.02
041-234-048-000	Multi Family Resid/R25	323.04	323.02
041-234-049-000	Multi Family Resid/R25	323.04	323.02
041-234-050-000	Multi Family Resid/R25	323.04	323.02
041-241-003-000	Single Family Resid/R5	595.49	595.48
041-241-004-000	Single Family Resid/R5	595.49	595.48
041-241-005-000	Single Family Resid/R5	595.49	595.48
041-241-006-000	Single Family Resid/R5	595.49	595.48
041-241-007-000	Single Family Resid/R5	595.49	595.48
041-241-008-000	Single Family Resid/R5	595.49	595.48
041-241-009-000	Single Family Resid/R5	595.49	595.48
041-241-010-000	Single Family Resid/R5	595.49	595.48
041-241-011-000	Single Family Resid/R5	595.49	595.48
041-241-012-000	Single Family Resid/R5	595.49	595.48
041-241-013-000	Single Family Resid/R5	595.49	595.48
041-241-014-000	Single Family Resid/R5	595.49	595.48
041-241-015-000	Single Family Resid/R5	595.49	595.48
041-241-016-000	Single Family Resid/R5	595.49	595.48
041-241-017-000	Single Family Resid/R5	595.49	595.48
041-241-018-000	Single Family Resid/R5	595.49	595.48
041-242-002-000	Single Family Resid/R5	595.49	595.48
041-242-003-000	Single Family Resid/R5	595.49	595.48
041-242-004-000	Single Family Resid/R5	595.49	595.48
041-242-005-000	Single Family Resid/R5	595.49	595.48
041-242-006-000	Single Family Resid/R5	595.49	595.48
041-242-007-000	Single Family Resid/R5	595.49	595.48
041-242-008-000	Single Family Resid/R5	595.49	595.48
041-242-009-000	Single Family Resid/R5	595.49	595.48
041-242-010-000	Single Family Resid/R5	595.49	595.48
041-242-011-000	Single Family Resid/R5	595.49	595.48
041-242-012-000	Single Family Resid/R5	595.49	595.48
041-242-013-000	Single Family Resid/R5	595.49	595.48
041-242-014-000	Single Family Resid/R5	595.49	595.48
041-242-015-000	Single Family Resid/R5	595.49	595.48
041-242-016-000	Single Family Resid/R5	595.49	595.48
041-242-017-000	Single Family Resid/R5	595.49	595.48
041-242-018-000	Single Family Resid/R5	595.49	595.48
041-242-019-000	Single Family Resid/R5	595.49	595.48
041-242-020-000	Single Family Resid/R5	595.49	595.48
041-242-021-000	Single Family Resid/R5	595.49	595.48
041-242-022-000	Single Family Resid/R5	595.49	595.48

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel		Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
Number Format	County Land Use/Zoning		
041-242-023-000	Single Family Resid/R5	595.49	595.48
041-242-024-000	Single Family Resid/R5	595.49	595.48
041-242-025-000	Single Family Resid/R5	595.49	595.48
041-242-026-000	Single Family Resid/R5	595.49	595.48
041-242-027-000	Single Family Resid/R5	595.49	595.48
041-242-028-000	Single Family Resid/R5	595.49	595.48
041-242-029-000	Single Family Resid/R5	595.49	595.48
041-242-030-000	Single Family Resid/R5	595.49	595.48
041-242-031-000	Single Family Resid/R5	595.49	595.48
041-242-032-000	Single Family Resid/R5	595.49	595.48
041-242-033-000	Single Family Resid/R5	595.49	595.48
041-242-034-000	Single Family Resid/R5	595.49	595.48
041-242-035-000	Single Family Resid/R5	595.49	595.48
041-242-036-000	Single Family Resid/R5	595.49	595.48
041-242-037-000	Single Family Resid/R5	595.49	595.48
041-242-038-000	Single Family Resid/R5	595.49	595.48
041-242-039-000	Single Family Resid/R5	595.49	595.48
041-242-040-000	Single Family Resid/R5	595.49	595.48
041-242-041-000	Single Family Resid/R5	595.49	595.48
041-242-042-000	Single Family Resid/R5	595.49	595.48
041-242-043-000	Single Family Resid/R5	595.49	595.48
041-242-044-000	Single Family Resid/R5	595.49	595.48
041-242-045-000	Single Family Resid/R5	595.49	595.48
041-243-003-000	Single Family Resid/R5	595.49	595.48
041-243-004-000	Single Family Resid/R5	595.49	595.48
041-243-005-000	Single Family Resid/R5	595.49	595.48
041-243-006-000	Single Family Resid/R5	595.49	595.48
041-243-007-000	Single Family Resid/R5	595.49	595.48
041-243-008-000	Single Family Resid/R5	595.49	595.48
041-243-009-000	Single Family Resid/R5	595.49	595.48
041-243-010-000	Single Family Resid/R5	595.49	595.48
041-243-011-000	Single Family Resid/R5	595.49	595.48
041-243-012-000	Single Family Resid/R5	595.49	595.48
041-243-013-000	Single Family Resid/R5	595.49	595.48
041-243-014-000	Single Family Resid/R5	595.49	595.48
041-243-015-000	Single Family Resid/R5	595.49	595.48
041-243-016-000	Single Family Resid/R5	595.49	595.48
041-243-017-000	Single Family Resid/R5	595.49	595.48
041-244-001-000	Multi Family Resid/R25	323.04	323.02
041-244-002-000	Multi Family Resid/R25	323.04	323.02
041-244-003-000	Multi Family Resid/R25	323.04	323.02
041-244-004-000	Multi Family Resid/R25	323.04	323.02
041-244-005-000	Multi Family Resid/R25	323.04	323.02
041-244-006-000	Multi Family Resid/R25	323.04	323.02
041-244-007-000	Multi Family Resid/R25	323.04	323.02
041-244-008-000	Multi Family Resid/R25	323.04	323.02

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel		Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
Number Format	County Land Use/Zoning		
041-244-009-000	Multi Family Resid/R25	323.04	323.02
041-244-010-000	Multi Family Resid/R25	323.04	323.02
041-244-011-000	Multi Family Resid/R25	323.04	323.02
041-244-012-000	Multi Family Resid/R25	323.04	323.02
041-244-013-000	Multi Family Resid/R25	323.04	323.02
041-244-014-000	Multi Family Resid/R25	323.04	323.02
041-244-015-000	Multi Family Resid/R25	323.04	323.02
041-244-016-000	Multi Family Resid/R25	323.04	323.02
041-244-017-000	Multi Family Resid/R25	323.04	323.02
041-244-018-000	Multi Family Resid/R25	323.04	323.02
041-244-019-000	Multi Family Resid/R25	323.04	323.02
041-244-020-000	Multi Family Resid/R25	323.04	323.02
041-244-021-000	Multi Family Resid/R25	323.04	323.02
041-244-022-000	Multi Family Resid/R25	323.04	323.02
041-244-023-000	Multi Family Resid/R25	323.04	323.02
041-244-024-000	Multi Family Resid/R25	323.04	323.02
041-244-025-000	Multi Family Resid/R25	323.04	323.02
041-244-026-000	Multi Family Resid/R25	323.04	323.02
041-244-027-000	Multi Family Resid/R25	323.04	323.02
041-244-028-000	Multi Family Resid/R25	323.04	323.02
041-244-029-000	Multi Family Resid/R25	323.04	323.02
041-244-030-000	Multi Family Resid/R25	323.04	323.02
041-244-031-000	Multi Family Resid/R25	323.04	323.02
041-244-032-000	Multi Family Resid/R25	323.04	323.02
041-244-033-000	Multi Family Resid/R25	323.04	323.02
041-244-034-000	Multi Family Resid/R25	323.04	323.02
041-244-035-000	Multi Family Resid/R25	323.04	323.02
041-244-036-000	Multi Family Resid/R25	323.04	323.02
041-244-037-000	Multi Family Resid/R25	323.04	323.02
041-244-038-000	Multi Family Resid/R25	323.04	323.02
041-244-039-000	Multi Family Resid/R25	323.04	323.02
041-244-040-000	Multi Family Resid/R25	323.04	323.02
041-244-041-000	Multi Family Resid/R25	323.04	323.02
041-244-042-000	Multi Family Resid/R25	323.04	323.02
041-244-043-000	Multi Family Resid/R25	323.04	323.02
041-244-044-000	Multi Family Resid/R25	323.04	323.02
041-244-045-000	Multi Family Resid/R25	323.04	323.02
041-244-046-000	Multi Family Resid/R25	323.04	323.02
041-244-047-000	Multi Family Resid/R25	323.04	323.02
041-251-002-000	Single Family Resid/R8	691.96	691.96
041-251-004-000	Single Family Resid/R8	691.96	691.96
041-251-006-000	Single Family Resid/R8	691.96	691.96
041-251-008-000	Single Family Resid/R8	691.96	691.96
041-251-010-000	Single Family Resid/R8	691.96	691.96
041-251-012-000	Single Family Resid/R8	691.96	691.96
041-251-014-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
041-251-016-000	Single Family Resid/R8	691.96	691.96
041-251-018-000	Single Family Resid/R8	691.96	691.96
041-251-020-000	Single Family Resid/R8	691.96	691.96
041-251-022-000	Single Family Resid/R8	691.96	691.96
041-251-025-000	Single Family Resid/R8	691.96	691.96
041-251-027-000	Single Family Resid/R8	691.96	691.96
041-251-029-000	Single Family Resid/R8	691.96	691.96
041-251-031-000	Single Family Resid/R8	691.96	691.96
041-251-032-000	Single Family Resid/R8	691.96	691.96
041-251-033-000	Single Family Resid/R8	691.96	691.96
041-251-034-000	Single Family Resid/R8	691.96	691.96
041-251-035-000	Single Family Resid/R8	691.96	691.96
041-251-036-000	Single Family Resid/R8	691.96	691.96
041-251-037-000	Single Family Resid/R8	691.96	691.96
041-251-038-000	Single Family Resid/R8	691.96	691.96
041-251-039-000	Single Family Resid/R8	691.96	691.96
041-251-040-000	Single Family Resid/R8	691.96	691.96
041-251-041-000	Single Family Resid/R8	691.96	691.96
041-251-042-000	Single Family Resid/R8	691.96	691.96
041-251-044-000	Single Family Resid/R8	691.96	691.96
041-251-045-000	Single Family Resid/R8	691.96	691.96
041-251-046-000	Single Family Resid/R8	691.96	691.96
041-251-047-000	Single Family Resid/R8	691.96	691.96
041-252-001-000	Single Family Resid/R8	691.96	691.96
041-252-002-000	Single Family Resid/R8	691.96	691.96
041-252-003-000	Single Family Resid/R8	691.96	691.96
041-252-004-000	Single Family Resid/R8	691.96	691.96
041-252-005-000	Single Family Resid/R8	691.96	691.96
041-252-006-000	Single Family Resid/R8	691.96	691.96
041-252-007-000	Single Family Resid/R8	691.96	691.96
041-252-008-000	Single Family Resid/R8	691.96	691.96
041-252-009-000	Single Family Resid/R8	691.96	691.96
041-252-010-000	Single Family Resid/R8	691.96	691.96
041-252-011-000	Single Family Resid/R8	691.96	691.96
041-252-012-000	Single Family Resid/R8	691.96	691.96
041-252-013-000	Single Family Resid/R8	691.96	691.96
041-252-014-000	Single Family Resid/R8	691.96	691.96
041-252-015-000	Single Family Resid/R8	691.96	691.96
041-252-016-000	Single Family Resid/R8	691.96	691.96
041-252-017-000	Single Family Resid/R8	691.96	691.96
041-252-018-000	Single Family Resid/R8	691.96	691.96
041-252-019-000	Single Family Resid/R8	691.96	691.96
041-252-020-000	Single Family Resid/R8	691.96	691.96
041-252-021-000	Single Family Resid/R8	691.96	691.96
041-252-022-000	Single Family Resid/R8	691.96	691.96
041-252-024-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
041-252-025-000	Single Family Resid/R8	691.96	691.96
041-252-026-000	Single Family Resid/R8	691.96	691.96
041-252-027-000	Single Family Resid/R8	691.96	691.96
041-252-028-000	Single Family Resid/R8	691.96	691.96
041-252-029-000	Single Family Resid/R8	691.96	691.96
041-252-030-000	Single Family Resid/R8	691.96	691.96
041-252-031-000	Single Family Resid/R8	691.96	691.96
041-253-001-000	Single Family Resid/R8	691.96	691.96
041-253-002-000	Single Family Resid/R8	691.96	691.96
041-253-003-000	Single Family Resid/R8	691.96	691.96
041-253-004-000	Single Family Resid/R8	691.96	691.96
041-253-005-000	Single Family Resid/R8	691.96	691.96
041-253-006-000	Single Family Resid/R8	691.96	691.96
041-253-007-000	Single Family Resid/R8	691.96	691.96
041-253-008-000	Single Family Resid/R8	691.96	691.96
041-253-009-000	Single Family Resid/R8	691.96	691.96
041-253-010-000	Single Family Resid/R8	691.96	691.96
041-253-011-000	Single Family Resid/R8	691.96	691.96
041-253-012-000	Single Family Resid/R8	691.96	691.96
041-253-013-000	Single Family Resid/R8	691.96	691.96
041-253-014-000	Single Family Resid/R8	691.96	691.96
041-260-001-000	Single Family Resid/R8	691.96	691.96
041-260-002-000	Single Family Resid/R8	691.96	691.96
041-260-003-000	Single Family Resid/R8	691.96	691.96
041-260-004-000	Single Family Resid/R8	691.96	691.96
041-260-005-000	Single Family Resid/R8	691.96	691.96
041-260-006-000	Single Family Resid/R8	691.96	691.96
041-260-007-000	Single Family Resid/R8	691.96	691.96
041-260-008-000	Single Family Resid/R8	691.96	691.96
041-260-010-000	Single Family Resid/R8	691.96	691.96
041-260-011-000	Single Family Resid/R8	691.96	691.96
041-260-012-000	Single Family Resid/R8	691.96	691.96
041-260-013-000	Single Family Resid/R8	691.96	691.96
041-260-014-000	Single Family Resid/R8	691.96	691.96
041-260-015-000	Single Family Resid/R8	691.96	691.96
041-260-016-000	Single Family Resid/R8	691.96	691.96
041-260-017-000	Single Family Resid/R8	691.96	691.96
041-260-018-000	Single Family Resid/R8	691.96	691.96
041-260-019-000	Single Family Resid/R8	691.96	691.96
041-260-020-000	Single Family Resid/R8	691.96	691.96
041-260-021-000	Single Family Resid/R8	691.96	691.96
041-260-022-000	Single Family Resid/R8	691.96	691.96
041-260-023-000	Single Family Resid/R8	691.96	691.96
041-260-024-000	Single Family Resid/R8	691.96	691.96
041-260-025-000	Single Family Resid/R8	691.96	691.96
041-260-026-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel		Fiscal Year	
Number Format	County Land Use/Zoning	2023/2024 Levy	Rounded FY
		Amount After	2023/2024 Levy
		Reserve	Amount
		Contribution	
041-260-027-000	Single Family Resid/R8	691.96	691.96
041-260-028-000	Single Family Resid/R8	691.96	691.96
041-260-029-000	Single Family Resid/R8	691.96	691.96
041-261-001-000	Single Family Resid/R8	691.96	691.96
041-261-002-000	Single Family Resid/R8	691.96	691.96
041-261-003-000	Single Family Resid/R8	691.96	691.96
041-261-004-000	Single Family Resid/R8	691.96	691.96
041-261-005-000	Single Family Resid/R8	691.96	691.96
041-261-006-000	Single Family Resid/R8	691.96	691.96
041-261-007-000	Single Family Resid/R8	691.96	691.96
041-261-008-000	Single Family Resid/R8	691.96	691.96
041-261-009-000	Single Family Resid/R8	691.96	691.96
041-261-010-000	Single Family Resid/R8	691.96	691.96
041-261-011-000	Single Family Resid/R8	691.96	691.96
041-261-012-000	Single Family Resid/R8	691.96	691.96
041-261-013-000	Single Family Resid/R8	691.96	691.96
041-261-014-000	Single Family Resid/R8	691.96	691.96
041-261-015-000	Single Family Resid/R8	691.96	691.96
041-261-016-000	Single Family Resid/R8	691.96	691.96
041-261-017-000	Single Family Resid/R8	691.96	691.96
041-261-018-000	Single Family Resid/R8	691.96	691.96
041-261-019-000	Single Family Resid/R8	691.96	691.96
041-261-020-000	Single Family Resid/R8	691.96	691.96
041-262-001-000	Single Family Resid/R8	691.96	691.96
041-262-002-000	Single Family Resid/R8	691.96	691.96
041-262-003-000	Single Family Resid/R8	691.96	691.96
041-262-004-000	Single Family Resid/R8	691.96	691.96
041-262-005-000	Single Family Resid/R8	691.96	691.96
041-262-006-000	Single Family Resid/R8	691.96	691.96
041-262-007-000	Single Family Resid/R8	691.96	691.96
041-262-008-000	Single Family Resid/R8	691.96	691.96
041-262-009-000	Single Family Resid/R8	691.96	691.96
041-262-010-000	Single Family Resid/R8	691.96	691.96
041-262-011-000	Single Family Resid/R8	691.96	691.96
041-262-012-000	Single Family Resid/R8	691.96	691.96
041-262-013-000	Single Family Resid/R8	691.96	691.96
041-262-014-000	Single Family Resid/R8	691.96	691.96
041-262-015-000	Single Family Resid/R8	691.96	691.96
041-262-016-000	Single Family Resid/R8	691.96	691.96
041-262-017-000	Single Family Resid/R8	691.96	691.96
041-262-018-000	Single Family Resid/R8	691.96	691.96
041-262-019-000	Single Family Resid/R8	691.96	691.96
041-262-020-000	Single Family Resid/R8	691.96	691.96
041-270-001-000	Single Family Resid/R8	691.96	691.96
041-270-002-000	Single Family Resid/R8	691.96	691.96
041-270-003-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
041-270-004-000	Single Family Resid/R8	691.96	691.96
041-270-005-000	Single Family Resid/R8	691.96	691.96
041-270-006-000	Single Family Resid/R8	691.96	691.96
041-270-007-000	Single Family Resid/R8	691.96	691.96
041-270-008-000	Single Family Resid/R8	691.96	691.96
041-270-010-000	Single Family Resid/R8	691.96	691.96
041-270-011-000	Single Family Resid/R8	691.96	691.96
041-270-012-000	Single Family Resid/R8	691.96	691.96
041-270-013-000	Single Family Resid/R8	691.96	691.96
041-270-014-000	Single Family Resid/R8	691.96	691.96
041-270-015-000	Single Family Resid/R8	691.96	691.96
041-270-016-000	Single Family Resid/R8	691.96	691.96
041-270-017-000	Single Family Resid/R8	691.96	691.96
041-270-018-000	Single Family Resid/R8	691.96	691.96
041-270-019-000	Single Family Resid/R8	691.96	691.96
041-270-020-000	Single Family Resid/R8	691.96	691.96
041-270-021-000	Single Family Resid/R8	691.96	691.96
041-270-022-000	Single Family Resid/R8	691.96	691.96
041-270-023-000	Single Family Resid/R8	691.96	691.96
041-270-024-000	Single Family Resid/R8	691.96	691.96
041-270-025-000	Single Family Resid/R8	691.96	691.96
041-270-026-000	Single Family Resid/R8	691.96	691.96
041-270-027-000	Single Family Resid/R8	691.96	691.96
041-270-028-000	Single Family Resid/R8	691.96	691.96
041-270-029-000	Single Family Resid/R8	691.96	691.96
041-270-030-000	Single Family Resid/R8	691.96	691.96
041-270-031-000	Single Family Resid/R8	691.96	691.96
041-270-032-000	Single Family Resid/R8	691.96	691.96
041-270-033-000	Single Family Resid/R8	691.96	691.96
041-281-001-000	Single Family Resid/R8	691.96	691.96
041-281-002-000	Single Family Resid/R8	691.96	691.96
041-281-003-000	Single Family Resid/R8	691.96	691.96
041-281-004-000	Single Family Resid/R8	691.96	691.96
041-281-005-000	Single Family Resid/R8	691.96	691.96
041-281-006-000	Single Family Resid/R8	691.96	691.96
041-281-007-000	Single Family Resid/R8	691.96	691.96
041-281-009-000	Single Family Resid/R8	691.96	691.96
041-281-010-000	Single Family Resid/R8	691.96	691.96
041-281-011-000	Single Family Resid/R8	691.96	691.96
041-281-012-000	Single Family Resid/R8	691.96	691.96
041-281-013-000	Single Family Resid/R8	691.96	691.96
041-281-014-000	Single Family Resid/R8	691.96	691.96
041-281-015-000	Single Family Resid/R8	691.96	691.96
041-281-016-000	Single Family Resid/R8	691.96	691.96
041-281-017-000	Single Family Resid/R8	691.96	691.96
041-281-018-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
041-281-019-000	Single Family Resid/R8	691.96	691.96
041-281-020-000	Single Family Resid/R8	691.96	691.96
041-281-021-000	Single Family Resid/R8	691.96	691.96
041-281-022-000	Single Family Resid/R8	691.96	691.96
041-281-023-000	Single Family Resid/R8	691.96	691.96
041-281-024-000	Single Family Resid/R8	691.96	691.96
041-281-025-000	Single Family Resid/R8	691.96	691.96
041-282-001-000	Single Family Resid/R8	691.96	691.96
041-282-002-000	Single Family Resid/R8	691.96	691.96
041-282-003-000	Single Family Resid/R8	691.96	691.96
041-282-004-000	Single Family Resid/R8	691.96	691.96
041-282-005-000	Single Family Resid/R8	691.96	691.96
041-282-007-000	Single Family Resid/R8	691.96	691.96
041-282-008-000	Single Family Resid/R8	691.96	691.96
041-282-009-000	Single Family Resid/R8	691.96	691.96
041-282-010-000	Single Family Resid/R8	691.96	691.96
041-282-011-000	Single Family Resid/R8	691.96	691.96
041-283-001-000	Single Family Resid/R8	691.96	691.96
041-283-002-000	Single Family Resid/R8	691.96	691.96
041-283-003-000	Single Family Resid/R8	691.96	691.96
041-283-004-000	Single Family Resid/R8	691.96	691.96
041-283-005-000	Single Family Resid/R8	691.96	691.96
041-283-006-000	Single Family Resid/R8	691.96	691.96
041-283-007-000	Single Family Resid/R8	691.96	691.96
041-284-001-000	Single Family Resid/R8	691.96	691.96
041-284-002-000	Single Family Resid/R8	691.96	691.96
041-284-003-000	Single Family Resid/R8	691.96	691.96
041-284-004-000	Single Family Resid/R8	691.96	691.96
041-284-005-000	Single Family Resid/R8	691.96	691.96
041-284-006-000	Single Family Resid/R8	691.96	691.96
041-284-007-000	Single Family Resid/R8	691.96	691.96
041-284-008-000	Single Family Resid/R8	691.96	691.96
041-284-009-000	Single Family Resid/R8	691.96	691.96
041-284-010-000	Single Family Resid/R8	691.96	691.96
041-291-001-000	Single Family Resid/R5	808.54	808.52
041-291-002-000	Single Family Resid/R5	808.54	808.52
041-291-004-000	Single Family Resid/R5	808.54	808.52
041-291-005-000	Single Family Resid/R5	808.54	808.52
041-291-006-000	Single Family Resid/R5	808.54	808.52
041-291-008-000	Single Family Resid/R5	808.54	808.52
041-291-009-000	Single Family Resid/R5	808.54	808.52
041-291-010-000	Single Family Resid/R5	808.54	808.52
041-291-011-000	Single Family Resid/R5	808.54	808.52
041-291-013-000	Single Family Resid/R5	808.54	808.52
041-291-014-000	Single Family Resid/R5	808.54	808.52
041-291-015-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
041-291-016-000	Single Family Resid/R5	808.54	808.52
041-291-017-000	Single Family Resid/R5	808.54	808.52
041-291-018-000	Single Family Resid/R5	808.54	808.52
041-291-019-000	Single Family Resid/R5	808.54	808.52
041-291-020-000	Single Family Resid/R8	691.96	691.96
041-291-021-000	Single Family Resid/R8	691.96	691.96
041-291-022-000	Single Family Resid/R8	691.96	691.96
041-291-023-000	Single Family Resid/R8	691.96	691.96
041-291-024-000	Single Family Resid/R8	691.96	691.96
041-291-025-000	Single Family Resid/R8	691.96	691.96
041-291-026-000	Single Family Resid/R8	691.96	691.96
041-291-027-000	Single Family Resid/R8	691.96	691.96
041-291-029-000	Single Family Resid/R8	691.96	691.96
041-291-030-000	Single Family Resid/R8	691.96	691.96
041-291-031-000	Single Family Resid/R8	691.96	691.96
041-291-032-000	Single Family Resid/R8	691.96	691.96
041-291-033-000	Single Family Resid/R8	691.96	691.96
041-292-001-000	Single Family Resid/R5	808.54	808.52
041-292-002-000	Single Family Resid/R5	808.54	808.52
041-292-003-000	Single Family Resid/R5	808.54	808.52
041-292-004-000	Single Family Resid/R5	808.54	808.52
041-292-005-000	Single Family Resid/R5	808.54	808.52
041-292-006-000	Single Family Resid/R5	808.54	808.52
041-292-007-000	Single Family Resid/R5	808.54	808.52
041-292-008-000	Single Family Resid/R5	808.54	808.52
041-292-009-000	Single Family Resid/R5	808.54	808.52
041-292-010-000	Single Family Resid/R5	808.54	808.52
041-292-011-000	Single Family Resid/R5	808.54	808.52
041-292-012-000	Single Family Resid/R5	808.54	808.52
041-292-013-000	Single Family Resid/R5	808.54	808.52
041-293-001-000	Single Family Resid/R5	808.54	808.52
041-293-002-000	Single Family Resid/R8	691.96	691.96
041-293-003-000	Single Family Resid/R8	691.96	691.96
041-293-004-000	Single Family Resid/R8	691.96	691.96
041-293-005-000	Single Family Resid/R8	691.96	691.96
041-293-006-000	Single Family Resid/R8	691.96	691.96
041-293-007-000	Single Family Resid/R5	808.54	808.52
041-293-008-000	Single Family Resid/R5	808.54	808.52
041-293-009-000	Single Family Resid/R5	808.54	808.52
041-294-001-000	Single Family Resid/R8	691.96	691.96
041-294-002-000	Single Family Resid/R8	691.96	691.96
041-294-003-000	Single Family Resid/R8	691.96	691.96
041-294-004-000	Single Family Resid/R8	691.96	691.96
041-294-005-000	Single Family Resid/R8	691.96	691.96
041-294-006-000	Single Family Resid/R8	691.96	691.96
041-294-007-000	Single Family Resid/R8	691.96	691.96

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
041-294-008-000	Single Family Resid/R8	691.96	691.96
041-294-009-000	Single Family Resid/R8	691.96	691.96
041-294-010-000	Single Family Resid/R8	691.96	691.96
041-295-001-000	Single Family Resid/R5	808.54	808.52
041-295-002-000	Single Family Resid/R5	808.54	808.52
041-295-003-000	Single Family Resid/R5	808.54	808.52
041-295-004-000	Single Family Resid/R5	808.54	808.52
041-295-005-000	Single Family Resid/R5	808.54	808.52
041-295-007-000	Single Family Resid/R8	691.96	691.96
041-295-008-000	Single Family Resid/R8	691.96	691.96
041-295-009-000	Single Family Resid/R8	691.96	691.96
041-295-010-000	Single Family Resid/R8	691.96	691.96
041-295-011-000	Single Family Resid/R8	691.96	691.96
041-295-012-000	Single Family Resid/R8	691.96	691.96
041-301-001-000	Single Family Resid/R5	808.54	808.52
041-301-002-000	Single Family Resid/R5	808.54	808.52
041-301-003-000	Single Family Resid/R5	808.54	808.52
041-301-004-000	Single Family Resid/R5	808.54	808.52
041-301-005-000	Single Family Resid/R5	808.54	808.52
041-301-006-000	Single Family Resid/R5	808.54	808.52
041-301-007-000	Multi Family Resid/R25	48240.96	48,240.96
041-302-001-000	Single Family Resid/R5	808.54	808.52
041-302-002-000	Single Family Resid/R5	808.54	808.52
041-302-003-000	Single Family Resid/R5	808.54	808.52
041-302-004-000	Single Family Resid/R5	808.54	808.52
041-302-005-000	Single Family Resid/R5	808.54	808.52
041-302-006-000	Single Family Resid/R5	808.54	808.52
041-302-007-000	Single Family Resid/R5	808.54	808.52
041-302-008-000	Single Family Resid/R5	808.54	808.52
041-302-009-000	Single Family Resid/R5	808.54	808.52
041-302-010-000	Single Family Resid/R5	808.54	808.52
041-302-011-000	Single Family Resid/R5	808.54	808.52
041-303-001-000	Single Family Resid/R5	808.54	808.52
041-303-002-000	Single Family Resid/R8	691.96	691.96
041-303-003-000	Single Family Resid/R8	691.96	691.96
041-303-004-000	Single Family Resid/R8	691.96	691.96
041-303-005-000	Single Family Resid/R8	691.96	691.96
041-303-006-000	Single Family Resid/R8	691.96	691.96
041-303-007-000	Single Family Resid/R8	691.96	691.96
041-303-010-000	Single Family Resid/R5	808.54	808.52
041-303-011-000	Single Family Resid/R5	808.54	808.52
041-303-012-000	Single Family Resid/R5	808.54	808.52
041-303-013-000	Single Family Resid/R5	808.54	808.52
041-304-001-000	Single Family Resid/R8	691.96	691.96
041-304-002-000	Single Family Resid/R8	691.96	691.96
041-304-003-000	Single Family Resid/R8	691.96	691.96

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
041-304-004-000	Single Family Resid/R8	691.96	691.96
041-304-005-000	Single Family Resid/R8	691.96	691.96
041-304-006-000	Single Family Resid/R8	691.96	691.96
041-304-007-000	Single Family Resid/R8	691.96	691.96
041-304-008-000	Single Family Resid/R8	691.96	691.96
041-304-009-000	Single Family Resid/R8	691.96	691.96
041-304-010-000	Single Family Resid/R8	691.96	691.96
041-304-011-000	Single Family Resid/R8	691.96	691.96
041-304-012-000	Single Family Resid/R8	691.96	691.96
042-030-054-000	Vacant	15761.36	15,761.36
042-351-002-000	Single Family Resid/R3	1015.79	1,015.78
042-351-003-000	Single Family Resid/R3	1015.79	1,015.78
042-351-004-000	Single Family Resid/R3	1015.79	1,015.78
042-351-005-000	Single Family Resid/R3	1015.79	1,015.78
042-351-006-000	Single Family Resid/R3	1015.79	1,015.78
042-351-007-000	Single Family Resid/R3	1015.79	1,015.78
042-351-008-000	Single Family Resid/R3	1015.79	1,015.78
042-351-009-000	Single Family Resid/R3	1015.79	1,015.78
042-351-010-000	Single Family Resid/R3	1015.79	1,015.78
042-351-011-000	Single Family Resid/R3	1015.79	1,015.78
042-351-012-000	Single Family Resid/R3	1015.79	1,015.78
042-351-013-000	Single Family Resid/R3	1015.79	1,015.78
042-351-014-000	Single Family Resid/R3	1015.79	1,015.78
042-351-015-000	Single Family Resid/R3	1015.79	1,015.78
042-352-002-000	Single Family Resid/R3	1015.79	1,015.78
042-352-003-000	Single Family Resid/R3	1015.79	1,015.78
042-352-004-000	Single Family Resid/R3	1015.79	1,015.78
042-352-005-000	Single Family Resid/R3	1015.79	1,015.78
042-352-006-000	Single Family Resid/R3	1015.79	1,015.78
042-352-007-000	Single Family Resid/R3	1015.79	1,015.78
042-352-008-000	Single Family Resid/R3	1015.79	1,015.78
042-352-009-000	Single Family Resid/R3	1015.79	1,015.78
042-353-003-000	Single Family Resid/R3	1015.79	1,015.78
042-353-004-000	Single Family Resid/R3	1015.79	1,015.78
042-353-005-000	Single Family Resid/R3	1015.79	1,015.78
042-353-006-000	Single Family Resid/R3	1015.79	1,015.78
042-353-007-000	Single Family Resid/R3	1015.79	1,015.78
042-361-001-000	Single Family Resid/R3	1015.79	1,015.78
042-361-002-000	Single Family Resid/R3	1015.79	1,015.78
042-361-003-000	Single Family Resid/R3	1015.79	1,015.78
042-361-004-000	Single Family Resid/R3	1015.79	1,015.78
042-361-005-000	Single Family Resid/R3	1015.79	1,015.78
042-361-006-000	Single Family Resid/R3	1015.79	1,015.78
042-361-007-000	Single Family Resid/R3	1015.79	1,015.78
042-361-008-000	Single Family Resid/R3	1015.79	1,015.78
042-361-009-000	Single Family Resid/R3	1015.79	1,015.78

