



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 2, 2024
6:00 PM

CITY COUNCIL

CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code §54956.8)
Properties: Yolo County Assessor's Parcel Number 064-170-053-000
Agency Negotiators: City Manager
Negotiating Parties: YKI Investors, Inc.
Under Negotiation: Price and terms of payment

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

Land Acknowledgment Statement - The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.

F. 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.gov. 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.

2. SUBJECT: General Public Comments

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

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

3. SUBJECT: Long Range Calendar

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

H. PRESENTATION

4. SUBJECT: Sister City Delegation Visit

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receives a presentation on the Sister City Delegation visit.

I. CONSENT CALENDAR

5. SUBJECT: City Council Meeting Minutes of June 4, 2024, and June 18, 2024

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of June 4, 2024, and June 18, 2024.

6. SUBJECT: Receive and File the Manufactured Home Fair Practices Commission Annual Report for the 2023 Program Year

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2023 program year.

7. SUBJECT: May Sustainability Advisory Committee Minutes

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Sustainability Advisory Committee's May meeting minutes

8. SUBJECT: Second Reading and Adoption of an Ordinance revising sections within Chapter 13.24, "Cross-Connection and Backflow Prevention," to Title 13 of the Woodland Municipal Code

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Ordinance No. 1723, an ordinance of the City Council of the City of Woodland, California revising sections within Chapter 13.24, "Cross-Connection Control and Backflow Prevention" to Title 13 of the Woodland Municipal Code.

9. SUBJECT: Microsoft Software Enterprise Licensing Agreement Renewal

RECOMMENDATION FOR ACTION:

1. Receive the Annual Maintenance for Microsoft Enterprise Agreement; and
2. Approve Resolution No. _____, authorizing City Manager, or designee, to execute a three-year contract, and any necessary amendments, with Dell Technologies Inc., of Round Rock, TX, for furnishing and delivering Microsoft product licenses and support services, on the same terms and conditions afforded to the County of Riverside, California, through the Licensing Solution Provider Agreement Number PSA-0001524 and Riverside County Master Microsoft Enterprise Agreement No. 8084445 in an amount not to exceed \$542,329.41.

10. SUBJECT: Professional Services Agreement for Housing Consultant Services with NeighborWorks Sacramento Home Ownership Center

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) approving the reprogramming of \$49,100 from a previous appropriation for the first-time homebuyer loan assistance program, (2) authorizing the Administrative Services Director to amend the budget as necessary, (3) authorizing the City Manager to execute a professional services agreement with NeighborWorks Sacramento Region Home Ownership Center in a form as prepared and approved by the City Attorney in the amount of \$49,100 to provide housing consultant services for the City's First-Time Homebuyer Loan Assistance Program through June 30, 2026, and (4) approving a new purchase price limit of \$526,000 for new and existing homes for the City's loan assistance program.

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

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt ten (10) 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 July 16, 2024.

J. PUBLIC HEARINGS

12. SUBJECT: PUBLIC HEARING - Fiscal Year 2024/2025 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

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

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2024/2025 Community Development Block Grant (CDBG) Action Plan (Attachment A);

2. Adopt Resolution No. _____, to approve the Fiscal Year FY 2024/2025 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel;
3. Direct staff to complete the FY 2024/2025 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2024/2025 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Administrative Services Director to make the budget allocations as specified.

13. SUBJECT: PUBLIC HEARING - Waste Management Liens

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

K. REPORTS OF THE CITY MANAGER

14. SUBJECT: Military Equipment Use Annual Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council review the Police Department's Military Equipment Policy and adopt Resolution No. _____, approving the Military Equipment Use Annual Report for the Period of January 1, 2023, through December 31, 2023.

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, July 2, 2024 was posted on Thursday, June 27, 2024, in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.


Ana B. Gonzalez
City Clerk

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

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: F.2
SUBJECT: General Public Comments

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Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: G.3
SUBJECT: Long Range Calendar

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

Staff Contact:

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

Background:

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

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

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

July 16th

REGULAR MEETING

Valley Clean Energy Presentation

Sports Park Naming

Weed Abatement Liens

Updated Fee Schedule

Quarterly Salary Schedule Update

Spring Lake Fire District Contract

Award construction contract for Pacific Flyway Pond Enhancement Project, CIP 24-10

Sole Source Contract for the Replacement of Raw Sewage Pump #2 at WPCF Headworks, CIP 14-02

Aquatic Facility Bid Results

Public Hearing – Landscape and Lighting Assessment Districts

(Spring Lake, Gateway, Streng Pond, Gibson Road, North Park, West Wood)

SUMMER RECESS – JULY 17 – AUGUST 19, 2024

August 20th

REGULAR MEETING

City Council Meeting Minutes for July 2, 2024 and July 16, 2024

Community Care Car Proclamation

Approval of Update Truck Route Map

Future Topics / Study Sessions:

East Beamer Way / Homeless Update (TBD)

Rule 20A Undergrounding (TBD)

Operating Agreements and CUPs for Cannabis Retailers (TBD)

Updated 6/27/2024



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: H.4
SUBJECT: Sister City Delegation Visit

Recommendation for Action: Staff recommends that the City Council receives a presentation on the Sister City Delegation visit.



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: I.5
SUBJECT: City Council Meeting Minutes of June 4, 2024, and
June 18, 2024

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of June 4, 2024, and June 18, 2024.

Staff Contact:

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

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

Ken Hiatt
City Manager

Attachments:

1. 06.04.24 DRAFT_minutes
2. 06.18.24 DRAFT_minutes

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, June 4, 2024

6:00 PM

City Council

CITY COUNCIL

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

A. CALL TO ORDER

Meeting called to order at 6:00 PM.

B. ROLL CALL

Present: Members Fernandez, Vega and Mayor Garcia-Cadena

Absent: Member *Lansburgh and **Stallard

* Mayor Pro Tem Lansburgh arrived at 6:30PM just prior to the public hearing.

**Council Member Stallard arrived at 8:04PM during the FY 2024/25 Proposed Budget presentation.

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Karen Urbano, President, League of Women Voters.

Land Acknowledgment Statement - The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.

D. COMMUNICATIONS - PUBLIC COMMENT

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Mark Aulman spoke regarding Sustainability Advisory Committee and Theresa Robinson, Faten Rocha and Tonia McNeil spoke regarding the ceasefire resolution.

1. SUBJECT: General Public Comments

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Email received regarding ceasefire resolution and Vote NO on Zoning Code.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/Staff.

2. SUBJECT: Long Range Calendar

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

Verbal updates provided by Council Members/Staff.

F. CONSENT CALENDAR

3. SUBJECT: Juneteenth Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation recognizing "Juneteenth" - Celebration of Emancipation from Slavery.

Adopted a Proclamation recognizing "Juneteenth" - Celebration of Emancipation from Slavery.

4. SUBJECT: League of Women Voters 50th Anniversary Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation honoring the League of Women Voters 50th Anniversary

Adopted a proclamation honoring the League of Women Voters 50th Anniversary.

5. SUBJECT: City Council Meeting Minutes of May 7, 2024, and May 21, 2024

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of May 7, 2024, and May 21, 2024.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of May 7, 2024, and May 21, 2024.

6. SUBJECT: Sustainability Advisory Committee Year in Review and Recent Meeting Minutes

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Sustainability Advisory Committee's annual Chairperson's Year in Review as well as meeting minutes from March and April 2024.

Received the Sustainability Advisory Committee's annual Chairperson's Year in Review as well as meeting minutes from March and April 2024.

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

RECOMMENDATION FOR ACTION: Staff recommends that the City Council set a Public Hearing for July 2, 2024 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Council Members approved a Public Hearing for July 2, 2024, to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

8. SUBJECT: Contract Award - FY25 Tree Pruning and Maintenance Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the FY25 tree pruning and maintenance service contract with West Coast Arborists, Inc. (WCA) in the amount not-to-exceed \$648,783.

Adopted RESOLUTION NO. 8318, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR TREE PRUNING AND MAINTENANCE SERVICES WITH WEST COAST ARBORISTS, INC. FOR FY25.

9. SUBJECT: Approve Plans and Specifications and Authorize Bidding for the Pacific Flyway Pond Enhancement Project, CIP 24-10.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications, and authorizing bid advertisement for the Pacific Flyway Pond Enhancement Project, CIP 24-10.

Adopted RESOLUTION NO. 8319, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE PACIFIC FLYWAY POND ENHANCEMENT PROJECT, CIP 24-10.

10. SUBJECT: SB 1383 Local Assistance Grant Appropriation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the appropriation of \$163,146 of grant funds to the State Grants Fund (1325) to assist with the continued implementation of SB 1383.

Adopted RESOLUTION NO. 8320, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING APPROPRIATION OF FUNDS TO THE STATE GRANT FUND (1325) PROVIDED FROM CALRECYCLE.

On a motion by Council Member Fernandez, seconded by Council Member Vega and carried on a 3-0 vote, Council Members approved Consent Calendar Items No. 3 through 10.

AYES: Members Fernandez, Vega and Mayor Garcia-Cadena

NOES: None

ABSENT: Members Lansburgh and Stallard

G. PUBLIC HEARINGS

11. SUBJECT: Final Hearing Draft Comprehensive Zoning Code Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council hold a Public Hearing and take the following actions associated with the Comprehensive Zoning Code Update:

1. Adopt a Resolution (Attachment 1) amending the 2035 General Plan and Land Use Map as a result of proposed Zoning Code updates;
2. Introduce and waive the first reading of an Ordinance (Attachment 2) repealing the Interim Zoning Ordinance, repealing Title 17 (Zoning) of the Woodland Municipal Code and enacting the updated Comprehensive Zoning Code and associated Zoning Map; and
3. Adopt a Resolution (Attachment 3) repealing the Downtown Specific Plan.

Mayor Pro Tem Lansburgh arrived at 6:30 PM just prior to the Public Hearing item.

On a motion by Mayor Pro Tem Lansburgh, seconded by Council Member Fernandez and carried on a 4-0 vote, Council Members adopted RESOLUTION NO. 8321, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE CITY OF WOODLAND GENERAL PLAN AND LAND USE MAP IN RELATION TO THE COMPREHENSIVE ZONING CODE UPDATE; Introduced and waived the first reading of an ordinance repealing the Interim Zoning Ordinance, repealing Title 17 (Zoning) of the Woodland Municipal Code and enacting the updated Comprehensive Zoning Code and associated Zoning Map; and RESOLUTION NO. 8322, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REPEALING THE DOWNTOWN SPECIFIC PLAN.

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

NOES: None

ABSENT: Member Stallard

H. REPORTS OF THE CITY MANAGER

12. SUBJECT: Woodland Tourism and Business Improvement District Annual Report and Resolution of Intention to Levy Annual Assessment for Fiscal Year 2024/2025

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Annual Report from the Advisory Board for the Woodland Tourism Business Improvement (WTBID) and adopt the attached resolution of intention to levy the annual assessment for Fiscal Year 2024/2025.

On a motion by Council Member Fernandez, seconded by Council Member Vega and carried on a 4-0 vote, Council Members approved the Annual Report from the Advisory Board for the Woodland Tourism Business Improvement (WTBID) and adopted RESOLUTION NO. 8323, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR FISCAL YEAR 2024/2025 WITHIN THE WOODLAND TOURISM BUSINESS IMPROVEMENT DISTRICT ("WTBID").

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

NOES: None

ABSENT: Member Stallard

13. SUBJECT: Consideration of November 2024 Ballot Measure to Authorize One-Cent Sales Tax

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation and provide direction to staff on a potential ballot measure to establish a one-cent sales tax for general city services, programs, and facilities.

Received a presentation from City Manager Ken Hiatt and provided directions to staff on a potential ballot measure to establish a one-cent sales tax for general city services, programs, and facilities. Direction to staff are to proceed with preparing the necessary resolutions to bring back to council on June 18th and also to challenge staff to continue to engage with community members and stakeholders and talk about issues and concerns and invite them to come to the Council meeting on June 18th.

14. SUBJECT: Presentation of the FY2024/25 Proposed Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the proposed budget for fiscal year (FY) 2024/25.

Council Member Stallard arrived at 8:04 PM during this presentation.

Received a presentation from Administrative Services Director Kim McKinney on the proposed budget for fiscal year (FY) 2024/25.

I. ADJOURN

Meeting adjourned at 8:22 PM in memory of Joseph Saragoza.

Respectfully submitted,

**Ana B. Gonzalez, MMC
City Clerk**

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, June 18, 2024

6:00 PM

City Council

CITY COUNCIL

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

A. CALL TO ORDER

Meeting called to order at 6:00 PM.

B. ROLL CALL

Council Members Present: Members Fernandez, Lansburgh, Stallard, Vega and Mayor Tania Garcia-Cadena

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Eric Buechler.

***Land Acknowledgment Statement** - The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.*

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.gov. 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.

Eric Buechler spoke regarding ENGAGE students, Catherine Portman spoke regarding plastic waste, Faten Rocha, Michael Farrell, Theresa Robinson, Reem Awas-Rashmawi, and Tonia Macneil spoke regarding ceasefire resolution.

1. SUBJECT: General Public Comments

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Emails were received regarding the ceasefire resolution, sales tax increase, council agenda, Waste Management and arson on July 16, 2023.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

Verbal updates provided by Council Members/Staff.

F. PRESENTATIONS

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

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update from Luz Maria Robles, Public Information Officer for the Sacramento-Yolo Mosquito & Vector Control District regarding current mosquito control issues and what can be expected in the upcoming months relating to mosquitoes and West Nile virus.

Received an update from Luz Maria Robles, Public Information Officer for the Sacramento-Yolo Mosquito & Vector Control District regarding current mosquito control issues and what can be expected in the upcoming months relating to mosquitoes and West Nile virus.

G. CONSENT CALENDAR

4. SUBJECT: Pride Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation declaring the month of June 2024 as "Pride Month".

Adopted a proclamation declaring the month of June 2024 as "Pride Month".

5. SUBJECT: Cooperative Agreement with Caltrans for the I-5/SR 113 Freeway to Freeway Connector Project, CIP 24-06

RECOMMENDATION FOR ACTION: Staff recommends that the Council adopt Resolution No. _____, approving the Cooperative Agreement with the State of California Department of Transportation (Caltrans) regarding the I-5/SR 113 Freeway to Freeway Connector Project, and authorizing the City Manager to sign the Agreement on behalf of the City.

Adopted RESOLUTION NO. 8324, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A COOPERATIVE AGREEMENT WITH THE STATE DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR THE I-5/SR 113 FREEWAY TO FREEWAY CONNECTOR PROJECT, CIP 24-06.

6. SUBJECT: Comprehensive Zoning Code - Second Reading

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct a second reading and adopt Ordinance No. 1722 (Attachment 1) repealing the Interim Zoning Ordinance, repealing Title 17 (Zoning) of the

Woodland Municipal Code and enacting the updated Comprehensive Zoning Code and associated Zoning Map.

Adopted ORDINANCE NO. 1722, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) REPEALING THE INTERIM ZONING CODE, (2) REPEALING AND REENACTING TITLE 17 (ZONING) OF THE CITY OF WOODLAND MUNICIPAL CODE, AND (3) REPEALING AND REENACTING THE CITY OF WOODLAND ZONING MAP (COMPREHENSIVE ZONING CODE AND ZONING MAP UPDATE).

7. SUBJECT: Appoint Members to various Boards and Commissions

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint members to the various Boards and Commissions.

Appointed members to the various Boards and Commissions.

8. SUBJECT: Letter Agreement to Amend Franchise Agreement with USA Waste of California, Inc. dba Waste Management of Woodland (WM)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a Letter Agreement to Amend the Franchise Agreement with USA Waste of California, Inc. dba Waste Management of Woodland (WM).

Adopted RESOLUTION NO. 8325, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING CITY MANAGER TO EXECUTE A LETTER AGREEMENT TO AMEND FRANCHISE AGREEMENT WITH WASTE MANAGEMENT.

9. SUBJECT: Approval of Memorandum of Understanding - MMPA and PMMA

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) Adopt Resolution No. _____, ratifying a two-year, Memorandum of Understanding with the Woodland Mid-Management Professional Association, (MMPA) covering the period from July 1, 2024, through June 30, 2026, and (2) adopt Resolution No. _____, ratifying a two-year Memorandum of Understanding with the Woodland Police Mid-Management Association (PMMA) covering the period of July 1, 2024, through June 30, 2026.

Adopted RESOLUTION NO. 8326, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CERTAIN TERMS AND CONDITIONS FOR MID MANAGEMENT UNIT EMPLOYEES and RESOLUTION NO. 8327, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CERTAIN TERMS AND CONDITIONS FOR POLICE MID-MANAGEMENT EMPLOYEES.

On a motion by Mayor Pro Tem Lansburgh, seconded by Council Member Stallard and carried unanimously on a 5-0 vote, Council Members approved Consent Calendar Items No. 4 through 9.

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

NOES: None

H. PUBLIC HEARINGS

10. SUBJECT: Introduce and waive the first reading of an Ordinance revising Sections within Chapter 13.24, "Cross-Connection Control and Backflow Prevention," to Title 13 of the Woodland Municipal Code

RECOMMENDATION FOR ACTION: Staff recommends that the City Council introduce and waive the first reading of an ordinance of the City Council of the City of Woodland, California revising sections within Chapter 13.24, "Cross-Connection Control and Backflow Prevention" to Title 13 of the Woodland Municipal Code.

On a motion by Council Member Fernandez, seconded by Mayor Pro Tem Lansburgh and carried unanimously on a 5-0 vote, Council Members introduced and waived the first reading of an ordinance of the City Council of the City of Woodland, California revising sections within Chapter 13.24, "Cross-Connection Control and Backflow Prevention" to Title 13 of the Woodland Municipal Code.

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

11. SUBJECT: Woodland Tourism Business Improvement District Annual Assessment

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

1. Hold a Public Hearing to receive testimony regarding the City Council's intention to continue the Woodland Tourism Business Improvement District; and
2. Determine whether a legally sufficient protest is made; and
3. If no legally sufficient protest is made, adopt Resolution No. _____, approving the WTBID FY 2024-25 Budget and affirming the continuation of the annual assessment for the WTBID for 2024-25 fiscal year.

On a motion by Mayor Pro Tem Lansburgh, seconded by Council Member Fernandez and carried unanimously on a 5-0 vote, Council Members held a public hearing and adopted RESOLUTION NO. 8328, A RESOLUTION OF THE CITY OF WOODLAND APPROVING THE WOODLAND TOURISM BUSINESS IMPROVEMENT DISTRICT 2024-25 BUDGET AND AFFIRMING THE CONTINUATION OF THE ANNUAL ASSESSMENT OF THE DISTRICT FOR FISCAL YEAR 2024-2025.

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

I. REPORTS OF THE CITY MANAGER

12. SUBJECT: Consideration of November 2024 Ballot Measure to Authorize One-Cent Sales Tax

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt:

1. Receive public comment;
2. Discuss options pertaining to a potential revenue measure to provide enhanced services and infrastructure investments; and
3. Adopt, with any amendments, Resolution No. _____, a resolution of the City of Council of the City of Woodland, California calling for the placement of a general tax measure on the ballot for the November 5, 2024, general municipal election for the submission to the qualified

voters of an ordinance to enact a second supplemental general transaction and use tax (sales tax) at the rate of one-cent (1¢).

– or –

Direct staff to continue public outreach and engagement on the matter and return to Council at a later date with a recommendation to consider the appropriate timing and structure of a supplemental sales tax measure.

After receiving public comment and discussing the options for a potential revenue measure on the ballot for the November 5, 2024, general municipal election, Council Member Stallard made a motion to accept the staff recommendation. The motion was seconded by Member Fernandez.

A friendly amendment to that motion was made by Member Vega requesting a change to the term of the sales tax from ten (10) years to eight (8) years. Member Stallard accepted the friendly amendment. and Member Fernandez seconded the amendment.

On a motion by Council Member Stallard, seconded by Council Member Fernandez and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 8329, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA CALLING FOR THE PLACEMENT OF A GENERAL TAX MEASURE ON THE BALLOT FOR THE NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF AN ORDINANCE TO ENACT A SECOND SUPPLEMENTAL GENERAL TRANSACTIONS AND USE TAX (SALES TAX) AT THE RATE OF ONE CENT (1¢) and agreed to change the term of the sales tax from ten (10) years to eight (8) years.

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

NOES: None

13. SUBJECT: Calling and Consolidating a General Municipal Election for Council Districts and Measure - November 5, 2024

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

1. Adopt Resolution No. _____, Calling a General Municipal Election for the Election of Three Council Members by District, and the Placement of a General Tax Measure on the Ballot for the General Municipal Election for the Submission to the Qualified Voters of an Ordinance to enact a Second Supplemental General Transactions and Use Tax (Sale Tax) at the rate of One Cent (1¢), and requesting the Board of Supervisors of the County of Yolo to Consolidate a General Municipal Election to be held on November 5, 2024, with the Statewide General Election to be held on that date pursuant to §10403 of the Elections Code.

-and-

Adopt Resolution No. _____, Providing for the Filing of Primary and Rebuttal Arguments and Setting Rules for the Filing of Written Arguments regarding a City Measure to be Submitted at the November 5, 2024 General Municipal Election.

-or-

2. Adopt Resolution No. _____, Calling a General Municipal Election for the Election of Three Council Members by District, and requesting the Board of Supervisors of the County of Yolo to Consolidate a General Municipal Election to be held on November 5, 2024, with the Statewide General Election to be held on that date pursuant to §10403 of the Elections Code.

On a motion by Member Vega, seconded by Member Fernandez and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 8330, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CALLING A GENERAL MUNICIPAL ELECTION FOR THE ELECTION OF THREE COUNCIL MEMBERS BY DISTRICT, AND THE PLACEMENT OF A GENERAL TAX MEASURE ON THE BALLOT FOR THE GENERAL MUNICIPAL ELECTION FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF AN ORDINANCE TO ENACT A SECOND SUPPLEMENTAL GENERAL TRANSACTIONS AND USE TAX (SALES TAX) AT THE RATE OF ONE CENT (1¢), AND REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF YOLO TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 5, 2024 WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THAT DATE PURSUANT TO §10403 OF THE ELECTIONS CODE and RESOLUTION NO. 8331, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PROVIDING FOR THE FILING OF PRIMARY AND REBUTTAL ARGUMENTS AND SETTING RULES FOR THE FILING OF WRITTEN ARGUMENTS REGARDING A CITY MEASURE TO BE SUBMITTED AT THE NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION.