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		Reserve Contribution	Amount
042-361-010-000	Single Family Resid/R3	1015.79	1,015.78
042-362-001-000	Single Family Resid/R3	1015.79	1,015.78
042-362-002-000	Single Family Resid/R3	1015.79	1,015.78
042-362-003-000	Single Family Resid/R3	1015.79	1,015.78
042-362-004-000	Single Family Resid/R3	1015.79	1,015.78
042-362-005-000	Single Family Resid/R3	1015.79	1,015.78
042-362-006-000	Single Family Resid/R3	1015.79	1,015.78
042-362-007-000	Single Family Resid/R3	1015.79	1,015.78
042-362-009-000	Single Family Resid/R3	1015.79	1,015.78
042-362-010-000	Single Family Resid/R3	1015.79	1,015.78
042-363-001-000	Single Family Resid/R3	1015.79	1,015.78
042-363-002-000	Single Family Resid/R3	1015.79	1,015.78
042-363-003-000	Single Family Resid/R3	1015.79	1,015.78
042-363-004-000	Single Family Resid/R3	1015.79	1,015.78
042-363-005-000	Single Family Resid/R3	1015.79	1,015.78
042-371-001-000	Single Family Resid/R4	886.26	886.24
042-371-002-000	Single Family Resid/R4	886.26	886.24
042-371-003-000	Single Family Resid/R4	886.26	886.24
042-371-004-000	Single Family Resid/R4	886.26	886.24
042-371-005-000	Single Family Resid/R4	886.26	886.24
042-371-006-000	Single Family Resid/R4	886.26	886.24
042-371-007-000	Single Family Resid/R4	886.26	886.24
042-371-008-000	Single Family Resid/R4	886.26	886.24
042-371-009-000	Single Family Resid/R4	886.26	886.24
042-371-010-000	Single Family Resid/R4	886.26	886.24
042-371-011-000	Single Family Resid/R4	886.26	886.24
042-371-012-000	Single Family Resid/R4	886.26	886.24
042-371-013-000	Single Family Resid/R4	886.26	886.24
042-371-014-000	Single Family Resid/R4	886.26	886.24
042-371-015-000	Single Family Resid/R4	886.26	886.24
042-372-001-000	Single Family Resid/R4	886.26	886.24
042-372-002-000	Single Family Resid/R4	886.26	886.24
042-372-003-000	Single Family Resid/R4	886.26	886.24
042-372-004-000	Single Family Resid/R4	886.26	886.24
042-372-005-000	Single Family Resid/R4	886.26	886.24
042-372-006-000	Single Family Resid/R4	886.26	886.24
042-372-007-000	Single Family Resid/R4	886.26	886.24
042-372-008-000	Single Family Resid/R4	886.26	886.24
042-372-009-000	Single Family Resid/R4	886.26	886.24
042-372-010-000	Single Family Resid/R4	886.26	886.24
042-372-011-000	Single Family Resid/R4	886.26	886.24
042-372-012-000	Single Family Resid/R4	886.26	886.24
042-373-001-000	Single Family Resid/R4	886.26	886.24
042-373-002-000	Single Family Resid/R4	886.26	886.24
042-373-004-000	Single Family Resid/R4	886.26	886.24
042-373-005-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-373-006-000	Single Family Resid/R4	886.26	886.24
042-373-007-000	Single Family Resid/R4	886.26	886.24
042-373-008-000	Single Family Resid/R4	886.26	886.24
042-373-011-000	Single Family Resid/R4	886.26	886.24
042-373-012-000	Single Family Resid/R4	886.26	886.24
042-373-013-000	Single Family Resid/R4	886.26	886.24
042-373-014-000	Single Family Resid/R4	886.26	886.24
042-373-015-000	Single Family Resid/R4	886.26	886.24
042-373-016-000	Single Family Resid/R4	886.26	886.24
042-373-018-000	Single Family Resid/R4	886.26	886.24
042-380-001-000	Multi Family Resid/R25	472.17	472.16
042-380-002-000	Multi Family Resid/R25	472.17	472.16
042-380-003-000	Multi Family Resid/R25	472.17	472.16
042-380-005-000	Multi Family Resid/R25	472.17	472.16
042-380-006-000	Multi Family Resid/R25	472.17	472.16
042-380-007-000	Multi Family Resid/R25	472.17	472.16
042-380-008-000	Multi Family Resid/R25	472.17	472.16
042-380-009-000	Multi Family Resid/R25	472.17	472.16
042-380-010-000	Multi Family Resid/R25	472.17	472.16
042-380-011-000	Multi Family Resid/R25	472.17	472.16
042-391-001-000	Single Family Resid/R3	1015.79	1,015.78
042-391-003-000	Single Family Resid/R3	1015.79	1,015.78
042-391-004-000	Single Family Resid/R3	1015.79	1,015.78
042-391-005-000	Single Family Resid/R3	1015.79	1,015.78
042-391-007-000	Single Family Resid/R3	1015.79	1,015.78
042-391-008-000	Single Family Resid/R3	1015.79	1,015.78
042-391-009-000	Single Family Resid/R3	1015.79	1,015.78
042-391-011-000	Single Family Resid/R3	1015.79	1,015.78
042-392-001-000	Single Family Resid/R3	1015.79	1,015.78
042-392-002-000	Single Family Resid/R3	1015.79	1,015.78
042-392-003-000	Single Family Resid/R3	1015.79	1,015.78
042-392-004-000	Single Family Resid/R3	1015.79	1,015.78
042-392-005-000	Single Family Resid/R3	1015.79	1,015.78
042-392-006-000	Single Family Resid/R3	1015.79	1,015.78
042-392-007-000	Single Family Resid/R3	1015.79	1,015.78
042-392-008-000	Single Family Resid/R3	1015.79	1,015.78
042-400-001-000	Multi Family Resid/R25	472.17	472.16
042-400-002-000	Multi Family Resid/R25	472.17	472.16
042-400-003-000	Multi Family Resid/R25	472.17	472.16
042-400-004-000	Multi Family Resid/R25	472.17	472.16
042-400-005-000	Multi Family Resid/R25	472.17	472.16
042-400-006-000	Multi Family Resid/R25	472.17	472.16
042-400-007-000	Multi Family Resid/R25	472.17	472.16
042-400-008-000	Multi Family Resid/R25	472.17	472.16
042-400-010-000	Multi Family Resid/R25	472.17	472.16
042-400-011-000	Multi Family Resid/R25	472.17	472.16

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-410-003-000	Single Family Resid/R5	808.54	808.52
042-410-004-000	Single Family Resid/R5	808.54	808.52
042-410-005-000	Single Family Resid/R5	808.54	808.52
042-410-006-000	Single Family Resid/R5	808.54	808.52
042-410-007-000	Single Family Resid/R5	808.54	808.52
042-410-008-000	Single Family Resid/R5	808.54	808.52
042-410-009-000	Single Family Resid/R5	808.54	808.52
042-410-010-000	Single Family Resid/R5	808.54	808.52
042-410-011-000	Single Family Resid/R5	808.54	808.52
042-410-012-000	Single Family Resid/R5	808.54	808.52
042-410-013-000	Single Family Resid/R5	808.54	808.52
042-410-014-000	Single Family Resid/R5	808.54	808.52
042-410-015-000	Single Family Resid/R5	808.54	808.52
042-410-016-000	Single Family Resid/R5	808.54	808.52
042-410-017-000	Single Family Resid/R5	808.54	808.52
042-410-018-000	Single Family Resid/R5	808.54	808.52
042-410-019-000	Single Family Resid/R5	808.54	808.52
042-410-020-000	Single Family Resid/R5	808.54	808.52
042-410-023-000	Single Family Resid/R5	808.54	808.52
042-410-024-000	Single Family Resid/R5	808.54	808.52
042-410-025-000	Single Family Resid/R5	808.54	808.52
042-410-026-000	Single Family Resid/R5	808.54	808.52
042-410-027-000	Single Family Resid/R5	808.54	808.52
042-410-028-000	Single Family Resid/R5	808.54	808.52
042-410-029-000	Single Family Resid/R5	808.54	808.52
042-410-030-000	Single Family Resid/R5	808.54	808.52
042-410-031-000	Single Family Resid/R5	808.54	808.52
042-410-032-000	Single Family Resid/R5	808.54	808.52
042-410-033-000	Single Family Resid/R5	808.54	808.52
042-410-034-000	Single Family Resid/R5	808.54	808.52
042-410-035-000	Single Family Resid/R5	808.54	808.52
042-410-036-000	Single Family Resid/R5	808.54	808.52
042-410-037-000	Single Family Resid/R5	808.54	808.52
042-410-038-000	Single Family Resid/R5	808.54	808.52
042-410-039-000	Single Family Resid/R5	808.54	808.52
042-410-040-000	Single Family Resid/R5	808.54	808.52
042-410-041-000	Single Family Resid/R5	808.54	808.52
042-410-042-000	Single Family Resid/R5	808.54	808.52
042-410-043-000	Single Family Resid/R5	808.54	808.52
042-410-044-000	Single Family Resid/R5	808.54	808.52
042-410-045-000	Single Family Resid/R5	808.54	808.52
042-410-046-000	Single Family Resid/R5	808.54	808.52
042-410-047-000	Single Family Resid/R5	808.54	808.52
042-410-048-000	Single Family Resid/R5	808.54	808.52
042-410-049-000	Single Family Resid/R5	808.54	808.52
042-410-050-000	Single Family Resid/R5	808.54	808.52

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-410-051-000	Single Family Resid/R5	808.54	808.52
042-410-052-000	Single Family Resid/R5	808.54	808.52
042-410-053-000	Single Family Resid/R5	808.54	808.52
042-410-054-000	Single Family Resid/R5	808.54	808.52
042-410-055-000	Single Family Resid/R5	808.54	808.52
042-410-056-000	Single Family Resid/R5	808.54	808.52
042-410-058-000	Single Family Resid/R5	808.54	808.52
042-410-059-000	Single Family Resid/R5	808.54	808.52
042-410-061-000	Single Family Resid/R5	808.54	808.52
042-420-001-000	Single Family Resid/R5	808.54	808.52
042-420-002-000	Single Family Resid/R5	808.54	808.52
042-420-005-000	Single Family Resid/R5	808.54	808.52
042-420-006-000	Single Family Resid/R5	808.54	808.52
042-420-007-000	Single Family Resid/R5	808.54	808.52
042-420-008-000	Single Family Resid/R5	808.54	808.52
042-420-009-000	Single Family Resid/R5	808.54	808.52
042-420-010-000	Single Family Resid/R5	808.54	808.52
042-420-011-000	Single Family Resid/R5	808.54	808.52
042-420-012-000	Single Family Resid/R5	808.54	808.52
042-420-013-000	Single Family Resid/R5	808.54	808.52
042-420-014-000	Single Family Resid/R5	808.54	808.52
042-420-015-000	Single Family Resid/R5	808.54	808.52
042-420-016-000	Single Family Resid/R5	808.54	808.52
042-420-017-000	Single Family Resid/R5	808.54	808.52
042-420-018-000	Single Family Resid/R5	808.54	808.52
042-420-019-000	Single Family Resid/R5	808.54	808.52
042-420-020-000	Single Family Resid/R5	808.54	808.52
042-420-021-000	Single Family Resid/R5	808.54	808.52
042-420-024-000	Single Family Resid/R5	808.54	808.52
042-420-025-000	Single Family Resid/R5	808.54	808.52
042-420-026-000	Single Family Resid/R5	808.54	808.52
042-420-027-000	Single Family Resid/R5	808.54	808.52
042-420-028-000	Single Family Resid/R5	808.54	808.52
042-420-029-000	Single Family Resid/R5	808.54	808.52
042-420-030-000	Single Family Resid/R5	808.54	808.52
042-420-031-000	Single Family Resid/R5	808.54	808.52
042-420-032-000	Single Family Resid/R5	808.54	808.52
042-420-033-000	Single Family Resid/R5	808.54	808.52
042-420-034-000	Single Family Resid/R5	808.54	808.52
042-420-035-000	Single Family Resid/R5	808.54	808.52
042-420-036-000	Single Family Resid/R5	808.54	808.52
042-420-037-000	Single Family Resid/R5	808.54	808.52
042-420-038-000	Single Family Resid/R5	808.54	808.52
042-420-039-000	Single Family Resid/R5	808.54	808.52
042-420-040-000	Single Family Resid/R5	808.54	808.52
042-420-041-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-420-042-000	Single Family Resid/R5	808.54	808.52
042-420-044-000	Single Family Resid/R5	808.54	808.52
042-420-045-000	Single Family Resid/R5	808.54	808.52
042-420-047-000	Single Family Resid/R5	808.54	808.52
042-430-001-000	Single Family Resid/R5	808.54	808.52
042-430-002-000	Single Family Resid/R5	808.54	808.52
042-430-003-000	Single Family Resid/R5	808.54	808.52
042-430-004-000	Single Family Resid/R5	808.54	808.52
042-430-005-000	Single Family Resid/R5	808.54	808.52
042-430-006-000	Single Family Resid/R5	808.54	808.52
042-430-007-000	Single Family Resid/R5	808.54	808.52
042-430-008-000	Single Family Resid/R5	808.54	808.52
042-430-009-000	Single Family Resid/R5	808.54	808.52
042-430-010-000	Single Family Resid/R5	808.54	808.52
042-430-011-000	Single Family Resid/R5	808.54	808.52
042-430-012-000	Single Family Resid/R5	808.54	808.52
042-430-013-000	Single Family Resid/R5	808.54	808.52
042-430-014-000	Single Family Resid/R5	808.54	808.52
042-430-015-000	Single Family Resid/R5	808.54	808.52
042-430-016-000	Single Family Resid/R5	808.54	808.52
042-430-017-000	Single Family Resid/R5	808.54	808.52
042-430-018-000	Single Family Resid/R5	808.54	808.52
042-430-019-000	Single Family Resid/R5	808.54	808.52
042-430-020-000	Single Family Resid/R5	808.54	808.52
042-430-021-000	Single Family Resid/R5	808.54	808.52
042-430-022-000	Single Family Resid/R5	808.54	808.52
042-430-023-000	Single Family Resid/R5	808.54	808.52
042-430-024-000	Single Family Resid/R5	808.54	808.52
042-430-025-000	Single Family Resid/R5	808.54	808.52
042-430-026-000	Single Family Resid/R5	808.54	808.52
042-430-027-000	Single Family Resid/R5	808.54	808.52
042-430-028-000	Single Family Resid/R5	808.54	808.52
042-430-029-000	Single Family Resid/R5	808.54	808.52
042-430-030-000	Single Family Resid/R5	808.54	808.52
042-430-031-000	Single Family Resid/R5	808.54	808.52
042-430-032-000	Single Family Resid/R5	808.54	808.52
042-430-033-000	Single Family Resid/R5	808.54	808.52
042-430-034-000	Single Family Resid/R5	808.54	808.52
042-430-035-000	Single Family Resid/R5	808.54	808.52
042-430-036-000	Single Family Resid/R5	808.54	808.52
042-430-037-000	Single Family Resid/R5	808.54	808.52
042-430-038-000	Single Family Resid/R5	808.54	808.52
042-430-039-000	Single Family Resid/R5	808.54	808.52
042-430-040-000	Single Family Resid/R5	808.54	808.52
042-430-041-000	Single Family Resid/R5	808.54	808.52
042-430-042-000	Single Family Resid/R5	808.54	808.52

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Assessor Parcel		Fiscal Year	
Number Format	County Land Use/Zoning	2023/2024 Levy	Rounded FY
		Amount After	2023/2024 Levy
		Reserve	Amount
		Contribution	
042-430-043-000	Single Family Resid/R5	808.54	808.52
042-430-044-000	Single Family Resid/R5	808.54	808.52
042-430-045-000	Single Family Resid/R5	808.54	808.52
042-430-046-000	Single Family Resid/R5	808.54	808.52
042-430-047-000	Single Family Resid/R5	808.54	808.52
042-430-048-000	Single Family Resid/R5	808.54	808.52
042-430-049-000	Single Family Resid/R5	808.54	808.52
042-441-001-000	Single Family Resid/R8	691.96	691.96
042-441-002-000	Single Family Resid/R8	691.96	691.96
042-441-003-000	Single Family Resid/R8	691.96	691.96
042-441-004-000	Single Family Resid/R8	691.96	691.96
042-441-005-000	Single Family Resid/R8	691.96	691.96
042-441-006-000	Single Family Resid/R8	691.96	691.96
042-441-007-000	Single Family Resid/R8	691.96	691.96
042-441-008-000	Single Family Resid/R8	691.96	691.96
042-441-009-000	Single Family Resid/R8	691.96	691.96
042-441-010-000	Single Family Resid/R8	691.96	691.96
042-441-011-000	Single Family Resid/R8	691.96	691.96
042-441-012-000	Single Family Resid/R8	691.96	691.96
042-441-013-000	Single Family Resid/R8	691.96	691.96
042-441-014-000	Single Family Resid/R8	691.96	691.96
042-441-016-000	Single Family Resid/R8	691.96	691.96
042-441-017-000	Single Family Resid/R8	691.96	691.96
042-441-018-000	Single Family Resid/R8	691.96	691.96
042-441-019-000	Single Family Resid/R8	691.96	691.96
042-441-020-000	Single Family Resid/R8	691.96	691.96
042-441-021-000	Single Family Resid/R8	691.96	691.96
042-441-022-000	Single Family Resid/R8	691.96	691.96
042-441-023-000	Single Family Resid/R8	691.96	691.96
042-441-024-000	Single Family Resid/R8	691.96	691.96
042-441-025-000	Single Family Resid/R8	691.96	691.96
042-441-026-000	Single Family Resid/R8	691.96	691.96
042-442-001-000	Single Family Resid/R8	691.96	691.96
042-442-002-000	Single Family Resid/R8	691.96	691.96
042-442-003-000	Single Family Resid/R8	691.96	691.96
042-442-004-000	Single Family Resid/R8	691.96	691.96
042-442-005-000	Single Family Resid/R8	691.96	691.96
042-442-006-000	Single Family Resid/R8	691.96	691.96
042-442-007-000	Single Family Resid/R8	691.96	691.96
042-442-008-000	Single Family Resid/R8	691.96	691.96
042-442-009-000	Single Family Resid/R8	691.96	691.96
042-443-001-000	Single Family Resid/R8	691.96	691.96
042-443-002-000	Single Family Resid/R8	691.96	691.96
042-443-003-000	Single Family Resid/R8	691.96	691.96
042-443-004-000	Single Family Resid/R8	691.96	691.96
042-443-005-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
042-443-006-000	Single Family Resid/R8	691.96	691.96
042-443-007-000	Single Family Resid/R8	691.96	691.96
042-443-008-000	Single Family Resid/R8	691.96	691.96
042-443-009-000	Single Family Resid/R8	691.96	691.96
042-443-012-000	Single Family Resid/R8	691.96	691.96
042-443-013-000	Single Family Resid/R8	691.96	691.96
042-443-014-000	Single Family Resid/R8	691.96	691.96
042-443-015-000	Single Family Resid/R8	691.96	691.96
042-443-016-000	Single Family Resid/R8	691.96	691.96
042-443-017-000	Single Family Resid/R8	691.96	691.96
042-443-018-000	Single Family Resid/R8	691.96	691.96
042-443-019-000	Single Family Resid/R8	691.96	691.96
042-443-020-000	Single Family Resid/R8	691.96	691.96
042-443-021-000	Single Family Resid/R8	691.96	691.96
042-443-022-000	Single Family Resid/R8	691.96	691.96
042-443-024-000	Single Family Resid/R8	691.96	691.96
042-443-025-000	Single Family Resid/R8	691.96	691.96
042-451-001-000	Single Family Resid/R8	691.96	691.96
042-451-002-000	Single Family Resid/R8	691.96	691.96
042-451-003-000	Single Family Resid/R8	691.96	691.96
042-451-004-000	Single Family Resid/R8	691.96	691.96
042-451-005-000	Single Family Resid/R8	691.96	691.96
042-451-006-000	Single Family Resid/R8	691.96	691.96
042-451-007-000	Single Family Resid/R8	691.96	691.96
042-451-008-000	Single Family Resid/R8	691.96	691.96
042-451-009-000	Single Family Resid/R8	691.96	691.96
042-451-010-000	Single Family Resid/R8	691.96	691.96
042-451-011-000	Single Family Resid/R8	691.96	691.96
042-451-012-000	Single Family Resid/R8	691.96	691.96
042-451-013-000	Single Family Resid/R8	691.96	691.96
042-451-014-000	Single Family Resid/R8	691.96	691.96
042-451-016-000	Single Family Resid/R8	691.96	691.96
042-451-017-000	Single Family Resid/R8	691.96	691.96
042-451-018-000	Single Family Resid/R8	691.96	691.96
042-451-019-000	Single Family Resid/R8	691.96	691.96
042-451-020-000	Single Family Resid/R8	691.96	691.96
042-451-021-000	Single Family Resid/R8	691.96	691.96
042-451-022-000	Single Family Resid/R8	691.96	691.96
042-451-023-000	Single Family Resid/R8	691.96	691.96
042-451-024-000	Single Family Resid/R8	691.96	691.96
042-451-025-000	Single Family Resid/R8	691.96	691.96
042-451-026-000	Single Family Resid/R8	691.96	691.96
042-452-001-000	Single Family Resid/R8	691.96	691.96
042-452-002-000	Single Family Resid/R8	691.96	691.96
042-452-003-000	Single Family Resid/R8	691.96	691.96
042-452-004-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
042-452-005-000	Single Family Resid/R8	691.96	691.96
042-452-006-000	Single Family Resid/R8	691.96	691.96
042-452-007-000	Single Family Resid/R8	691.96	691.96
042-452-008-000	Single Family Resid/R8	691.96	691.96
042-452-009-000	Single Family Resid/R8	691.96	691.96
042-453-001-000	Single Family Resid/R8	691.96	691.96
042-453-002-000	Single Family Resid/R8	691.96	691.96
042-453-003-000	Single Family Resid/R8	691.96	691.96
042-453-004-000	Single Family Resid/R8	691.96	691.96
042-453-005-000	Single Family Resid/R8	691.96	691.96
042-453-006-000	Single Family Resid/R8	691.96	691.96
042-453-007-000	Single Family Resid/R8	691.96	691.96
042-453-008-000	Single Family Resid/R8	691.96	691.96
042-453-009-000	Single Family Resid/R8	691.96	691.96
042-453-010-000	Single Family Resid/R8	691.96	691.96
042-453-011-000	Single Family Resid/R8	691.96	691.96
042-453-014-000	Single Family Resid/R8	691.96	691.96
042-453-015-000	Single Family Resid/R8	691.96	691.96
042-453-016-000	Single Family Resid/R8	691.96	691.96
042-453-017-000	Single Family Resid/R8	691.96	691.96
042-453-018-000	Single Family Resid/R8	691.96	691.96
042-453-019-000	Single Family Resid/R8	691.96	691.96
042-453-020-000	Single Family Resid/R8	691.96	691.96
042-453-021-000	Single Family Resid/R8	691.96	691.96
042-453-022-000	Single Family Resid/R8	691.96	691.96
042-453-024-000	Single Family Resid/R8	691.96	691.96
042-453-025-000	Single Family Resid/R8	691.96	691.96
042-461-001-000	Single Family Resid/R5	808.54	808.52
042-461-002-000	Single Family Resid/R5	808.54	808.52
042-461-003-000	Single Family Resid/R5	808.54	808.52
042-461-004-000	Single Family Resid/R5	808.54	808.52
042-461-005-000	Single Family Resid/R5	808.54	808.52
042-461-006-000	Single Family Resid/R5	808.54	808.52
042-461-007-000	Single Family Resid/R5	808.54	808.52
042-461-008-000	Single Family Resid/R5	808.54	808.52
042-461-009-000	Single Family Resid/R5	808.54	808.52
042-461-010-000	Single Family Resid/R5	808.54	808.52
042-462-002-000	Single Family Resid/R5	808.54	808.52
042-462-003-000	Single Family Resid/R5	808.54	808.52
042-462-004-000	Single Family Resid/R5	808.54	808.52
042-462-005-000	Single Family Resid/R5	808.54	808.52
042-462-006-000	Single Family Resid/R5	808.54	808.52
042-462-007-000	Single Family Resid/R5	808.54	808.52
042-462-008-000	Single Family Resid/R5	808.54	808.52
042-462-009-000	Single Family Resid/R5	808.54	808.52
042-462-010-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-462-011-000	Single Family Resid/R5	808.54	808.52
042-462-012-000	Single Family Resid/R5	808.54	808.52
042-462-015-000	Single Family Resid/R5	808.54	808.52
042-462-016-000	Single Family Resid/R5	808.54	808.52
042-462-017-000	Single Family Resid/R5	808.54	808.52
042-462-018-000	Single Family Resid/R5	808.54	808.52
042-462-019-000	Single Family Resid/R5	808.54	808.52
042-462-020-000	Single Family Resid/R5	808.54	808.52
042-462-021-000	Single Family Resid/R5	808.54	808.52
042-462-022-000	Single Family Resid/R5	808.54	808.52
042-462-023-000	Single Family Resid/R5	808.54	808.52
042-462-024-000	Single Family Resid/R5	808.54	808.52
042-462-025-000	Single Family Resid/R5	808.54	808.52
042-462-026-000	Single Family Resid/R5	808.54	808.52
042-462-027-000	Single Family Resid/R5	808.54	808.52
042-462-028-000	Single Family Resid/R5	808.54	808.52
042-462-029-000	Single Family Resid/R5	808.54	808.52
042-462-030-000	Single Family Resid/R5	808.54	808.52
042-462-031-000	Single Family Resid/R5	808.54	808.52
042-462-032-000	Single Family Resid/R5	808.54	808.52
042-462-035-000	Single Family Resid/R5	808.54	808.52
042-462-036-000	Single Family Resid/R5	808.54	808.52
042-462-037-000	Single Family Resid/R5	808.54	808.52
042-462-038-000	Single Family Resid/R5	808.54	808.52
042-462-039-000	Single Family Resid/R5	808.54	808.52
042-462-040-000	Single Family Resid/R5	808.54	808.52
042-462-041-000	Single Family Resid/R5	808.54	808.52
042-462-042-000	Single Family Resid/R5	808.54	808.52
042-462-059-000	Single Family Resid/R5	808.54	808.52
042-462-060-000	Single Family Resid/R5	808.54	808.52
042-462-061-000	Single Family Resid/R5	808.54	808.52
042-462-063-000	Single Family Resid/R5	808.54	808.52
042-470-002-000	Single Family Resid/R5	808.54	808.52
042-470-003-000	Single Family Resid/R5	808.54	808.52
042-470-004-000	Single Family Resid/R5	808.54	808.52
042-470-005-000	Single Family Resid/R5	808.54	808.52
042-470-006-000	Single Family Resid/R5	808.54	808.52
042-470-007-000	Single Family Resid/R5	808.54	808.52
042-470-008-000	Single Family Resid/R5	808.54	808.52
042-470-009-000	Single Family Resid/R5	808.54	808.52
042-470-012-000	Single Family Resid/R5	808.54	808.52
042-470-013-000	Single Family Resid/R5	808.54	808.52
042-470-014-000	Single Family Resid/R5	808.54	808.52
042-470-015-000	Single Family Resid/R5	808.54	808.52
042-470-016-000	Single Family Resid/R5	808.54	808.52
042-470-017-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-470-018-000	Single Family Resid/R5	808.54	808.52
042-470-019-000	Single Family Resid/R5	808.54	808.52
042-470-020-000	Single Family Resid/R5	808.54	808.52
042-470-021-000	Single Family Resid/R5	808.54	808.52
042-470-022-000	Single Family Resid/R5	808.54	808.52
042-470-023-000	Single Family Resid/R5	808.54	808.52
042-470-024-000	Single Family Resid/R5	808.54	808.52
042-470-025-000	Single Family Resid/R5	808.54	808.52
042-470-026-000	Single Family Resid/R5	808.54	808.52
042-470-027-000	Single Family Resid/R5	808.54	808.52
042-470-028-000	Single Family Resid/R5	808.54	808.52
042-470-029-000	Single Family Resid/R5	808.54	808.52
042-470-030-000	Single Family Resid/R5	808.54	808.52
042-470-031-000	Single Family Resid/R5	808.54	808.52
042-470-034-000	Single Family Resid/R5	808.54	808.52
042-470-035-000	Single Family Resid/R5	808.54	808.52
042-470-036-000	Single Family Resid/R5	808.54	808.52
042-470-037-000	Single Family Resid/R5	808.54	808.52
042-470-038-000	Single Family Resid/R5	808.54	808.52
042-470-039-000	Single Family Resid/R5	808.54	808.52
042-470-040-000	Single Family Resid/R5	808.54	808.52
042-470-041-000	Single Family Resid/R5	808.54	808.52
042-470-043-000	Single Family Resid/R5	808.54	808.52
042-470-044-000	Single Family Resid/R5	808.54	808.52
042-470-049-000	Single Family Resid/R5	808.54	808.52
042-470-050-000	Single Family Resid/R5	808.54	808.52
042-481-001-000	Single Family Resid/R5	808.54	808.52
042-481-002-000	Single Family Resid/R5	808.54	808.52
042-481-003-000	Single Family Resid/R5	808.54	808.52
042-481-004-000	Single Family Resid/R5	808.54	808.52
042-481-005-000	Single Family Resid/R5	808.54	808.52
042-481-007-000	Single Family Resid/R5	808.54	808.52
042-481-008-000	Single Family Resid/R5	808.54	808.52
042-481-009-000	Single Family Resid/R5	808.54	808.52
042-481-010-000	Single Family Resid/R5	808.54	808.52
042-481-011-000	Single Family Resid/R5	808.54	808.52
042-481-012-000	Single Family Resid/R5	808.54	808.52
042-481-013-000	Single Family Resid/R5	808.54	808.52
042-481-014-000	Single Family Resid/R5	808.54	808.52
042-481-015-000	Single Family Resid/R5	808.54	808.52
042-481-016-000	Single Family Resid/R5	808.54	808.52
042-481-017-000	Single Family Resid/R5	808.54	808.52
042-481-018-000	Single Family Resid/R5	808.54	808.52
042-481-019-000	Single Family Resid/R5	808.54	808.52
042-481-020-000	Single Family Resid/R5	808.54	808.52
042-481-021-000	Single Family Resid/R5	808.54	808.52