**AYES: Members Fernandez, Lansburgh, Stallard, Vega and Mayor Garcia-Cadena
NOES: None**

14. SUBJECT: Approval of the Fiscal Year 2024/25 Budget

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the Fiscal Year (FY)2024/25 Annual Budget of \$223.96 million as detailed in Exhibit A, and approving 324 full-time equivalent positions, by classification, as detailed in Exhibit B.

On a motion by Mayor Pro Tem Lansburgh, seconded by Council Member Fernandez and carried unanimously on a 5-0 vote, Council Members adopted RESOLUTION NO. 8332, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING THE FISCAL YEAR 2024-2025 ANNUAL BUDGET.

**AYES: Members Fernandez, Lansburgh, Stallard, Vega and Mayor Garcia-Cadena
NOES: None**

J. ADJOURN

Meeting adjourned at 08:01 PM.

Respectfully submitted,

**Ana B. Gonzalez, MMC
City Clerk**



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: I.6
SUBJECT: Receive and File the Manufactured Home Fair Practices Commission Annual Report for the 2023 Program Year

Recommendation for Action: Receive and File the Manufactured Home Fair Practices Commission Annual Report for the 2023 Program Year

Staff Contact:

Dago Fierros, Housing Analyst II – 530-661-2019, dago.fierros@cityofwoodland.gov

Fiscal Impact:

For 2023, the City collected registration fees of \$9,690 from three of the five manufactured home parks located in Woodland with the revenues helping offset the City costs incurred to administer the program. Two of the parks are not required to pay registration fees: Leisureville is a cooperative and residents purchase a share of the non-profit cooperative (Leisureville Community Association) at the time of entry, while the residential units at Casa del Sol are subject to long-term affordability agreements.

Background:

The City's voters adopted Measure T in November 2001, which added Chapter 16B to the Woodland Municipal Code, entitled Manufactured Home Space Rent Control. Chapter 16B was subsequently moved to Chapter 5.36 in the code. The purpose of the ordinance (Measure T) is to protect the owners and residents of manufactured homes from unreasonable space rental increases while simultaneously recognizing and providing for the need of park owners to receive a just and reasonable return on their property. The ordinance also provided for the establishment of the Manufactured Home Fair Practices Commission of the City of Woodland (Woodland Municipal Code § 5.36.040A). Its membership consists of five regular members and two alternate members, none of whom are permitted to be either a manufactured homeowner or resident or otherwise have any interest in a manufactured home park (§ 5.36.040B(1)). The Commission reviews all proposed rent increases for mobile home spaces subject to the rent control provisions of the ordinance.

Discussion:

For program year 2023, there were a total of 630 manufactured home spaces in the City, of which 341 spaces are subject to the registration and rent ceiling provisions of the City's Manufactured Home Space Rent Control Ordinance. Annual Permissive Adjustment (space rent increase) of 3% was approved by the commission in May 2023 for Idle Wheel Estates, Royal Palm Mobile Estates, and Bell's Trailer Village effective July 1, 2023 through June 30, 2024. The Commission approved the Annual Report for the 2023 program year at their May 22, 2024 meeting.

Conclusion:

Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2023 program year.

Prepared by: Dago Fierros, Housing Analyst II

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 MHFPC Annual Report



ANNUAL REPORT 2023 MANUFACTURED HOME FAIR PRACTICES COMMISSION

AUTHORITY

The City of Woodland’s mobile home rent control ordinance specifies that the Manufactured Home Fair Practices Commission (MHFPC) render “at least semiannually a comprehensive written report to the City Council concerning the commission’s activities, holdings, actions results of hearings and all other matters pertinent to this chapter...” (§5.36.040(M)(6).) The City Council is provided copies of minutes of MHFPC meetings during the year, but this document represents a more formal reporting of the Commission’s activities for the 2022 program year.

The City’s ordinance also specifies: “The city manager is hereby directed to maintain an accurate accounting of all direct and indirect costs of administering the regulations contained in this chapter. The city manager shall submit a report to the commission and city council of such costs and any recommendation for a change in the registration fee at least annually from and after the effective date of this chapter.” (§5.36.060(E).)

FINANCIAL STATUS

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

MHFPC COMMISSIONERS AND STAFF

In 2023, the MHFPC Commissioners were:

<u>Name</u>	<u>Term Expires</u>
Dick Cronin, Regular Member	6/30/2024
Kathy Trott, Regulator Member	6/30/2024
Ben Cadranell, Regular Member	6/30/2024
Paul Kramer, Regular Member	6/30/2026
Stacie Lewis, Regular Member	6/30/2025
VACANT, Alternate Member	N/A
VACANT, Alternate Member	N/A

Dago Fierros from the Community Services Department currently serves as staff to the Commission.



2023 STATISTICS

In 2023, there were a total of 630 manufactured home spaces in the City of Woodland, of which 341 spaces are subject to the registration and rent ceiling provisions of the City of Woodland's Manufactured Home Space Rent Control ordinance.

Mobile Home Park	Spaces in Park	Regulated Spaces
Bell's Trailer Village	39	39
Leisureville	150	0
Idle Wheel Estates	153	153
Casa del Sol	157	18
Royal Palm	131	131
TOTAL	630	341

2023 ACTIVITY BY PARK:

Bells Trailer Village:

- All 39 spaces at Bells Trailer Village were registered with the Commission.
- Registration fees of \$1,170 was paid to the City in December 2022.
- All regulated space rents as of December 31, 2022 appeared to be within the 3.0% increase (permissive adjustment) in the space rent ceiling previously approved by the Commission in June 2022.
- Bells completed its annual re-registration process on time and requested a permissive adjustment in March 2023.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 3.0% in May 2023.

Idle Wheel:

- All 153 spaces at Idle Wheel were registered with the Commission.
- Registration fees of \$4,590 was paid to the City in December 2022.
- All regulated space rents as of December 31, 2022 appeared to be within the 3.0% increase (permissive adjustment) in the space rent ceiling previously approved by the Commission in June 2022.
- The Commission's 2017 decision on Idle Wheel's Special Adjustment application also included a limited term monthly charge for residents starting at \$7.17 for a period of ten years. (The charge is collected for 20 years and is reduced after ten years and again after fifteen years.) Staff reported that Idle Wheel has been collecting a monthly amount of \$7.17 according to the annual registration.
- Idle Wheel completed its annual re-registration process on time and requested a permissive adjustment in March 2023.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 3.0% in May 2023.



Royal Palm:

- All 131 spaces at Royal Palm were registered with the Commission.
- Registration fees of \$3,930 was paid to the City in December 2022.
- All regulated space rents as of December 31, 2022 appeared to be within the 3.0% increase (permissive adjustment) in the space rent ceiling previously approved by the Commission in June 2022.
- The Commission's 2018 decision on Royal Palm's Net Operating Income application also included a limited term monthly charge for residents starting at \$15.38 for period of three years. (The charge is collected for six years and is reduced after three years.) Staff reported that Royal Palm has been collecting a monthly amount of \$15.38 which is the amount approved by the Commission for the first three years.
- Royal Palm completed its annual re-registration process on time and requested a permissive adjustment in March 2023.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 3.0% in May 2023.

Leisureville:

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

Casa del Sol:

- Community Housing Opportunities Corporation submitted an annual registration showing that 156 of the 157 park spaces at Casa del Sol, the one park space not listed is used for the park manager. Of the 156 units, 138 are subject to recorded affordable housing covenants which restrict tenancies to low- very-low income households and require rents affordable to residents at those income levels. The remaining 18 units are held out for median income households and claimed by CHOC to be exempt under Cal. Civil Code section 798.17, a state law preempting local rental control for spaces under specified long-term leases (greater than one year). As a result, registration fees were not paid for these spaces, but CHOC is required to annually re-confirm the exemption for the spaces.

Commission Meetings for Program Year 2023

For Program Year 2023, the Manufactured Home Fair Practices Commission held one meeting that took place on May 24, 2023.

Dago Fierros, Housing Analyst II
MHFPC Staff

Dated: May 22, 2024



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: I.7
SUBJECT: SAC Meeting Minutes May 2024

Recommendation for Action: Staff recommends that the City Council receive the Sustainability Advisory Committee's May meeting minutes

Staff Contact:

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

Discussion:

Highlights from the Sustainability Advisory Committee's May meeting include:

- Review and finalization of Chairperson's "Year in Review" document
- Discussion of engagement efforts, including improved collaboration between SAC members and City of Woodland Environmental Services

Conclusion:

Staff recommends that the City Council receive the Sustainability Advisory Committee's May meeting minutes



Ken Hiatt
City Manager

Attachments:

1. SAC Meeting Minutes 5.15.24



Sustainability Advisory Committee Meeting Minutes

May 15, 2024 – 6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:05 PM.

B. ROLL CALL

Present: Grandia, Green, Serena, Aulman, Frankenbach, Muñoz

Absent: Ullrey, Bellows, Whitaker

C. PUBLIC COMMENTS

No public comment.

D. MEMBER REPORTS

Serena: Attended City Council Bike Ride on Saturday; felt that the event was noticed too short, but was still a good event overall. Hopes that it will be done again and that SAC can help promote.

Grandia: Reviewing Richard's Biking Report and wondering if SAC can use report as a way to consolidate committee's various brainstorm and send to Council. Concerns over knowledge gaps as people exit and enter committee, wondering if there is a way to create informal institutional knowledge to pass on over the years. Notes that Woodland carpet recycling center closed; AB 863 (written by Assemblymember Aguiar-Curry, co-sponsored by Senator Dodd) bill introduced to enforce accountability in the carpet industry to recycle.

Aulman: Attended the California Honey Festival on behalf of Valley Clean Energy. Propose that SAC find a way to recognize community members/businesses/schools for their work in sustainability. Thankful to Yolo County Fairgrounds for last-minute work moving CHF to the grounds. Discussed with Rolf: proposed effort for SAC to talk one-on-one with council members and department heads and ask them what their top priorities are in regards to sustainability. Desire to create cost-friendly updates on the CAP made available to the public.

Frankenbach: Cool Schools Program grant update: Public workshops held at all 5 schools last week. Reached out to City GIS staff, Daniel Hewitt, to determine existing tree canopy coverage. Grant is flexible to customize for each school. Next step is for the landscape architectures to create specific plans for each school using input from students, staff, faculty, and community members. Presentation on May 23rd (6pm) at Woodland Joint Unified School District Office –presentation by Texas Tree representatives on the program and more specific information on the project.