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-481-022-000	Single Family Resid/R5	808.54	808.52
042-481-023-000	Single Family Resid/R5	808.54	808.52
042-481-024-000	Single Family Resid/R5	808.54	808.52
042-481-027-000	Single Family Resid/R5	808.54	808.52
042-481-028-000	Single Family Resid/R5	808.54	808.52
042-481-029-000	Single Family Resid/R5	808.54	808.52
042-481-030-000	Single Family Resid/R5	808.54	808.52
042-481-031-000	Single Family Resid/R5	808.54	808.52
042-481-032-000	Single Family Resid/R5	808.54	808.52
042-481-033-000	Single Family Resid/R5	808.54	808.52
042-481-034-000	Single Family Resid/R5	808.54	808.52
042-481-035-000	Single Family Resid/R5	808.54	808.52
042-481-036-000	Single Family Resid/R5	808.54	808.52
042-481-038-000	Single Family Resid/R5	808.54	808.52
042-481-039-000	Single Family Resid/R5	808.54	808.52
042-482-001-000	Single Family Resid/R5	808.54	808.52
042-482-002-000	Single Family Resid/R5	808.54	808.52
042-482-003-000	Single Family Resid/R5	808.54	808.52
042-482-004-000	Single Family Resid/R5	808.54	808.52
042-482-005-000	Single Family Resid/R5	808.54	808.52
042-482-010-000	Single Family Resid/R5	808.54	808.52
042-482-011-000	Single Family Resid/R5	808.54	808.52
042-482-012-000	Single Family Resid/R5	808.54	808.52
042-482-013-000	Single Family Resid/R5	808.54	808.52
042-482-014-000	Single Family Resid/R5	808.54	808.52
042-482-016-000	Single Family Resid/R5	808.54	808.52
042-482-017-000	Single Family Resid/R5	808.54	808.52
042-482-019-000	Single Family Resid/R5	808.54	808.52
042-482-020-000	Single Family Resid/R5	808.54	808.52
042-491-001-000	Single Family Resid/R8	691.96	691.96
042-491-002-000	Single Family Resid/R8	691.96	691.96
042-491-003-000	Single Family Resid/R8	691.96	691.96
042-491-004-000	Single Family Resid/R8	691.96	691.96
042-491-005-000	Single Family Resid/R8	691.96	691.96
042-491-006-000	Single Family Resid/R8	691.96	691.96
042-491-007-000	Single Family Resid/R8	691.96	691.96
042-491-008-000	Single Family Resid/R8	691.96	691.96
042-491-009-000	Single Family Resid/R8	691.96	691.96
042-491-011-000	Single Family Resid/R8	691.96	691.96
042-491-012-000	Single Family Resid/R8	691.96	691.96
042-491-013-000	Single Family Resid/R8	691.96	691.96
042-491-014-000	Single Family Resid/R8	691.96	691.96
042-491-015-000	Single Family Resid/R8	691.96	691.96
042-491-016-000	Single Family Resid/R8	691.96	691.96
042-491-017-000	Single Family Resid/R8	691.96	691.96
042-491-018-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-491-019-000	Single Family Resid/R8	691.96	691.96
042-492-001-000	Single Family Resid/R8	691.96	691.96
042-492-002-000	Single Family Resid/R8	691.96	691.96
042-492-003-000	Single Family Resid/R8	691.96	691.96
042-492-004-000	Single Family Resid/R8	691.96	691.96
042-492-005-000	Single Family Resid/R8	691.96	691.96
042-492-006-000	Single Family Resid/R8	691.96	691.96
042-492-008-000	Single Family Resid/R8	691.96	691.96
042-492-009-000	Single Family Resid/R8	691.96	691.96
042-492-010-000	Single Family Resid/R8	691.96	691.96
042-492-011-000	Single Family Resid/R8	691.96	691.96
042-492-012-000	Single Family Resid/R8	691.96	691.96
042-492-013-000	Single Family Resid/R8	691.96	691.96
042-493-003-000	Single Family Resid/R8	691.96	691.96
042-493-004-000	Single Family Resid/R8	691.96	691.96
042-493-005-000	Single Family Resid/R8	691.96	691.96
042-493-006-000	Single Family Resid/R8	691.96	691.96
042-493-007-000	Single Family Resid/R8	691.96	691.96
042-493-008-000	Single Family Resid/R8	691.96	691.96
042-493-010-000	Single Family Resid/R8	691.96	691.96
042-493-011-000	Single Family Resid/R8	691.96	691.96
042-493-012-000	Single Family Resid/R8	691.96	691.96
042-493-013-000	Single Family Resid/R8	691.96	691.96
042-493-014-000	Single Family Resid/R8	691.96	691.96
042-493-015-000	Single Family Resid/R8	691.96	691.96
042-493-016-000	Single Family Resid/R8	691.96	691.96
042-493-019-000	Single Family Resid/R8	691.96	691.96
042-493-020-000	Single Family Resid/R8	691.96	691.96
042-493-021-000	Single Family Resid/R8	691.96	691.96
042-493-022-000	Single Family Resid/R8	691.96	691.96
042-493-023-000	Single Family Resid/R8	691.96	691.96
042-493-024-000	Single Family Resid/R8	691.96	691.96
042-493-025-000	Single Family Resid/R8	691.96	691.96
042-493-026-000	Single Family Resid/R8	691.96	691.96
042-493-027-000	Single Family Resid/R8	691.96	691.96
042-493-028-000	Single Family Resid/R8	691.96	691.96
042-493-029-000	Single Family Resid/R8	691.96	691.96
042-493-030-000	Single Family Resid/R8	691.96	691.96
042-493-031-000	Single Family Resid/R8	691.96	691.96
042-493-033-000	Single Family Resid/R8	691.96	691.96
042-493-034-000	Single Family Resid/R8	691.96	691.96
042-493-036-000	Single Family Resid/R8	691.96	691.96
042-493-037-000	Single Family Resid/R8	691.96	691.96
042-494-001-000	Single Family Resid/R8	691.96	691.96
042-494-002-000	Single Family Resid/R8	691.96	691.96
042-494-003-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-494-004-000	Single Family Resid/R8	691.96	691.96
042-494-005-000	Single Family Resid/R8	691.96	691.96
042-494-006-000	Single Family Resid/R8	691.96	691.96
042-494-007-000	Single Family Resid/R8	691.96	691.96
042-494-009-000	Single Family Resid/R8	691.96	691.96
042-494-010-000	Single Family Resid/R8	691.96	691.96
042-494-011-000	Single Family Resid/R8	691.96	691.96
042-494-012-000	Single Family Resid/R8	691.96	691.96
042-494-013-000	Single Family Resid/R8	691.96	691.96
042-494-014-000	Single Family Resid/R8	691.96	691.96
042-494-015-000	Single Family Resid/R8	691.96	691.96
042-494-016-000	Single Family Resid/R8	691.96	691.96
042-494-017-000	Single Family Resid/R8	691.96	691.96
042-494-018-000	Single Family Resid/R8	691.96	691.96
042-494-019-000	Single Family Resid/R8	691.96	691.96
042-494-020-000	Single Family Resid/R8	691.96	691.96
042-494-021-000	Single Family Resid/R8	691.96	691.96
042-494-022-000	Single Family Resid/R8	691.96	691.96
042-494-023-000	Single Family Resid/R8	691.96	691.96
042-494-024-000	Single Family Resid/R8	691.96	691.96
042-494-025-000	Single Family Resid/R8	691.96	691.96
042-494-026-000	Single Family Resid/R8	691.96	691.96
042-494-027-000	Single Family Resid/R8	691.96	691.96
042-494-028-000	Single Family Resid/R8	691.96	691.96
042-501-002-000	Single Family Resid/R5	808.54	808.52
042-501-003-000	Single Family Resid/R5	808.54	808.52
042-501-004-000	Single Family Resid/R5	808.54	808.52
042-501-005-000	Single Family Resid/R5	808.54	808.52
042-501-006-000	Single Family Resid/R5	808.54	808.52
042-501-007-000	Single Family Resid/R5	808.54	808.52
042-501-008-000	Single Family Resid/R5	808.54	808.52
042-501-009-000	Single Family Resid/R5	808.54	808.52
042-501-010-000	Single Family Resid/R5	808.54	808.52
042-501-011-000	Single Family Resid/R5	808.54	808.52
042-501-012-000	Single Family Resid/R5	808.54	808.52
042-502-001-000	Single Family Resid/R5	808.54	808.52
042-502-002-000	Single Family Resid/R5	808.54	808.52
042-502-003-000	Single Family Resid/R5	808.54	808.52
042-502-004-000	Single Family Resid/R5	808.54	808.52
042-502-005-000	Single Family Resid/R5	808.54	808.52
042-502-006-000	Single Family Resid/R5	808.54	808.52
042-502-007-000	Single Family Resid/R5	808.54	808.52
042-502-008-000	Single Family Resid/R5	808.54	808.52
042-502-009-000	Single Family Resid/R5	808.54	808.52
042-502-010-000	Single Family Resid/R5	808.54	808.52
042-502-011-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel		Fiscal Year	
Number Format	County Land Use/Zoning	2023/2024 Levy	Rounded FY
		Amount After	2023/2024 Levy
		Reserve	Amount
		Contribution	
042-502-012-000	Single Family Resid/R5	808.54	808.52
042-502-013-000	Single Family Resid/R5	808.54	808.52
042-502-014-000	Single Family Resid/R5	808.54	808.52
042-502-015-000	Single Family Resid/R5	808.54	808.52
042-502-016-000	Single Family Resid/R5	808.54	808.52
042-502-017-000	Single Family Resid/R5	808.54	808.52
042-502-018-000	Single Family Resid/R5	808.54	808.52
042-502-019-000	Single Family Resid/R5	808.54	808.52
042-502-020-000	Single Family Resid/R5	808.54	808.52
042-504-001-000	Single Family Resid/R5	808.54	808.52
042-504-002-000	Single Family Resid/R5	808.54	808.52
042-504-003-000	Single Family Resid/R5	808.54	808.52
042-504-004-000	Single Family Resid/R5	808.54	808.52
042-504-005-000	Single Family Resid/R5	808.54	808.52
042-504-006-000	Single Family Resid/R5	808.54	808.52
042-504-007-000	Single Family Resid/R5	808.54	808.52
042-504-008-000	Single Family Resid/R5	808.54	808.52
042-504-009-000	Single Family Resid/R5	808.54	808.52
042-504-010-000	Single Family Resid/R5	808.54	808.52
042-504-011-000	Single Family Resid/R5	808.54	808.52
042-504-012-000	Single Family Resid/R5	808.54	808.52
042-504-013-000	Single Family Resid/R5	808.54	808.52
042-504-014-000	Single Family Resid/R5	808.54	808.52
042-504-015-000	Single Family Resid/R5	808.54	808.52
042-504-016-000	Single Family Resid/R5	808.54	808.52
042-504-017-000	Single Family Resid/R5	808.54	808.52
042-504-018-000	Single Family Resid/R5	808.54	808.52
042-504-019-000	Single Family Resid/R5	808.54	808.52
042-504-020-000	Single Family Resid/R5	808.54	808.52
042-510-001-000	Single Family Resid/R5	808.54	808.52
042-510-002-000	Single Family Resid/R5	808.54	808.52
042-510-003-000	Single Family Resid/R5	808.54	808.52
042-510-004-000	Single Family Resid/R5	808.54	808.52
042-510-005-000	Single Family Resid/R5	808.54	808.52
042-510-006-000	Single Family Resid/R5	808.54	808.52
042-510-007-000	Single Family Resid/R5	808.54	808.52
042-510-008-000	Single Family Resid/R5	808.54	808.52
042-510-009-000	Single Family Resid/R5	808.54	808.52
042-510-010-000	Single Family Resid/R5	808.54	808.52
042-510-011-000	Single Family Resid/R5	808.54	808.52
042-510-012-000	Single Family Resid/R5	808.54	808.52
042-510-013-000	Single Family Resid/R5	808.54	808.52
042-510-014-000	Single Family Resid/R5	808.54	808.52
042-510-015-000	Single Family Resid/R5	808.54	808.52
042-510-016-000	Single Family Resid/R5	808.54	808.52
042-510-017-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-510-018-000	Single Family Resid/R5	808.54	808.52
042-510-019-000	Single Family Resid/R5	808.54	808.52
042-510-021-000	Single Family Resid/R5	808.54	808.52
042-510-022-000	Single Family Resid/R5	808.54	808.52
042-510-023-000	Single Family Resid/R5	808.54	808.52
042-510-024-000	Single Family Resid/R5	808.54	808.52
042-510-025-000	Single Family Resid/R5	808.54	808.52
042-510-026-000	Single Family Resid/R5	808.54	808.52
042-510-027-000	Single Family Resid/R5	808.54	808.52
042-510-028-000	Single Family Resid/R5	808.54	808.52
042-510-029-000	Single Family Resid/R5	808.54	808.52
042-510-030-000	Single Family Resid/R5	808.54	808.52
042-510-031-000	Single Family Resid/R5	808.54	808.52
042-510-032-000	Single Family Resid/R5	808.54	808.52
042-510-033-000	Single Family Resid/R5	808.54	808.52
042-510-034-000	Single Family Resid/R5	808.54	808.52
042-510-035-000	Single Family Resid/R5	808.54	808.52
042-510-036-000	Single Family Resid/R5	808.54	808.52
042-510-037-000	Single Family Resid/R5	808.54	808.52
042-510-038-000	Single Family Resid/R5	808.54	808.52
042-510-039-000	Single Family Resid/R5	808.54	808.52
042-510-040-000	Single Family Resid/R5	808.54	808.52
042-510-041-000	Single Family Resid/R5	808.54	808.52
042-510-042-000	Single Family Resid/R5	808.54	808.52
042-510-043-000	Single Family Resid/R5	808.54	808.52
042-510-044-000	Single Family Resid/R5	808.54	808.52
042-510-045-000	Single Family Resid/R5	808.54	808.52
042-510-046-000	Single Family Resid/R5	808.54	808.52
042-510-047-000	Single Family Resid/R5	808.54	808.52
042-520-001-000	Single Family Resid/R5	808.54	808.52
042-520-002-000	Single Family Resid/R5	808.54	808.52
042-520-003-000	Single Family Resid/R5	808.54	808.52
042-520-004-000	Single Family Resid/R5	808.54	808.52
042-520-005-000	Single Family Resid/R5	808.54	808.52
042-520-006-000	Single Family Resid/R5	808.54	808.52
042-520-007-000	Single Family Resid/R5	808.54	808.52
042-520-008-000	Single Family Resid/R5	808.54	808.52
042-520-009-000	Single Family Resid/R5	808.54	808.52
042-520-010-000	Single Family Resid/R5	808.54	808.52
042-520-011-000	Single Family Resid/R5	808.54	808.52
042-520-012-000	Single Family Resid/R5	808.54	808.52
042-520-013-000	Single Family Resid/R5	808.54	808.52
042-520-014-000	Single Family Resid/R5	808.54	808.52
042-520-015-000	Single Family Resid/R5	808.54	808.52
042-520-016-000	Single Family Resid/R5	808.54	808.52
042-520-017-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-520-018-000	Single Family Resid/R5	808.54	808.52
042-520-019-000	Single Family Resid/R5	808.54	808.52
042-520-020-000	Single Family Resid/R5	808.54	808.52
042-520-021-000	Single Family Resid/R5	808.54	808.52
042-520-022-000	Single Family Resid/R5	808.54	808.52
042-520-023-000	Single Family Resid/R5	808.54	808.52
042-520-024-000	Single Family Resid/R5	808.54	808.52
042-520-025-000	Single Family Resid/R5	808.54	808.52
042-520-026-000	Single Family Resid/R5	808.54	808.52
042-520-027-000	Single Family Resid/R5	808.54	808.52
042-520-029-000	Single Family Resid/R5	808.54	808.52
042-520-030-000	Single Family Resid/R5	808.54	808.52
042-520-031-000	Single Family Resid/R5	808.54	808.52
042-520-032-000	Single Family Resid/R5	808.54	808.52
042-520-033-000	Single Family Resid/R5	808.54	808.52
042-520-034-000	Single Family Resid/R5	808.54	808.52
042-520-035-000	Single Family Resid/R5	808.54	808.52
042-520-036-000	Single Family Resid/R5	808.54	808.52
042-520-037-000	Single Family Resid/R5	808.54	808.52
042-520-038-000	Single Family Resid/R5	808.54	808.52
042-532-001-000	Single Family Resid/R5	808.54	808.52
042-532-002-000	Single Family Resid/R5	808.54	808.52
042-532-003-000	Single Family Resid/R5	808.54	808.52
042-532-004-000	Single Family Resid/R5	808.54	808.52
042-532-005-000	Single Family Resid/R5	808.54	808.52
042-532-006-000	Single Family Resid/R5	808.54	808.52
042-532-007-000	Single Family Resid/R5	808.54	808.52
042-532-008-000	Single Family Resid/R5	808.54	808.52
042-532-009-000	Single Family Resid/R5	808.54	808.52
042-532-010-000	Single Family Resid/R5	808.54	808.52
042-532-011-000	Single Family Resid/R5	808.54	808.52
042-532-012-000	Single Family Resid/R5	808.54	808.52
042-532-013-000	Single Family Resid/R5	808.54	808.52
042-532-014-000	Single Family Resid/R5	808.54	808.52
042-532-015-000	Single Family Resid/R5	808.54	808.52
042-532-016-000	Single Family Resid/R5	808.54	808.52
042-533-002-000	Single Family Resid/R5	808.54	808.52
042-533-003-000	Single Family Resid/R5	808.54	808.52
042-533-004-000	Single Family Resid/R5	808.54	808.52
042-533-005-000	Single Family Resid/R5	808.54	808.52
042-533-006-000	Single Family Resid/R5	808.54	808.52
042-533-007-000	Single Family Resid/R5	808.54	808.52
042-533-008-000	Single Family Resid/R5	808.54	808.52
042-533-009-000	Single Family Resid/R5	808.54	808.52
042-533-010-000	Single Family Resid/R5	808.54	808.52
042-533-011-000	Multi Family Resid/R25	26704.82	26,704.80

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel		Fiscal Year	
Number Format	County Land Use/Zoning	2023/2024 Levy	Rounded FY
		Amount After	2023/2024 Levy
		Reserve	Amount
		Contribution	
042-533-012-000	Multi Family Resid/R25	16798.19	16,798.18
042-534-001-000	Single Family Resid/R5	808.54	808.52
042-534-002-000	Single Family Resid/R5	808.54	808.52
042-534-003-000	Single Family Resid/R5	808.54	808.52
042-534-004-000	Single Family Resid/R5	808.54	808.52
042-534-005-000	Single Family Resid/R5	808.54	808.52
042-534-006-000	Single Family Resid/R5	808.54	808.52
042-534-007-000	Single Family Resid/R5	808.54	808.52
042-534-008-000	Single Family Resid/R5	808.54	808.52
042-534-009-000	Single Family Resid/R5	808.54	808.52
042-535-001-000	Single Family Resid/R5	808.54	808.52
042-535-002-000	Single Family Resid/R5	808.54	808.52
042-535-003-000	Single Family Resid/R5	808.54	808.52
042-535-004-000	Single Family Resid/R5	808.54	808.52
042-535-005-000	Single Family Resid/R5	808.54	808.52
042-535-006-000	Single Family Resid/R5	808.54	808.52
042-535-007-000	Single Family Resid/R5	808.54	808.52
042-535-008-000	Single Family Resid/R5	808.54	808.52
042-535-009-000	Single Family Resid/R5	808.54	808.52
042-535-010-000	Single Family Resid/R5	808.54	808.52
042-535-011-000	Single Family Resid/R5	808.54	808.52
042-535-012-000	Single Family Resid/R5	808.54	808.52
042-535-013-000	Single Family Resid/R5	808.54	808.52
042-535-014-000	Single Family Resid/R5	808.54	808.52
042-536-004-000	Single Family Resid/R5	808.54	808.52
042-536-005-000	Single Family Resid/R5	808.54	808.52
042-536-006-000	Single Family Resid/R5	808.54	808.52
042-536-007-000	Single Family Resid/R5	808.54	808.52
042-536-008-000	Single Family Resid/R5	808.54	808.52
042-536-009-000	Single Family Resid/R5	808.54	808.52
042-536-010-000	Single Family Resid/R5	808.54	808.52
042-536-011-000	Single Family Resid/R5	808.54	808.52
042-536-014-000	Single Family Resid/R5	808.54	808.52
042-536-016-000	Single Family Resid/R5	808.54	808.52
042-536-017-000	Single Family Resid/R5	808.54	808.52
042-541-001-000	Single Family Resid/R5	808.54	808.52
042-541-002-000	Single Family Resid/R5	808.54	808.52
042-541-003-000	Single Family Resid/R5	808.54	808.52
042-541-004-000	Single Family Resid/R5	808.54	808.52
042-541-005-000	Single Family Resid/R5	808.54	808.52
042-541-006-000	Single Family Resid/R5	808.54	808.52
042-541-007-000	Single Family Resid/R5	808.54	808.52
042-541-008-000	Single Family Resid/R5	808.54	808.52
042-541-009-000	Single Family Resid/R5	808.54	808.52
042-541-010-000	Single Family Resid/R4	886.26	886.24
042-541-011-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-541-012-000	Single Family Resid/R4	886.26	886.24
042-541-013-000	Single Family Resid/R4	886.26	886.24
042-541-014-000	Single Family Resid/R4	886.26	886.24
042-541-015-000	Single Family Resid/R4	886.26	886.24
042-541-016-000	Single Family Resid/R4	886.26	886.24
042-541-017-000	Single Family Resid/R5	808.54	808.52
042-541-018-000	Single Family Resid/R5	808.54	808.52
042-541-019-000	Single Family Resid/R5	808.54	808.52
042-541-020-000	Single Family Resid/R5	808.54	808.52
042-541-021-000	Single Family Resid/R5	808.54	808.52
042-541-022-000	Single Family Resid/R5	808.54	808.52
042-541-023-000	Single Family Resid/R5	808.54	808.52
042-541-024-000	Single Family Resid/R5	808.54	808.52
042-541-025-000	Single Family Resid/R5	808.54	808.52
042-541-026-000	Single Family Resid/R5	808.54	808.52
042-541-027-000	Single Family Resid/R5	808.54	808.52
042-541-028-000	Single Family Resid/R5	808.54	808.52
042-541-029-000	Single Family Resid/R5	808.54	808.52
042-541-030-000	Single Family Resid/R5	808.54	808.52
042-541-031-000	Single Family Resid/R5	808.54	808.52
042-541-032-000	Single Family Resid/R5	808.54	808.52
042-541-033-000	Single Family Resid/R5	808.54	808.52
042-541-034-000	Single Family Resid/R5	808.54	808.52
042-541-035-000	Single Family Resid/R5	808.54	808.52
042-542-001-000	Single Family Resid/R4	886.26	886.24
042-542-002-000	Single Family Resid/R4	886.26	886.24
042-542-003-000	Single Family Resid/R4	886.26	886.24
042-542-004-000	Single Family Resid/R4	886.26	886.24
042-542-005-000	Single Family Resid/R4	886.26	886.24
042-542-006-000	Single Family Resid/R4	886.26	886.24
042-542-007-000	Single Family Resid/R4	886.26	886.24
042-542-008-000	Single Family Resid/R4	886.26	886.24
042-542-009-000	Single Family Resid/R4	886.26	886.24
042-542-010-000	Single Family Resid/R4	886.26	886.24
042-542-011-000	Single Family Resid/R4	886.26	886.24
042-542-012-000	Single Family Resid/R4	886.26	886.24
042-542-013-000	Single Family Resid/R4	886.26	886.24
042-542-014-000	Single Family Resid/R4	886.26	886.24
042-542-015-000	Single Family Resid/R4	886.26	886.24
042-542-017-000	Single Family Resid/R4	886.26	886.24
042-542-018-000	Single Family Resid/R4	886.26	886.24
042-542-019-000	Single Family Resid/R4	886.26	886.24
042-542-020-000	Single Family Resid/R4	886.26	886.24
042-542-021-000	Single Family Resid/R4	886.26	886.24
042-542-022-000	Single Family Resid/R4	886.26	886.24
042-542-023-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-542-024-000	Single Family Resid/R4	886.26	886.24
042-542-025-000	Single Family Resid/R4	886.26	886.24
042-542-026-000	Single Family Resid/R4	886.26	886.24
042-542-027-000	Single Family Resid/R4	886.26	886.24
042-542-028-000	Single Family Resid/R4	886.26	886.24
042-542-029-000	Single Family Resid/R4	886.26	886.24
042-542-030-000	Single Family Resid/R4	886.26	886.24
042-542-031-000	Single Family Resid/R4	886.26	886.24
042-551-001-000	Single Family Resid/R5	808.54	808.52
042-551-002-000	Single Family Resid/R5	808.54	808.52
042-551-003-000	Single Family Resid/R5	808.54	808.52
042-551-004-000	Single Family Resid/R5	808.54	808.52
042-551-005-000	Single Family Resid/R5	808.54	808.52
042-551-006-000	Single Family Resid/R5	808.54	808.52
042-551-007-000	Single Family Resid/R5	808.54	808.52
042-551-008-000	Single Family Resid/R5	808.54	808.52
042-551-009-000	Single Family Resid/R4	886.26	886.24
042-551-010-000	Single Family Resid/R4	886.26	886.24
042-551-011-000	Single Family Resid/R4	886.26	886.24
042-551-012-000	Single Family Resid/R4	886.26	886.24
042-551-013-000	Single Family Resid/R4	886.26	886.24
042-552-001-000	Single Family Resid/R5	808.54	808.52
042-552-002-000	Single Family Resid/R5	808.54	808.52
042-552-003-000	Single Family Resid/R5	808.54	808.52
042-552-004-000	Single Family Resid/R5	808.54	808.52
042-552-005-000	Single Family Resid/R5	808.54	808.52
042-552-006-000	Single Family Resid/R5	808.54	808.52
042-552-007-000	Single Family Resid/R5	808.54	808.52
042-552-008-000	Single Family Resid/R4	886.26	886.24
042-552-009-000	Single Family Resid/R4	886.26	886.24
042-552-010-000	Single Family Resid/R4	886.26	886.24
042-552-011-000	Single Family Resid/R5	808.54	808.52
042-552-012-000	Single Family Resid/R5	808.54	808.52
042-552-013-000	Single Family Resid/R5	808.54	808.52
042-552-014-000	Single Family Resid/R5	808.54	808.52
042-552-015-000	Single Family Resid/R5	808.54	808.52
042-552-016-000	Single Family Resid/R5	808.54	808.52
042-552-017-000	Single Family Resid/R5	808.54	808.52
042-553-001-000	Single Family Resid/R4	886.26	886.24
042-553-002-000	Single Family Resid/R4	886.26	886.24
042-553-003-000	Single Family Resid/R4	886.26	886.24
042-553-004-000	Single Family Resid/R4	886.26	886.24
042-553-005-000	Single Family Resid/R4	886.26	886.24
042-553-006-000	Single Family Resid/R4	886.26	886.24
042-553-007-000	Single Family Resid/R4	886.26	886.24
042-553-008-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-553-009-000	Single Family Resid/R4	886.26	886.24
042-553-010-000	Single Family Resid/R4	886.26	886.24
042-553-011-000	Single Family Resid/R4	886.26	886.24
042-553-012-000	Single Family Resid/R4	886.26	886.24
042-553-013-000	Single Family Resid/R4	886.26	886.24
042-553-014-000	Single Family Resid/R4	886.26	886.24
042-554-001-000	Single Family Resid/R4	886.26	886.24
042-554-002-000	Single Family Resid/R4	886.26	886.24
042-554-003-000	Single Family Resid/R4	886.26	886.24
042-554-004-000	Single Family Resid/R4	886.26	886.24
042-554-005-000	Single Family Resid/R4	886.26	886.24
042-554-006-000	Single Family Resid/R4	886.26	886.24
042-554-007-000	Single Family Resid/R4	886.26	886.24
042-554-009-000	Single Family Resid/R4	886.26	886.24
042-554-010-000	Single Family Resid/R4	886.26	886.24
042-554-011-000	Single Family Resid/R4	886.26	886.24
042-554-012-000	Single Family Resid/R4	886.26	886.24
042-554-013-000	Single Family Resid/R4	886.26	886.24
042-554-014-000	Single Family Resid/R4	886.26	886.24
042-554-015-000	Single Family Resid/R4	886.26	886.24
042-554-016-000	Single Family Resid/R4	886.26	886.24
042-554-017-000	Single Family Resid/R4	886.26	886.24
042-554-018-000	Single Family Resid/R4	886.26	886.24
042-554-019-000	Single Family Resid/R4	886.26	886.24
042-554-020-000	Single Family Resid/R4	886.26	886.24
042-554-021-000	Single Family Resid/R4	886.26	886.24
042-554-022-000	Single Family Resid/R4	886.26	886.24
042-554-023-000	Single Family Resid/R4	886.26	886.24
042-561-001-000	Single Family Resid/R5	808.54	808.52
042-561-002-000	Single Family Resid/R5	808.54	808.52
042-561-003-000	Single Family Resid/R5	808.54	808.52
042-561-005-000	Single Family Resid/R5	808.54	808.52
042-561-006-000	Single Family Resid/R5	808.54	808.52
042-561-007-000	Single Family Resid/R5	808.54	808.52
042-561-008-000	Single Family Resid/R5	808.54	808.52
042-561-009-000	Single Family Resid/R5	808.54	808.52
042-561-010-000	Single Family Resid/R5	808.54	808.52
042-561-011-000	Single Family Resid/R5	808.54	808.52
042-561-012-000	Single Family Resid/R5	808.54	808.52
042-561-013-000	Single Family Resid/R5	808.54	808.52
042-561-014-000	Single Family Resid/R5	808.54	808.52
042-561-016-000	Multi Family Resid/R25	472.17	472.16
042-561-017-000	Multi Family Resid/R25	472.17	472.16
042-561-018-000	Multi Family Resid/R25	472.17	472.16
042-561-019-000	Multi Family Resid/R25	472.17	472.16
042-561-020-000	Multi Family Resid/R25	472.17	472.16

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-561-021-000	Multi Family Resid/R25	472.17	472.16
042-561-022-000	Multi Family Resid/R25	472.17	472.16
042-561-023-000	Multi Family Resid/R25	472.17	472.16
042-561-024-000	Multi Family Resid/R25	472.17	472.16
042-561-025-000	Multi Family Resid/R25	472.17	472.16
042-562-001-000	Single Family Resid/R5	808.54	808.52
042-562-002-000	Single Family Resid/R5	808.54	808.52
042-562-003-000	Single Family Resid/R5	808.54	808.52
042-562-004-000	Single Family Resid/R5	808.54	808.52
042-562-005-000	Single Family Resid/R5	808.54	808.52
042-562-006-000	Single Family Resid/R5	808.54	808.52
042-562-007-000	Single Family Resid/R5	808.54	808.52
042-562-008-000	Single Family Resid/R5	808.54	808.52
042-562-009-000	Single Family Resid/R5	808.54	808.52
042-562-010-000	Single Family Resid/R5	808.54	808.52
042-562-011-000	Single Family Resid/R5	808.54	808.52
042-562-012-000	Single Family Resid/R5	808.54	808.52
042-562-013-000	Single Family Resid/R5	808.54	808.52
042-562-014-000	Single Family Resid/R5	808.54	808.52
042-562-015-000	Single Family Resid/R5	808.54	808.52
042-562-016-000	Single Family Resid/R5	808.54	808.52
042-562-017-000	Single Family Resid/R5	808.54	808.52
042-562-018-000	Single Family Resid/R5	808.54	808.52
042-562-019-000	Single Family Resid/R5	808.54	808.52
042-562-020-000	Single Family Resid/R5	808.54	808.52
042-562-021-000	Single Family Resid/R5	808.54	808.52
042-563-001-000	Single Family Resid/R5	808.54	808.52
042-563-002-000	Single Family Resid/R5	808.54	808.52
042-563-003-000	Single Family Resid/R5	808.54	808.52
042-563-004-000	Single Family Resid/R5	808.54	808.52
042-563-005-000	Single Family Resid/R5	808.54	808.52
042-563-006-000	Single Family Resid/R5	808.54	808.52
042-563-007-000	Single Family Resid/R5	808.54	808.52
042-563-008-000	Single Family Resid/R5	808.54	808.52
042-563-009-000	Single Family Resid/R5	808.54	808.52
042-571-001-000	Single Family Resid/R5	808.54	808.52
042-571-002-000	Single Family Resid/R5	808.54	808.52
042-571-003-000	Single Family Resid/R5	808.54	808.52
042-571-004-000	Single Family Resid/R5	808.54	808.52
042-571-005-000	Single Family Resid/R5	808.54	808.52
042-571-006-000	Single Family Resid/R5	808.54	808.52
042-571-007-000	Single Family Resid/R5	808.54	808.52
042-571-008-000	Single Family Resid/R5	808.54	808.52
042-571-009-000	Single Family Resid/R5	808.54	808.52
042-572-001-000	Single Family Resid/R5	808.54	808.52
042-572-002-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel		Fiscal Year	
Number Format	County Land Use/Zoning	2023/2024 Levy	Rounded FY
		Amount After	2023/2024 Levy
		Reserve	Amount
		Contribution	
042-572-003-000	Single Family Resid/R5	808.54	808.52
042-572-004-000	Single Family Resid/R5	808.54	808.52
042-572-005-000	Single Family Resid/R5	808.54	808.52
042-572-006-000	Single Family Resid/R5	808.54	808.52
042-572-007-000	Single Family Resid/R5	808.54	808.52
042-572-008-000	Single Family Resid/R5	808.54	808.52
042-572-009-000	Single Family Resid/R5	808.54	808.52
042-572-010-000	Single Family Resid/R5	808.54	808.52
042-572-011-000	Single Family Resid/R5	808.54	808.52
042-572-012-000	Single Family Resid/R5	808.54	808.52
042-572-013-000	Single Family Resid/R5	808.54	808.52
042-572-014-000	Single Family Resid/R5	808.54	808.52
042-572-015-000	Single Family Resid/R5	808.54	808.52
042-572-016-000	Single Family Resid/R5	808.54	808.52
042-572-017-000	Single Family Resid/R5	808.54	808.52
042-572-018-000	Single Family Resid/R5	808.54	808.52
042-573-001-000	Single Family Resid/R5	808.54	808.52
042-573-002-000	Single Family Resid/R5	808.54	808.52
042-573-003-000	Single Family Resid/R5	808.54	808.52
042-573-004-000	Single Family Resid/R5	808.54	808.52
042-573-005-000	Single Family Resid/R5	808.54	808.52
042-573-006-000	Single Family Resid/R5	808.54	808.52
042-573-007-000	Single Family Resid/R5	808.54	808.52
042-573-008-000	Single Family Resid/R5	808.54	808.52
042-573-009-000	Single Family Resid/R5	808.54	808.52
042-573-010-000	Single Family Resid/R5	808.54	808.52
042-573-011-000	Single Family Resid/R5	808.54	808.52
042-573-012-000	Single Family Resid/R5	808.54	808.52
042-573-013-000	Single Family Resid/R5	808.54	808.52
042-573-014-000	Single Family Resid/R5	808.54	808.52
042-573-015-000	Single Family Resid/R5	808.54	808.52
042-573-016-000	Single Family Resid/R5	808.54	808.52
042-573-017-000	Single Family Resid/R5	808.54	808.52
042-573-018-000	Single Family Resid/R5	808.54	808.52
042-574-003-000	Multi Family Resid/R25	472.17	472.16
042-574-004-000	Multi Family Resid/R25	472.17	472.16
042-574-005-000	Multi Family Resid/R25	472.17	472.16
042-574-006-000	Multi Family Resid/R25	472.17	472.16
042-574-007-000	Multi Family Resid/R25	472.17	472.16
042-574-008-000	Multi Family Resid/R25	472.17	472.16
042-574-009-000	Multi Family Resid/R25	472.17	472.16
042-574-010-000	Multi Family Resid/R25	472.17	472.16
042-574-011-000	Multi Family Resid/R25	472.17	472.16
042-574-012-000	Multi Family Resid/R25	472.17	472.16
042-574-013-000	Multi Family Resid/R25	472.17	472.16
042-574-014-000	Multi Family Resid/R25	472.17	472.16

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel		Fiscal Year	
Number Format	County Land Use/Zoning	2023/2024 Levy	Rounded FY
		Amount After	2023/2024 Levy
		Reserve	Amount
		Contribution	
042-574-016-000	Multi Family Resid/R25	472.17	472.16
042-574-017-000	Multi Family Resid/R25	472.17	472.16
042-574-018-000	Multi Family Resid/R25	472.17	472.16
042-574-019-000	Multi Family Resid/R25	472.17	472.16
042-574-020-000	Multi Family Resid/R25	472.17	472.16
042-574-021-000	Multi Family Resid/R25	472.17	472.16
042-574-022-000	Multi Family Resid/R25	472.17	472.16
042-574-023-000	Multi Family Resid/R25	472.17	472.16
042-574-024-000	Multi Family Resid/R25	472.17	472.16
042-574-026-000	Multi Family Resid/R25	472.17	472.16
042-574-027-000	Multi Family Resid/R25	472.17	472.16
042-574-028-000	Multi Family Resid/R25	472.17	472.16
042-574-029-000	Multi Family Resid/R25	472.17	472.16
042-574-030-000	Multi Family Resid/R25	472.17	472.16
042-574-031-000	Multi Family Resid/R25	472.17	472.16
042-574-032-000	Multi Family Resid/R25	472.17	472.16
042-574-033-000	Multi Family Resid/R25	472.17	472.16
042-574-034-000	Multi Family Resid/R25	472.17	472.16
042-574-035-000	Multi Family Resid/R25	472.17	472.16
042-574-036-000	Multi Family Resid/R25	472.17	472.16
042-574-039-000	Multi Family Resid/R25	472.17	472.16
042-574-040-000	Multi Family Resid/R25	472.17	472.16
042-574-041-000	Multi Family Resid/R25	472.17	472.16
042-574-042-000	Multi Family Resid/R25	472.17	472.16
042-574-043-000	Multi Family Resid/R25	472.17	472.16
042-574-044-000	Multi Family Resid/R25	472.17	472.16
042-574-045-000	Multi Family Resid/R25	472.17	472.16
042-574-046-000	Multi Family Resid/R25	472.17	472.16
042-574-047-000	Multi Family Resid/R25	472.17	472.16
042-574-048-000	Multi Family Resid/R25	472.17	472.16
042-574-049-000	Multi Family Resid/R25	472.17	472.16
042-574-050-000	Multi Family Resid/R25	472.17	472.16
042-574-051-000	Multi Family Resid/R25	472.17	472.16
042-574-052-000	Multi Family Resid/R25	472.17	472.16
042-574-053-000	Multi Family Resid/R25	472.17	472.16
042-574-054-000	Multi Family Resid/R25	472.17	472.16
042-574-056-000	Multi Family Resid/R25	472.17	472.16
042-574-057-000	Multi Family Resid/R25	472.17	472.16
042-574-058-000	Multi Family Resid/R25	472.17	472.16
042-574-059-000	Multi Family Resid/R25	472.17	472.16
042-574-060-000	Multi Family Resid/R25	472.17	472.16
042-574-061-000	Multi Family Resid/R25	472.17	472.16
042-574-062-000	Multi Family Resid/R25	472.17	472.16
042-574-063-000	Multi Family Resid/R25	472.17	472.16
042-574-064-000	Multi Family Resid/R25	472.17	472.16
042-574-065-000	Multi Family Resid/R25	472.17	472.16