E. STAFF REPORTS

GHG Inventory: June and July meetings will be held in a different room due to scheduling conflicts. Update on GHG emissions efforts – trying to update GHG inventory, but due to the 15/15 rule, we are running into issues getting a full inventory, particularly surrounding commercial and industry sectors. Member of a statewide UC Berkeley Climate Action Data committee; state funding for academics, consultants, and researchers to solve GHG data issues and streamline process for local GHG inventories. Will type up a staff report and attach it to next meeting.

Grant Collaboration: City of Woodland is a member of the Zero Emission Vehicle (ZEV) action team. State grant funding to perform a county-wide analysis for ZEV infrastructure needs, positioning us better for further grant applications and investments; each member will work with selected consultant on a municipal fleet transition plan. City is also a member of Yolo regional resilience collaborative, funded through CA Office of Planning and Research office, positioning us for better collaboration on regional projects and additional funding.

Civic Fellow: Conducted interviews for summer Civic Fellow last Tuesday; City Manager fellow will be focusing on researching and implementing a CAP tracking dashboard, working with department heads to share their sustainability progress. Fellow will work from June through August.

Committee Update: Richard Peterson resigned from the SAC on 5/15.

F. MINUTES

Serena motions to approve the April meeting minutes, Frankenbach seconds. Motion passes 5-0-1. (Grandia abstains)

G. BUSINESS ITEMS

- a. RECOMMENDATION FOR ACTION: Staff recommends that the SAC discuss and approve its annual "Year in Review" document

Grandia suggests to add the definition of the SAC from the website to the document as a reminder to the City Council. Spencer clarifies that it would go to City Council on June 4th on the consent calendar. Aulman mentions that he will attend the Council meeting and encourages other SAC members to do so as community members and make public comment.

Serena moves to approve the annual "Year in Review" document with discussed additions, Aulman seconds. Motion passes 6-0-0.

Muñoz departs at 6:43pm, Vice Chair Serena runs meeting.

- b. RECOMMENDATION FOR ACTION: Staff recommends that the SAC review and discuss materials put together by its Ad-Hoc Subcommittee on Engagement

Spencer explains that he spoke with Finance staff and will bring back committee funding requests and work with Finance staff to figure out how the City can support.

EnviroWoodland staff, Rosie Ledesma, in attendance at the meeting to discuss outreach (website, social media, etc.) Rosie explains that EnviroWoodland is very interested in any sort of collaboration on sustainability; currently revamping outreach strategy to best reach the public.

EnviroWoodland outreach is often focused on things that are mandated (waste and water conservation) due to limited funding and staff capacity; would love to cover more and feel that the SAC could help support in those areas.

Aulman notes that SAC could create content, but would need some sort of content guide that the City would support. Notes that another option is to model after the “Cool Davis” campaign that is outside of the City to avoid legal constraints.

Grandia notes that Engagement subcommittee has been working for 5 years to create citizen-to-citizen engagement and public-private engagement; need a way to maintain communication with those not on social media (email listserv) and basic means of production (social media, website, logo, etc.) outside of EnviroWoodland.

Aulman notes that Woodland Research & Tech Park FAQ page has a lot of great information, hopes that similar content could be recreated for sustainability efforts.

Frankenbach notes that he thinks that SAC should work to regularly add things on EnviroWoodland website.

Serena asks Rosie if the SAC could have a dedicated schedule on EnviroWoodland social media? Rosie brainstorms that they could reserve a post once every two weeks for the SAC (Instagram, Facebook, TikTok), content is heavily focused on images/videos; also have monthly newsletter that the SAC could have a blurb on.

Grandia emphasizes that they need an autonomous citizen space where concerned citizens can come together and discuss sustainability efforts. Green notes that the SAC meetings may not be a conducive environment for citizens to come together, but spaces like GreenDrinks are. Serena and Grandia note that Town Hall was a very lively discussion, desire to recreate that. Aulman echoes the need for another Town Hall. Grandia notes that the SAC needs a dedicated listserv.

Committee discusses opportunity to better engage with Council: ideas include formal presentation, informal one-on-one meetings with Council members, presentation at Council’s next annual strategic retreat.

Grandia asks 1) Can we have a webpage? 2) Can we have a listserv? 3) Can we have social media? Spencer clarifies that there are legal challenges to the City supporting certain social media and outreach, but community members can create their own.

Green asks for a list of projects that are not mandated, but EnviroWoodland would like to support so that the committee can organize their content. Rosie will put together a list.

H. WORK GROUP UPDATES

I. LONG RANGE CALENDAR

Sustainability Advisory Committee received the Long Range Calendar for informational purposes only.

Frankenbach asks how the SAC could respond to the citizen concerns on single-use plastics, expresses a desire to discuss and produce a response or recommendation to Council. Serena

notes that single-use plastics bans have generally been shown to increase plastic use, but one thing that the SAC could discuss is mandates on grocery store plastic bags; asks Spencer how to proceed. Spencer notes that the SAC needs to agendize discussions and produce recommendations. Frankenbach proposes to agendize plastics discussion at next meeting.

- **ADJOURN**

Meeting adjourned at 7:41 PM.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: I.8
SUBJECT: SUBJECT: Second Reading and Adoption of an Ordinance revising sections within Chapter 13.24, "Cross-Connection and Backflow Prevention," to Title 13 of the Woodland Municipal Code

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. 1723, an ordinance of the City Council of the City of Woodland, California revising sections within Chapter 13.24, "Cross-Connection Control and Backflow Prevention" to Title 13 of the Woodland Municipal Code.

Staff Contact:

Celia Taylor, Water Quality Specialist II, 530-661-5915, celia.taylor@cityofwoodland.gov

Background:

At the June 18, 2024, City Council meeting, the City Council voted to introduce and waive the first reading of Ordinance No. 1723.

Should the Council choose to waive the second reading and adopt Ordinance No. 1723 at tonight's meeting, the Ordinance would be effective August 1, 2024, thirty (30) days from the second reading.

Conclusion:

Staff recommends that the City Council adopt Ordinance No. 1723, an ordinance of the City Council of the City of Woodland, California revising sections within Chapter 13.24, "Cross-Connection Control and Backflow Prevention" to Title 13 of the Woodland Municipal Code.

Prepared by: Celia Taylor, Water Quality Specialist II

Reviewed by: Tim Busch, Principal Utilities Civil Engineer

Ken Hiatt
City Manager

Attachments:

1. ORDINANCE

ORDINANCE NO. 1723

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 13.24 OF TITLE 13 OF THE WOODLAND MUNICIPAL CODE RELATING TO CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION

WHEREAS, the City of Woodland, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, the City’s Community Development Department (“Department”), Utilities Engineering Division desires to amend Chapter 13.24 of the Woodland Municipal Code relating to “Cross-Connection Control and Backflow Prevention”; and

WHEREAS, the California State Water Resources Control Board adopted standards for backflow protection and cross-connection control through the “Cross-Connection Control Policy Handbook – Standards and Principles for California’s Public Water Systems” (CCCPH); and

WHEREAS, the CCCPH was adopted by the State Water Resources Control Board on December 19, 2023, and becomes effective July 1, 2024; and

WHEREAS, all California public water systems must comply with the CCCPH and this Ordinance contains the amendatory actions needed to update the City’s Municipal Code in order to comply with state regulatory policy; and

WHEREAS, the City is dedicated to the protection of the potable water supply from contamination, pollution, cross-connection, and backflow.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Ordinance.

Section 2. Amendments to Chapter 13.24. Chapter 13.24 of Title 13 of the Woodland Municipal Code is hereby amended and restated in its entirety as provided in Exhibit “A”, attached hereto and incorporated herein by this reference. The amendments are summarized as follows:

- i. Insert under §13.24.010 the federal and state regulations which require protection of water sources.
- ii. Insert under §13.24.020 the applicability for provisions.
- iii. Amend the definitions in §13.24.020 to include several key terms and remove unused terms.
- iv. Amend section §13.24.040 to include regulations required by the State Water Resources Control Board. The new text includes a list of facilities where an RP or AG is required and defines specific examples where backflow protection and cross-connection control is required. References to specific standards are updated.
- v. Section §13.24.050 Hazard Assessments was added.

- vi. Section §13.24.060 Inspections & Backflow Prevention Assembly Testing was added. This was previously listed as part “F” under §13.24.030 Regulations.
- vii. Section §13.24.070 Cross-Connection Control Program Coordinator was added to reflect the requirement by the state policy.
- viii. Section §13.24.080 Certified Backflow Prevention Assembly Tester and Certified Cross-Connection Control Specialists was added to reflect the requirement by the state policy.
- ix. Section §13.24.090 Backflow Incident Response was added to define the Public Works Department role in responding to actual and potential backflow events.
- x. Section §13.24.100 was added replace prior code Section §13.24.040 “Notice, compliance schedules” to organize the code and separate notification from corrective actions. The section outlines a timeline for compliance and notification.
- xi. Section §13.24.110 Corrective Actions was added to state the ramifications of failure to comply.
- xii. Section §13.24.120 Record Retention was added to disclose the City policy regarding record keeping as required by the State Water Resources Control Board CCCPH.

Section 3. California Environmental Quality Act (CEQA). The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, if the activity is deemed a project this City Council finds that this Ordinance is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

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

Section 5. Certification; Publication. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the City of Woodland and County of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section §36933. This ordinance shall take effect thirty (30) days following its adoption.

INTRODUCED by the City Council of the City of Woodland at a regular meeting held on the 18th day of June 2024, and **PASSED, APPROVED AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 2nd day of July, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tanya Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney

Exhibit “A”

Amendments to Municipal Code (Separate attachment to the report)

CHAPTER 13.24

CROSS-CONNECTION CONTROL AND BACKFLOW PREVENTION

§ 13.24.010 Purpose.

- A. Under the Federal Safe Drinking Water Act of 1974 with amendments in 1986 and 1996 and the California Code of Regulations—Title 17, Sections 7583 through 7605, the City has the primary responsibility of preventing unapproved water sources or other contaminants from entering the public potable water system. The City shall require that any unprotected cross connection be eliminated or that the water system be protected with an approved backflow prevention assembly.
- B. The purpose of this chapter is to:
 - 1. Protect the public potable water supply of the City from the possibility of contamination or pollution by isolating within a user’s internal distribution system or a user’s private water system, contaminants or pollutants which could backflow or back-siphon into the City water supply system;
 - 2. Promote the elimination or control of existing cross-connections, actual or potential, between a user’s potable water system and that user’s nonpotable water system, plumbing of fixtures and/or industrial piping system;
 - 3. Provide for the maintenance of a continuing program of cross-connection control which systematically and effectively prevents the contamination or pollution of the potable water system.

§ 13.24.020 Applicability

- A. All water users must comply with the requirements of the City of Woodland municipal code and federal and state regulations.

§ 13.24.030 Definitions.

For the purposes of this Ordinance, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

“Air gap separation or “AG” means a physical vertical separation of at least two (2) times the effective pipe diameter between the free-flowing discharge end of a potable water supply pipeline and the flood level of an open or non-pressurized receiving vessel; air gaps cannot be less than one (1) inch.

“Approved water supply” means a water source that has been approved by the State Water Board for domestic use in a public water system and designated as such in a domestic water supply permit issued pursuant to section 11625 of the California Health and Safety Code.