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Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-574-066-000	Multi Family Resid/R25	472.17	472.16
042-574-067-000	Multi Family Resid/R25	472.17	472.16
042-574-068-000	Multi Family Resid/R25	472.17	472.16
042-574-069-000	Multi Family Resid/R25	472.17	472.16
042-580-001-000	Vacant	12492.17	12,492.16
042-580-009-000	Muli Family Resid/R15	20775.60	20,775.58
042-580-017-000	Vacant	16500.97	16,500.96
042-580-018-000	Muli Family Resid/R25	67192.77	67,192.76
042-580-087-000	Vacant	29331.37	29,331.36
042-580-094-000	Vacant	5902.76	5,902.76
042-591-002-000	Single Family Resid/R4	886.26	886.24
042-591-003-000	Single Family Resid/R4	886.26	886.24
042-591-005-000	Single Family Resid/R4	886.26	886.24
042-591-008-000	Single Family Resid/R4	886.26	886.24
042-591-011-000	Single Family Resid/R4	886.26	886.24
042-591-013-000	Single Family Resid/R4	886.26	886.24
042-591-014-000	Single Family Resid/R4	886.26	886.24
042-591-015-000	Single Family Resid/R4	886.26	886.24
042-591-016-000	Single Family Resid/R4	886.26	886.24
042-591-017-000	Single Family Resid/R4	886.26	886.24
042-591-018-000	Single Family Resid/R4	886.26	886.24
042-591-019-000	Single Family Resid/R4	886.26	886.24
042-591-020-000	Single Family Resid/R4	886.26	886.24
042-591-021-000	Single Family Resid/R4	886.26	886.24
042-591-022-000	Single Family Resid/R4	886.26	886.24
042-592-002-000	Single Family Resid/R4	886.26	886.24
042-592-003-000	Single Family Resid/R4	886.26	886.24
042-592-004-000	Single Family Resid/R4	886.26	886.24
042-592-005-000	Single Family Resid/R4	886.26	886.24
042-592-006-000	Single Family Resid/R4	886.26	886.24
042-592-007-000	Single Family Resid/R4	886.26	886.24
042-592-008-000	Single Family Resid/R4	886.26	886.24
042-592-009-000	Single Family Resid/R4	886.26	886.24
042-592-013-000	Single Family Resid/R4	886.26	886.24
042-592-014-000	Single Family Resid/R4	886.26	886.24
042-592-015-000	Single Family Resid/R4	886.26	886.24
042-592-016-000	Single Family Resid/R4	886.26	886.24
042-592-017-000	Single Family Resid/R4	886.26	886.24
042-592-018-000	Single Family Resid/R4	886.26	886.24
042-592-019-000	Single Family Resid/R4	886.26	886.24
042-592-020-000	Single Family Resid/R4	886.26	886.24
042-592-021-000	Single Family Resid/R4	886.26	886.24
042-592-022-000	Single Family Resid/R4	886.26	886.24
042-592-026-000	Single Family Resid/R4	886.26	886.24
042-592-027-000	Single Family Resid/R4	886.26	886.24
042-592-028-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-592-029-000	Single Family Resid/R4	886.26	886.24
042-592-030-000	Single Family Resid/R4	886.26	886.24
042-593-002-000	Single Family Resid/R4	886.26	886.24
042-593-003-000	Single Family Resid/R4	886.26	886.24
042-593-004-000	Single Family Resid/R4	886.26	886.24
042-593-005-000	Single Family Resid/R4	886.26	886.24
042-593-006-000	Single Family Resid/R4	886.26	886.24
042-593-007-000	Single Family Resid/R4	886.26	886.24
042-593-008-000	Single Family Resid/R4	886.26	886.24
042-593-009-000	Single Family Resid/R4	886.26	886.24
042-593-010-000	Single Family Resid/R4	886.26	886.24
042-593-012-000	Single Family Resid/R4	886.26	886.24
042-593-013-000	Single Family Resid/R4	886.26	886.24
042-593-014-000	Single Family Resid/R4	886.26	886.24
042-593-015-000	Single Family Resid/R4	886.26	886.24
042-593-016-000	Single Family Resid/R4	886.26	886.24
042-593-017-000	Single Family Resid/R4	886.26	886.24
042-593-018-000	Single Family Resid/R4	886.26	886.24
042-593-019-000	Single Family Resid/R4	886.26	886.24
042-593-020-000	Single Family Resid/R4	886.26	886.24
042-594-001-000	Single Family Resid/R4	886.26	886.24
042-594-002-000	Single Family Resid/R4	886.26	886.24
042-594-003-000	Single Family Resid/R4	886.26	886.24
042-594-004-000	Single Family Resid/R4	886.26	886.24
042-594-005-000	Single Family Resid/R4	886.26	886.24
042-594-006-000	Single Family Resid/R4	886.26	886.24
042-594-007-000	Single Family Resid/R4	886.26	886.24
042-594-008-000	Single Family Resid/R4	886.26	886.24
042-594-009-000	Single Family Resid/R4	886.26	886.24
042-594-010-000	Single Family Resid/R4	886.26	886.24
042-600-001-000	Single Family Resid/R8	691.96	691.96
042-600-002-000	Single Family Resid/R8	691.96	691.96
042-600-003-000	Single Family Resid/R8	691.96	691.96
042-600-004-000	Single Family Resid/R8	691.96	691.96
042-600-005-000	Single Family Resid/R8	691.96	691.96
042-600-006-000	Single Family Resid/R8	691.96	691.96
042-600-007-000	Single Family Resid/R8	691.96	691.96
042-600-008-000	Single Family Resid/R8	691.96	691.96
042-600-010-000	Single Family Resid/R8	691.96	691.96
042-600-011-000	Single Family Resid/R8	691.96	691.96
042-600-012-000	Single Family Resid/R8	691.96	691.96
042-600-013-000	Single Family Resid/R8	691.96	691.96
042-600-014-000	Single Family Resid/R8	691.96	691.96
042-600-015-000	Single Family Resid/R8	691.96	691.96
042-600-016-000	Single Family Resid/R8	691.96	691.96
042-600-017-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-600-019-000	Single Family Resid/R8	691.96	691.96
042-600-020-000	Single Family Resid/R8	691.96	691.96
042-600-022-000	Single Family Resid/R8	691.96	691.96
042-600-023-000	Single Family Resid/R8	691.96	691.96
042-600-024-000	Single Family Resid/R8	691.96	691.96
042-600-025-000	Single Family Resid/R8	691.96	691.96
042-600-026-000	Single Family Resid/R8	691.96	691.96
042-600-027-000	Single Family Resid/R8	691.96	691.96
042-600-028-000	Single Family Resid/R8	691.96	691.96
042-600-029-000	Single Family Resid/R8	691.96	691.96
042-600-030-000	Single Family Resid/R8	691.96	691.96
042-600-031-000	Single Family Resid/R8	691.96	691.96
042-600-032-000	Single Family Resid/R8	691.96	691.96
042-600-033-000	Single Family Resid/R8	691.96	691.96
042-600-034-000	Single Family Resid/R8	691.96	691.96
042-600-035-000	Single Family Resid/R8	691.96	691.96
042-600-036-000	Single Family Resid/R8	691.96	691.96
042-600-037-000	Single Family Resid/R8	691.96	691.96
042-600-038-000	Single Family Resid/R8	691.96	691.96
042-600-039-000	Single Family Resid/R8	691.96	691.96
042-600-040-000	Single Family Resid/R8	691.96	691.96
042-600-041-000	Single Family Resid/R8	691.96	691.96
042-600-042-000	Single Family Resid/R8	691.96	691.96
042-600-043-000	Single Family Resid/R8	691.96	691.96
042-600-044-000	Single Family Resid/R8	691.96	691.96
042-600-045-000	Single Family Resid/R8	691.96	691.96
042-600-046-000	Single Family Resid/R8	691.96	691.96
042-600-048-000	Single Family Resid/R8	691.96	691.96
042-600-049-000	Single Family Resid/R8	691.96	691.96
042-600-050-000	Single Family Resid/R8	691.96	691.96
042-600-051-000	Single Family Resid/R8	691.96	691.96
042-600-052-000	Single Family Resid/R8	691.96	691.96
042-600-053-000	Single Family Resid/R8	691.96	691.96
042-600-054-000	Single Family Resid/R8	691.96	691.96
042-600-055-000	Single Family Resid/R8	691.96	691.96
042-600-056-000	Single Family Resid/R8	691.96	691.96
042-600-057-000	Single Family Resid/R8	691.96	691.96
042-600-058-000	Single Family Resid/R8	691.96	691.96
042-600-059-000	Single Family Resid/R8	691.96	691.96
042-600-060-000	Single Family Resid/R8	691.96	691.96
042-600-061-000	Single Family Resid/R8	691.96	691.96
042-600-062-000	Single Family Resid/R8	691.96	691.96
042-600-063-000	Single Family Resid/R8	691.96	691.96
042-600-064-000	Single Family Resid/R8	691.96	691.96
042-600-065-000	Single Family Resid/R8	691.96	691.96
042-600-066-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
042-600-067-000	Single Family Resid/R8	691.96	691.96
042-600-068-000	Single Family Resid/R8	691.96	691.96
042-600-069-000	Single Family Resid/R8	691.96	691.96
042-600-070-000	Single Family Resid/R8	691.96	691.96
042-600-071-000	Single Family Resid/R8	691.96	691.96
042-610-001-000	Single Family Resid/R8	691.96	691.96
042-610-002-000	Single Family Resid/R8	691.96	691.96
042-610-003-000	Single Family Resid/R8	691.96	691.96
042-610-004-000	Single Family Resid/R8	691.96	691.96
042-610-005-000	Single Family Resid/R8	691.96	691.96
042-610-006-000	Single Family Resid/R8	691.96	691.96
042-610-007-000	Single Family Resid/R8	691.96	691.96
042-610-008-000	Single Family Resid/R8	691.96	691.96
042-610-010-000	Single Family Resid/R8	691.96	691.96
042-610-011-000	Single Family Resid/R8	691.96	691.96
042-610-012-000	Single Family Resid/R8	691.96	691.96
042-610-013-000	Single Family Resid/R8	691.96	691.96
042-610-014-000	Single Family Resid/R8	691.96	691.96
042-610-015-000	Single Family Resid/R8	691.96	691.96
042-610-016-000	Single Family Resid/R8	691.96	691.96
042-610-017-000	Single Family Resid/R8	691.96	691.96
042-610-018-000	Single Family Resid/R8	691.96	691.96
042-610-019-000	Single Family Resid/R8	691.96	691.96
042-610-020-000	Single Family Resid/R8	691.96	691.96
042-610-021-000	Single Family Resid/R8	691.96	691.96
042-610-022-000	Single Family Resid/R8	691.96	691.96
042-610-023-000	Single Family Resid/R8	691.96	691.96
042-610-024-000	Single Family Resid/R8	691.96	691.96
042-610-025-000	Single Family Resid/R8	691.96	691.96
042-610-026-000	Single Family Resid/R8	691.96	691.96
042-610-027-000	Single Family Resid/R8	691.96	691.96
042-610-028-000	Single Family Resid/R8	691.96	691.96
042-610-029-000	Single Family Resid/R8	691.96	691.96
042-610-030-000	Single Family Resid/R8	691.96	691.96
042-610-031-000	Single Family Resid/R8	691.96	691.96
042-610-032-000	Single Family Resid/R8	691.96	691.96
042-610-033-000	Single Family Resid/R8	691.96	691.96
042-610-034-000	Single Family Resid/R8	691.96	691.96
042-610-035-000	Single Family Resid/R8	691.96	691.96
042-610-036-000	Single Family Resid/R8	691.96	691.96
042-610-037-000	Single Family Resid/R8	691.96	691.96
042-610-038-000	Single Family Resid/R8	691.96	691.96
042-610-039-000	Single Family Resid/R8	691.96	691.96
042-610-040-000	Single Family Resid/R8	691.96	691.96
042-610-041-000	Single Family Resid/R8	691.96	691.96
042-610-042-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-621-001-000	Single Family Resid/R4	886.26	886.24
042-621-002-000	Single Family Resid/R4	886.26	886.24
042-621-003-000	Single Family Resid/R4	886.26	886.24
042-621-004-000	Single Family Resid/R4	886.26	886.24
042-621-005-000	Single Family Resid/R4	886.26	886.24
042-621-006-000	Single Family Resid/R4	886.26	886.24
042-621-007-000	Single Family Resid/R4	886.26	886.24
042-621-008-000	Single Family Resid/R4	886.26	886.24
042-621-009-000	Single Family Resid/R4	886.26	886.24
042-621-011-000	Single Family Resid/R4	886.26	886.24
042-621-012-000	Single Family Resid/R4	886.26	886.24
042-621-013-000	Single Family Resid/R4	886.26	886.24
042-621-014-000	Single Family Resid/R4	886.26	886.24
042-621-015-000	Single Family Resid/R4	886.26	886.24
042-621-016-000	Single Family Resid/R4	886.26	886.24
042-621-017-000	Single Family Resid/R4	886.26	886.24
042-621-018-000	Single Family Resid/R4	886.26	886.24
042-621-019-000	Single Family Resid/R4	886.26	886.24
042-621-020-000	Single Family Resid/R4	886.26	886.24
042-621-021-000	Single Family Resid/R4	886.26	886.24
042-621-022-000	Single Family Resid/R4	886.26	886.24
042-621-023-000	Single Family Resid/R4	886.26	886.24
042-621-024-000	Single Family Resid/R4	886.26	886.24
042-621-025-000	Single Family Resid/R4	886.26	886.24
042-621-026-000	Single Family Resid/R4	886.26	886.24
042-621-027-000	Single Family Resid/R4	886.26	886.24
042-621-028-000	Single Family Resid/R4	886.26	886.24
042-621-029-000	Single Family Resid/R4	886.26	886.24
042-621-030-000	Single Family Resid/R4	886.26	886.24
042-621-031-000	Single Family Resid/R4	886.26	886.24
042-621-032-000	Single Family Resid/R4	886.26	886.24
042-621-033-000	Single Family Resid/R4	886.26	886.24
042-631-001-000	Single Family Resid/R5	808.54	808.52
042-631-002-000	Single Family Resid/R5	808.54	808.52
042-631-003-000	Single Family Resid/R5	808.54	808.52
042-631-004-000	Single Family Resid/R5	808.54	808.52
042-632-001-000	Single Family Resid/R5	808.54	808.52
042-632-002-000	Single Family Resid/R5	808.54	808.52
042-632-003-000	Single Family Resid/R5	808.54	808.52
042-632-004-000	Single Family Resid/R5	808.54	808.52
042-632-005-000	Single Family Resid/R5	808.54	808.52
042-632-006-000	Single Family Resid/R5	808.54	808.52
042-632-007-000	Single Family Resid/R5	808.54	808.52
042-632-008-000	Single Family Resid/R5	808.54	808.52
042-632-009-000	Single Family Resid/R5	808.54	808.52
042-632-011-000	Single Family Resid/R5	808.54	808.52

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-632-012-000	Single Family Resid/R5	808.54	808.52
042-632-013-000	Single Family Resid/R5	808.54	808.52
042-632-014-000	Single Family Resid/R5	808.54	808.52
042-632-015-000	Single Family Resid/R5	808.54	808.52
042-632-016-000	Single Family Resid/R5	808.54	808.52
042-632-017-000	Single Family Resid/R5	808.54	808.52
042-632-018-000	Single Family Resid/R5	808.54	808.52
042-632-019-000	Single Family Resid/R5	808.54	808.52
042-632-020-000	Single Family Resid/R5	808.54	808.52
042-632-021-000	Single Family Resid/R5	808.54	808.52
042-632-022-000	Single Family Resid/R5	808.54	808.52
042-632-023-000	Single Family Resid/R5	808.54	808.52
042-632-024-000	Single Family Resid/R5	808.54	808.52
042-632-025-000	Single Family Resid/R5	808.54	808.52
042-632-026-000	Single Family Resid/R5	808.54	808.52
042-632-027-000	Single Family Resid/R5	808.54	808.52
042-632-028-000	Single Family Resid/R5	808.54	808.52
042-632-029-000	Single Family Resid/R5	808.54	808.52
042-632-030-000	Single Family Resid/R5	808.54	808.52
042-632-031-000	Single Family Resid/R5	808.54	808.52
042-632-032-000	Single Family Resid/R5	808.54	808.52
042-632-033-000	Single Family Resid/R5	808.54	808.52
042-632-034-000	Single Family Resid/R5	808.54	808.52
042-632-035-000	Single Family Resid/R5	808.54	808.52
042-632-036-000	Single Family Resid/R5	808.54	808.52
042-632-037-000	Single Family Resid/R5	808.54	808.52
042-632-038-000	Single Family Resid/R5	808.54	808.52
042-632-039-000	Single Family Resid/R5	808.54	808.52
042-632-040-000	Single Family Resid/R5	808.54	808.52
042-632-041-000	Single Family Resid/R5	808.54	808.52
042-634-001-000	Single Family Resid/R5	808.54	808.52
042-634-002-000	Single Family Resid/R5	808.54	808.52
042-634-003-000	Single Family Resid/R5	808.54	808.52
042-634-004-000	Single Family Resid/R5	808.54	808.52
042-634-005-000	Single Family Resid/R5	808.54	808.52
042-634-006-000	Single Family Resid/R5	808.54	808.52
042-634-007-000	Single Family Resid/R5	808.54	808.52
042-634-008-000	Single Family Resid/R5	808.54	808.52
042-634-009-000	Single Family Resid/R5	808.54	808.52
042-634-010-000	Single Family Resid/R5	808.54	808.52
042-634-011-000	Single Family Resid/R5	808.54	808.52
042-634-012-000	Single Family Resid/R5	808.54	808.52
042-634-013-000	Single Family Resid/R5	808.54	808.52
042-634-014-000	Single Family Resid/R5	808.54	808.52
042-634-015-000	Single Family Resid/R5	808.54	808.52
042-634-016-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-634-017-000	Single Family Resid/R5	808.54	808.52
042-634-018-000	Single Family Resid/R5	808.54	808.52
042-634-019-000	Single Family Resid/R5	808.54	808.52
042-634-020-000	Single Family Resid/R5	808.54	808.52
042-634-021-000	Single Family Resid/R5	808.54	808.52
042-634-022-000	Single Family Resid/R5	808.54	808.52
042-634-023-000	Single Family Resid/R5	808.54	808.52
042-634-024-000	Single Family Resid/R5	808.54	808.52
042-634-025-000	Single Family Resid/R5	808.54	808.52
042-634-026-000	Single Family Resid/R5	808.54	808.52
042-634-027-000	Single Family Resid/R5	808.54	808.52
042-634-028-000	Single Family Resid/R5	808.54	808.52
042-634-029-000	Single Family Resid/R5	808.54	808.52
042-634-030-000	Single Family Resid/R5	808.54	808.52
042-634-031-000	Single Family Resid/R5	808.54	808.52
042-634-032-000	Single Family Resid/R5	808.54	808.52
042-634-033-000	Single Family Resid/R5	808.54	808.52
042-634-034-000	Single Family Resid/R5	808.54	808.52
042-634-035-000	Single Family Resid/R5	808.54	808.52
042-634-036-000	Single Family Resid/R5	808.54	808.52
042-634-037-000	Single Family Resid/R5	808.54	808.52
042-634-038-000	Single Family Resid/R5	808.54	808.52
042-634-039-000	Single Family Resid/R5	808.54	808.52
042-634-040-000	Single Family Resid/R5	808.54	808.52
042-634-041-000	Single Family Resid/R5	808.54	808.52
042-635-001-000	Single Family Resid/R5	808.54	808.52
042-635-002-000	Single Family Resid/R5	808.54	808.52
042-635-003-000	Single Family Resid/R5	808.54	808.52
042-635-004-000	Single Family Resid/R5	808.54	808.52
042-635-005-000	Single Family Resid/R5	808.54	808.52
042-635-006-000	Single Family Resid/R5	808.54	808.52
042-635-007-000	Single Family Resid/R5	808.54	808.52
042-635-008-000	Single Family Resid/R5	808.54	808.52
042-635-009-000	Single Family Resid/R5	808.54	808.52
042-641-001-000	Single Family Resid/R4	886.26	886.24
042-641-002-000	Single Family Resid/R4	886.26	886.24
042-641-003-000	Single Family Resid/R4	886.26	886.24
042-641-004-000	Single Family Resid/R4	886.26	886.24
042-641-005-000	Single Family Resid/R4	886.26	886.24
042-641-006-000	Single Family Resid/R4	886.26	886.24
042-641-007-000	Single Family Resid/R4	886.26	886.24
042-641-008-000	Single Family Resid/R4	886.26	886.24
042-641-009-000	Single Family Resid/R4	886.26	886.24
042-641-010-000	Single Family Resid/R4	886.26	886.24
042-641-011-000	Single Family Resid/R4	886.26	886.24
042-641-012-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-642-001-000	Single Family Resid/R4	886.26	886.24
042-642-002-000	Single Family Resid/R4	886.26	886.24
042-642-003-000	Single Family Resid/R4	886.26	886.24
042-642-004-000	Single Family Resid/R4	886.26	886.24
042-642-005-000	Single Family Resid/R4	886.26	886.24
042-642-006-000	Single Family Resid/R4	886.26	886.24
042-642-007-000	Single Family Resid/R4	886.26	886.24
042-642-008-000	Single Family Resid/R4	886.26	886.24
042-642-009-000	Single Family Resid/R4	886.26	886.24
042-642-010-000	Single Family Resid/R4	886.26	886.24
042-642-011-000	Single Family Resid/R4	886.26	886.24
042-642-012-000	Single Family Resid/R4	886.26	886.24
042-642-013-000	Single Family Resid/R4	886.26	886.24
042-643-001-000	Single Family Resid/R4	886.26	886.24
042-643-002-000	Single Family Resid/R4	886.26	886.24
042-643-003-000	Single Family Resid/R4	886.26	886.24
042-643-004-000	Single Family Resid/R4	886.26	886.24
042-643-005-000	Single Family Resid/R4	886.26	886.24
042-643-006-000	Single Family Resid/R4	886.26	886.24
042-643-007-000	Single Family Resid/R4	886.26	886.24
042-643-008-000	Single Family Resid/R4	886.26	886.24
042-643-009-000	Single Family Resid/R4	886.26	886.24
042-643-010-000	Single Family Resid/R4	886.26	886.24
042-643-011-000	Single Family Resid/R4	886.26	886.24
042-643-012-000	Single Family Resid/R4	886.26	886.24
042-643-013-000	Single Family Resid/R4	886.26	886.24
042-643-014-000	Single Family Resid/R4	886.26	886.24
042-643-015-000	Single Family Resid/R4	886.26	886.24
042-643-016-000	Single Family Resid/R4	886.26	886.24
042-644-001-000	Single Family Resid/R4	886.26	886.24
042-644-002-000	Single Family Resid/R4	886.26	886.24
042-644-003-000	Single Family Resid/R4	886.26	886.24
042-644-004-000	Single Family Resid/R4	886.26	886.24
042-644-005-000	Single Family Resid/R4	886.26	886.24
042-644-006-000	Single Family Resid/R4	886.26	886.24
042-644-007-000	Single Family Resid/R4	886.26	886.24
042-644-008-000	Single Family Resid/R4	886.26	886.24
042-644-009-000	Single Family Resid/R4	886.26	886.24
042-645-001-000	Single Family Resid/R4	886.26	886.24
042-645-002-000	Single Family Resid/R4	886.26	886.24
042-645-003-000	Single Family Resid/R4	886.26	886.24
042-645-004-000	Single Family Resid/R4	886.26	886.24
042-645-005-000	Single Family Resid/R4	886.26	886.24
042-645-006-000	Single Family Resid/R4	886.26	886.24
042-645-007-000	Single Family Resid/R4	886.26	886.24
042-645-008-000	Single Family Resid/R4	886.26	886.24

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-645-009-000	Single Family Resid/R4	886.26	886.24
042-645-010-000	Single Family Resid/R4	886.26	886.24
042-645-011-000	Single Family Resid/R4	886.26	886.24
042-645-012-000	Single Family Resid/R4	886.26	886.24
042-645-013-000	Single Family Resid/R4	886.26	886.24
042-651-001-000	Single Family Resid/R4	886.26	886.24
042-651-002-000	Single Family Resid/R4	886.26	886.24
042-651-003-000	Single Family Resid/R4	886.26	886.24
042-651-004-000	Single Family Resid/R4	886.26	886.24
042-651-005-000	Single Family Resid/R4	886.26	886.24
042-651-006-000	Single Family Resid/R4	886.26	886.24
042-651-007-000	Single Family Resid/R4	886.26	886.24
042-651-008-000	Single Family Resid/R4	886.26	886.24
042-652-001-000	Single Family Resid/R4	886.26	886.24
042-652-002-000	Single Family Resid/R4	886.26	886.24
042-652-003-000	Single Family Resid/R4	886.26	886.24
042-652-004-000	Single Family Resid/R4	886.26	886.24
042-652-005-000	Single Family Resid/R4	886.26	886.24
042-652-006-000	Single Family Resid/R4	886.26	886.24
042-652-007-000	Single Family Resid/R4	886.26	886.24
042-652-008-000	Single Family Resid/R4	886.26	886.24
042-653-001-000	Single Family Resid/R4	886.26	886.24
042-653-002-000	Single Family Resid/R4	886.26	886.24
042-653-003-000	Single Family Resid/R4	886.26	886.24
042-653-004-000	Single Family Resid/R4	886.26	886.24
042-653-005-000	Single Family Resid/R4	886.26	886.24
042-653-006-000	Single Family Resid/R4	886.26	886.24
042-653-007-000	Single Family Resid/R4	886.26	886.24
042-653-008-000	Single Family Resid/R4	886.26	886.24
042-653-009-000	Single Family Resid/R4	886.26	886.24
042-653-011-000	Single Family Resid/R4	886.26	886.24
042-653-012-000	Single Family Resid/R4	886.26	886.24
042-653-013-000	Single Family Resid/R4	886.26	886.24
042-653-014-000	Single Family Resid/R4	886.26	886.24
042-653-015-000	Single Family Resid/R4	886.26	886.24
042-653-016-000	Single Family Resid/R4	886.26	886.24
042-653-017-000	Single Family Resid/R4	886.26	886.24
042-653-018-000	Single Family Resid/R4	886.26	886.24
042-653-019-000	Single Family Resid/R4	886.26	886.24
042-653-020-000	Single Family Resid/R4	886.26	886.24
042-654-001-000	Single Family Resid/R4	886.26	886.24
042-654-002-000	Single Family Resid/R4	886.26	886.24
042-654-003-000	Single Family Resid/R4	886.26	886.24
042-654-004-000	Single Family Resid/R4	886.26	886.24
042-654-005-000	Single Family Resid/R4	886.26	886.24
042-654-006-000	Single Family Resid/R4	886.26	886.24

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
042-654-007-000	Single Family Resid/R4	886.26	886.24
042-654-008-000	Single Family Resid/R4	886.26	886.24
042-654-009-000	Single Family Resid/R4	886.26	886.24
042-654-010-000	Single Family Resid/R4	886.26	886.24
042-654-011-000	Single Family Resid/R4	886.26	886.24
042-661-001-000	Single Family Resid/R4	886.26	886.24
042-661-002-000	Single Family Resid/R4	886.26	886.24
042-661-003-000	Single Family Resid/R4	886.26	886.24
042-661-004-000	Single Family Resid/R4	886.26	886.24
042-661-005-000	Single Family Resid/R4	886.26	886.24
042-661-006-000	Single Family Resid/R4	886.26	886.24
042-661-007-000	Single Family Resid/R4	886.26	886.24
042-661-008-000	Single Family Resid/R4	886.26	886.24
042-661-009-000	Single Family Resid/R4	886.26	886.24
042-661-010-000	Single Family Resid/R4	886.26	886.24
042-661-011-000	Single Family Resid/R4	886.26	886.24
042-661-015-000	Single Family Resid/R4	886.26	886.24
042-662-001-000	Single Family Resid/R4	886.26	886.24
042-662-002-000	Single Family Resid/R4	886.26	886.24
042-662-003-000	Single Family Resid/R4	886.26	886.24
042-662-004-000	Single Family Resid/R4	886.26	886.24
042-662-005-000	Single Family Resid/R4	886.26	886.24
042-662-006-000	Single Family Resid/R4	886.26	886.24
042-662-007-000	Single Family Resid/R4	886.26	886.24
042-662-008-000	Single Family Resid/R4	886.26	886.24
042-662-009-000	Single Family Resid/R4	886.26	886.24
042-662-010-000	Single Family Resid/R4	886.26	886.24
042-662-011-000	Single Family Resid/R4	886.26	886.24
042-662-012-000	Single Family Resid/R4	886.26	886.24
042-671-001-000	Single Family Resid/R5	808.54	808.52
042-671-002-000	Single Family Resid/R5	808.54	808.52
042-671-003-000	Single Family Resid/R5	808.54	808.52
042-671-004-000	Single Family Resid/R5	808.54	808.52
042-671-005-000	Single Family Resid/R5	808.54	808.52
042-671-006-000	Single Family Resid/R5	808.54	808.52
042-671-007-000	Single Family Resid/R5	808.54	808.52
042-671-008-000	Single Family Resid/R5	808.54	808.52
042-671-009-000	Single Family Resid/R5	808.54	808.52
042-671-010-000	Single Family Resid/R5	808.54	808.52
042-671-011-000	Single Family Resid/R5	808.54	808.52
042-671-012-000	Single Family Resid/R5	808.54	808.52
042-671-013-000	Single Family Resid/R5	808.54	808.52
042-671-014-000	Single Family Resid/R5	808.54	808.52
042-671-015-000	Single Family Resid/R5	808.54	808.52
042-671-016-000	Single Family Resid/R5	808.54	808.52
042-671-017-000	Single Family Resid/R5	808.54	808.52

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-671-019-000	Single Family Resid/R5	808.54	808.52
042-671-020-000	Single Family Resid/R5	808.54	808.52
042-671-021-000	Single Family Resid/R5	808.54	808.52
042-671-022-000	Single Family Resid/R5	808.54	808.52
042-671-023-000	Single Family Resid/R5	808.54	808.52
042-671-024-000	Single Family Resid/R5	808.54	808.52
042-671-025-000	Single Family Resid/R5	808.54	808.52
042-671-026-000	Single Family Resid/R5	808.54	808.52
042-671-027-000	Single Family Resid/R5	808.54	808.52
042-671-028-000	Single Family Resid/R5	808.54	808.52
042-671-029-000	Single Family Resid/R5	808.54	808.52
042-671-030-000	Single Family Resid/R5	808.54	808.52
042-672-001-000	Single Family Resid/R5	808.54	808.52
042-672-002-000	Single Family Resid/R5	808.54	808.52
042-672-003-000	Single Family Resid/R5	808.54	808.52
042-672-004-000	Single Family Resid/R5	808.54	808.52
042-673-001-000	Single Family Resid/R5	808.54	808.52
042-673-002-000	Single Family Resid/R5	808.54	808.52
042-673-003-000	Single Family Resid/R5	808.54	808.52
042-673-004-000	Single Family Resid/R5	808.54	808.52
042-673-005-000	Single Family Resid/R5	808.54	808.52
042-673-006-000	Single Family Resid/R5	808.54	808.52
042-673-007-000	Single Family Resid/R5	808.54	808.52
042-673-008-000	Single Family Resid/R5	808.54	808.52
042-673-009-000	Single Family Resid/R5	808.54	808.52
042-673-010-000	Single Family Resid/R5	808.54	808.52
042-673-011-000	Single Family Resid/R5	808.54	808.52
042-673-012-000	Single Family Resid/R5	808.54	808.52
042-674-001-000	Single Family Resid/R5	808.54	808.52
042-674-002-000	Single Family Resid/R5	808.54	808.52
042-674-003-000	Single Family Resid/R5	808.54	808.52
042-674-004-000	Single Family Resid/R5	808.54	808.52
042-674-005-000	Single Family Resid/R5	808.54	808.52
042-674-006-000	Single Family Resid/R5	808.54	808.52
042-674-007-000	Single Family Resid/R5	808.54	808.52
042-674-008-000	Single Family Resid/R5	808.54	808.52
042-674-009-000	Single Family Resid/R5	808.54	808.52
042-674-010-000	Single Family Resid/R5	808.54	808.52
042-674-011-000	Single Family Resid/R5	808.54	808.52
042-674-012-000	Single Family Resid/R5	808.54	808.52
042-675-001-000	Single Family Resid/R5	808.54	808.52
042-675-002-000	Single Family Resid/R5	808.54	808.52
042-675-003-000	Single Family Resid/R5	808.54	808.52
042-675-004-000	Single Family Resid/R5	808.54	808.52
042-675-005-000	Single Family Resid/R5	808.54	808.52
042-675-006-000	Single Family Resid/R5	808.54	808.52

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-681-001-000	Single Family Resid/R5	808.54	808.52
042-681-002-000	Single Family Resid/R5	808.54	808.52
042-681-003-000	Single Family Resid/R5	808.54	808.52
042-681-004-000	Single Family Resid/R5	808.54	808.52
042-681-005-000	Single Family Resid/R5	808.54	808.52
042-681-006-000	Single Family Resid/R5	808.54	808.52
042-681-007-000	Single Family Resid/R5	808.54	808.52
042-681-008-000	Single Family Resid/R5	808.54	808.52
042-682-001-000	Single Family Resid/R5	808.54	808.52
042-682-002-000	Single Family Resid/R5	808.54	808.52
042-682-003-000	Single Family Resid/R5	808.54	808.52
042-682-004-000	Single Family Resid/R5	808.54	808.52
042-682-005-000	Single Family Resid/R5	808.54	808.52
042-682-006-000	Single Family Resid/R5	808.54	808.52
042-682-007-000	Single Family Resid/R5	808.54	808.52
042-682-008-000	Single Family Resid/R5	808.54	808.52
042-683-001-000	Single Family Resid/R5	808.54	808.52
042-683-002-000	Single Family Resid/R5	808.54	808.52
042-683-003-000	Single Family Resid/R5	808.54	808.52
042-683-004-000	Single Family Resid/R5	808.54	808.52
042-684-001-000	Single Family Resid/R5	808.54	808.52
042-684-002-000	Single Family Resid/R5	808.54	808.52
042-684-003-000	Single Family Resid/R5	808.54	808.52
042-684-004-000	Single Family Resid/R5	808.54	808.52
042-684-005-000	Single Family Resid/R5	808.54	808.52
042-684-006-000	Single Family Resid/R5	808.54	808.52
042-684-007-000	Single Family Resid/R5	808.54	808.52
042-684-008-000	Single Family Resid/R5	808.54	808.52
042-684-009-000	Single Family Resid/R5	808.54	808.52
042-684-010-000	Single Family Resid/R5	808.54	808.52
042-684-011-000	Single Family Resid/R5	808.54	808.52
042-684-012-000	Single Family Resid/R5	808.54	808.52
042-684-013-000	Single Family Resid/R5	808.54	808.52
042-684-014-000	Single Family Resid/R5	808.54	808.52
042-684-015-000	Single Family Resid/R5	808.54	808.52
042-684-016-000	Single Family Resid/R5	808.54	808.52
042-691-001-000	Single Family Resid/R4	886.26	886.24
042-691-002-000	Single Family Resid/R4	886.26	886.24
042-691-003-000	Single Family Resid/R4	886.26	886.24
042-691-004-000	Single Family Resid/R4	886.26	886.24
042-691-005-000	Single Family Resid/R4	886.26	886.24
042-691-006-000	Single Family Resid/R4	886.26	886.24
042-691-007-000	Single Family Resid/R4	886.26	886.24
042-691-008-000	Single Family Resid/R4	886.26	886.24
042-692-001-000	Single Family Resid/R4	886.26	886.24
042-692-002-000	Single Family Resid/R4	886.26	886.24

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-692-003-000	Single Family Resid/R4	886.26	886.24
042-692-004-000	Single Family Resid/R4	886.26	886.24
042-692-005-000	Single Family Resid/R4	886.26	886.24
042-692-006-000	Single Family Resid/R4	886.26	886.24
042-692-007-000	Single Family Resid/R4	886.26	886.24
042-692-008-000	Single Family Resid/R4	886.26	886.24
042-692-010-000	Single Family Resid/R4	886.26	886.24
042-692-011-000	Single Family Resid/R4	886.26	886.24
042-692-012-000	Single Family Resid/R4	886.26	886.24
042-692-013-000	Single Family Resid/R4	886.26	886.24
042-692-014-000	Single Family Resid/R4	886.26	886.24
042-692-015-000	Single Family Resid/R4	886.26	886.24
042-692-016-000	Single Family Resid/R4	886.26	886.24
042-692-017-000	Single Family Resid/R4	886.26	886.24
042-693-001-000	Single Family Resid/R4	886.26	886.24
042-693-002-000	Single Family Resid/R4	886.26	886.24
042-693-003-000	Single Family Resid/R4	886.26	886.24
042-693-004-000	Single Family Resid/R4	886.26	886.24
042-693-005-000	Single Family Resid/R4	886.26	886.24
042-693-006-000	Single Family Resid/R4	886.26	886.24
042-693-007-000	Single Family Resid/R4	886.26	886.24
042-693-008-000	Single Family Resid/R4	886.26	886.24
042-694-001-000	Single Family Resid/R4	886.26	886.24
042-694-002-000	Single Family Resid/R4	886.26	886.24
042-694-003-000	Single Family Resid/R4	886.26	886.24
042-694-004-000	Single Family Resid/R4	886.26	886.24
042-694-005-000	Single Family Resid/R4	886.26	886.24
042-695-001-000	Single Family Resid/R4	886.26	886.24
042-695-002-000	Single Family Resid/R4	886.26	886.24
042-695-003-000	Single Family Resid/R4	886.26	886.24
042-695-004-000	Single Family Resid/R4	886.26	886.24
042-695-005-000	Single Family Resid/R4	886.26	886.24
042-695-006-000	Single Family Resid/R4	886.26	886.24
042-695-007-000	Single Family Resid/R4	886.26	886.24
042-695-008-000	Single Family Resid/R4	886.26	886.24
042-695-009-000	Single Family Resid/R4	886.26	886.24
042-695-010-000	Single Family Resid/R4	886.26	886.24
042-696-001-000	Single Family Resid/R4	886.26	886.24
042-696-002-000	Single Family Resid/R4	886.26	886.24
042-696-003-000	Single Family Resid/R4	886.26	886.24
042-696-004-000	Single Family Resid/R4	886.26	886.24
042-696-005-000	Single Family Resid/R4	886.26	886.24
042-701-001-000	Single Family Resid/R4	886.26	886.24
042-701-002-000	Single Family Resid/R4	886.26	886.24
042-701-003-000	Single Family Resid/R4	886.26	886.24
042-701-004-000	Single Family Resid/R4	886.26	886.24

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-702-001-000	Single Family Resid/R4	886.26	886.24
042-702-002-000	Single Family Resid/R4	886.26	886.24
042-702-003-000	Single Family Resid/R4	886.26	886.24
042-702-004-000	Single Family Resid/R4	886.26	886.24
042-702-005-000	Single Family Resid/R4	886.26	886.24
042-702-006-000	Single Family Resid/R4	886.26	886.24
042-702-007-000	Single Family Resid/R4	886.26	886.24
042-702-008-000	Single Family Resid/R4	886.26	886.24
042-703-001-000	Single Family Resid/R4	886.26	886.24
042-703-002-000	Single Family Resid/R4	886.26	886.24
042-703-003-000	Single Family Resid/R4	886.26	886.24
042-703-004-000	Single Family Resid/R4	886.26	886.24
042-704-001-000	Single Family Resid/R4	886.26	886.24
042-704-002-000	Single Family Resid/R4	886.26	886.24
042-704-003-000	Single Family Resid/R4	886.26	886.24
042-704-004-000	Single Family Resid/R4	886.26	886.24
042-704-005-000	Single Family Resid/R4	886.26	886.24
042-704-006-000	Single Family Resid/R4	886.26	886.24
042-704-007-000	Single Family Resid/R4	886.26	886.24
042-704-008-000	Single Family Resid/R4	886.26	886.24
042-704-009-000	Single Family Resid/R4	886.26	886.24
042-704-010-000	Single Family Resid/R4	886.26	886.24
042-704-011-000	Single Family Resid/R4	886.26	886.24
042-704-012-000	Single Family Resid/R4	886.26	886.24
042-704-013-000	Single Family Resid/R4	886.26	886.24
042-704-014-000	Single Family Resid/R4	886.26	886.24
042-704-015-000	Single Family Resid/R4	886.26	886.24
042-704-016-000	Single Family Resid/R4	886.26	886.24
042-704-017-000	Single Family Resid/R4	886.26	886.24
042-704-018-000	Single Family Resid/R4	886.26	886.24
042-704-019-000	Single Family Resid/R4	886.26	886.24
042-704-020-000	Single Family Resid/R4	886.26	886.24
042-704-021-000	Single Family Resid/R4	886.26	886.24
042-705-001-000	Single Family Resid/R4	886.26	886.24
042-705-002-000	Single Family Resid/R4	886.26	886.24
042-705-003-000	Single Family Resid/R4	886.26	886.24
042-705-004-000	Single Family Resid/R4	886.26	886.24
042-705-005-000	Single Family Resid/R4	886.26	886.24
042-705-006-000	Single Family Resid/R4	886.26	886.24
042-705-007-000	Single Family Resid/R4	886.26	886.24
042-705-008-000	Single Family Resid/R4	886.26	886.24
042-705-009-000	Single Family Resid/R4	886.26	886.24
042-705-010-000	Single Family Resid/R4	886.26	886.24
042-705-011-000	Single Family Resid/R4	886.26	886.24
042-705-012-000	Single Family Resid/R4	886.26	886.24
042-705-013-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-705-014-000	Single Family Resid/R4	886.26	886.24
042-710-001-000	Single Family Resid/R5	808.54	808.52
042-710-002-000	Single Family Resid/R5	808.54	808.52
042-710-003-000	Single Family Resid/R5	808.54	808.52
042-710-004-000	Single Family Resid/R5	808.54	808.52
042-710-005-000	Single Family Resid/R5	808.54	808.52
042-710-006-000	Single Family Resid/R5	808.54	808.52
042-710-007-000	Single Family Resid/R5	808.54	808.52
042-710-008-000	Single Family Resid/R5	808.54	808.52
042-710-009-000	Single Family Resid/R5	808.54	808.52
042-710-010-000	Single Family Resid/R5	808.54	808.52
042-710-011-000	Single Family Resid/R5	808.54	808.52
042-710-012-000	Single Family Resid/R5	808.54	808.52
042-710-013-000	Single Family Resid/R5	808.54	808.52
042-710-014-000	Single Family Resid/R5	808.54	808.52
042-710-015-000	Single Family Resid/R5	808.54	808.52
042-710-016-000	Single Family Resid/R5	808.54	808.52
042-710-017-000	Single Family Resid/R5	808.54	808.52
042-710-018-000	Single Family Resid/R5	808.54	808.52
042-710-019-000	Single Family Resid/R5	808.54	808.52
042-710-020-000	Single Family Resid/R5	808.54	808.52
042-710-021-000	Single Family Resid/R5	808.54	808.52
042-710-022-000	Single Family Resid/R5	808.54	808.52
042-710-023-000	Single Family Resid/R5	808.54	808.52
042-710-024-000	Single Family Resid/R5	808.54	808.52
042-710-025-000	Single Family Resid/R5	808.54	808.52
042-710-026-000	Single Family Resid/R5	808.54	808.52
042-710-027-000	Single Family Resid/R5	808.54	808.52
042-710-028-000	Single Family Resid/R5	808.54	808.52
042-710-029-000	Single Family Resid/R5	808.54	808.52
042-710-030-000	Single Family Resid/R5	808.54	808.52
042-710-031-000	Single Family Resid/R5	808.54	808.52
042-710-032-000	Single Family Resid/R5	808.54	808.52
042-710-033-000	Single Family Resid/R5	808.54	808.52
042-710-034-000	Single Family Resid/R5	808.54	808.52
042-710-035-000	Single Family Resid/R5	808.54	808.52
042-710-036-000	Single Family Resid/R5	808.54	808.52
042-710-037-000	Single Family Resid/R5	808.54	808.52
042-710-038-000	Single Family Resid/R5	808.54	808.52
042-710-039-000	Single Family Resid/R5	808.54	808.52
042-710-040-000	Single Family Resid/R5	808.54	808.52
042-710-041-000	Single Family Resid/R5	808.54	808.52
042-710-042-000	Single Family Resid/R5	808.54	808.52
042-710-043-000	Single Family Resid/R5	808.54	808.52
042-710-044-000	Single Family Resid/R5	808.54	808.52
042-710-045-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-710-046-000	Single Family Resid/R5	808.54	808.52
042-710-047-000	Single Family Resid/R5	808.54	808.52
042-710-048-000	Single Family Resid/R5	808.54	808.52
042-710-049-000	Single Family Resid/R5	808.54	808.52
042-710-050-000	Single Family Resid/R5	808.54	808.52
042-710-051-000	Single Family Resid/R5	808.54	808.52
042-710-052-000	Single Family Resid/R5	808.54	808.52
042-710-053-000	Single Family Resid/R5	808.54	808.52
042-710-054-000	Single Family Resid/R5	808.54	808.52
042-710-055-000	Single Family Resid/R5	808.54	808.52
042-720-001-000	Single Family Resid/R5	808.54	808.52
042-720-002-000	Single Family Resid/R5	808.54	808.52
042-720-003-000	Single Family Resid/R5	808.54	808.52
042-720-004-000	Single Family Resid/R5	808.54	808.52
042-720-005-000	Single Family Resid/R5	808.54	808.52
042-720-006-000	Single Family Resid/R5	808.54	808.52
042-720-007-000	Single Family Resid/R5	808.54	808.52
042-720-008-000	Single Family Resid/R5	808.54	808.52
042-720-009-000	Single Family Resid/R5	808.54	808.52
042-720-010-000	Single Family Resid/R5	808.54	808.52
042-720-011-000	Single Family Resid/R5	808.54	808.52
042-720-012-000	Single Family Resid/R5	808.54	808.52
042-720-013-000	Single Family Resid/R5	808.54	808.52
042-720-014-000	Single Family Resid/R5	808.54	808.52
042-720-015-000	Single Family Resid/R5	808.54	808.52
042-720-016-000	Single Family Resid/R5	808.54	808.52
042-720-017-000	Single Family Resid/R5	808.54	808.52
042-720-018-000	Single Family Resid/R5	808.54	808.52
042-720-019-000	Single Family Resid/R5	808.54	808.52
042-720-020-000	Single Family Resid/R5	808.54	808.52
042-720-021-000	Single Family Resid/R5	808.54	808.52
042-720-022-000	Single Family Resid/R5	808.54	808.52
042-720-023-000	Single Family Resid/R5	808.54	808.52
042-720-024-000	Single Family Resid/R5	808.54	808.52
042-720-025-000	Single Family Resid/R5	808.54	808.52
042-720-026-000	Single Family Resid/R5	808.54	808.52
042-720-027-000	Single Family Resid/R5	808.54	808.52
042-720-028-000	Single Family Resid/R5	808.54	808.52
042-720-029-000	Single Family Resid/R5	808.54	808.52
042-720-030-000	Single Family Resid/R5	808.54	808.52
042-720-031-000	Single Family Resid/R5	808.54	808.52
042-720-032-000	Single Family Resid/R5	808.54	808.52
042-720-033-000	Single Family Resid/R5	808.54	808.52
042-720-034-000	Single Family Resid/R5	808.54	808.52
042-720-035-000	Single Family Resid/R5	808.54	808.52
042-720-036-000	Single Family Resid/R5	808.54	808.52

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-720-037-000	Single Family Resid/R5	808.54	808.52
042-720-038-000	Single Family Resid/R5	808.54	808.52
042-720-039-000	Single Family Resid/R5	808.54	808.52
042-720-040-000	Single Family Resid/R5	808.54	808.52
042-720-041-000	Single Family Resid/R5	808.54	808.52
042-720-042-000	Single Family Resid/R5	808.54	808.52
042-720-043-000	Single Family Resid/R5	808.54	808.52
042-720-044-000	Single Family Resid/R5	808.54	808.52
042-720-045-000	Single Family Resid/R5	808.54	808.52
042-730-001-000	Single Family Resid/R4	886.26	886.24
042-730-002-000	Single Family Resid/R4	886.26	886.24
042-730-003-000	Single Family Resid/R4	886.26	886.24
042-730-004-000	Single Family Resid/R4	886.26	886.24
042-730-005-000	Single Family Resid/R4	886.26	886.24
042-730-006-000	Single Family Resid/R4	886.26	886.24
042-730-007-000	Single Family Resid/R4	886.26	886.24
042-730-008-000	Single Family Resid/R4	886.26	886.24
042-730-009-000	Single Family Resid/R4	886.26	886.24
042-730-010-000	Single Family Resid/R4	886.26	886.24
042-730-011-000	Single Family Resid/R4	886.26	886.24
042-730-012-000	Single Family Resid/R4	886.26	886.24
042-730-013-000	Single Family Resid/R4	886.26	886.24
042-730-014-000	Single Family Resid/R4	886.26	886.24
042-730-015-000	Single Family Resid/R4	886.26	886.24
042-730-016-000	Single Family Resid/R4	886.26	886.24
042-730-017-000	Single Family Resid/R4	886.26	886.24
042-731-001-000	Single Family Resid/R4	886.26	886.24
042-731-002-000	Single Family Resid/R4	886.26	886.24
042-731-003-000	Single Family Resid/R4	886.26	886.24
042-731-004-000	Single Family Resid/R4	886.26	886.24
042-731-005-000	Single Family Resid/R4	886.26	886.24
042-731-006-000	Single Family Resid/R4	886.26	886.24
042-731-007-000	Single Family Resid/R4	886.26	886.24
042-731-008-000	Single Family Resid/R4	886.26	886.24
042-731-009-000	Single Family Resid/R4	886.26	886.24
042-731-010-000	Single Family Resid/R4	886.26	886.24
042-731-011-000	Single Family Resid/R4	886.26	886.24
042-731-012-000	Single Family Resid/R4	886.26	886.24
042-731-013-000	Single Family Resid/R4	886.26	886.24
042-731-014-000	Single Family Resid/R4	886.26	886.24
042-732-001-000	Single Family Resid/R4	886.26	886.24
042-732-002-000	Single Family Resid/R4	886.26	886.24
042-732-003-000	Single Family Resid/R4	886.26	886.24
042-732-005-000	Single Family Resid/R4	886.26	886.24
042-732-006-000	Single Family Resid/R4	886.26	886.24
042-732-007-000	Single Family Resid/R4	886.26	886.24

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-732-008-000	Single Family Resid/R4	886.26	886.24
042-732-009-000	Single Family Resid/R4	886.26	886.24
042-732-010-000	Single Family Resid/R4	886.26	886.24
042-732-011-000	Single Family Resid/R4	886.26	886.24
042-732-012-000	Single Family Resid/R4	886.26	886.24
042-732-013-000	Single Family Resid/R4	886.26	886.24
042-732-014-000	Single Family Resid/R4	886.26	886.24
042-741-001-000	Single Family Resid/R8	691.96	691.96
042-741-002-000	Single Family Resid/R8	691.96	691.96
042-741-003-000	Single Family Resid/R8	691.96	691.96
042-741-004-000	Single Family Resid/R8	691.96	691.96
042-741-005-000	Single Family Resid/R8	691.96	691.96
042-742-001-000	Single Family Resid/R8	691.96	691.96
042-742-002-000	Single Family Resid/R8	691.96	691.96
042-742-003-000	Single Family Resid/R8	691.96	691.96
042-742-004-000	Single Family Resid/R8	691.96	691.96
042-742-005-000	Single Family Resid/R8	691.96	691.96
042-742-006-000	Single Family Resid/R8	691.96	691.96
042-742-007-000	Single Family Resid/R8	691.96	691.96
042-742-008-000	Single Family Resid/R8	691.96	691.96
042-742-009-000	Single Family Resid/R8	691.96	691.96
042-742-010-000	Single Family Resid/R8	691.96	691.96
042-742-011-000	Single Family Resid/R8	691.96	691.96
042-742-012-000	Single Family Resid/R8	691.96	691.96
042-742-013-000	Single Family Resid/R8	691.96	691.96
042-742-014-000	Single Family Resid/R8	691.96	691.96
042-743-001-000	Single Family Resid/R8	691.96	691.96
042-743-002-000	Single Family Resid/R8	691.96	691.96
042-743-003-000	Single Family Resid/R8	691.96	691.96
042-743-004-000	Single Family Resid/R8	691.96	691.96
042-743-005-000	Single Family Resid/R8	691.96	691.96
042-743-006-000	Single Family Resid/R8	691.96	691.96
042-743-007-000	Single Family Resid/R8	691.96	691.96
042-743-008-000	Single Family Resid/R8	691.96	691.96
042-743-009-000	Single Family Resid/R8	691.96	691.96
042-743-010-000	Single Family Resid/R8	691.96	691.96
042-744-001-000	Single Family Resid/R8	691.96	691.96
042-744-002-000	Single Family Resid/R8	691.96	691.96
042-744-003-000	Single Family Resid/R8	691.96	691.96
042-744-004-000	Single Family Resid/R8	691.96	691.96
042-744-005-000	Single Family Resid/R8	691.96	691.96
042-744-006-000	Single Family Resid/R8	691.96	691.96
042-744-007-000	Single Family Resid/R8	691.96	691.96
042-744-008-000	Single Family Resid/R8	691.96	691.96
042-744-009-000	Single Family Resid/R8	691.96	691.96
042-744-010-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
042-744-011-000	Single Family Resid/R8	691.96	691.96
042-751-001-000	Single Family Resid/R8	691.96	691.96
042-751-002-000	Single Family Resid/R8	691.96	691.96
042-751-003-000	Single Family Resid/R8	691.96	691.96
042-751-004-000	Single Family Resid/R8	691.96	691.96
042-751-005-000	Single Family Resid/R8	691.96	691.96
042-751-006-000	Single Family Resid/R8	691.96	691.96
042-751-007-000	Single Family Resid/R8	691.96	691.96
042-751-008-000	Single Family Resid/R8	691.96	691.96
042-751-009-000	Single Family Resid/R8	691.96	691.96
042-751-010-000	Single Family Resid/R8	691.96	691.96
042-751-011-000	Single Family Resid/R8	691.96	691.96
042-751-012-000	Single Family Resid/R8	691.96	691.96
042-751-013-000	Single Family Resid/R8	691.96	691.96
042-751-014-000	Single Family Resid/R8	691.96	691.96
042-751-015-000	Single Family Resid/R8	691.96	691.96
042-751-016-000	Single Family Resid/R8	691.96	691.96
042-752-001-000	Single Family Resid/R8	691.96	691.96
042-752-002-000	Single Family Resid/R8	691.96	691.96
042-752-003-000	Single Family Resid/R8	691.96	691.96
042-752-004-000	Single Family Resid/R8	691.96	691.96
042-752-005-000	Single Family Resid/R8	691.96	691.96
042-752-006-000	Single Family Resid/R8	691.96	691.96
042-752-007-000	Single Family Resid/R8	691.96	691.96
042-752-008-000	Single Family Resid/R8	691.96	691.96
042-752-009-000	Single Family Resid/R8	691.96	691.96
042-752-010-000	Single Family Resid/R8	691.96	691.96
042-753-001-000	Single Family Resid/R8	691.96	691.96
042-753-002-000	Single Family Resid/R8	691.96	691.96
042-753-003-000	Single Family Resid/R8	691.96	691.96
042-753-004-000	Single Family Resid/R8	691.96	691.96
042-753-005-000	Single Family Resid/R8	691.96	691.96
042-753-006-000	Single Family Resid/R8	691.96	691.96
042-753-007-000	Single Family Resid/R8	691.96	691.96
042-753-008-000	Single Family Resid/R8	691.96	691.96
042-753-009-000	Single Family Resid/R8	691.96	691.96
042-753-010-000	Single Family Resid/R8	691.96	691.96
042-753-011-000	Single Family Resid/R8	691.96	691.96
042-761-001-000	Single Family Resid/R8	691.96	691.96
042-761-002-000	Single Family Resid/R8	691.96	691.96
042-761-003-000	Single Family Resid/R8	691.96	691.96
042-761-004-000	Single Family Resid/R8	691.96	691.96
042-761-005-000	Single Family Resid/R8	691.96	691.96
042-761-006-000	Single Family Resid/R8	691.96	691.96
042-761-007-000	Single Family Resid/R8	691.96	691.96
042-762-001-000	Single Family Resid/R8	691.96	691.96

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-762-002-000	Single Family Resid/R8	691.96	691.96
042-762-003-000	Single Family Resid/R8	691.96	691.96
042-762-004-000	Single Family Resid/R8	691.96	691.96
042-762-005-000	Single Family Resid/R8	691.96	691.96
042-762-006-000	Single Family Resid/R8	691.96	691.96
042-762-007-000	Single Family Resid/R8	691.96	691.96
042-762-008-000	Single Family Resid/R8	691.96	691.96
042-762-009-000	Single Family Resid/R8	691.96	691.96
042-762-010-000	Single Family Resid/R8	691.96	691.96
042-763-001-000	Single Family Resid/R8	691.96	691.96
042-763-002-000	Single Family Resid/R8	691.96	691.96
042-763-003-000	Single Family Resid/R8	691.96	691.96
042-763-004-000	Single Family Resid/R8	691.96	691.96
042-763-005-000	Single Family Resid/R8	691.96	691.96
042-763-006-000	Single Family Resid/R8	691.96	691.96
042-763-007-000	Single Family Resid/R8	691.96	691.96
042-763-008-000	Single Family Resid/R8	691.96	691.96
042-763-009-000	Single Family Resid/R8	691.96	691.96
042-763-010-000	Single Family Resid/R8	691.96	691.96
042-763-011-000	Single Family Resid/R8	691.96	691.96
042-763-012-000	Single Family Resid/R8	691.96	691.96
042-763-013-000	Single Family Resid/R8	691.96	691.96
042-764-001-000	Single Family Resid/R8	691.96	691.96
042-764-002-000	Single Family Resid/R8	691.96	691.96
042-764-003-000	Single Family Resid/R8	691.96	691.96
042-764-004-000	Single Family Resid/R8	691.96	691.96
042-764-005-000	Single Family Resid/R8	691.96	691.96
042-764-006-000	Single Family Resid/R8	691.96	691.96
042-764-007-000	Single Family Resid/R8	691.96	691.96
042-764-008-000	Single Family Resid/R8	691.96	691.96
042-764-009-000	Single Family Resid/R8	691.96	691.96
042-764-010-000	Single Family Resid/R8	691.96	691.96
042-764-011-000	Single Family Resid/R8	691.96	691.96
042-764-012-000	Single Family Resid/R8	691.96	691.96
042-764-013-000	Single Family Resid/R8	691.96	691.96
042-764-014-000	Single Family Resid/R8	691.96	691.96
042-764-015-000	Single Family Resid/R8	691.96	691.96
042-764-016-000	Single Family Resid/R8	691.96	691.96
042-764-017-000	Single Family Resid/R8	691.96	691.96
042-764-018-000	Single Family Resid/R8	691.96	691.96
042-764-019-000	Single Family Resid/R8	691.96	691.96
042-764-020-000	Single Family Resid/R8	691.96	691.96
042-765-001-000	Single Family Resid/R8	691.96	691.96
042-765-002-000	Single Family Resid/R8	691.96	691.96
042-765-003-000	Single Family Resid/R8	691.96	691.96
042-765-004-000	Single Family Resid/R8	691.96	691.96

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-765-005-000	Single Family Resid/R8	691.96	691.96
042-765-006-000	Single Family Resid/R8	691.96	691.96
042-765-007-000	Single Family Resid/R8	691.96	691.96
042-765-008-000	Single Family Resid/R8	691.96	691.96
042-765-009-000	Single Family Resid/R8	691.96	691.96
042-765-010-000	Single Family Resid/R8	691.96	691.96
042-765-011-000	Single Family Resid/R8	691.96	691.96
042-765-012-000	Single Family Resid/R8	691.96	691.96
042-765-013-000	Single Family Resid/R8	691.96	691.96
042-765-014-000	Single Family Resid/R8	691.96	691.96
042-765-015-000	Single Family Resid/R8	691.96	691.96
042-765-016-000	Single Family Resid/R8	691.96	691.96
042-765-017-000	Single Family Resid/R8	691.96	691.96
042-765-018-000	Single Family Resid/R8	691.96	691.96
042-765-019-000	Single Family Resid/R8	691.96	691.96
042-765-020-000	Single Family Resid/R8	691.96	691.96
042-771-001-000	Single Family Resid/R4	886.26	886.24
042-771-002-000	Single Family Resid/R4	886.26	886.24
042-771-003-000	Single Family Resid/R4	886.26	886.24
042-772-001-000	Single Family Resid/R4	886.26	886.24
042-772-002-000	Single Family Resid/R4	886.26	886.24
042-772-003-000	Single Family Resid/R4	886.26	886.24
042-772-004-000	Single Family Resid/R4	886.26	886.24
042-772-005-000	Single Family Resid/R4	886.26	886.24
042-772-006-000	Single Family Resid/R4	886.26	886.24
042-772-007-000	Single Family Resid/R4	886.26	886.24
042-772-008-000	Single Family Resid/R4	886.26	886.24
042-772-009-000	Single Family Resid/R4	886.26	886.24
042-772-010-000	Single Family Resid/R4	886.26	886.24
042-772-011-000	Single Family Resid/R4	886.26	886.24
042-773-001-000	Single Family Resid/R4	886.26	886.24
042-773-002-000	Single Family Resid/R4	886.26	886.24
042-773-003-000	Single Family Resid/R4	886.26	886.24
042-773-004-000	Single Family Resid/R4	886.26	886.24
042-773-005-000	Single Family Resid/R4	886.26	886.24
042-773-006-000	Single Family Resid/R4	886.26	886.24
042-773-007-000	Single Family Resid/R4	886.26	886.24
042-773-008-000	Single Family Resid/R4	886.26	886.24
042-773-009-000	Single Family Resid/R4	886.26	886.24
042-773-010-000	Single Family Resid/R4	886.26	886.24
042-774-001-000	Single Family Resid/R4	886.26	886.24
042-774-002-000	Single Family Resid/R4	886.26	886.24
042-774-003-000	Single Family Resid/R4	886.26	886.24
042-774-004-000	Single Family Resid/R4	886.26	886.24
042-774-005-000	Single Family Resid/R4	886.26	886.24
042-774-006-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
042-774-007-000	Single Family Resid/R4	886.26	886.24
042-774-008-000	Single Family Resid/R4	886.26	886.24
042-775-001-000	Single Family Resid/R4	886.26	886.24
042-775-002-000	Single Family Resid/R4	886.26	886.24
042-775-003-000	Single Family Resid/R4	886.26	886.24
042-775-004-000	Single Family Resid/R4	886.26	886.24
042-775-005-000	Single Family Resid/R4	886.26	886.24
042-776-001-000	Single Family Resid/R4	886.26	886.24
042-776-002-000	Single Family Resid/R4	886.26	886.24
042-776-003-000	Single Family Resid/R4	886.26	886.24
042-776-004-000	Single Family Resid/R4	886.26	886.24
042-776-005-000	Single Family Resid/R4	886.26	886.24
042-776-006-000	Single Family Resid/R4	886.26	886.24
042-776-007-000	Single Family Resid/R4	886.26	886.24
042-776-008-000	Single Family Resid/R4	886.26	886.24
042-776-009-000	Single Family Resid/R4	886.26	886.24
042-776-010-000	Single Family Resid/R4	886.26	886.24
042-776-011-000	Single Family Resid/R4	886.26	886.24
042-776-012-000	Single Family Resid/R4	886.26	886.24
042-776-013-000	Single Family Resid/R4	886.26	886.24
042-776-014-000	Single Family Resid/R4	886.26	886.24
042-776-015-000	Single Family Resid/R4	886.26	886.24
042-776-016-000	Single Family Resid/R4	886.26	886.24
042-776-017-000	Single Family Resid/R4	886.26	886.24
042-776-018-000	Single Family Resid/R4	886.26	886.24
042-776-019-000	Single Family Resid/R4	886.26	886.24
042-777-001-000	Single Family Resid/R4	886.26	886.24
042-778-001-000	Single Family Resid/R4	886.26	886.24
042-778-002-000	Single Family Resid/R4	886.26	886.24
042-778-003-000	Single Family Resid/R4	886.26	886.24
042-778-004-000	Single Family Resid/R4	886.26	886.24
042-781-001-000	Single Family Resid/R4	886.26	886.24
042-781-002-000	Single Family Resid/R4	886.26	886.24
042-781-003-000	Single Family Resid/R4	886.26	886.24
042-781-004-000	Single Family Resid/R4	886.26	886.24
042-781-005-000	Single Family Resid/R4	886.26	886.24
042-781-006-000	Single Family Resid/R4	886.26	886.24
042-781-007-000	Single Family Resid/R4	886.26	886.24
042-781-008-000	Single Family Resid/R4	886.26	886.24
042-781-009-000	Single Family Resid/R3	1015.79	1,015.78
042-781-010-000	Single Family Resid/R3	1015.79	1,015.78
042-781-011-000	Single Family Resid/R3	1015.79	1,015.78
042-781-012-000	Single Family Resid/R3	1015.79	1,015.78
042-781-013-000	Single Family Resid/R3	1015.79	1,015.78
042-781-014-000	Single Family Resid/R3	1015.79	1,015.78
042-781-015-000	Single Family Resid/R3	1015.79	1,015.78

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-781-016-000	Single Family Resid/R3	1015.79	1,015.78
042-781-017-000	Single Family Resid/R3	1015.79	1,015.78
042-781-018-000	Single Family Resid/R3	1015.79	1,015.78
042-781-019-000	Single Family Resid/R3	1015.79	1,015.78
042-781-020-000	Single Family Resid/R3	1015.79	1,015.78
042-781-021-000	Single Family Resid/R3	1015.79	1,015.78
042-781-022-000	Single Family Resid/R3	1015.79	1,015.78
042-781-023-000	Single Family Resid/R3	1015.79	1,015.78
042-781-024-000	Single Family Resid/R3	1015.79	1,015.78
042-781-025-000	Single Family Resid/R3	1015.79	1,015.78
042-781-026-000	Single Family Resid/R3	1015.79	1,015.78
042-781-027-000	Single Family Resid/R3	1015.79	1,015.78
042-781-028-000	Single Family Resid/R3	1015.79	1,015.78
042-781-029-000	Single Family Resid/R3	1015.79	1,015.78
042-781-030-000	Single Family Resid/R3	1015.79	1,015.78
042-781-031-000	Single Family Resid/R3	1015.79	1,015.78
042-781-032-000	Single Family Resid/R3	1015.79	1,015.78
042-781-033-000	Single Family Resid/R3	1015.79	1,015.78
042-781-034-000	Single Family Resid/R3	1015.79	1,015.78
042-781-035-000	Single Family Resid/R3	1015.79	1,015.78
042-781-036-000	Single Family Resid/R3	1015.79	1,015.78
042-781-037-000	Single Family Resid/R3	1015.79	1,015.78
042-781-038-000	Single Family Resid/R3	1015.79	1,015.78
042-781-039-000	Single Family Resid/R3	1015.79	1,015.78
042-781-040-000	Single Family Resid/R3	1015.79	1,015.78
042-781-041-000	Single Family Resid/R3	1015.79	1,015.78
042-781-042-000	Single Family Resid/R3	1015.79	1,015.78
042-781-043-000	Single Family Resid/R3	1015.79	1,015.78
042-781-044-000	Single Family Resid/R3	1015.79	1,015.78
042-781-045-000	Single Family Resid/R3	1015.79	1,015.78
042-782-001-000	Single Family Resid/R4	886.26	886.24
042-782-002-000	Single Family Resid/R4	886.26	886.24
042-782-003-000	Single Family Resid/R4	886.26	886.24
042-782-004-000	Single Family Resid/R4	886.26	886.24
042-782-005-000	Single Family Resid/R4	886.26	886.24
042-782-006-000	Single Family Resid/R4	886.26	886.24
042-783-001-000	Single Family Resid/R3	1015.79	1,015.78
042-783-002-000	Single Family Resid/R3	1015.79	1,015.78
042-783-003-000	Single Family Resid/R3	1015.79	1,015.78
042-783-004-000	Single Family Resid/R3	1015.79	1,015.78
042-783-005-000	Single Family Resid/R3	1015.79	1,015.78
042-783-006-000	Single Family Resid/R3	1015.79	1,015.78
042-783-007-000	Single Family Resid/R3	1015.79	1,015.78
042-783-008-000	Single Family Resid/R3	1015.79	1,015.78
042-791-001-000	Single Family Resid/R4	886.26	886.24
042-791-002-000	Single Family Resid/R4	886.26	886.24