“Auxiliary water supply” means any water supply on or available to the premises other than the purveyor's approved public potable water supply. These auxiliary waters may include water from another well, or "used waters" or "industrial fluids." It is located on the premises of, or available to, a water user.

“Backflow” means the undesired reversal of flow of a liquid, gas, or other substance into a public water system’s distribution system or approved water supply.

“Backflow prevention assembly” or “BPA” means a mechanical device designed and constructed to prevent backflow, such that while in-line it can be maintained and its ability to prevent backflow, as designed, can be field tested, inspected and evaluated.

“Backflow prevention assembly tester” means a person who is certified as a backflow prevention assembly tester by a certifying organization recognized by the State Water Board.

“Backsiphonage” means a type of backflow where the upstream pressure in a piping system is reduced to a sub-atmospheric pressure.

“City” means the City of Woodland.

“Cross-connection” means any physical connection or arrangement of piping or fixtures between two otherwise separate piping systems, one of which contains potable water and the other non-approved source which contains liquid, gas, or other substances, through which, or because of which, backflow or back-siphonage may occur into the potable water system.

“Distribution system” means, as defined in section 63750.50 of the California Code of Regulations (CCR), any combination of pipes, tanks, pumps, etc. which delivers drinking water from a source or treatment facility to the consumer and includes: (a) disinfection facilities for which no Giardia or virus reduction is required pursuant to CCR 64654(a) and (b) the composite of all distribution systems of a public water system.

“Double check detector backflow prevention assembly” or “DCDA” means a double check valve backflow prevention assembly that includes a bypass with a water meter and double check backflow prevention assembly, with the bypass’s water meter accurately registering flow rates up to two gallons per minute and visually showing a registration for all rates of flow. This type of assembly may only be used to isolate low hazard cross-connections.

“Double check valve backflow prevention assembly” or “DC” means an assembly consisting of two independently-acting internally-loaded check valves, with tightly closing shut-off valves located at each end of the assembly (upstream and downstream of the two check valves) and fitted with test cocks that enable accurate field testing of the assembly. This type of assembly may only be used to isolate low hazard cross-connections.

“Hazard assessment” means an evaluation of a user premises designed to evaluate the types and degrees of hazard at a user’s premises.

“High hazard cross-connection” means a cross-connection that poses a threat to the potability or safety of the public water supply. Materials that enter or can potentially enter the public water supply are contaminants or health hazards.

“Low hazard cross-connection” means a cross-connection that has been found to not pose a threat to the potability or safety of the public water supply but may adversely affect the aesthetic quality of the potable water supply. Materials entering the public water supply through a low hazard cross-connection are pollutants or non-health hazards.

“Nonpotable water” means water which is not safe for human consumption or which is of questionable potability.

“Pollution” means the presence of any foreign substance (organic, inorganic, or biological) in water which tends to degrade its quality, so as to constitute a hazard or impair the usefulness or quality of the water to a degree which does not create an actual hazard to the public health, but which does adversely and unreasonably affect such waters for domestic use.

“Potable water” means any water which, according to recognized standards, is safe for human consumption.

“Premises containment” means protection of a public water system’s distribution system from backflow from a user’s premises through the installation of one or more air gaps or BPAs, installed as close as practical to the user’s service connection, in a manner that isolates the water user’s water supply from the public water system’s distribution system.

“Public water system” or “PWS,” as defined in the California Health and Safety Code section 116275(h), means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

1. Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.
2. Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.
3. Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

“Recycled water” means a wastewater which as a result of treatment is suitable for uses other than potable use.

“Reduced pressure principle backflow prevention assembly” or “RP” means an assembly with two independently acting internally-loaded check valves, with a hydraulically operating mechanically independent differential-pressure relief valve located between the check valves and below the upstream check valve. The assembly shall have shut-off valves located upstream and downstream of the two check-valves, and test cocks to enable accurate field testing of the assembly.

“Reduced pressure principle detector backflow prevention assembly” or “RPDA” means a reduced pressure principle backflow prevention assembly that includes a bypass with a water meter and reduced pressure principle backflow prevention assembly, with the bypass’s water meter accurately registering flow rates up to two gallons per minute and visually showing a registration for all rates of flow.

“Reduced pressure principle detector backflow prevention assembly – type II” or “RPDA-II” means a reduced pressure principle backflow prevention assembly that includes a bypass around the second check, with the bypass having a single check valve and a water meter accurately registering flow rates up to two gallons per minute and visually showing a registration for all rates of flow.

“User premises” means the property under the ownership or control of a water user and is served, or is readily capable of being served, with water via a service connection with a public water system.

“User’s service connection” means either the point where a water user’s piping is connected to a water system or the point in a water system where the approved water supply can be protected from backflow using an air gap or backflow prevention assembly

“Water supplier” means a person who owns or operates a public water system.

“Water user” means a person or entity who is authorized by the PWS to receive water.

“Water service connection” means the terminal end of a service connection from the public potable water system, i.e., where the City loses jurisdiction and sanitary control over the water at its point of delivery to the user’s water system. If a meter is installed at the end of the service connection, then the service connection means the downstream end of the meter. The water service connection shall also include connection from a fire hydrant and all other temporary or emergency water service connections from the City’s potable water system.

“Water system” consists of two parts, the City system and the user system:

1. The "City system" means the source facilities and the distribution system, including storage and delivery systems under the complete control of the City, up to the point where the user's system begins.
2. The "user system" means all facilities beyond the termination of the City system which are utilized in conveying City delivered domestic water to points of use.

§ 13.24.040 Regulations

A. Cross Connection Control Program

The City shall protect the public water supply from contamination by implementation of a Cross-Connection Control Program. The City's Cross-Connection Control Program shall include the requirements of the State Water Resources Control Board Cross-Connection Control Policy Handbook (CCCPH).

B. Backflow protection required

The type of protective device required shall depend upon the degree of hazard which exists as follows:

1. In the case of any premises where there is any material dangerous to health which is handled in such a fashion as to create an actual or potential hazard to the water system, the City water system shall be protected by an approved AG or an approved RP device. Examples of premises where these conditions will exist include, but are not limited to:
 - a. mortuaries
 - b. cemeteries
 - c. medical facilities
 - d. kidney dialysis facilities
 - e. dental facilities
 - f. veterinary facilities
 - g. pet groomers
 - h. chemical manufacturing plants
 - i. laboratories
 - j. biotech facilities
 - k. electronics manufacturers
 - l. dry cleaner facilities
 - m. industrial or commercial laundry facilities
 - n. metal plating facilities
 - o. solid waste disposal facilities
 - p. marine port facilities
 - q. car wash facilities
 - r. mobile home park
 - s. RV park or campgrounds with RV hookups
 - t. hotels or motels
 - u. gas stations
 - v. fire stations
 - w. agricultural premises
 - x. railroad maintenance facilities
 - y. incarceration facilities
 - z. airports
2. In the case of commercial, institutional, and industrial buildings, the City water system shall be protected by, at a minimum, an approved double check valve assembly on each service

- connection. An approved AG or RP will be required if, in the opinion of the Cross-Connection Control Specialist, the degree of hazard so requires.
3. In the case of sewage handling facilities, wastewater lift stations and pumping stations, wastewater treatment processes, handling, or pumping equipment that is interconnected to a piping system connected to a PWS, an RP or isolation by an AG is required.
 4. In the case of processing plants or facilities with radioactive materials or storage, an RP is required.
 5. In the case of recycled water or graywater systems interconnected to piping that contains water received from a PWS, the PWS shall be protected by an approved AG or an RP.
 6. In the case of drinking water storage tank overflow connected to a sump pump or storm drain, the premise shall be isolated by an AG only, except as indicated in the most recently adopted CCCPH.
 7. In the case of business parks with a single meter serving multiple businesses, an AG or RP is required.
 8. In the case of more than one connection to the PWS, all connections must receive the same level of protection excluding fire protection when connected to the PWS distribution system. (e.g., if one connection requires an RP then all connections must have RPs installed).
 9. In the case of any premises where hazard assessment access is denied or restricted, due to security requirements or other prohibitions, or where it is impossible or impractical to make a complete in-plant cross-connection survey, the City water system shall be protected against backflow or back-siphonage from the premises by the installation of a backflow prevention device in the service line. In this case, maximum protection will be required; that is, an approved air-gap separation or an RP shall be installed in each service line to the premises.
 10. In the case of any premises where there are "uncontrolled" cross-connections, either actual or potential, the City water system shall be protected by an approved air-gap separation or an approved reduced pressure principle backflow prevention device at the service connection.
 11. In the case where the water supply to a user cannot be interrupted for inspection, repairs or maintenance, the user shall be required to supply two backflow prevention devices of the same design and type, in parallel.
 12. In the case of any premises where there is an auxiliary water supply, either interconnected to or not interconnected to the PWS, the public water supply shall be protected by an approved air-gap separation or an approved reduced pressure principle backflow prevention device.
 13. In the case of private water distribution mains, an RP shall be required.
 14. In the case of temporary connections to fire hydrants for miscellaneous uses, including construction, an RP shall be required.
 15. In the case of Tanker and Spray Tanks of 49 gallons or more, air-gap separation or an approved reduced pressure principle backflow prevention device is required.
 16. In the case of premises with a fire suppression system:
 - a. Multipurpose and passive purge fire sprinklers for residential systems require no other protection than the protection required for a domestic water supply line.
 - b. Fire systems deemed "Low Hazard," for chemicals and additives requires a double check detector assembly (DCDA)
 - c. Fire systems deemed "High Hazard" require a reduced pressure detector assembly (RPDA), a reduced pressure backflow prevention assembly (RP), or an air gap (AG).
 17. In the case of any premises where there is water or substance that would be objectionable but not hazardous to health if introduced into the PWS, the PWS shall be protected by an approved double check valve assembly.

C. Internal Premises Plumbing

It shall be the responsibility of the property owner to control for cross-connections located on the residential plumbing system and to complying with plumbing codes.

D. Backflow Prevention Assembly Standards

A water service required to install backflow protection shall install an “approved backflow prevention device.” This means a device which has been manufactured in full conformance with the latest standards established by the American Water Works Association (AWWA) entitled: AWWA C510 Double Check-Valve Backflow Prevention Assembly and C511 Reduced-Pressure Principle Backflow Prevention Assembly, approved by the American National Standards Institute, and which has met completely the laboratory and field performance specifications of the Foundation for Cross-Connection Control and Hydraulic Research (FCCC & HR) of the University of Southern California. Final approval shall be evidenced by a "Certificate of Approval" issued by an approved testing laboratory certifying full compliance with said AWWA standards and FCCC & HR specifications.

E. Backflow Assembly Location

Installation of each device shall be installed according to the manufacturer’s instructions. When an approved backflow prevention assembly or air gap separation device is required, it shall be installed on each service line to a user's water system at or near the property line before the first branch line leading off the service line.

Backflows should be installed in a horizontal direction, unless explicitly approved by the manufacturer for vertical flow up or flow down installation. The devices shall not be installed in locations containing corrosive, toxic, or poisonous gases or in hazardous areas which could pose a safety threat to backflow testers or repairers. Volatile fumes and gases or corrosive materials could render the device inoperable.

Devices should not be installed in areas prone to flooding, where freezing could cause mechanical damage, or where temperatures rise above the manufacture’s specifications for the unit. A hot-water type backflow is required in areas where temperatures exceed 140 degrees Fahrenheit.

Devices shall be installed so as to not require ladders or lifts for access. As a general guideline, the bottom side of an RP should be at a maximum of 36 inches above grade. Side clearance from the device to the building should allow for access and maintenance and should be no less than 12 inches from the building.

§ 13.24.050 Hazard Assessments

- A. The City surveys the service area and conducts hazard assessments to identify actual or potential cross-connection hazards, the degree of hazard, and any backflow protection needed. The timeline for performing initial and subsequent hazard assessments must be documented in the City’s Cross-Connection Control and Backflow Prevention Program.
- B. To evaluate the potential for backflow into the PWS, an initial hazard assessment must be conducted of the user premises within the service area. The assessment must consider:
 - 1. The existence of cross connections;
 - 2. The type and use of materials handled and present or likely to be on the user premises;
 - 3. The degree of piping system complexity and accessibility;
 - 4. Access to auxiliary water supplies, pumping systems, or pressure systems;
 - 5. Distribution system conditions that increase the likelihood of a backflow event (e.g., main breaks and high demand situations);

6. User premises accessibility;
 7. Any previous backflow incidents on the user premises; and
 8. The requirements and information provided in the CCCPH.
- C. Each hazard assessment must be categorized by the degree of hazard as having a low hazard cross connection, a high hazard cross connection, or as having no hazard (see Appendix D of the CCCPH for examples).
- D. The hazard assessment must determine whether an existing BPA, if any, provides adequate protection based on the degree of hazard.
- E. Subsequent to the initial hazard assessment described in subsection (A), the City must perform a hazard assessment if any of the following occurs:
1. If there is a change in a premises' user account holder, excluding single-family residences or residential attached units;
 2. Backflow from a user's premises occurs;
 3. If a user premises is reconnected or newly connected to the PWS;
 4. If there is evidence that a user on a non-residential premises created changes in the activities or materials of the premises;
 5. If the State Water Board requests a hazard assessment of a user's premises; and
 6. If the City concludes an existing hazard assessment may no longer accurately represent the degree of hazard.

13.24.060. Inspections & Backflow Prevention Assembly Testing

- A. The City of Woodland PWS must develop and implement a procedure for ensuring all BPAs are field tested, inspected, and maintained and AGs are inspected and maintained in accordance with the latest version of the State Water Resources Control Board Cross Connection Control Policy Handbook.
- B. The user's system should be open for inspection at all reasonable times to authorized representatives of the City to determine whether cross-connections or other structural or sanitary hazards, including violations of this code and State laws and regulations, exist. When a hazardous condition becomes known, the Public Works Director or the Chief Water Systems Operator may deny or immediately discontinue service to the premises by providing for a physical break in the service line until the user has corrected the condition(s) to the satisfaction of the Public Works Director and a cross-connection control specialist. It shall be the duty of the Public Works Director to see that these timely tests are made. These devices shall be repaired, overhauled or replaced at the user's expense whenever said devices are found to be defective. Records of such tests, repairs, and overhaul shall be kept.
- C. Inspection Requirements for Existing Water Services:
The City of Woodland shall require inspections at any premises where backflow devices are installed at least once a calendar year. In those instances where the Public Works Director deems the hazard to be great enough, certified inspections may be required at more frequent intervals. While the City of Woodland Cross Connection Control Testers will have the primary responsibility of performing inspections, a third-party City of Woodland approved tester may also be used.
- D. Inspection Requirements for New Water Services:

All new water services that require a backflow prevention assembly or air gap at the connection to the public water system must receive an initial and final inspection by an approved Cross-Connection Control Specialist. The property owner or designee must contact the City of Woodland Public Works Department to schedule these inspections.

1. An initial inspection is required after a backflow prevention assembly or air gap has been installed at the connection to the public water system. The initial inspection can be performed by a third-party cross connection control specialist.
2. A final inspection is required within 48 hours of receiving water service. If this inspection is not conducted, water service will be turned off and will not be restored until the final inspection has passed.

§ 13.24.070 Cross-Connection Control Program Coordinator

- A. The Public Works director will designate a Cross Connection Control Program Coordinator to be responsible for the reporting, tracking, and other administration duties of its cross-connection control program.

§ 13.24.080 Certified Backflow Prevention Assembly Tester and Certified Cross-Connection Control Specialists

- A. The City shall ensure all BPA testers and cross-connection control specialists used are from a certifying organization recognized by the California State Water Resources Control Board. The City of Woodland may use third party contractors for follow-up backflow inspections after a repair or replacement of a backflow device. The City will maintain a list of certified testers approved by the City.

§ 13.24.090 Backflow Incident Response

- A. If a suspected backflow or cross-contamination event has occurred, notify Public Works. Public Works will assess the degree of the hazard and whether it is a suspected or real backflow event.
- B. In responding to customer complaints, the City should consider: complaints or reports of changes in water quality as possible incidents of backflow; water quality sampling and pressure recording; and documentation of the investigation, and any response and follow-up activities.
- C. The City may install, inspect, field test, and or maintain a BPA at a water user's premises, or otherwise address in a timely manner a failure to comply with the cross-connection control program and the City of Woodland municipal code.

§ 13.24.100. Notification

- A. If, in the judgment of the Public Works Director, an approved backflow prevention device is required at the City water service connection to any user's premises for the safety of the water system, the Public Works Director, or designated agent, shall give the user notice in writing to install such an approved backflow prevention device or to abate the hazardous conditions to the satisfaction of the City. The user shall be given ninety (90) calendar days from the date of notification to install such approved device or devices, at his or her own expense, and failure, refusal, or inability on the part of the user to do so shall constitute grounds for discontinuing water service. The City may terminate the water service to a premises if compliance is not achieved within one hundred and twenty (120) calendar days of notice.

- B. Should the Public Works Director order immediate disconnection without prior notice pursuant to Section 13.24.090, the user shall be given notice in writing as soon as possible. The notice shall clearly state: (1) the reason for the disconnection under this chapter; (2) the steps the user must take under this chapter in order to have water service restored; and (3) the opportunity for a hearing on the matter with the City Manager.
 - 1. After written notification of a backflow/back-siphonage hazard, the user shall apply within two working days for a permit to correct the hazard. The compliance permit shall specify a maximum allowable time period for installation by the user and satisfactory testing of the specified backflow protection device. The user shall pay the applicable permit fee.
 - 2. The notice shall clearly state that the user must apply for a permit to correct the hazard, the time period for compliance, the appeal rights of the user, and that water service will be discontinued should the user fail to apply for the permit.
- C. Should the user dispute the existence of a backflow/back-siphonage hazard requiring a backflow protection device under this chapter, the user may request a hearing with the Public Works Director or designated agent. This request shall be made at the time of application for the compliance permit. The hearing shall be held as soon as possible within the period of time specified on the permit for installation and inspection of the device. If the Public Works Director, or designated agent, determines at the hearing that the device is not required under this chapter, the permit fee shall be promptly refunded to the user. If the hearing results in a determination that the device is required under this chapter, the device must be installed in accordance with the compliance permit.

§ 13.24.110. Corrective Actions

- A. Failure to comply with the procedures specified in §13.24.100 subsections (A) and (B) may result in immediate discontinuance of water service without prior written notice.
- B. The City may deny or discontinue service of water to any premises in the following situations: if a backflow prevention device required by this code is not installed, tested and maintained; if a backflow prevention device has been removed, altered, or bypassed; or if an unprotected cross-connection exists on the premises. Service will not be restored until such conditions or defects are corrected pursuant to section 13.24.100.
- C. All presently installed backflow prevention devices which do not meet the requirements of section 13.24.040 shall be replaced with an approved device. Whenever the existing device is moved from the present location or requires more than minimum maintenance or constitutes a hazard to health, the unit shall be replaced by a backflow prevention device meeting the requirements of section 13.24.040 at the expense of the user.

§ 13.24.120. Record Retention

- A. The City of Woodland PWS will maintain the following records in accordance with the State Water Resources Control Board's latest version of the Cross-Connection Control Policy Handbook (CCCPH).
 - 1. The two most recent hazard assessments for each user premise, conducted pursuant to the most recently approved CCCPH;

2. for each BPA, the associated hazard or application, location, owner, type, manufacturer and model, size, installation date, and serial number;
 3. for each AG installation, the associated hazard or application and the location, owner, and as-built plans of the AG;
 4. results of all BPA field testing, AG inspection, and swivel-ell inspections and field tests for the previous three calendar years, including the name, test date, repair date, and certification number of the backflow prevention assembly tester for each BPA field test and AG and swivel-ell;
 5. repairs made to, or replacement or relocation of, BPAs for the previous three calendar years;
 6. the most current cross-connection tests (e.g., shutdown test, dye test);
 7. if a user supervisor is designated for a user premise, the current contact information for the user supervisor and water user, and any applicable training and qualifications;
 8. descriptions and follow-up actions related to all backflow incidents;
 9. if any portion of the cross-connection control program is carried out under contract or agreement, a copy of the current contract or agreement;
 10. the current Cross-Connection Control Plan as required in the most recently adopted CCCPH; and
 11. any public outreach or education materials issued for the previous three calendar years.
- B. The City does not keep records of “secondary” backflows or backflows located internally within a user premises and downstream of the backflow installed to protect the primary water system.
- C. All information in subsection (A) must be available to the State Water Board upon request. All correspondence with state or local authorities must be kept for a minimum of 10 years.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: I.9
SUBJECT: Microsoft Software Enterprise Licensing Agreement
Renewal

Recommendation for Action:

1. Receive the Annual Maintenance for Microsoft Enterprise Agreement; and
2. Approve Resolution No. _____, authorizing City Manager, or designee, to execute a three-year contract, and any necessary amendments, with Dell Technologies Inc., of Round Rock, TX, for furnishing and delivering Microsoft product licenses and support services, on the same terms and conditions afforded to the County of Riverside, California, through the Licensing Solution Provider Agreement Number PSA-0001524 and Riverside County Master Microsoft Enterprise Agreement No. 8084445 in an amount not to exceed \$542,329.41.

Staff Contact:

Scott Sawin, Chief Information Officer – (530) 661-7979, scott.sawin@cityofwoodland.gov

Fiscal Impact:

The total expenditure for the three-year term of the agreement is projected at \$542,329.41. This figure represents a substantial increase, primarily attributable to our strategic shift from the traditional on-premises Exchange email system to the more dynamic and subscription-based Office 365 platform. The agreement is funded through existing appropriations within the Information Technology Fund.

Background:

The enterprise agreement covers software licenses used by all City staff, including but not limited to the Windows desktop operating system, Windows server operating system, Microsoft Office Suite, SQL Database Server, and other Microsoft products. With the recent upgrade, the agreement now includes Office 365 licenses, replacing the previous Exchange (email) server licenses. This change aligns with the City's strategic move towards enhanced cloud-based capabilities and comprehensive digital collaboration tools provided by Office 365.