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Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-791-003-000	Single Family Resid/R4	886.26	886.24
042-791-004-000	Single Family Resid/R4	886.26	886.24
042-791-005-000	Single Family Resid/R4	886.26	886.24
042-791-006-000	Single Family Resid/R4	886.26	886.24
042-791-007-000	Single Family Resid/R4	886.26	886.24
042-791-008-000	Single Family Resid/R4	886.26	886.24
042-791-009-000	Single Family Resid/R4	886.26	886.24
042-791-010-000	Single Family Resid/R4	886.26	886.24
042-791-011-000	Single Family Resid/R4	886.26	886.24
042-791-012-000	Single Family Resid/R4	886.26	886.24
042-791-014-000	Single Family Resid/R4	886.26	886.24
042-791-015-000	Single Family Resid/R4	886.26	886.24
042-791-016-000	Single Family Resid/R4	886.26	886.24
042-791-017-000	Single Family Resid/R4	886.26	886.24
042-791-018-000	Single Family Resid/R4	886.26	886.24
042-791-020-000	Single Family Resid/R4	886.26	886.24
042-791-021-000	Single Family Resid/R4	886.26	886.24
042-791-022-000	Single Family Resid/R4	886.26	886.24
042-791-023-000	Single Family Resid/R4	886.26	886.24
042-791-024-000	Single Family Resid/R4	886.26	886.24
042-791-025-000	Single Family Resid/R4	886.26	886.24
042-791-026-000	Single Family Resid/R4	886.26	886.24
042-791-027-000	Single Family Resid/R4	886.26	886.24
042-791-028-000	Single Family Resid/R4	886.26	886.24
042-791-029-000	Single Family Resid/R4	886.26	886.24
042-791-030-000	Single Family Resid/R4	886.26	886.24
042-791-031-000	Single Family Resid/R4	886.26	886.24
042-791-032-000	Single Family Resid/R4	886.26	886.24
042-791-033-000	Single Family Resid/R4	886.26	886.24
042-791-034-000	Single Family Resid/R4	886.26	886.24
042-792-001-000	Single Family Resid/R4	886.26	886.24
042-792-002-000	Single Family Resid/R4	886.26	886.24
042-792-003-000	Single Family Resid/R4	886.26	886.24
042-792-004-000	Single Family Resid/R4	886.26	886.24
042-792-005-000	Single Family Resid/R4	886.26	886.24
042-792-006-000	Single Family Resid/R4	886.26	886.24
042-792-007-000	Single Family Resid/R4	886.26	886.24
042-792-008-000	Single Family Resid/R4	886.26	886.24
042-792-009-000	Single Family Resid/R4	886.26	886.24
042-792-010-000	Single Family Resid/R4	886.26	886.24
042-792-011-000	Single Family Resid/R4	886.26	886.24
042-792-012-000	Single Family Resid/R4	886.26	886.24
042-792-013-000	Single Family Resid/R4	886.26	886.24
042-792-014-000	Single Family Resid/R4	886.26	886.24
042-801-001-000	Single Family Resid/R4	886.26	886.24
042-801-002-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-801-003-000	Single Family Resid/R4	886.26	886.24
042-801-004-000	Single Family Resid/R4	886.26	886.24
042-801-005-000	Single Family Resid/R4	886.26	886.24
042-801-006-000	Single Family Resid/R4	886.26	886.24
042-801-007-000	Single Family Resid/R4	886.26	886.24
042-801-008-000	Single Family Resid/R4	886.26	886.24
042-801-009-000	Single Family Resid/R4	886.26	886.24
042-801-011-000	Single Family Resid/R4	886.26	886.24
042-801-012-000	Single Family Resid/R4	886.26	886.24
042-801-013-000	Single Family Resid/R4	886.26	886.24
042-801-014-000	Single Family Resid/R4	886.26	886.24
042-801-015-000	Single Family Resid/R4	886.26	886.24
042-801-016-000	Single Family Resid/R4	886.26	886.24
042-801-017-000	Single Family Resid/R4	886.26	886.24
042-801-018-000	Single Family Resid/R4	886.26	886.24
042-801-020-000	Single Family Resid/R3	1015.79	1,015.78
042-801-021-000	Single Family Resid/R3	1015.79	1,015.78
042-801-022-000	Single Family Resid/R3	1015.79	1,015.78
042-801-023-000	Single Family Resid/R3	1015.79	1,015.78
042-801-024-000	Single Family Resid/R3	1015.79	1,015.78
042-801-025-000	Single Family Resid/R3	1015.79	1,015.78
042-801-026-000	Single Family Resid/R3	1015.79	1,015.78
042-801-027-000	Single Family Resid/R3	1015.79	1,015.78
042-801-028-000	Single Family Resid/R3	1015.79	1,015.78
042-801-029-000	Single Family Resid/R3	1015.79	1,015.78
042-802-001-000	Single Family Resid/R4	886.26	886.24
042-802-002-000	Single Family Resid/R4	886.26	886.24
042-802-003-000	Single Family Resid/R4	886.26	886.24
042-802-004-000	Single Family Resid/R4	886.26	886.24
042-802-005-000	Single Family Resid/R4	886.26	886.24
042-802-006-000	Single Family Resid/R4	886.26	886.24
042-802-007-000	Single Family Resid/R4	886.26	886.24
042-802-008-000	Single Family Resid/R4	886.26	886.24
042-802-009-000	Single Family Resid/R4	886.26	886.24
042-802-010-000	Single Family Resid/R4	886.26	886.24
042-802-011-000	Single Family Resid/R3	1015.79	1,015.78
042-802-012-000	Single Family Resid/R4	886.26	886.24
042-802-013-000	Single Family Resid/R4	886.26	886.24
042-802-014-000	Single Family Resid/R4	886.26	886.24
042-802-015-000	Single Family Resid/R4	886.26	886.24
042-802-016-000	Single Family Resid/R4	886.26	886.24
042-802-017-000	Single Family Resid/R4	886.26	886.24
042-802-018-000	Single Family Resid/R4	886.26	886.24
042-802-019-000	Single Family Resid/R4	886.26	886.24
042-802-020-000	Single Family Resid/R4	886.26	886.24
042-803-001-000	Single Family Resid/R4	886.26	886.24

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-803-002-000	Single Family Resid/R4	886.26	886.24
042-803-003-000	Single Family Resid/R4	886.26	886.24
042-803-004-000	Single Family Resid/R4	886.26	886.24
042-803-005-000	Single Family Resid/R4	886.26	886.24
042-803-006-000	Single Family Resid/R4	886.26	886.24
042-803-007-000	Single Family Resid/R4	886.26	886.24
042-803-008-000	Single Family Resid/R4	886.26	886.24
042-803-009-000	Single Family Resid/R4	886.26	886.24
042-803-010-000	Single Family Resid/R4	886.26	886.24
042-804-001-000	Single Family Resid/R3	1015.79	1,015.78
042-804-002-000	Single Family Resid/R3	1015.79	1,015.78
042-804-003-000	Single Family Resid/R3	1015.79	1,015.78
042-804-004-000	Single Family Resid/R3	1015.79	1,015.78
042-804-005-000	Single Family Resid/R3	1015.79	1,015.78
042-804-006-000	Single Family Resid/R3	1015.79	1,015.78
042-804-007-000	Single Family Resid/R3	1015.79	1,015.78
042-804-008-000	Single Family Resid/R3	1015.79	1,015.78
042-804-009-000	Single Family Resid/R3	1015.79	1,015.78
042-805-001-000	Single Family Resid/R3	1015.79	1,015.78
042-805-002-000	Single Family Resid/R3	1015.79	1,015.78
042-805-003-000	Single Family Resid/R3	1015.79	1,015.78
042-805-004-000	Single Family Resid/R3	1015.79	1,015.78
042-805-005-000	Single Family Resid/R3	1015.79	1,015.78
042-805-006-000	Single Family Resid/R3	1015.79	1,015.78
042-805-007-000	Single Family Resid/R3	1015.79	1,015.78
042-805-008-000	Single Family Resid/R3	1015.79	1,015.78
042-805-009-000	Single Family Resid/R3	1015.79	1,015.78
042-805-010-000	Single Family Resid/R3	1015.79	1,015.78
042-805-011-000	Single Family Resid/R3	1015.79	1,015.78
042-805-012-000	Single Family Resid/R3	1015.79	1,015.78
042-805-013-000	Single Family Resid/R3	1015.79	1,015.78
042-805-014-000	Single Family Resid/R3	1015.79	1,015.78
042-805-015-000	Single Family Resid/R3	1015.79	1,015.78
042-805-016-000	Single Family Resid/R3	1015.79	1,015.78
042-805-017-000	Single Family Resid/R3	1015.79	1,015.78
042-805-018-000	Single Family Resid/R3	1015.79	1,015.78
042-811-002-000	Single Family Resid/R4	886.26	886.24
042-811-003-000	Single Family Resid/R4	886.26	886.24
042-811-004-000	Single Family Resid/R4	886.26	886.24
042-811-005-000	Single Family Resid/R4	886.26	886.24
042-811-006-000	Single Family Resid/R4	886.26	886.24
042-811-007-000	Single Family Resid/R4	886.26	886.24
042-811-008-000	Single Family Resid/R4	886.26	886.24
042-811-009-000	Single Family Resid/R4	886.26	886.24
042-812-001-000	Single Family Resid/R4	886.26	886.24
042-812-002-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-812-003-000	Single Family Resid/R4	886.26	886.24
042-812-004-000	Single Family Resid/R4	886.26	886.24
042-812-005-000	Single Family Resid/R4	886.26	886.24
042-812-006-000	Single Family Resid/R4	886.26	886.24
042-812-007-000	Single Family Resid/R4	886.26	886.24
042-812-008-000	Single Family Resid/R4	886.26	886.24
042-813-001-000	Single Family Resid/R4	886.26	886.24
042-813-002-000	Single Family Resid/R4	886.26	886.24
042-813-003-000	Single Family Resid/R4	886.26	886.24
042-813-004-000	Single Family Resid/R4	886.26	886.24
042-813-005-000	Single Family Resid/R4	886.26	886.24
042-813-006-000	Single Family Resid/R4	886.26	886.24
042-813-007-000	Single Family Resid/R4	886.26	886.24
042-813-008-000	Single Family Resid/R4	886.26	886.24
042-813-009-000	Single Family Resid/R4	886.26	886.24
042-813-010-000	Single Family Resid/R4	886.26	886.24
042-813-011-000	Single Family Resid/R4	886.26	886.24
042-813-012-000	Single Family Resid/R4	886.26	886.24
042-813-013-000	Single Family Resid/R4	886.26	886.24
042-813-014-000	Single Family Resid/R4	886.26	886.24
042-813-015-000	Single Family Resid/R4	886.26	886.24
042-813-016-000	Single Family Resid/R4	886.26	886.24
042-813-017-000	Single Family Resid/R4	886.26	886.24
042-813-018-000	Single Family Resid/R4	886.26	886.24
042-813-019-000	Single Family Resid/R4	886.26	886.24
042-813-020-000	Single Family Resid/R4	886.26	886.24
042-814-001-000	Single Family Resid/R4	886.26	886.24
042-814-002-000	Single Family Resid/R4	886.26	886.24
042-814-003-000	Single Family Resid/R4	886.26	886.24
042-814-004-000	Single Family Resid/R4	886.26	886.24
042-814-005-000	Single Family Resid/R4	886.26	886.24
042-814-006-000	Single Family Resid/R4	886.26	886.24
042-814-008-000	Single Family Resid/R4	886.26	886.24
042-814-009-000	Single Family Resid/R4	886.26	886.24
042-814-010-000	Single Family Resid/R4	886.26	886.24
042-814-011-000	Single Family Resid/R4	886.26	886.24
042-814-012-000	Single Family Resid/R4	886.26	886.24
042-814-013-000	Single Family Resid/R4	886.26	886.24
042-814-014-000	Single Family Resid/R4	886.26	886.24
042-814-015-000	Single Family Resid/R4	886.26	886.24
042-814-016-000	Single Family Resid/R4	886.26	886.24
042-814-018-000	Single Family Resid/R4	886.26	886.24
042-814-019-000	Single Family Resid/R4	886.26	886.24
042-814-020-000	Single Family Resid/R4	886.26	886.24
042-814-021-000	Single Family Resid/R4	886.26	886.24
042-814-022-000	Single Family Resid/R4	886.26	886.24

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-814-023-000	Single Family Resid/R4	886.26	886.24
042-814-024-000	Single Family Resid/R4	886.26	886.24
042-814-025-000	Single Family Resid/R4	886.26	886.24
042-814-026-000	Single Family Resid/R4	886.26	886.24
042-814-027-000	Single Family Resid/R4	886.26	886.24
042-814-028-000	Single Family Resid/R4	886.26	886.24
042-814-029-000	Single Family Resid/R4	886.26	886.24
042-814-030-000	Single Family Resid/R4	886.26	886.24
042-814-031-000	Single Family Resid/R4	886.26	886.24
042-815-001-000	Single Family Resid/R4	886.26	886.24
042-815-002-000	Single Family Resid/R4	886.26	886.24
042-815-003-000	Single Family Resid/R4	886.26	886.24
042-815-004-000	Single Family Resid/R4	886.26	886.24
042-815-005-000	Single Family Resid/R4	886.26	886.24
042-815-006-000	Single Family Resid/R4	886.26	886.24
042-815-007-000	Single Family Resid/R4	886.26	886.24
042-815-008-000	Single Family Resid/R4	886.26	886.24
042-816-001-000	Single Family Resid/R4	886.26	886.24
042-816-002-000	Single Family Resid/R4	886.26	886.24
042-816-003-000	Single Family Resid/R4	886.26	886.24
042-816-004-000	Single Family Resid/R4	886.26	886.24
042-816-005-000	Single Family Resid/R4	886.26	886.24
042-816-006-000	Single Family Resid/R4	886.26	886.24
042-816-007-000	Single Family Resid/R4	886.26	886.24
042-817-001-000	Single Family Resid/R4	886.26	886.24
042-817-002-000	Single Family Resid/R4	886.26	886.24
042-817-003-000	Single Family Resid/R4	886.26	886.24
042-817-004-000	Single Family Resid/R4	886.26	886.24
042-821-001-000	Single Family Resid/R5	808.54	808.52
042-821-002-000	Single Family Resid/R5	808.54	808.52
042-821-003-000	Single Family Resid/R5	808.54	808.52
042-821-004-000	Single Family Resid/R5	808.54	808.52
042-821-005-000	Single Family Resid/R5	808.54	808.52
042-821-006-000	Single Family Resid/R5	808.54	808.52
042-821-007-000	Single Family Resid/R5	808.54	808.52
042-821-008-000	Single Family Resid/R5	808.54	808.52
042-821-010-000	Single Family Resid/R5	808.54	808.52
042-821-011-000	Single Family Resid/R5	808.54	808.52
042-821-012-000	Single Family Resid/R5	808.54	808.52
042-821-013-000	Single Family Resid/R5	808.54	808.52
042-821-014-000	Single Family Resid/R5	808.54	808.52
042-821-015-000	Single Family Resid/R5	808.54	808.52
042-821-016-000	Single Family Resid/R5	808.54	808.52
042-821-017-000	Single Family Resid/R5	808.54	808.52
042-821-018-000	Single Family Resid/R5	808.54	808.52
042-821-019-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-821-020-000	Single Family Resid/R5	808.54	808.52
042-821-021-000	Single Family Resid/R5	808.54	808.52
042-821-022-000	Single Family Resid/R5	808.54	808.52
042-821-023-000	Single Family Resid/R5	808.54	808.52
042-821-024-000	Single Family Resid/R5	808.54	808.52
042-821-025-000	Single Family Resid/R5	808.54	808.52
042-822-001-000	Single Family Resid/R5	808.54	808.52
042-822-002-000	Single Family Resid/R5	808.54	808.52
042-822-003-000	Single Family Resid/R5	808.54	808.52
042-822-004-000	Single Family Resid/R5	808.54	808.52
042-822-005-000	Single Family Resid/R5	808.54	808.52
042-822-006-000	Single Family Resid/R5	808.54	808.52
042-822-007-000	Single Family Resid/R5	808.54	808.52
042-822-008-000	Single Family Resid/R5	808.54	808.52
042-822-009-000	Single Family Resid/R5	808.54	808.52
042-822-010-000	Single Family Resid/R5	808.54	808.52
042-822-011-000	Single Family Resid/R5	808.54	808.52
042-822-012-000	Single Family Resid/R5	808.54	808.52
042-822-013-000	Single Family Resid/R5	808.54	808.52
042-822-014-000	Single Family Resid/R5	808.54	808.52
042-822-015-000	Single Family Resid/R5	808.54	808.52
042-822-017-000	Single Family Resid/R5	808.54	808.52
042-822-018-000	Single Family Resid/R5	808.54	808.52
042-822-019-000	Single Family Resid/R5	808.54	808.52
042-822-020-000	Single Family Resid/R5	808.54	808.52
042-822-021-000	Single Family Resid/R5	808.54	808.52
042-822-022-000	Single Family Resid/R5	808.54	808.52
042-823-001-000	Single Family Resid/R5	808.54	808.52
042-823-002-000	Single Family Resid/R5	808.54	808.52
042-823-003-000	Single Family Resid/R5	808.54	808.52
042-823-004-000	Single Family Resid/R5	808.54	808.52
042-823-005-000	Single Family Resid/R5	808.54	808.52
042-823-006-000	Single Family Resid/R5	808.54	808.52
042-823-007-000	Single Family Resid/R5	808.54	808.52
042-823-008-000	Single Family Resid/R5	808.54	808.52
042-823-009-000	Single Family Resid/R5	808.54	808.52
042-823-010-000	Single Family Resid/R5	808.54	808.52
042-823-011-000	Single Family Resid/R5	808.54	808.52
042-823-012-000	Single Family Resid/R5	808.54	808.52
042-823-013-000	Single Family Resid/R5	808.54	808.52
042-823-014-000	Single Family Resid/R5	808.54	808.52
042-823-015-000	Single Family Resid/R5	808.54	808.52
042-823-016-000	Single Family Resid/R5	808.54	808.52
042-824-001-000	Single Family Resid/R5	808.54	808.52
042-824-002-000	Single Family Resid/R5	808.54	808.52
042-824-003-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve	Rounded FY 2023/2024 Levy Amount
		Contribution	
042-824-004-000	Single Family Resid/R5	808.54	808.52
042-824-005-000	Single Family Resid/R5	808.54	808.52
042-824-006-000	Single Family Resid/R5	808.54	808.52
042-824-007-000	Single Family Resid/R5	808.54	808.52
042-825-001-000	Single Family Resid/R5	808.54	808.52
042-825-002-000	Single Family Resid/R5	808.54	808.52
042-825-003-000	Single Family Resid/R5	808.54	808.52
042-825-004-000	Single Family Resid/R5	808.54	808.52
042-825-005-000	Single Family Resid/R5	808.54	808.52
042-825-006-000	Single Family Resid/R5	808.54	808.52
042-825-007-000	Single Family Resid/R5	808.54	808.52
042-825-008-000	Single Family Resid/R5	808.54	808.52
042-826-001-000	Single Family Resid/R5	808.54	808.52
042-826-002-000	Single Family Resid/R5	808.54	808.52
042-826-003-000	Single Family Resid/R5	808.54	808.52
042-826-004-000	Single Family Resid/R5	808.54	808.52
042-826-006-000	Single Family Resid/R5	808.54	808.52
042-826-007-000	Single Family Resid/R5	808.54	808.52
042-826-008-000	Single Family Resid/R5	808.54	808.52
042-826-009-000	Single Family Resid/R5	808.54	808.52
042-826-010-000	Single Family Resid/R5	808.54	808.52
042-826-011-000	Single Family Resid/R5	808.54	808.52
042-826-012-000	Single Family Resid/R5	808.54	808.52
042-826-013-000	Single Family Resid/R5	808.54	808.52
042-826-014-000	Single Family Resid/R5	808.54	808.52
042-826-015-000	Single Family Resid/R5	808.54	808.52
042-826-016-000	Single Family Resid/R5	808.54	808.52
042-826-017-000	Single Family Resid/R5	808.54	808.52
042-826-018-000	Single Family Resid/R5	808.54	808.52
042-826-019-000	Single Family Resid/R5	808.54	808.52
042-827-001-000	Single Family Resid/R5	808.54	808.52
042-827-002-000	Single Family Resid/R5	808.54	808.52
042-827-003-000	Single Family Resid/R5	808.54	808.52
042-827-004-000	Single Family Resid/R5	808.54	808.52
042-827-005-000	Single Family Resid/R5	808.54	808.52
042-827-006-000	Single Family Resid/R5	808.54	808.52
042-827-007-000	Single Family Resid/R5	808.54	808.52
042-827-008-000	Single Family Resid/R5	808.54	808.52
042-827-009-000	Single Family Resid/R5	808.54	808.52
042-827-010-000	Single Family Resid/R5	808.54	808.52
042-827-011-000	Single Family Resid/R5	808.54	808.52
042-827-012-000	Single Family Resid/R5	808.54	808.52
042-827-013-000	Single Family Resid/R5	808.54	808.52
042-827-014-000	Single Family Resid/R5	808.54	808.52
042-827-015-000	Single Family Resid/R5	808.54	808.52
042-827-016-000	Single Family Resid/R5	808.54	808.52

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-827-017-000	Single Family Resid/R5	808.54	808.52
042-831-001-000	Single Family Resid/R8	691.96	691.96
042-831-002-000	Single Family Resid/R8	691.96	691.96
042-831-003-000	Single Family Resid/R8	691.96	691.96
042-831-004-000	Single Family Resid/R8	691.96	691.96
042-831-005-000	Single Family Resid/R8	691.96	691.96
042-831-006-000	Single Family Resid/R8	691.96	691.96
042-831-007-000	Single Family Resid/R8	691.96	691.96
042-831-009-000	Single Family Resid/R8	691.96	691.96
042-831-010-000	Single Family Resid/R8	691.96	691.96
042-831-011-000	Single Family Resid/R8	691.96	691.96
042-831-012-000	Single Family Resid/R8	691.96	691.96
042-831-013-000	Single Family Resid/R8	691.96	691.96
042-831-014-000	Single Family Resid/R8	691.96	691.96
042-831-015-000	Single Family Resid/R8	691.96	691.96
042-831-016-000	Single Family Resid/R8	691.96	691.96
042-831-017-000	Single Family Resid/R8	691.96	691.96
042-831-018-000	Single Family Resid/R8	691.96	691.96
042-831-019-000	Single Family Resid/R8	691.96	691.96
042-831-020-000	Single Family Resid/R8	691.96	691.96
042-831-021-000	Single Family Resid/R8	691.96	691.96
042-831-023-000	Single Family Resid/R8	691.96	691.96
042-831-024-000	Single Family Resid/R8	691.96	691.96
042-831-025-000	Single Family Resid/R8	691.96	691.96
042-831-026-000	Single Family Resid/R8	691.96	691.96
042-831-027-000	Single Family Resid/R8	691.96	691.96
042-831-028-000	Single Family Resid/R8	691.96	691.96
042-831-029-000	Single Family Resid/R8	691.96	691.96
042-831-030-000	Single Family Resid/R8	691.96	691.96
042-831-031-000	Single Family Resid/R8	691.96	691.96
042-831-032-000	Single Family Resid/R8	691.96	691.96
042-831-033-000	Single Family Resid/R8	691.96	691.96
042-832-001-000	Single Family Resid/R8	691.96	691.96
042-832-002-000	Single Family Resid/R8	691.96	691.96
042-832-003-000	Single Family Resid/R8	691.96	691.96
042-832-004-000	Single Family Resid/R8	691.96	691.96
042-832-005-000	Single Family Resid/R8	691.96	691.96
042-832-006-000	Single Family Resid/R8	691.96	691.96
042-832-007-000	Single Family Resid/R8	691.96	691.96
042-832-008-000	Single Family Resid/R8	691.96	691.96
042-832-009-000	Single Family Resid/R8	691.96	691.96
042-832-010-000	Single Family Resid/R8	691.96	691.96
042-832-011-000	Single Family Resid/R8	691.96	691.96
042-832-012-000	Single Family Resid/R8	691.96	691.96
042-832-013-000	Single Family Resid/R8	691.96	691.96
042-832-014-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After	Rounded FY 2023/2024 Levy
		Reserve Contribution	Amount
042-832-015-000	Single Family Resid/R8	691.96	691.96
042-832-016-000	Single Family Resid/R8	691.96	691.96
042-832-017-000	Single Family Resid/R8	691.96	691.96
042-832-018-000	Single Family Resid/R8	691.96	691.96
042-832-019-000	Single Family Resid/R8	691.96	691.96
042-832-020-000	Single Family Resid/R8	691.96	691.96
042-832-021-000	Single Family Resid/R8	691.96	691.96
042-833-001-000	Single Family Resid/R8	691.96	691.96
042-833-002-000	Single Family Resid/R8	691.96	691.96
042-833-003-000	Single Family Resid/R8	691.96	691.96
042-833-004-000	Single Family Resid/R8	691.96	691.96
042-833-005-000	Single Family Resid/R8	691.96	691.96
042-833-006-000	Single Family Resid/R8	691.96	691.96
042-833-007-000	Single Family Resid/R8	691.96	691.96
042-833-008-000	Single Family Resid/R8	691.96	691.96
042-833-009-000	Single Family Resid/R8	691.96	691.96
042-833-010-000	Single Family Resid/R8	691.96	691.96
042-833-011-000	Single Family Resid/R8	691.96	691.96
042-833-012-000	Single Family Resid/R8	691.96	691.96
042-833-013-000	Single Family Resid/R8	691.96	691.96
042-833-014-000	Single Family Resid/R8	691.96	691.96
042-833-015-000	Single Family Resid/R8	691.96	691.96
042-833-016-000	Single Family Resid/R8	691.96	691.96
042-833-017-000	Single Family Resid/R8	691.96	691.96
042-833-018-000	Single Family Resid/R8	691.96	691.96
042-833-019-000	Single Family Resid/R8	691.96	691.96
042-833-020-000	Single Family Resid/R8	691.96	691.96
042-833-021-000	Single Family Resid/R8	691.96	691.96
042-833-022-000	Single Family Resid/R8	691.96	691.96
042-834-001-000	Single Family Resid/R8	691.96	691.96
042-834-002-000	Single Family Resid/R8	691.96	691.96
042-834-003-000	Single Family Resid/R8	691.96	691.96
042-834-004-000	Single Family Resid/R8	691.96	691.96
042-834-005-000	Single Family Resid/R8	691.96	691.96
042-834-006-000	Single Family Resid/R8	691.96	691.96
042-834-007-000	Single Family Resid/R8	691.96	691.96
042-834-008-000	Single Family Resid/R8	691.96	691.96
042-834-009-000	Single Family Resid/R8	691.96	691.96
042-834-010-000	Single Family Resid/R8	691.96	691.96
042-834-011-000	Single Family Resid/R8	691.96	691.96
042-834-012-000	Single Family Resid/R8	691.96	691.96
042-834-013-000	Single Family Resid/R8	691.96	691.96
042-834-014-000	Single Family Resid/R8	691.96	691.96
042-834-015-000	Single Family Resid/R8	691.96	691.96
042-834-016-000	Single Family Resid/R8	691.96	691.96
042-834-017-000	Single Family Resid/R8	691.96	691.96

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2023/2024 Assessment Roll

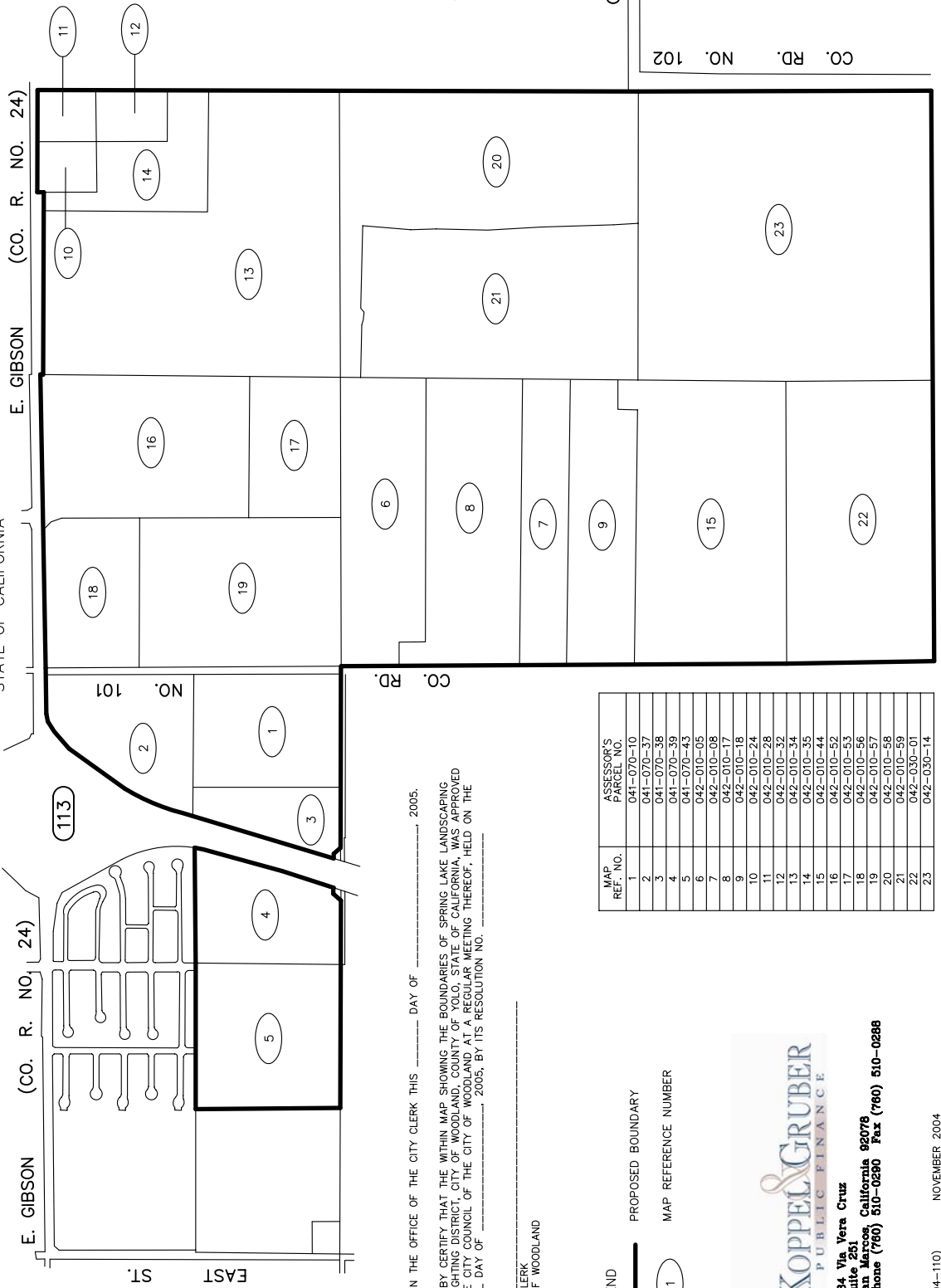
Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2023/2024 Levy Amount After Reserve Contribution	Rounded FY 2023/2024 Levy Amount
042-834-018-000	Single Family Resid/R8	691.96	691.96
042-834-019-000	Single Family Resid/R8	691.96	691.96
042-834-020-000	Single Family Resid/R8	691.96	691.96
042-834-021-000	Single Family Resid/R8	691.96	691.96
042-834-022-000	Single Family Resid/R8	691.96	691.96
042-835-001-000	Single Family Resid/R8	691.96	691.96
042-835-002-000	Single Family Resid/R8	691.96	691.96
042-835-003-000	Single Family Resid/R8	691.96	691.96
042-835-004-000	Single Family Resid/R8	691.96	691.96
042-835-005-000	Single Family Resid/R8	691.96	691.96
042-835-006-000	Single Family Resid/R8	691.96	691.96
042-835-007-000	Single Family Resid/R8	691.96	691.96
042-835-008-000	Single Family Resid/R8	691.96	691.96
042-835-009-000	Single Family Resid/R8	691.96	691.96
042-835-010-000	Single Family Resid/R8	691.96	691.96
042-835-011-000	Single Family Resid/R8	691.96	691.96
042-835-012-000	Single Family Resid/R8	691.96	691.96
042-835-013-000	Single Family Resid/R8	691.96	691.96
042-835-015-000	Single Family Resid/R8	691.96	691.96
042-835-016-000	Single Family Resid/R8	691.96	691.96
042-835-017-000	Single Family Resid/R8	691.96	691.96
042-835-018-000	Single Family Resid/R8	691.96	691.96
042-835-019-000	Single Family Resid/R8	691.96	691.96
042-835-020-000	Single Family Resid/R8	691.96	691.96
042-835-021-000	Single Family Resid/R8	691.96	691.96
042-835-022-000	Single Family Resid/R8	691.96	691.96
042-835-023-000	Single Family Resid/R8	691.96	691.96
042-835-024-000	Single Family Resid/R8	691.96	691.96
042-835-025-000	Single Family Resid/R8	691.96	691.96
3,193	Sub Total	\$2,710,973.44	\$2,710,933.10
3,199	GRAND TOTAL	\$2,745,080.44	\$2,745,040.06