Discussion:

The City adheres to a strict policy of maintaining valid licenses for all computer software used in conducting business. To support this policy, the City maintains ongoing agreements with vendors for software licensing, maintenance, and technical support for critical systems. These agreements ensure the continued use of software and provide access to new versions, updates for functionality and security, and crucial technical support in case of system instability or failure.

Utilizing Microsoft software as the primary platform for nearly every technological function, the City finds the most efficient and cost-effective method of managing these licenses is through an Enterprise Agreement (EA). This agreement consolidates all licensing fees into a single annual payment, offering significant savings and flexibility. The EA is a volume perpetual licensing program tailored for government agencies, allowing the City to purchase a comprehensive suite of software licenses and updates by participating in the Riverside EA cooperative purchasing program, which originated from a request-for-proposal by the County of Riverside.

With this approach, the City ensures its software versions remain current and closely aligned with the latest commercial releases. This practice is crucial for keeping City software updated with the latest security improvements and product enhancements. The transition to Office 365 under this agreement amplifies these benefits, enhancing collaboration with tools like Microsoft Teams and SharePoint, increasing scalability and flexibility through its cloud-based services, and improving security with continual updates. Furthermore, the EA includes vouchers for advanced technical support and deployment services, ensuring that the City can swiftly adopt new technologies and maintain interoperability across all operations.

Conclusion:

1. Receive the Annual Maintenance for Microsoft Enterprise Agreement; and
2. Approve Resolution No. _____, authorizing City Manager, or designee, to execute a three-year contract, and any necessary amendments, with Dell Technologies Inc., of Round Rock, TX, for furnishing and delivering Microsoft product licenses and support services, on the same terms and conditions afforded to the County of Riverside, California, through the Licensing Solution Provider Agreement Number PSA-0001524 and Riverside County Master Microsoft Enterprise Agreement No. 8084445 in an amount not to exceed \$542,329.41.

Prepared by: Scott Sawin, Chief Information Officer

Reviewed by: Kim McKinney, Administrative 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. Microsoft Resolution FY24

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING
THE PURCHASE OF MICROSOFT SOFTWARE LICENSING THROUGH A PURCHASE
ORDER WITH DELL TECHNOLOGIES INC.**

WHEREAS, the City of Woodland wishes to enter into a three year purchase agreement with Dell Technologies Inc. in an amount not to exceed \$542,329.41; and

WHEREAS, the City Council wishes to approve the Agreement and authorize its execution through the adoption of this Resolution

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

SECTION 1: The City Council hereby approves the Agreement. The City Manager is hereby authorized and directed to execute the Agreement, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.; and

SECTION 2: A copy of the Agreement is available and on file in the City Clerk's office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: I.10
SUBJECT: Professional Services Agreement for Housing
Consultant Services with NeighborWorks
Sacramento Home Ownership Center

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) approving the reprogramming of \$49,100 from a previous appropriation for the first-time homebuyer loan assistance program, (2) authorizing the Administrative Services Director to amend the budget as necessary, (3) authorizing the City Manager to execute a professional services agreement with NeighborWorks Sacramento Region Home Ownership Center in a form as prepared and approved by the City Attorney in the amount of \$49,100 to provide housing consultant services for the City's First-Time Homebuyer Loan Assistance Program through June 30, 2026, and (4) approving a new purchase price limit of \$526,000 for new and existing homes for the City's loan assistance program.

Staff Contact:

Dago Fierros, Housing Analyst II – 530-661-2019, dago.fierros@cityofwoodland.gov

Fiscal Impact:

The funds for this agreement are a reprogrammed appropriation of \$49,100 from a previous first-time homebuyer loan assistance program agreement with NeighborWorks that was executed in January 2021 and expired in January 2023. \$49,100 of the previous \$50,000 contract with NeighborWorks was unexpended.

Background:

NeighborWorks has provided housing consultant services for the City's First-Time Homebuyer Loan Assistance Program since 2008. In this role, NeighborWorks has conducted the income determinations, taught homebuyer education sessions, completed the underwriting of loans, and prepared most of the loan documents. The City issued a first-time homebuyer loan in 2023, which was the first loan from the program to be issued since 2016. The interest list for the program is currently capped at 100 households.

The City's program is funded through repaid housing loans based on grants originally received by the City through HOME (federal) and BEGIN and CalHome (both state) programs. The HOME fund currently has a balance of \$1,335,769.79 and the Housing Assistance Grants fund currently has a balance of \$748,260.38. Both funding sources can be used towards the City's loan assistance program which provides loans up to \$120,000 in loan assistance for qualified low-income households (80% of the area median household income).

Discussion:

Approval of the professional services agreement will continue NeighborWorks as the housing services consultant for the City's loan assistance program through June 30, 2026.

Under NeighborWorks' cost proposal, the City will be charged the following:

Service	Invoice Price		Description
Income Determination (First time Buyer Program)	\$500.00	Per Household	Includes (HUD Section-8 Guidelines): • Document Collection • Session with customer • Income Determination Letter • Asset Self Certification • Income Projection Form • Verification of first-time homebuyer status
Pre-Purchase Counseling Post-Purchase Counseling Foreclosure Counseling	\$300.00	Per Household	• HUD compliant certified counselors.
Review/Renew Income Determination (within 12 months)	\$250.00	Per Household	Includes: • Review of customer file and re-determination of eligibility • Updated forms
First Time Homebuyer Education	\$350.00	Per Household	HUD compliant 8-hour first time homebuyer education course for one household
Loan Processing	\$3,000.00	Per Loan	Includes: • Processing • Underwriting • Escrow Coordination • Quality Control
Loan Servicing: 1-time Fee	\$300.00	Per Loan	Includes: • Loan set-up in database • Transfer of servicer notices
Monthly Servicing Fee	\$50.00	Per Loan Per Month	Includes: • Annual occupancy verification & home insurance coverage • Lender portfolio statements • Annual borrower statements • Processing of payments

			• Customer Service
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Staff also recommends that the purchase price limits for the City's loan assistance program be increased to the current HOME program purchase price limit of \$526,000 for new and existing homes from the current limit of \$423,000 for existing homes and \$439,000 for new homes. Changing the purchase price limits will increase the number of homes available for buyers participating in the loan assistance program. It is likely that borrowers will focus on resale homes as most new homes have sold above \$500,000 based on recent sales data.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, (1) approving the reprogramming of \$49,100 from a previous appropriation for the first-time homebuyer loan assistance program, (2) authorizing the Administrative Services Director to amend the budget as necessary, (3) authorizing the City Manager to execute a professional services agreement with NeighborWorks Sacramento Region Home Ownership Center in a form as prepared and approved by the City Attorney in the amount of \$49,100 to provide housing consultant services for the City's First-Time Homebuyer Loan Assistance Program through June 30, 2026, and (4) approving a new purchase price limit of \$526,000 for new and existing homes for the City's loan assistance program.

Prepared by: Dago Fierros, Housing Analyst II

Reviewed by: Kim McKinney, Administrative Services Director

Reviewed by: Christine Engel, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. NW Agmt Reso July 2, 2024

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND APPROVING A PROFESSIONAL SERVICES
AGREEMENT FOR HOUSING CONSULTANT SERVICES WITH
NEIGHBORWORKS SACRAMENTO HOMEOWNERSHIP CENTER**

WHEREAS, NeighborWorks Sacramento Home Ownership Center has provided housing consultant services for the City's First-Time Homebuyer Loan Assistance Program since 2008 by conducting income determinations, holding homebuyer education sessions, completing the underwriting of loans, and preparing most of the loan documents for program participants; and

WHEREAS, under NeighborWorks' cost proposal, the City will be charged the following:

Service	Invoice Price		Description
Income Determination (First time Buyer Program)	\$500.00	Per Household	Includes (HUD Section-8 Guidelines): ➤ Document Collection ➤ Session with customer ➤ Income Determination Letter ➤ Asset Self Certification ➤ Income Projection Form ➤ Verification of first-time homebuyer status
Pre-Purchase Counseling Post-Purchase Counseling Foreclosure Counseling	\$300.00	Per Household	➤ HUD compliant certified counselors.
Review/Renew Income Determination (within 12 months)	\$250.00	Per Household	Includes: ➤ Review of customer file and re-determination of eligibility ➤ Updated forms
First Time Homebuyer Education	\$350.00	Per Household	HUD compliant 8-hour first time homebuyer education course for one household
Loan Processing	\$3,000.00	Per Loan	Includes: ➤ Processing ➤ Underwriting ➤ Escrow Coordination ➤ Quality Control
Loan Servicing: 1-time Fee	\$300.00	Per Loan	Includes: ➤ Loan set-up in database ➤ Transfer of servicer notices

Monthly Servicing Fee	\$50.00	Per Loan Per Month	Includes: ➤ Annual occupancy verification & home insurance coverage ➤ Lender portfolio statements ➤ Annual borrower statements ➤ Processing of payments ➤ Customer Service
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WHEREAS, the current purchase price limit for the City’s loan assistance program is \$423,000 for existing homes and \$439,000 for new homes; and

WHEREAS, the new purchase price limit will increase to \$526,000 for existing and new homes to increase the number of homes available for program participants; and

WHEREAS, the City loan amount for the program is currently \$120,000; and

WHEREAS, the City desires to continue NeighborWorks as the housing consultant for the City’s loan assistance program through June 30, 2026; and

WHEREAS, City and Consultant agree that the compensation provided to Consultant shall be in a not to exceed amount of \$50,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS: (1) approves the reprogramming of \$49,100 from a previous appropriation for the first-time homebuyer loan assistance program, (2) authorizes the Administrative Services Director to amend the budget as necessary, (3) authorizes the City Manager to execute a professional services agreement with NeighborWorks Sacramento Region Home Ownership Center in a form as prepared and approved by the City Attorney in the amount of \$49,100 to provide housing consultant services for the City’s First-Time Homebuyer Loan Assistance Program through June 30, 2026, and (4) approves a new purchase price limit of \$526,000 for new and existing homes for the City’s loan assistance program.

PASSED AND ADOPTED by the City Council this 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
 AGENDA: City Council Regular Meeting
 DATE: July 2, 2024
 ITEM #: I.11
 SUBJECT: Intent to Levy Assessments: Lighting and Landscaping Districts

Recommendation for Action: Staff recommends that the City Council adopt ten (10) 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 July 16, 2024.