VI. DISTRICT DIAGRAM

The parcels within the Spring Lake Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Spring Lake Specific Plan Area. This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 041 page 23-30 and Book 042 pages 03, 35-83. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2005.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2005, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF WOODLAND

LEGEND

PROPOSED BOUNDARY

MAP REFERENCE NUMBER

1

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

KOPPEL & GRUBER
PUBLIC FINANCE

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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 2023/2024

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 ¹							
					LANDSCAPING (\$0.18/sq.ft.)			GREENBELTS & PARKS (\$15,000/ac.)		WALLS & FENCING (\$1.10/lin. ft.)		CAPITAL		LANDSCAPING			TREES (\$60/ea @ maturity)			SIGNALIZED INTERSECTIONS (\$1,488/each)			
					Quantity	Cost	Level of effort (%)	Quantity	Cost	Level of effort (%)	Lump Sum	Quantity	Cost	Lump Sum			Quantity	Cost	Quantity	Cost	Quantity	Cost	
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Under (Base)	7825	Varies (41-53)	159,327	\$71,762	24,178.4	\$8,199	2,707	\$244					442	\$20,305	78	\$16,050	3	\$60,836	\$177,396		
A2	Pioneer Avenue (Fronting High School Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1815	16	21,574	\$9,904	0.0	0	\$0						41	\$1,893	23	\$4,733	2	\$40,557	\$97,077	\$6,076.07	
B	Parway Drive	PRODUCT TYPE - Dev/Under (Base)	5181	53	320,565	\$147,556	106.8	\$36	5,299	\$478					758	\$34,821	50	\$10,288	0	\$0	\$192,779		
C1	Road 102	PRODUCT TYPE - Dev/Under (Base)	5300	37	202,984	\$93,185	0.0	0	4,299	\$398					328	\$15,068	45	\$9,260	1	\$20,279	\$138,178		
C2	Road 102 (Fronting College Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1186	37	47,959	\$22,016	0.0	0	0	\$0					78	\$3,593	12	\$2,469	0	\$0	\$28,068	\$5,654.20	
C3	Road 102 (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1433	37	53,955	\$24,768	0.0	0	0	\$0					88	\$4,043	13	\$2,675	0	\$0	\$31,486	\$5,938.17	
D1	East Gibson Road	PRODUCT TYPE - Dev/Under (Base)	1400	24.5	0	\$0	0.0	0	0	\$0					10	\$469	10	\$2,058	0	\$0	\$2,517		
D2	East Gibson Road (Fronting High School)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1200	24.5	36,244	\$16,638	0.0	0	0	\$0					27	\$1,240	14	\$2,881	0	\$0	\$20,759	\$5,325.74	
D3	East Gibson Road (Fronting College)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1460	24.5	20,045	\$9,202	0.0	0	0	\$0					47	\$2,169	17	\$3,498	1	\$20,279	\$35,138	\$5,126.58	
D4	East Gibson Road (Fronting Yolo County Property)	PRODUCT TYPE - Dev/Under (Base) & Front Footing	1097	24.5	34,150	\$15,677	0.0	0	0	\$0					54	\$2,481	13	\$2,675	1	\$20,279	\$41,111	\$5,127.22	
E	Road 26A	PRODUCT TYPE - Dev/Under (Base)	5250	33	62,474	\$28,679	14,407.1	\$4,986	3,788	\$342					286	\$13,138	41	\$8,436	0	\$0	\$56,481		
F1	Farmers' Central Road	ZONING - Dev Only	6804	varies (13-37)	8,105	\$3,720	0.01	\$353	89	\$8					10	\$469	8	\$1,046	0	\$0	\$6,187		
F2	Farmers' Central Road (Fronting School 'A')	ZONING - Dev Only	696	8	0	\$0	0.6	\$17,846	37	\$3					0	\$0	0	\$0	0	\$0	\$17,848		
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Under (Drainage)	3560		0	\$0	0.0	0	0	\$0					403	\$18,513	18	\$3,704	0	\$0	\$22,217		
H	Road 24C	ZONING - Dev Only	2000		501	\$230	1,058.9	\$359	0	\$0					0	\$0	25	\$5,144	0	\$0	\$5,733		
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	11,860	\$5,444	1,478.6	\$502	0	\$0					41	\$1,893	7	\$1,440	0	\$0	\$9,270		
I2	Road 101 (Fronting School 'A')	ZONING - Dev Only	647	8	116	\$53	0.0	0	0	\$0					35	\$1,608	0	\$0	0	\$0	\$1,661		
J1	Memor Road (West Side Only)	ZONING - Dev Only	1280		23,472	\$10,775	2,467.7	\$837	0	\$0					92	\$4,226	8	\$1,646	1	\$20,279	\$37,763		
J2	Memor Road (Fronting Private School - East Side Only)	ZONING - Dev Only	1280	8	5,513	\$2,531	0.0	0	0	\$0					23	\$1,057	0	\$0	0	\$0	\$3,597		
K1	Collector One	ZONING - Dev Only	5200	varies	8,126	\$3,730	0.1	\$4,106	0	\$0					141	\$6,477	44	\$9,054	0	\$0	\$23,367		
K2	Collector One (Fronting School 'B')	ZONING - Dev Only	625	8	0	\$0	0.0	0	0	\$0					19	\$873	10	\$2,058	0	\$0	\$2,931		
K3	Collector One (Fronting School 'C')	ZONING - Dev Only	490	8	10,428	\$4,787	0.0	0	0	\$0					47	\$2,159	8	\$1,646	0	\$0	\$8,592	\$0	
L	Collector Two	ZONING - Dev Only	3200		84,412	\$38,746	14.6	\$5	0	\$0					144	\$6,615	12	\$2,469	0	\$0	\$47,839		
M	Collector Four	ZONING - Dev Only	1300		0	\$0	398.0	\$135	0	\$0					0	\$0	1	\$2,606	0	\$0	\$341		
N	Collector 'A' Street	ZONING - Dev Only	5200	varies	22,378	\$10,273	0.0	143	\$13						175	\$8,039	56	\$11,523	0	\$0	\$28,848		
	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)				\$0															\$0		
	Greenbelts	PRODUCT TYPE - Dev only (Parks)			24,322	\$11,165	27	\$780,221													\$0	\$773,444	
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)																			\$0		
	Central Park	PRODUCT TYPE - Dev only (Parks)																			\$0		
	Park 'A' (Landscaping Strips Included in Road 101 & Local Streets)	PRODUCT TYPE - Dev only (Parks)																			\$0		
	Park 'B' (Landscaping Strips Included in Coll. 1 & Local Streets)	PRODUCT TYPE - Dev only (Parks)																			\$0		
	Park 'C' (Landscaping Strips Included in Coll. 1 & Local Streets)	PRODUCT TYPE - Dev only (Parks)																			\$0		
	Mini-Park	PRODUCT TYPE - Dev only (Parks)																			\$0		
	Gateway Entrances (80' Wide, 11')	PRODUCT TYPE - Dev only (Base)																			\$0		
O	Local Streets	ZONING - Dev Only			558,384	\$256,328	279,233	\$94,680	14,138	\$1,275					4,877	\$214,853	1,001	\$205,974	0	\$0	\$773,119		
	Local Streets (Fronting School 'B')	ZONING - Dev Only	680	6		\$0		\$0		\$0											\$0		
	Local Streets (Fronting School 'C')	ZONING - Dev Only	630	6		\$0		\$0		\$0											\$0		
	Off-Site Inlet Channel (South Area)	PRODUCT TYPE - Dev Only (Drainage)																			\$0		
	Off-Site Inlet Channel (North Area)	PRODUCT TYPE - Dev Only (Drainage)																			\$0		
	Off-Site Interceptor/Conveyance Facility (East Area)	ZONING - Dev Only																			\$0		
	Off-Site Interceptor/Conveyance Facility (West Area)	ZONING - Dev Only																			\$0		
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)																			\$0		
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)																			\$0		
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)																			\$0		
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			0	\$0				\$0											\$0		
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																			\$0		
	Administration Costs	PRODUCT TYPE - Dev/Under (Base)			1,713,904	\$786,772	323,371	\$892,175	30,500	\$2,750		\$132,445			7,966	\$365,944	1,530	\$314,825	10	\$202,786		\$34,107	
	TOTALS																						

(1) TOTAL ADMIN COST = \$132,445
TOTAL PARKS = \$1,681,697
TOTAL PUBLIC WORKS = \$930,938
SUBTOTAL = \$2,745,080
TOTAL PUBLIC AGENCY = -\$34,107
OVERALL TOTAL DEVELOPERS' COST = \$2,612,635

(8) TOTAL ADMIN COST = \$132,445
TOTAL PARKS = \$1,681,697
TOTAL PUBLIC WORKS = \$930,938
SUBTOTAL = \$2,745,080
TOTAL PUBLIC AGENCY = -\$34,107
OVERALL TOTAL DEVELOPERS' COST = \$2,612,635

Segments refer to map (SLSP On-site Exhibit)
*Cost estimated as a lump sum basis.
**Public Works phasing capital costs are shown in attached memo.
1)Public Agency Formula = (12 of Landscaping \$15)/ (Tree Td2/Lighting Total2)
2)Developers' Cost = Total Asset Cost - Public Agency Cost

\$2,612,635.42

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2023/2024 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 Mieke Lots ³	Feb-13	13		13					
For Fiscal Year 2013/2014											
5004	Taylor Morrison of CA LLC	Parkview	Jul-13	108				108			
5029	Lennar Homes of CA Inc	Heritage Units 4C & 7	Sep-13	65	65						
5030	Lennar Homes of CA Inc	Heritage Units 4C	Sep-13	20	20						
For Fiscal Year 2015/2016											
4670	Spring Lake Housing Assoc	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 2023/2024 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			60	50			112
5092	Lennar Homes of CA Inc	Oyang South Phase 1		120	45	75					
For Fiscal Year : 2020/21											
5137	Lennar Homes of CA Inc	Oyang South Phase 2		130	38	92					
For Fiscal Year 2022/2023											
5155	Lennar Homes of CA Inc/Standard Pacific	Parkside at Spring Lake Phase 3		97					97		
5106	Richmond American Homes	Spring Lake Central Phase 3		84		84					
5196	TL Revival LP	Beeghly Ranch - Lot D		62					62		
5197	TL Revival LP	Beeghly Ranch - Lot G		10					10		
2023/2024											
	AG Essential Housing CA 2 LF Pioneer Village Unit 1			111			111				
	AG Essential Housing CA 2 LF Pioneer Village Unit 2			120				120			
TOTAL				3,376	150	618	1,239	850	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.

\\kgpfserver\ClientFiles\Woodland\Spring_Lake\Admin\2023\LLD\Tables\Subdivision Info from 2023.xlsx]Sheet1



City of Woodland

Streng Pond Landscaping Maintenance District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2023/2024

Intent Meeting: May 16, 2023
Public Hearing: May 23, 2023

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Temecula, California 92590
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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 2023/2024, 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 _____, 2023.

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 2023/2024. 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 2023/2024 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 2023/2024.

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.

//. 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 2023/2024 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 2023/2024

BUDGET ITEMS		Total
DIRECT COSTS		
	Maintenance Costs/Labor	\$18,381.00
	Utilities	27,262.00
	Equipment & Supplies	405.00
	Repairs/Miscellaneous Expenses	1,077.00
	Direct Costs (Subtotal)	\$47,125.00
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	\$50,291.00
	Reserve	
	Collection/(Contribution)	0.00
	General Fund	
	Repayments/(Contribution)	(35,855.26)
	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	\$0.00
	Reserve Fund	
	Collection/(Contribution)	0.00
	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 - 2023/2024 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 2023/2024 Preliminary Assessment Roll".

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2023/2024 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
065-270-029-000	1221 ASHLEY AVE	1.0	\$79.10	\$79.10
065-270-030-000	1231 ASHLEY AVE	1.0	79.10	79.10
065-270-031-000	786 IVIE PL	1.0	79.10	79.10
065-270-032-000	782 IVIE PL	1.0	79.10	79.10
065-270-033-000	778 IVIE PL	1.0	79.10	79.10
065-270-034-000	774 IVIE PL	1.0	79.10	79.10
065-270-035-000	770 IVIE PL	1.0	79.10	79.10
065-270-036-000	773 IVIE PL	1.0	79.10	79.10
065-270-037-000	779 IVIE PL	1.0	79.10	79.10
065-270-038-000	1245 ASHLEY AVE	1.0	79.10	79.10
065-270-039-000	787 IVIE PL	1.0	79.10	79.10
065-270-043-000	1301 ASHLEY AVE	1.0	79.10	79.10
065-270-044-000	774 FORDHAM PL	1.0	79.10	79.10
065-270-045-000	764 FORDHAM PL	1.0	79.10	79.10
065-270-047-000	771 FORDHAM PL	1.0	79.10	79.10
065-270-048-000	781 FORDHAM PL	1.0	79.10	79.10
065-310-002-000	849 NOTRE DAME DR	1.0	79.10	79.10
065-310-003-000	857 NOTRE DAME DR	1.0	79.10	79.10
065-310-004-000	865 NOTRE DAME DR	1.0	79.10	79.10
065-310-005-000	873 NOTRE DAME DR	1.0	79.10	79.10
065-310-006-000	881 NOTRE DAME DR	1.0	79.10	79.10
065-310-007-000	1231 COLUMBIA DR	1.0	79.10	79.10
065-310-011-000	915 NOTRE DAME DR	1.0	79.10	79.10
065-310-012-000	923 NOTRE DAME DR	1.0	79.10	79.10
065-310-013-000	927 NOTRE DAME DR	1.0	79.10	79.10
065-310-014-000	944 PURDUE DR	1.0	79.10	79.10
065-310-015-000	940 PURDUE DR	1.0	79.10	79.10
065-310-018-000	910 NOTRE DAME DR	1.0	79.10	79.10
065-310-019-000	904 NOTRE DAME DR	1.0	79.10	79.10
065-310-020-000	900 NOTRE DAME DR	1.0	79.10	79.10
065-310-021-000	888 NOTRE DAME DR	1.0	79.10	79.10
065-310-022-000	880 NOTRE DAME DR	1.0	79.10	79.10
065-310-023-000	872 NOTRE DAME DR	1.0	79.10	79.10
065-310-024-000	845 PURDUE DR	1.0	79.10	79.10
065-310-025-000	844 PURDUE DR	1.0	79.10	79.10
065-310-026-000	840 NOTRE DAME DR	1.0	79.10	79.10
065-310-031-000	901 NOTRE DAME DR	1.0	79.10	79.10
065-310-032-000	905 NOTRE DAME DR	1.0	79.10	79.10
065-310-033-000	909 NOTRE DAME DR	1.0	79.10	79.10
065-310-035-000	841 NOTRE DAME DR	1.0	79.10	79.10
065-310-036-000	936 PURDUE DR	1.0	79.10	79.10
065-310-037-000	932 PURDUE DR	1.0	79.10	79.10
065-310-038-000	928 PURDUE DR	1.0	79.10	79.10
065-310-039-000	924 PURDUE DR	1.0	79.10	79.10
065-310-040-000	918 PURDUE DR	1.0	79.10	79.10
065-310-041-000	912 PURDUE DR	1.0	79.10	79.10
065-310-042-000	902 PURDUE DR	1.0	79.10	79.10
065-310-043-000	890 PURDUE DR	1.0	79.10	79.10
065-310-044-000	882 PURDUE DR	1.0	79.10	79.10
065-310-045-000	874 PURDUE DR	1.0	79.10	79.10
065-310-046-000	870 PURDUE DR	1.0	79.10	79.10
065-310-047-000	862 PURDUE DR	1.0	79.10	79.10
065-310-048-000	858 PURDUE DR	1.0	79.10	79.10
065-310-049-000	854 PURDUE DR	1.0	79.10	79.10
065-310-050-000	861 PURDUE DR	1.0	79.10	79.10
065-310-051-000	869 PURDUE DR	1.0	79.10	79.10
065-310-052-000	873 PURDUE DR	1.0	79.10	79.10
065-310-053-000	879 PURDUE DR	1.0	79.10	79.10
065-310-054-000	887 PURDUE DR	1.0	79.10	79.10
065-310-055-000	901 PURDUE DR	1.0	79.10	79.10
065-310-056-000	907 PURDUE DR	1.0	79.10	79.10
065-310-057-000	913 PURDUE DR	1.0	79.10	79.10
065-310-059-000	923 PURDUE DR	1.0	79.10	79.10
065-310-061-000	829 RIDGEVIEW DR	1.0	79.10	79.10
065-310-062-000	4 RIDGEVIEW PL	1.0	79.10	79.10
065-310-063-000	3 RIDGEVIEW PL	1.0	79.10	79.10
065-310-064-000	2 RIDGEVIEW PL	1.0	79.10	79.10

065-310-065-000	811 RIDGEVIEW DR	1.0	79.10	79.10
065-310-066-000	805 RIDGEVIEW DR	1.0	79.10	79.10
065-310-067-000	801 RIDGEVIEW DR	1.0	79.10	79.10
065-310-068-000	1206 ASHLEY AVE	1.0	79.10	79.10
065-310-069-000	1210 ASHLEY AVE	1.0	79.10	79.10
065-310-071-000	830 NOTRE DAME DR	1.0	79.10	79.10
065-310-072-000	820 NOTRE DAME DR	1.0	79.10	79.10
065-310-073-000	814 NOTRE DAME DR	1.0	79.10	79.10
065-310-074-000	808 NOTRE DAME DR	1.0	79.10	79.10
065-310-075-000	802 NOTRE DAME DR	1.0	79.10	79.10
065-310-076-000	801 NOTRE DAME DR	1.0	79.10	79.10
065-310-077-000	807 NOTRE DAME DR	1.0	79.10	79.10
065-310-078-000	813 NOTRE DAME DR	1.0	79.10	79.10
065-310-079-000	819 NOTRE DAME DR	1.0	79.10	79.10
065-310-080-000	829 NOTRE DAME DR	1.0	79.10	79.10
065-310-081-000	916 NOTRE DAME DR	2.0	158.20	158.20
065-321-001-000	1324 COLUMBIA DR	16.5	1,305.14	1,305.14
065-321-023-000	901 TUFTS PL	1.0	79.10	79.10
065-321-024-000	905 TUFTS PL	1.0	79.10	79.10
065-321-025-000	909 TUFTS PL	1.0	79.10	79.10
065-321-026-000	913 TUFTS PL	1.0	79.10	79.10
065-321-027-000	917 TUFTS PL	1.0	79.10	79.10
065-321-028-000	921 TUFTS PL	1.0	79.10	79.10
065-321-029-000	925 TUFTS PL	1.0	79.10	79.10
065-321-030-000	929 TUFTS PL	1.0	79.10	79.10
065-321-031-000	933 TUFTS PL	1.0	79.10	79.10
065-321-032-000	932 TUFTS PL	1.0	79.10	79.10
065-321-033-000	928 TUFTS PL	1.0	79.10	79.10
065-321-034-000	924 TUFTS PL	1.0	79.10	79.10
065-321-035-000	920 TUFTS PL	1.0	79.10	79.10
065-321-036-000	914 TUFTS PL	1.0	79.10	79.10
065-321-037-000	910 TUFTS PL	1.0	79.10	79.10
065-321-038-000	906 TUFTS PL	1.0	79.10	79.10
065-321-039-000	900 TUFTS PL	1.0	79.10	79.10
065-322-013-000	1301 COLUMBIA DR	1.0	79.10	79.10
065-322-014-000	875 TUFTS CT	1.0	79.10	79.10
065-322-015-000	871 TUFTS CT	1.0	79.10	79.10
065-322-016-000	867 TUFTS CT	1.0	79.10	79.10
065-322-017-000	863 TUFTS CT	1.0	79.10	79.10
065-322-021-000	864 TUFTS CT	1.0	79.10	79.10
065-322-022-000	868 TUFTS CT	1.0	79.10	79.10
065-322-023-000	872 TUFTS CT	1.0	79.10	79.10
065-322-024-000	876 TUFTS CT	1.0	79.10	79.10
065-322-025-000	880 TUFTS CT	1.0	79.10	79.10
065-322-027-000	840 FORDHAM DR	1.0	79.10	79.10
065-322-028-000	844 FORDHAM DR	1.0	79.10	79.10
065-322-029-000	850 FORDHAM DR	1.0	79.10	79.10
065-322-030-000	856 FORDHAM DR	1.0	79.10	79.10
065-322-031-000	860 FORDHAM DR	1.0	79.10	79.10
065-322-032-000	864 FORDHAM DR	1.0	79.10	79.10
065-322-033-000	868 FORDHAM DR	1.0	79.10	79.10
065-322-034-000	874 FORDHAM DR	1.0	79.10	79.10
065-322-035-000	878 FORDHAM DR	1.0	79.10	79.10
065-322-036-000	859 TUFTS CT	1.0	79.10	79.10
065-322-038-000	856 TUFTS CT	1.0	79.10	79.10
065-322-040-000	860 TUFTS CT	1.0	79.10	79.10
065-322-045-000	830 COLBY CT	1.0	79.10	79.10
065-322-046-000	826 COLBY CT	1.0	79.10	79.10
065-310-058-000	919 PURDUE DR	1.0	79.10	79.10
065-322-047-000	822 COLBY CT	1.0	79.10	79.10
065-322-048-000	818 COLBY CT	1.0	79.10	79.10
065-322-049-000	814 COLBY CT	1.0	79.10	79.10
065-322-050-000	810 COLBY CT	1.0	79.10	79.10
065-322-051-000	806 COLBY CT	1.0	79.10	79.10
065-322-052-000	802 COLBY CT	1.0	79.10	79.10
065-322-053-000	801 COLBY CT	1.0	79.10	79.10
065-322-054-000	805 COLBY CT	1.0	79.10	79.10
065-322-055-000	809 COLBY CT	1.0	79.10	79.10
065-322-056-000	813 COLBY CT	1.0	79.10	79.10
065-322-057-000	817 COLBY CT	1.0	79.10	79.10
065-322-058-000	821 COLBY CT	1.0	79.10	79.10
065-322-059-000	825 COLBY CT	1.0	79.10	79.10
065-322-060-000	829 COLBY CT	1.0	79.10	79.10
065-322-061-000	832 FORDHAM DR	1.0	79.10	79.10

065-322-062-000	826 FORDHAM DR	1.0	79.10	79.10
065-322-063-000	822 FORDHAM DR	1.0	79.10	79.10
065-322-064-000	818 FORDHAM DR	1.0	79.10	79.10
065-322-065-000	814 FORDHAM DR	1.0	79.10	79.10
065-322-066-000	810 FORDHAM DR	1.0	79.10	79.10
065-322-067-000	806 FORDHAM DR	1.0	79.10	79.10
065-322-068-000	802 FORDHAM DR	1.0	79.10	79.10
065-323-016-000	875 FORDHAM DR	1.0	79.10	79.10
065-323-017-000	871 FORDHAM DR	1.0	79.10	79.10
065-323-018-000	867 FORDHAM DR	1.0	79.10	79.10
065-323-019-000	863 FORDHAM DR	1.0	79.10	79.10
065-323-020-000	859 FORDHAM DR	1.0	79.10	79.10
065-323-021-000	855 FORDHAM DR	1.0	79.10	79.10
065-323-022-000	851 FORDHAM DR	1.0	79.10	79.10
065-323-023-000	847 FORDHAM DR	1.0	79.10	79.10
065-323-024-000	843 FORDHAM DR	1.0	79.10	79.10
065-323-027-000	837 FORDHAM DR	1.0	79.10	79.10
065-323-028-000	833 FORDHAM DR	1.0	79.10	79.10
065-323-029-000	827 FORDHAM DR	1.0	79.10	79.10
065-323-030-000	821 FORDHAM DR	1.0	79.10	79.10
065-323-031-000	817 FORDHAM DR	1.0	79.10	79.10
065-323-032-000	811 FORDHAM DR	1.0	79.10	79.10
065-323-033-000	805 FORDHAM DR	1.0	79.10	79.10
065-323-034-000	801 FORDHAM DR	1.0	79.10	79.10
065-323-015-000	879 FORDHAM DR	1.0	79.10	79.10
Totals:		182.5	\$14,435.74	\$14,435.74
Parcel Total:				166



City of Woodland

West Wood Unit No. 1 Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2023/2024

Intent Meeting: May 16, 2023
Public Hearing: June 6, 2023

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Temecula, California 92590
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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 2023/2024, 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 _____, 2023.

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 2023/2024. 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 2023/2024 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 2023/2024.

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 2023/2024 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 or Replenishment balance.

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 where 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 2023/2024

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$13,365.00
Utilities	13,806.00
Equipment & Supplies	3,000.00
Repairs/Miscellaneous Expenses	998.00
Direct Costs (Subtotal)	\$31,169.00
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	\$32,507.00
Reserve Fund Collection (Contribution)	0.00
General Fund Repayment/(Contribution)	(3,246.24)
Balance to Levy	\$29,260.76
Total Charge	\$29,260.76
Difference (due rounding)	\$0.00
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38.00
Levy Per EDU	\$770.02
Maximum Assessment Per EDU	\$770.0232
Prior Year Maximum Assessment Per EDU	\$731.2661
OPERATING RESERVE INFORMATION	
Operating Reserve Balance	\$0.00
Reserve Fund Collection/(Contribution)	0.00
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 - 2023/2024 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 2023/2024 Assessment Roll".

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
FY 2023/2024 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-560-046-000	248 QUAIL DR	1.0	\$770.02	\$770.02
027-560-047-000	252 QUAIL DR	1.0	770.02	770.02
027-560-048-000	256 QUAIL DR	1.0	770.02	770.02
027-560-049-000	260 QUAIL DR	1.0	770.02	770.02
027-560-050-000	264 QUAIL DR	1.0	770.02	770.02
027-560-051-000	269 QUAIL DR	1.0	770.02	770.02
027-560-052-000	265 QUAIL DR	1.0	770.02	770.02
027-560-053-000	261 QUAIL DR	1.0	770.02	770.02
027-560-054-000	257 QUAIL DR	1.0	770.02	770.02
027-560-055-000	253 QUAIL DR	1.0	770.02	770.02
027-560-056-000	249 QUAIL DR	1.0	770.02	770.02
027-560-057-000	245 QUAIL DR	1.0	770.02	770.02
027-560-058-000	244 PHEASANT CT	1.0	770.02	770.02
027-560-059-000	248 PHEASANT CT	1.0	770.02	770.02
027-560-060-000	252 PHEASANT CT	1.0	770.02	770.02
027-560-061-000	256 PHEASANT CT	1.0	770.02	770.02
027-560-062-000	260 PHEASANT CT	1.0	770.02	770.02
027-560-063-000	264 PHEASANT CT	1.0	770.02	770.02
027-560-064-000	268 PHEASANT CT	1.0	770.02	770.02
027-560-065-000	269 PHEASANT CT	1.0	770.02	770.02
027-560-066-000	265 PHEASANT CT	1.0	770.02	770.02
027-560-067-000	261 PHEASANT CT	1.0	770.02	770.02
027-560-068-000	257 PHEASANT CT	1.0	770.02	770.02
027-560-069-000	399 MALLARD DR	1.0	770.02	770.02
027-560-070-000	395 MALLARD DR	1.0	770.02	770.02
027-560-072-000	390 MALLARD DR	1.0	770.02	770.02
027-560-073-000	394 MALLARD DR	1.0	770.02	770.02
027-560-074-000	398 MALLARD DR	1.0	770.02	770.02
027-560-075-000	402 MALLARD DR	1.0	770.02	770.02
027-560-076-000	406 MALLARD DR	1.0	770.02	770.02
027-560-077-000	410 MALLARD DR	1.0	770.02	770.02
027-560-078-000	414 MALLARD DR	1.0	770.02	770.02
027-560-079-000	418 MALLARD DR	1.0	770.02	770.02
027-560-080-000	420 MALLARD DR	1.0	770.02	770.02
027-560-081-000	424 MALLARD DR	1.0	770.02	770.02
027-560-082-000	428 MALLARD DR	1.0	770.02	770.02
027-560-083-000	432 MALLARD DR	1.0	770.02	770.02
027-560-085-000	244 QUAIL DR	1.0	770.02	770.02
Totals		38.0	\$29,260.88	\$29,260.76
Parcel Count:				38



Gateway Lighting & Landscaping District

 Gateway L&L District

 Tree

 Street Light

 Signalized Intersection

 Landscaping



CITY OF
WOODLAND
CALIFORNIA

Gibson Ranch Lighting & Landscaping District

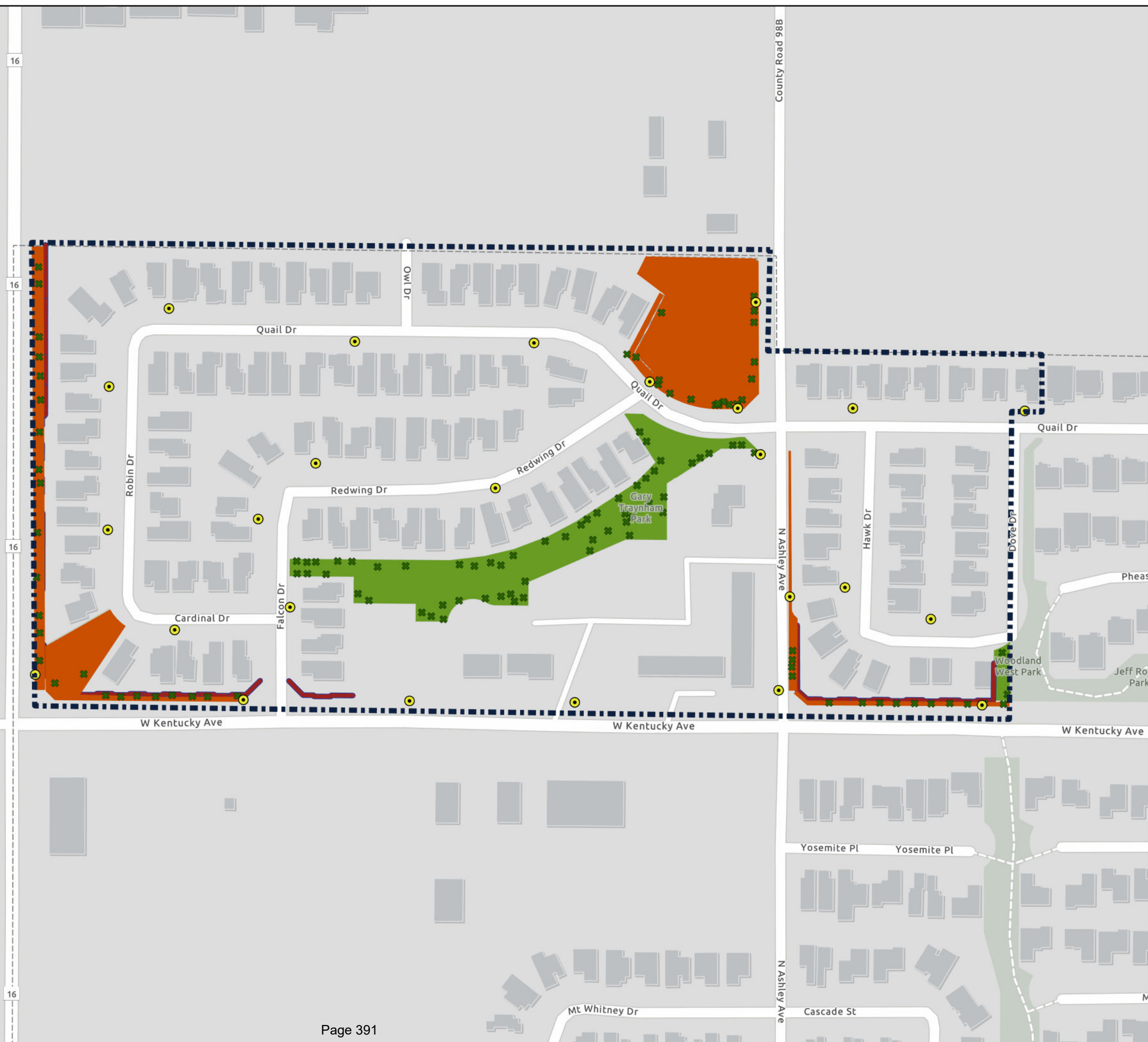
- Gibson Ranch L&L District
- Tree
- Street Light
- Signalized Intersection
- Sound Wall
- Landscaping
- Park





North Park Lighting & Landscaping District

-  North Park L&L District
-  Tree
-  Street Light
-  Sound Wall
-  Landscaping
-  Park





CITY OF
WOODLAND
CALIFORNIA

Spring Lake Lighting & Landscaping District

 Spring Lake L&L District

 Flashing Crosswalk

 Tree

 Street Light

 Signalized Intersection

 Sound Wall

 Landscaping

 Park



Knauer Pl Knauer Pl

Silverado Dr Silverado Dr

Fairview Dr Fairview Dr

Fairview Dr

Ridgeview Dr Ridgeview Dr

Ridgeview Dr

Willow Way

Knollwood Dr

Poplar Ln

Poplar Ln

Boxwood Rd

Boxwood

E7

E7

E7

E7

Purdue Dr

Notre Dame Dr

Notre Dame Dr

Tufts Pl

Tufts Ct

Colby Ct

Ivie Pl

Fordham Dr

Fordham Dr

Streng Pond Park

W Gibson Rd

W Gibson Rd

Columbia Dr

Maple Canal

Ashley Ave

Gary Way

Acacia Way

Acacia Wa

Gary Way



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: May 16, 2023
ITEM #: H.15
SUBJECT: 2022 Behavioral Health Justice Intervention Services Grant Supplemental Award

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

1. Authorizing the Police Department to accept the 2022 Behavioral Health Justice Intervention Services (BHJIS) supplemental grant award for \$18,000; and
2. Authorizing the City Manager to appropriate \$18,000 in the Other Federal Grants Fund (330) during the 9-month grant period extension.

Staff Contact

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

Council Goal

This recommendation supports three of the four Council goals: (1) Improve Quality of Life; (2) Strengthen Public Safety & Infrastructure; and (3) Enhance Governance and Fiscal Responsibility.

Fiscal Impact

The Woodland Police Department successfully applied for the 2022 Behavioral Health Justice Intervention Services grant award for \$60,000 which funded the addition of a second mental health clinician for this current fiscal year. Earlier this year, BHJIS awarded the Department an additional \$18,000 in support of funding this second clinician position for FY24. The Department submitted a request for the remaining \$42,000 as part of the budget process. The Department's use of the supplemental grant award will be contingent on Council approval of this budget request.

Background

The California Department of Health Care Services (DHCS) has contracted with Advocates for Human Potential, Inc. (AHP), as the Administrative Entity to assist DHCS in overseeing and implementing the Behavioral Health Justice Intervention Services (BHJIS) Project. Funding to support BHJIS was awarded to DHCS by the Substance Abuse and Mental Health Services Administration (SAMHSA) through the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA).

DHCS has allocated \$16.25 million of SAMHSA CRRSAA funds for BHJIS. The purpose of BHJIS is to support local and statewide efforts to improve first responder, law enforcement, and other community efforts to address behavioral health crises.

BHJIS provides funding to help local communities address critical intervention points through which individuals with mental and substance-use disorders can be diverted from criminal justice involvement. Funds may be used for a wide array of collaborative planning, development activities, and training. Funds may also be used for first-year implementation, including hiring or contracting with behavioral health clinicians and/or peers to be embedded with law enforcement, emergency medical technicians (EMTs), or other first responders when responding to community situations, or integration of harm reduction, reentry support, and diversion strategies.

DHCS is looking for agencies in the law enforcement, first responder, and behavioral health communities that will:

- Implement innovative solutions to problems and connect people experiencing mental or substance-use crises with services at the right time in the right environment;
- Utilize the best practices of SAMHSA, the Bureau of Justice Assistance (BJA), and Crisis Now, including co-responder models and/or the Memphis Model Curriculum or a Crisis Intervention Team–Commission on Peace Officer Standards and Training (CIT-POST) certified curriculum;
- Demonstrate collaboration between system partners and communities; and
- Adopt policies and practices to promote diversity, equity, and inclusion and establish culturally and linguistically appropriate services.

Funds may be used to implement a co-responder team by embedding behavioral health clinicians, case managers, or peers into law enforcement, fire, EMS, and/or other co-responder teams.

Discussion

The Woodland Police Department and the Yolo County Health and Human Services Agency (HHSA) aim to promote effective strategies to identify and reduce the risk of harm to individuals with MI or CMISA and to public safety by expanding the existing successful Co-Responder Clinician Program.

In 2004, the Woodland Police Department partnered with Yolo County HHSA to create a Co-Responder Program. This program allowed Yolo County HHSA to place a licensed mental health clinician who works directly with the Woodland Police Department Officers. This Co-Responder (licensed marriage and family counselor) works closely with Patrol Officers, Community Service Officers, and the Homeless Outreach Street Team.

During the FY23 budget process, the Police Department presented the need to expand the City's participation in the Co-Responder Program with the addition of a second mental health clinician. The Department's successful BHJIS grant application funded this expansion for this fiscal year.

The Co-Responder Clinicians respond to calls for service that could potentially involve a person exhibiting symptoms related to a mental health disorder. After the Patrol Officer has secured the area, the Co-Responder Clinician immediately starts interacting with the person in crisis. Frequently, the Co-Responder Clinician is able to stay on-scene if the person does not require a mental health hold. On several occasions, the Co-Responder Clinician has been able to provide family intervention, and follow-up appointments and resources. If the person is placed on a mental health hold, the Co-Responder Clinician can author the hold, freeing up the Patrol Officers to handle other in-progress and criminal calls for service. The Co-Responder Clinician can provide the hospital staff with a more clinical picture of the person's issues and the necessity for the appropriate level-of-care. Having two Co-Responder Clinicians allows for coverage seven days a week.

Conclusion

Staff recommends that the City Council approve Resolution No. _____,

1. Authorizing the Police Department to accept the 2022 Behavioral Health Justice Intervention Services supplemental grant award for \$18,000; and
2. Authorizing the City Manager to appropriate \$18,000 in the Other Federal Grants Fund (330) during the 9-month grant period extension.

Prepared by: Elle Murphy, Senior Management Analyst

Reviewed by: Derrek Kaff, Police Chief

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 - 2021 HSG Award 2023-05-16

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE POLICE DEPARTMENT TO ACCEPT THE 2021 HOMELAND
SECURITY GRANT IN THE AMOUNT OF \$46,341 AND AUTHORIZING THE CITY
MANAGER TO APPROPRIATE \$46,341 TO THE OTHER FEDERAL GRANTS FUND
(330) FOR THE PURCHASE OF PORTABLE ALL-BAND RADIOS**

WHEREAS, the Woodland Police Department successfully applied for the 2021 Homeland Security Grant for the purchase of five (5) portable all-band radios in the amount of \$46,341; and

WHEREAS, the Woodland Police Department will absorb in its current department budget any cost difference that exceeds the grant award in purchasing the radios.

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

SECTION 1. That the Police Department is hereby authorized to accept the 2021 Homeland Security Grant in the amount of \$46,341 for the purchase of five (5) portable all-band radios and

SECTION 2. That the City Manager is hereby authorized to appropriate \$46,341 to Fund 330 for the purchase of the awarded equipment.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.16
SUBJECT: 2021 Homeland Security Grant

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____,
1. Authorizing the Police Department to accept the 2021 Homeland Security Grant in the amount of \$46,341 for the purchase of five (5) portable all-band radios; and
2. Authorizing the City Manager to appropriate \$46,341 to the Other Federal Grants Fund (330) for the purchase of the awarded equipment.

Staff Contact

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

Council Goal

This recommendation supports three of the four Council goals: (1) Improve Quality of Life; (2) Strengthen Public Safety & Infrastructure; and (3) Enhance Governance and Fiscal Responsibility.

Fiscal Impact

The requested \$46,341 appropriation to Fund 330 will ultimately be cost neutral. The requested funds will cover the purchase of the awarded equipment, which will then be reimbursed through the 2021 Homeland Security Grant award received by the City. The Police Department will absorb in its current department budget any cost difference that exceeds the grant award in purchasing the five (5) radios.

Background

The Homeland Security Grant Program (HSGP) provides funding to states, territories, urban areas, and other local and tribal governments to prevent, protect against, mitigate, respond to, and recover from potential terrorist attacks and other hazards. While our system of automatic and mutual aid is robust our communication interoperability is hampered by non-contiguous communication. The requesting agencies straddle the boundaries between adjacent City agencies which utilize 800 MGHZ radios/frequencies and the County agencies which utilize VHF radios/frequencies. This variance in radio frequencies present a communication challenge for automatic and mutual aid partners who regularly respond to assist their partners in need This communication gap can be bridged by the utilization of all band portable radios which can utilize both VHF and 800 MGHZ frequencies. This interoperability is vital to the regions security and ability to respond safely and effectively. The all band capability is in alignment with the regional, state, and federal goals of strengthening communication.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____,
1. Authorizing the Police Department to accept the 2021 Homeland Security Grant in the amount of \$46,341 for the purchase of five (5) portable all-band radios; and
2. Authorizing the City Manager to appropriate \$46,341 to the Other Federal Grants Fund (330) for the purchase of the awarded equipment.

Prepared by: Elle Murphy, Senior Management Analyst

Reviewed by: Derrek Kaff, Police Chief

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 - 2021 HSG Award 2023-05-16

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE POLICE DEPARTMENT TO ACCEPT THE 2021 HOMELAND
SECURITY GRANT IN THE AMOUNT OF \$46,341 AND AUTHORIZING THE CITY
MANAGER TO APPROPRIATE \$46,341 TO THE OTHER FEDERAL GRANTS FUND
(330) FOR THE PURCHASE OF PORTABLE ALL-BAND RADIOS**

WHEREAS, the Woodland Police Department successfully applied for the 2021 Homeland Security Grant for the purchase of five (5) portable all-band radios in the amount of \$46,341; and

WHEREAS, the Woodland Police Department will absorb in its current department budget any cost difference that exceeds the grant award in purchasing the radios.

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

SECTION 1. That the Police Department is hereby authorized to accept the 2021 Homeland Security Grant in the amount of \$46,341 for the purchase of five (5) portable all-band radios and

SECTION 2. That the City Manager is hereby authorized to appropriate \$46,341 to Fund 330 for the purchase of the awarded equipment.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.17
SUBJECT: Officer Wellness and Mental Health Grant

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____,
1. Authorizing the Police Department to accept the Officer Wellness and Mental Health Grant Program in the amount of \$47,040 in support of efforts to improve officer wellness and expand mental health sources; and
2. Authorizing the City Manager to appropriate \$47,040 to the Other Federal Grants Fund (330).

Staff Contact

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

Council Goal

This recommendation supports three of the four Council goals: (1) Improve Quality of Life; (2) Strengthen Public Safety & Infrastructure; and (3) Enhance Governance and Fiscal Responsibility.

Fiscal Impact

The requested \$47,039.54 appropriation to Fund 330 will ultimately be cost neutral. The Police Department will absorb in its current department budget any cost difference that exceeds the grant award.

Background

The Officer Wellness and Mental Health Grant Program, established in the 2022 Budget Act (Assembly Bill 178, Chapter 45, Statutes of 2022), provides \$50 million for city and county law enforcement agencies for the purpose of improving officer wellness and expanding mental health sources. The funding may be used for any of the following purposes:

- Establishing or expanding officer wellness units
- Establishing or expanding peer support units
- Services provided by a licensed mental health professional, counselor or other professional that works with law enforcement
- Expanding multi agency mutual aid programs focused on officer wellness and mental health
- Other programs and services that are evidence-based or have a successful track record of enhancing officer wellness

The allocation of funds for each eligible agency was determined based on the number of peace officers described in Penal Code section 830.1 that are employed. Recipients will submit information related to the Officer Wellness grant annually. A Data Reporting Guide has been created to assist with the reporting requirements. Recipients of the funds will submit a brief annual report due December 1, 2023 and December 1, 2024. Recipients will submit a final impact and expenditure report describing how funding was used and the impact of the resources by December 1, 2025.

Discussion

The Department is pleased to receive these state funds in support of officer wellness. The Department continues to bear the burden of the ever-increasing state mandated but unsubsidized

reporting and training requirements. Scrutiny on officer performance by both the state government and the general public add to the stress that police officers face daily. Recruitment, hiring and retention challenges exacerbate the staffing issues already decimated by injury, retirements and transfers to other agencies. The state's effort to support officer wellness is a good first step towards mitigating these stress factors.

The Department is actively soliciting ideas from all staff on how to expend these funds. The Department recently initiated the conversion of a limited-use restroom as a lactation room to comply with state requirements. Staff have proposed upgrades to the gym equipment (many of which are close to 20 years old), remodeling and upgrading the staff breakroom and contracting with a nutritionist. Ultimately, the goal is to identify use of funds that would benefit as many officers as possible.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____,

1. Authorizing the Police Department to accept the Officer Wellness and Mental Health Grant in the amount of \$47,040 in support of efforts to improve officer wellness and expanding mental health sources; and
2. Authorizing the City Manager to appropriate \$47,040 to the Other Federal Grants Fund (330).

Prepared by: Elle Murphy, Senior Management Analyst

Reviewed by: Derrek Kaff, Police Chief



Ken Hiatt
City Manager

Attachments:

1. Resolution - Officer Wellness and Mental Health Grant

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE POLICE DEPARTMENT TO ACCEPT THE
OFFICER WELLNESS AND MENTAL HEALTH GRANT FOR \$47,040 AND
AUTHORIZING THE CITY MANAGER TO APPROPRIATE FUNDS IN THE
AMOUNT OF \$47,040 IN THE OTHER FEDERAL GRANTS FUND (330)**

WHEREAS, the Officer Wellness and Mental Health Grant Program, established in the 2022 Budget Act (Assembly Bill 178, Chapter 45, Statutes of 2022), provides \$50 million for city and county law enforcement agencies for the purpose of improving officer wellness and expanding mental health sources; and

WHEREAS, the allocation of funds for each eligible agency was determined based on the number of peace officers described in Penal Code section 830.1 that are employed; and

WHEREAS, the Woodland Police Department is actively soliciting ideas from all staff on how to expend these funds with the ultimate goal of identifying use of funds that would benefit as many officers as possible.

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

SECTION 1. That the Police Department is hereby authorized to accept the Officer Wellness and Mental Health Grant for \$47,040, and

SECTION 2. That the City Manager is hereby authorized to appropriate \$47,040 in Fund 330.

PASSED AND ADOPTED by the City Council this 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.18
SUBJECT: 2023 Weed Abatement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to declare weeds on certain lots and parcels within the city of woodland to be a public nuisance and order the proceedings to abate said public nuisances.

Staff Contact:

Dana Carey, (530) 661-5855, dana.carey@cityofwoodland.org

Fiscal Impact:

This is the initial step to implement the City's forced weed abatement program; no direct fiscal impact.

Background:

Government code section 39560 authorizes the City Council to declare, by resolution, that weeds growing upon the streets, sidewalks, or private property in the city constitute a public nuisance. As part of the Fire Department's weed abatement program, courtesy letters are sent to all vacant properties to request that parcels be mowed to reduce the amount of foliage that could be present on the property and thereby constitute a fire hazard. These letters have been sent for the 2023 weed abatement season in late April.

The second step of this process is to approve the Resolution presented here with the associated list of parcels that will be visually assessed for the presence of weeds. After the May 16th City Council meeting, Fire Department staff will visually inspect each parcel and enforcement letters will be sent to property owners controlling parcels that remain non-compliant.

City Council will hold a public hearing at the June 6th City Council meeting to hear objections from parcel owners receiving abatement enforcement letters. After the June 6th meeting, the Fire Department will perform force abatement on any remaining non-compliant parcels. Cost incurred by the City for forced abatement will be reviewed at the June 20th City Council meeting and will subsequently be billed to the parcel owner as a Tax Lien through the Yolo County Assessor's Office.

Conclusion:

Staff recommends that the city council adopt Resolution No. _____, along with the associated list of parcels that will be evaluated for compliance within the 2023 weed abatement season.

Prepared by: Dana Carey, Fire Marshal

Reviewed by: Eric Zane, Fire Chief



Ken Hiatt
City Manager

Attachments:

1. Resolution Initial Weed Abatement
2. Parcel List 2023

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
DECLARING WEEDS ON CERTAIN LOTS AND PARCELS WITHIN THE CITY OF
WOODLAND TO BE A PUBLIC NUISANCE AND ORDERING THE PROCEEDINGS
TO ABATE SAID PUBLIC NUISANCES**

WHEREAS, Government Code section 39560 et seq. authorizes the City Council to declare by resolution that weeds growing upon the streets, sidewalks, or private property in the City and all rubbish, refuse, and dirt upon parkways, sidewalks, or private property within the City of Woodland ("City") constitute a public nuisance; and

WHEREAS, the City Council is further authorized to declare these offending parcels of real property to constitute seasonal and recurrent nuisances and to order the abatement of all such nuisances; and

WHEREAS, the Woodland Fire Department has identified by street name and assessor's parcel number the lots and parcels within the City upon which weeds have been observed, and which constitute public nuisances under these provisions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

Section 1. **Incorporation of Recitals.** The City Council hereby finds and determines that the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution as though fully set forth herein.

Section 2. **Public Nuisance.** All weeds growing upon the streets, sidewalks, or private property in the City, are declared public nuisances pursuant to Government Code section 39561.

Section 3. **Affected Parcels.** That the location of each such lot and parcel upon which a public nuisance has been observed to presently exist, listed by street upon which it fronts and Yolo County Assessor's parcel number, is set forth in Exhibit A, attached hereto and incorporated herein by reference. The weeds upon the parcels of real property in the City of Woodland more particularly described in Exhibit A are declared to be seasonal and recurrent public nuisances to be abated pursuant to Government Code section 39562.

Section 4. **Notice.** Notices of the public hearing identified in Section 5 below shall be mailed to all persons owning property described in this Resolution in the manner provided by Government Code section 39567.1, or the property shall be posted as provided by Government Code sections 39564-39567. If the City chooses to mail the notice, the City Clerk shall give mailed notice of said hearing to all persons owning property described in Exhibit A as provided in Government Code section 39567.1 of the Weed Abatement Law. Said mailed notice to be in the form provided for in the Weed Abatement Law for such notice. Said notice shall state that weeds are seasonal and recurrent nuisances as provided in Government Code section 39562.1 of the Weed Abatement Law.

Section 5. **Hearing.** The owners of real property identified in Exhibit A who have any objections to the proposed abatement of nuisances by the City in the manner permitted by law are hereby notified to attend the meeting of the City Council to be held at 6:00 p.m. on June 6, 2023, at the Woodland City Hall Council Chambers, 300 First Street, Woodland, California 95695, when their objections will be heard and given due consideration.

Section 6. **Cost Recovery.** At the conclusion of any proceedings instituted by this Resolution, the City shall recover all abatement and administrative costs and attorneys' fees to the extent permitted by law. Such costs may be recovered through a special assessment against offending properties.

Section 7. **Effective Date.** This Resolution shall be effective as of the date of 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 16th day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

EXHIBIT A
LIST OF PARCELS

063-040-011-000	065-280-067-000	027-420-019-000
066-030-063-000	027-860-011-000	042-353-004-000
066-030-062-000	027-860-009-000	005-720-027-000
039-361-005-000	027-860-014-000	065-370-052-000
063-072-006-000	027-860-012-000	042-391-002-000
066-030-054-000	027-860-010-000	042-391-006-000
005-031-010-000	027-860-013-000	005-122-024-000
005-680-010-000	006-022-006-000	065-120-042-000
005-703-010-000	027-450-025-000	064-022-011-000
005-692-059-000	027-450-026-000	065-380-012-000
005-692-061-000	005-624-003-000	005-643-013-000
005-163-017-000	005-716-009-000	042-030-057-000
005-163-010-000	005-716-010-000	042-030-058-000
005-142-006-000	065-250-059-000	065-290-007-000
005-142-007-000	065-250-025-000	042-391-008-000
042-351-004-000	066-230-082-000	042-362-003-000
042-351-007-000	065-380-021-000	005-720-025-000
027-350-058-000	042-580-088-000	005-704-013-000
027-350-054-000	042-580-085-000	027-320-038-000
066-302-026-000	042-580-087-000	027-320-039-000
063-074-001-000	042-750-000-000	063-090-031-000
006-582-008-000	042-750-000-000	006-122-002-000
027-310-050-000	042-740-000-000	027-851-020-000
063-010-030-000	042-740-000-000	027-851-017-000
042-633-001-000	027-440-027-000	006-325-002-000
006-024-001-000	027-210-034-000	
006-025-003-000	063-030-004-000	
006-022-001-000	065-310-088-000	
006-262-019-000	065-270-028-000	
042-392-003-000	042-580-025-000	
042-392-002-000	006-222-010-000	
042-392-006-000	064-290-077-000	
042-392-007-000	064-290-078-000	
063-090-021-000	006-581-001-000	
027-420-021-000	064-082-020-000	

Sincerely,



Dana Carey
Fire Marshal
City of Woodland



WOODLAND FIRE DEPARTMENT

2023 PARCELS TO REVIEW FOR ABATEMENT

Fire Chief ERIC ZANE	027-450-092-000	006-581-002-000	065-161-021-000	042-621-010-000
	063-040-025-000	065-240-004-000	064-170-049-000	041-253-015-000
Battalion Chief ERIK KOMULA	042-361-008-000	006-197-003-000	066-050-020-000	041-252-023-000
	027-470-055-000	006-571-007-000	066-040-034-000	041-251-043-000
Battalion Chief JIM DAHL	027-370-031-000	027-210-037-000	005-162-023-000	039-452-007-000
	005-595-001-000	027-210-038-000	005-705-007-000	066-242-002-000
Battalion Chief RICH THOMAS	005-594-003-000	027-210-039-000	005-162-040-000	006-534-004-000
	005-182-014-000	027-210-040-000	005-645-018-000	063-101-002-000
Fire Marshal DANA CAREY	027-851-032-000	005-022-050-000	027-460-012-000	063-072-013-000
	027-851-029-000	064-010-041-000	027-310-046-000	005-703-013-000
Management Analyst JERAN SCRUGGS	042-352-003-000	064-010-033-000	042-373-001-000	042-391-003-000
	006-322-023-000	065-221-013-000	063-072-004-000	005-644-016-000
	064-170-050-000	065-221-011-000	006-562-008-000	005-653-003-000
	005-060-025-000	065-221-005-000	066-021-028-000	065-195-019-000
	006-291-021-000	065-221-006-000	066-021-026-000	006-533-014-000
	027-450-028-000	065-221-007-000	066-021-025-000	006-533-013-000
	066-030-008-000	065-221-008-000	042-372-005-000	006-264-002-000
	066-030-044-000	065-221-009-000	066-111-029-000	006-264-001-000
	063-030-022-000	065-221-010-000	005-704-017-000	006-551-009-000
	063-030-026-000	065-221-012-000	063-102-012-000	065-280-023-000
	063-030-024-000	042-580-017-000	066-030-061-000	005-031-017-000
	027-210-036-000	005-540-030-000	042-391-005-000	006-604-003-000
	027-210-035-000	006-551-006-000	005-645-002-000	006-604-004-000
	063-077-001-000	041-301-007-000	042-593-011-000	066-093-019-000
	005-181-013-000	027-460-013-000	042-593-021-000	063-050-026-000
	063-080-038-000	063-073-004-000	005-223-001-000	042-815-002-000
	063-080-044-000	063-072-001-000	005-223-002-000	042-815-007-000
	063-080-036-000	006-572-011-000	005-223-003-000	042-815-005-000
	065-290-039-000	042-534-006-000	042-580-094-000	042-815-004-000
	005-715-005-000	042-532-009-000	042-371-002-000	042-815-003-000
	027-420-006-000	042-532-010-000	042-817-004-000	042-815-006-000
	027-340-026-000	042-536-010-000	042-817-003-000	063-075-002-000
	027-340-031-000	042-532-001-000	042-817-002-000	063-060-006-000
	027-340-029-000	042-532-002-000	042-817-001-000	027-450-018-000
FIRE HEADQUARTERS	063-010-033-000	042-534-009-000	042-815-001-000	027-450-019-000
	063-080-051-000	042-536-011-000	042-815-008-000	027-860-003-000

1000 Lincoln Ave

Woodland, CA 95695

P: 530-661-5860 F:

530-662-5781



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: H.19
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).



Ken Hiatt
City Manager

Attachments:

1. AAPI Month 2022 Proclamation

CITY OF WOODLAND

Proclaim May 2022 as Asian American and Pacific Islander Month in Yolo County

WHEREAS, the people of the United States join together each May to pay tribute to the contributions of generations of Asian Americans and Pacific Islanders who have enriched the history of the United States; and

WHEREAS, the Asian-American and Pacific Islander community is an inherently diverse population, composed of more than 45 distinct ethnicities and more than 100 language dialects; and

WHEREAS, the month of May was selected for Asian/Pacific American Heritage Month because the first Japanese immigrants arrived in the United States on May 7, 1843, and the first transcontinental railroad was completed on May 10, 1869, with substantial contributions from Chinese immigrants; and

WHEREAS, we recognize the history, achievements, and diversity of Asian Americans and Native Hawaiians/Pacific Islanders, and the systemic barriers to economic justice, health equity, educational attainment, and personal safety experienced by many in the Asian-American and Native Hawaiian/Pacific Islander community; and

WHEREAS, Asian Americans and Pacific Islanders have made significant contributions to the United States at all levels of local, State, and Federal government and in the United States Armed Forces; and

WHEREAS, celebrating Asian/Pacific American Heritage Month provides the people of the United States with an opportunity to recognize the achievements, contributions, and history of, and to understand the challenges faced by, Asian Americans and Pacific Islanders; and

WHEREAS, the City of Woodland will work to ensure that all members of AAPI communities — no matter their background, the language they speak, or their religious beliefs — are treated with dignity, respect, and equity.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland, in union with our Yolo County cities and residents, hereby proclaims May 2022 as Asian American and Pacific Islander Heritage Month.

Dated: May 17, 2022

Mayra Vega, Mayor

Vicky Fernandez, Mayor Pro Tem

Rich Lansburgh, Council Member

Tania Garcia-Cadena, Council Member

Tom Stallard, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: I.20
SUBJECT: PUBLIC HEARING - Update Spring Lake Capital Improvement Plan and Approve Consultant Agreement - CIP 24-05 County Road 25A (Parkland Ave. to Meikle Ave.)

Recommendation for Action: Staff recommends that the City Council 1) Hold a public hearing; 2) approve Resolution No. _____, approving the update to the Spring Lake Capital Improvement Plan, creating a new capital project: County Road 25A (Parkland Ave to Meikle Ave) Project, CIP 24-05, appropriating \$135,000 in Spring Lake Infrastructure - Roads funding (Fund 682) for the Project and authorizing the City Manager to execute a consultant services agreement with Cunningham Engineering Consultants in an amount up to \$115,000 for the Project and authorizing the City Manager to execute amendments up to 10% of the agreement amount.

Staff Contact:

Brent Meyer, Community Development Director/City Engineer, (530) 661-5947,
brent.meyer@cityofwoodland.org

Fiscal Impact:

A recent review of the Spring Lake Infrastructure Fee (SLIF) fund balances revealed that there are sufficient funds available to pay for some projects that have been desired by Spring Lake residents. The additional funding is primarily due to additional bond funding from the City's most recent bond sale. The most notable project is the CR 25A segment that completes the existing gap between Parkland Avenue and Meikle Avenue. The remaining projects are listed below. The current action includes the appropriation of \$135,000 in funding to design this road segment.

Background:

When the Spring Lake Capital Improvement Plan (SL CIP) was originally approved in 2004, the full length of CR 25A was included in the project funding. When the SL CIP was updated in 2009, the segment from Promenade Drive to Parkland Avenue was removed from the plan in order to lower housing construction costs during the great recession and encourage continued build out of the Spring Lake Specific Plan. Subsequently, when the SL CIP was updated in 2017, the segment from Promenade Drive to Meikle Avenue was added to the plan along with the greenbelt improvements on the north side of the road for the entire southern boundary of the Spring Lake Plan Area. The roadway portion of the segment of CR 25A was deferred to ensure sufficient funding in the Spring Lake capital fund to construct higher priority infrastructure projects necessary to complete the build out of the Specific Plan Area.

The other major improvement included in the SL CIP update is the change in funding for the SR 113/CR 25A interchange. This project was originally funded in the plan as an intersection signalization project with a 27% cost share. Now that staff has worked with Caltrans and our engineering consultant to advance the design of this project, it is now a roundabout project. While the project cost has increased, the Spring Lake cost share has been reduced to 22%. The overall Spring Lake cost has increased as shown in Attachment A.

Discussion:

Staff met with the Infrastructure Subcommittee on March 8 and reviewed the proposed update to the Spring Lake Capital Improvement Plan. The subcommittee was supportive of the proposed action.

On April 18, staff provided an update to Council regarding the status of capital projects within and adjacent to the Spring Lake Plan Area. The CR 25A project was included in this update.

The City is proposing to proceed with funding to complete the roadway segment of County Road 25A from Meikle Avenue to Parkland Avenue. The landscape and greenbelt portions of this road segment were recently completed. However, the roadway portion was deferred to ensure sufficient funding in the Spring Lake Capital fund to construct higher priority infrastructure projects necessary to complete the build out of the Specific Plan Area. The City has determined that, pending favorable construction bids, sufficient funding will be available in the Spring Lake Capital Improvement budget to construct this remaining segment of CR 25A. This project includes the construction of the signal improvements at the CR 102/CR 25A intersection. Construction of this project is planned for 2024. For new road construction in Spring Lake, staff completed a quality based selection process in the fall of 2018. Cunningham Engineering was the top rated consultant. Staff is requesting that Council approve the consultant agreement so the project design can begin. With this action, staff anticipates executing the contract in May with project design complete and ready for bid in late 2023. This timeline will allow construction of the CR 25A project to begin in spring 2024.

Conclusion:

Staff recommends that the City Council 1) Hold a public hearing; 2) approve Resolution No. _____, approving the update to the Spring Lake Capital Improvement Plan, creating a new capital project: County Road 25A (Parkland Ave to Meikle Ave) Project, CIP 24-05, appropriating \$135,000 in Spring Lake Infrastructure - Roads funding (Fund 682) for the Project and authorizing the City Manager to execute a consultant services agreement with Cunningham Engineering Consultants in an amount up to \$115,000 for the Project and authorizing the City Manager to execute amendments up to 10% of the agreement amount.

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



Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Spring Lake Capital Improvement Plan Update

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO
UPDATE THE SPRING LAKE CAPITAL IMPROVEMENT PLAN; CREATE THE
COUNTY ROAD 25A (PARKLAND AVE TO MEIKLE AVE) PROJECT, CIP 24-05;
APPROPRIATE FUNDING FOR THE PROJECT; AND AUTHORIZE THE CITY
MANAGER TO EXECUTE A CONSULTANT SERVICES AGREEMENT WITH
CUNNINGHAM ENGINEERING CONSULTANTS**

WHEREAS, the City periodically updates the Spring Lake Capital Improvement Project. Due to a recent review of the Spring Lake Infrastructure Fee (SLIF) fee fund balances staff determined that there is sufficient funding to add the County Road 25A (Parkland Avenue to Meikle Avenue) Project as well as make modifications to other projects; and

WHEREAS, the City of Woodland wishes to create a capital project to complete County Road 25A: County Road 25A (Parkland Ave to Meikle Ave) Project, CIP 24-05; and

WHEREAS, the CR25A (Parkland Ave. to Meikle Ave.) Project, CIP 24-05 is needed to provide adequate traffic circulation; and

WHEREAS, the City conducted a quality based selection process in the fall of 2018 and Cunningham Engineering Consultants was the top rated consultant; and

WHEREAS, the City wishes to enter into a consultant services agreement with Cunningham Engineering Consultants through the adoption of this Resolution.

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

Section 1. The City Council hereby approves the Update to the Spring Lake Capital Improvement Plan included here as Attachment A. By adoption of this Resolution the Update is incorporated in the Spring Lake Capital Improvement Plan

Section 2. The City Council hereby approves the creation of CIP 24-05, County Road 25A (Parkland Ave to Meikle Ave).

Section 3. The City Council hereby appropriates \$135,000 in Spring Lake Infrastructure – Roads funding (Fund 682) for the County Road 25A (Parkland Avenue to Meikle Avenue) Project, CIP 24-05.

Section 4. The City Council hereby authorizes the City Manager to execute a consultant services agreement with Cunningham Engineering Consultants in an amount up to \$115,000 for the CR25A (Parkland Ave. to Meikle Ave.) Project, CIP 24-05 and authorizes the City Manager to execute amendments up to 10% of the agreement amount.

PASSED AND ADOPTED this 16th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Vicky Fernandez, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Spring Lake Capital Improvement Plan Update - Attachment A

	Current Spring Lake CIP cost	Proposed Spring Lake CIP cost	Comments
CR 25A (Meikle to Parkland) roadway	\$ -	\$ 3,134,000	This was originally a responsibility of Spring Lake
CR 25A/CR 102 signalization	\$ 510,000	\$ 510,000	This was originally a responsibility of Spring Lake and is linked to the road project
SR 113/CR 25A interchange	\$ 2,830,000	\$ 3,015,540	The project changed from intersection signalization to a roundabout project
Oyang South western green belt	\$ 821,000	\$ 1,174,000	Some of this project funding was moved to the green belt on the east side of the subdivision
Spring Lake Central storm drain and sewer lines	\$ -	\$ 100,000	This is only a partial Spring Lake cost share (approx 30% cost share)
Total	\$ 4,161,000	\$ 7,933,540	



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: May 16, 2023
ITEM #: J.21
SUBJECT: Woodland Microtransit Update

Recommendation for Action: Staff recommends that the City Council receive a presentation from Yolo Transportation District on the Woodland Microtransit Project and provide feedback to inform a successful launch of the point-to-point service this summer.

Staff Contact:

Spencer Bowen, Communication & Strategic Policies Manager | (530) 661-5808;
spencer.bowen@cityofwoodland.org

Background:

For roughly the past eighteen months, the City of Woodland has been working closely with the Yolo County Transportation District (YoloTD) to bring on-demand point-to-point public transportation (or "microtransit") to Woodland.

This new transit service is part of a larger shift, both for YoloTD and the City, toward providing more flexible and sustainable mobility options. Microtransit will be one of many improvements being implemented as envisioned within the City's General Plan to help reduce reliance on automobile use, particularly for local trips.

Currently, YoloTD recently launched limited microtransit service known as Yolo Urban-Rural Ride ("YOUR Ride") in Knights Landing and the Winters area. This new service has been well received and has been helpful in informing how to launch the service in Woodland. YoloTD also completed a multiyear "YoloGo" study to determine how transit services can better serve the community and recommended offering more flexible transit options such as microtransit.

To prepare for this new service, YoloTD and the City spoke with many other jurisdictions and microtransit operators to learn what works, what doesn't, and more about the various types of service models. Then, YoloTD issued a formal Request for Information (RFI) to learn more specifically about various microtransit offerings. Informed by information gained during this initial assessment phase, YoloTD then issued a Request for Proposals (RFP) for a technology partner to operate the Microtransit platform. With input from City staff, YoloTD selected RideCo to be the technology service provider. As will the current YoloBus service, the vehicles will be purchased and owned by YoloTD and operated by Transdev, YoloTD's current contractor for transit operations.

City staff and YoloTD are currently working with RideCo and local stakeholders to finalize the details of the service including days/hours of operation, pricing, service boundaries, user interface, and branding/marketing. The presentation will provide the council and community with an opportunity to hear details about new service and provide feedback to help inform a successful launch in the coming months.

Conclusion:

Staff recommends that the City Council receive a presentation from Yolo Transportation District on the Woodland Microtransit Project and provide feedback to inform the successful launch of the point-to-point service this summer.



Ken Hiatt
City Manager

Attachments:

None