Staff Contact:

Kim McKinney, Administrative Services Director, (530) 661-5849, kim.mckinney@cityofwoodland.gov

Fiscal Impact:

If approved, the Lighting and Landscaping (L&L) Districts would generate a total of \$4,312,568 in revenues to cover anticipated costs of operations. The proposed levy for each District for fiscal year (FY) 2024/25 is as follows:

District	Zoning	Maximum Levy	FY2024/25 Proposed Levy	FY2023/24 Actual Levy	Difference	Total Assessment
Gateway						
	Commercial per Acre	\$ 4,345.12	\$ 3,957.51	\$ 4,118.45	\$ (160.94)	\$ 203,970.00
Gibson Ranch		\$ 371.08	\$ 371.08	\$ 364.48	\$ 6.60	\$ 826,728.70
North Park		\$ 215.40	\$ 215.40	\$ 215.40	\$ -	\$ 26,709.60
Spring Lake						\$ 3,210,761.00
	Single Family Residential R3	\$ 1,620.25	\$ 1,162.81	\$ 1,015.79	\$ 147.02	
	Single Family Residential R4	\$ 1,393.49	\$ 1,025.48	\$ 886.26	\$ 139.22	
	Single Family Residential R5	\$ 1,257.43	\$ 943.08	\$ 808.54	\$ 134.54	
	Single Family Residential R8	\$ 1,053.34	\$ 819.48	\$ 691.96	\$ 127.52	
	Single Family Residential R15	\$ 688.88	\$ 565.13	\$ 472.17	\$ 92.96	
	Single Family Residential R20	\$ 643.53	n/a	n/a	n/a	
	Single Family Residential R25	\$ 616.32	\$ 521.18	\$ 430.72	\$ 90.46	
	Neighborhood Commercial per Acre	\$ 16,703.94	\$ 10,248.75	\$ 8,250.49	\$ 1,998.26	
Streng Pond		\$ 79.10	\$ 79.10	\$ 79.10	\$ -	\$ 14,435.74
West Wood		\$ 788.50	\$ 788.50	\$ 770.02	\$ 18.48	\$ 29,963.00
Total						\$ 4,312,568.04

Ideally, revenues generated by the assessments within each District would cover the total budgeted expenditures for FY2024/25. However, there are some Districts that will not generate enough revenue to cover costs and will utilize either available reserves, or will require a subsidy from the General Fund.

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 included 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 \$30,799 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 assessment increase for the Gibson Ranch District is due to normal ongoing operations. The proposed assessment is 100% of the maximum allowable assessment. Despite assessment at the maximum allowable level, the calculated revenues from the assessment will be less than budgeted expenditures by \$230,970, which will come from fund balance/reserves, and will deplete the reserves to about \$200,000. Future assessments will likely require subsidies from the General Fund.

The proposed assessment for the North Park District is 100% of the maximum allowable assessment, and this District does not have an annual inflation factor built into the allowable assessments. The budget for FY24/25 will require a General Fund Contribution of about \$39,000 or an adjustment in the level of services and maintenance.

In the Spring Lake L&L, the annual operating budget for the District is projected to increase by \$605,181, or 20%. This increased budget is due to additional landscaping installed and completion of the three neighborhood parks, which are maintained by the District. The addition of new housing units in Spring Lake that are able to participate in cost sharing of the L&L allows the costs to be spread over more units. Staff has proposed to utilize \$350,000 in available District reserves to reduce the overall rate impact to residents within the District. Using these reserves, the annual rate increase varies from 14% to 20% for FY2024/25.

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 \$21,171. The General Fund will have to contribute a total of \$30,799 or adjust levels of service and maintenance beginning in FY2024/25.

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 July 16, 2024. 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 ten (10) 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 July 16, 2024.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. FY 24-25 Gibson Ranch Engineer's Report
2. FY 24-25 North Park L&L Engineer's Report
3. FY 24-25 Streng Pond L&L Engineer's Report
4. FY 24-25 West Wood L&L Engineer's Report
5. FY 24-25 Gateway L&L Engineer's Report
6. FY 24-25 Spring Lake L&L Engineer's Report
7. Gateway L&L Map
8. GibsonRanch L&L Map
9. NorthPark L&L Map
- 10StrengPond L&L Map
- .
- 11Westwood L&L Map
- .
- 12SpringLake L&L Map
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- 13Resolution of Intent - FY24-25 Gibson Ranch L&L
- .
- 14Resolution of Intent - FY24-25 North Park L&L
- .
- 15Resolution of Intent - FY24-25 Streng Pond L&L
- .
- 16Resolution of Intent - FY24-25 West Wood L&L
- .
- 17Gateway-L&L_Resolution Setting the Public Hearing_FY2024-2025
- .
- 18Gateway-L&L_Resolution-of Intention_FY2024-2025
- .
- 19Gateway-L&L_Resolution-Preliminarily Approving ER_FY2024-2025
- .
- 20Spring-Lake-L&L_Resolution of Intention_FY2024-2025
- .
- 21Spring-Lake-L&L_Resolution Preliminarily Approving ER_FY2024-2025
- .
- 22Spring-Lake-L&L_Resolution Setting Public Hearing_FY2024-2025
- .



City of Woodland

Gibson Ranch Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2024/2025

Intent Meeting: July 2, 2024
Public Hearing: July 16, 2024

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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 2024/2025, 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 _____, 2024.

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 2024/2025. 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 2024/2025 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 2024/2025.

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 XIID and has made the following findings and determinations:

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

California Constitution

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

Article 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 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 2024/2025.

**MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2024/2025
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
2024/25	Jan	2024	25,080.22	1.809%	1.809%	\$371.08

⁽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 2024/2025

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	\$397,823.80	\$70,204.20	\$15,477.30	\$36,113.70	\$519,619.00
Utilities	266,930.16	29,658.91	9,562.50	22,312.50	328,464.07
Equipment & Supplies	18,895.50	2,099.50	1,770.00	4,130.00	26,895.00
Repairs/Miscellaneous Expenses	71,114.92	7,901.66	4,092.13	9,548.29	92,657.00
Direct Costs (Subtotal)	\$754,764.39	\$109,864.27	\$30,901.93	\$72,104.49	\$967,635.07
ADMINISTRATION COSTS					
District Administration	\$17,661.60	\$1,962.40	\$0.00	\$0.00	\$19,624.00
County Administration Fee	1,683.90	187.10	30.00	70.00	1,971.00
Administration Costs (Subtotal)	\$19,345.50	\$2,149.50	\$30.00	\$70.00	\$21,595.00
LEVY BREAKDOWN					
Total Direct and Admin. Costs	\$774,109.89	\$112,013.77	\$30,931.93	\$72,174.49	\$989,230.07
Reserve Collection/(Contribution)	(194,727.58)	(36,234.40)	0.00	0.00	(230,961.98)
General Fund Replenishment/(Contribution)	0.00	0.00	32,223.99	36,236.63	68,460.62
Balance to Levy	\$579,382.31	\$75,779.36	\$63,155.91	\$108,411.12	\$826,728.70
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⁾	\$252.87	\$38.84	\$23.80	\$55.57	\$371.08
Prior Year Levy Per EDU	\$248.37	\$38.15	\$23.38	\$54.57	\$364.47
Maximum Assessment Per EDU	\$252.87	\$38.84	\$23.80	\$55.57	\$371.08
Prior Year Maximum Assessment Per EDU	\$248.37	\$38.15	\$23.38	\$54.58	\$364.48
Percent (%) change in Max Rate	1.81%	1.81%	1.81%	1.81%	1.81%
RESERVE INFORMATION					
Beginning Operating Reserve Balance	\$354,269.71	\$51,262.86	\$14,155.93	\$33,030.50	\$452,719.00
Reserve Fund Collection/(Contribution)	(194,727.58)	(36,234.40)	0.00	0.00	(230,961.98)
Ending Operating Reserve Balance	\$159,542.13	\$15,028.45	\$14,155.93	\$33,030.50	\$221,757.02

⁽¹⁾ Levy per EDU shown above is based on FY 2024/2025 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 2024/2025

Based on the Budget for fiscal year 2024/2025 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	493,343.92	75,779.36	46,441.57	108,411.12	723,975.98
Multi-Family Residential	72,172.71	0.00	7,098.28	0.00	79,270.99
Commercial/Institution	13,865.67	0.00	9,616.06	0.00	23,481.73
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	\$579,382.30	\$75,779.36	\$63,155.91	\$108,411.12	\$826,728.70

⁽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 - 2024/2025 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 2024/2025 Assessment Roll".



City of Woodland

North Park Lighting and Landscaping District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2024/2025

Intent Meeting: July 2, 2024
Public Hearing: July 16, 2024

27368 Via Industria
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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 2024/2025, 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 _____, 2024.

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 2024/2025. 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 2024/2025 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 2024/2025.

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.

//. 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 2024/2025

BUDGET ITEMS	Total
DIRECT COSTS	
Maintenance Costs/Labor	\$42,883.00
Utilities	17,347.80
Equipment & Supplies	992.00
Repairs/Miscellaneous Expenses	1,163.00
Direct Costs (Subtotal)	\$62,385.80
ADMINISTRATION COSTS	
District Administration	\$3,647.00
County Administration Fee	124.00
Administration Costs (Subtotal)	\$3,771.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$66,156.80
Reserve Collection/(Contribution)	(255.00)
General Fund Replenishment/(Contribution)	(39,192.20)
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	\$255.00
Reserve Fund Collection/(Contribution)	(255.00)
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 - 2024/2025 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 2024/2025 Assessment Roll".



City of Woodland

Streng Pond Landscaping Maintenance District

**ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2024/2025**

**Intent Meeting: July 2, 2024
Public Hearing: July 16, 2024**

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 2024/2025, 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 _____, 2024.

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 2024/2025. 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 2024/2025 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 2024/2025.

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 2024/2025 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 2024/2025

BUDGET ITEMS	Total
DIRECT COSTS	
Maintenance Costs/Labor	\$13,381.00
Utilities	22,902.86
Equipment & Supplies	405.00
Repairs/Miscellaneous Expenses	1,077.00
Direct Costs (Subtotal)	\$37,765.86
ADMINISTRATION COSTS	
District Administration	\$7,303.00
County Administration Fee	166.00
Administration Costs (Subtotal)	\$7,469.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$45,234.86
Reserve Collection/(Contribution)	(23,684.00)
General Fund Repayments/(Contribution)	(7,115.12)
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	\$23,684.00
Reserve Fund Collection/(Contribution)	(23,684.00)
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 - 2024/2025 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 2024/2025 Preliminary Assessment Roll".



City of Woodland

West Wood Unit No. 1

Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT FISCAL YEAR 2024/2025

Intent Meeting: July 2, 2024
Public Hearing: July 16, 2024

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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 2024/2025, 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 _____, 2024.

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 2024/2025. 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 2024/2025 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 2024/2025.

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 2024/2025 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 2024/2025

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$15,031.00
Utilities	14,196.39
Equipment & Supplies	3,000.00
Repairs/Miscellaneous Expenses	998.00
Direct Costs (Subtotal)	\$33,225.39
ADMINISTRATION COSTS	
District Administration	\$3,046.00
County Administration Fee	38.00
Administration Costs (Subtotal)	\$3,084.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$36,309.39
Reserve Fund Collection (Contribution)	(6,346.25)
General Fund Repayment/(Contribution)	0.00
Balance to Levy	\$29,963.14
Total Charge	\$29,963.00
Difference (due rounding)	(\$0.14)
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38.00
Levy Per EDU	\$788.50
Maximum Assessment Per EDU	\$788.5037
Prior Year Maximum Assessment Per EDU	\$770.0232
OPERATING RESERVE INFORMATION	
Operating Reserve Balance	\$151,667.33
Reserve Fund Collection/(Contribution)	(6,346.25)
Ending Operating Reserve Balance	\$145,321.08

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 - 2024/2025 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 2024/2025 Assessment Roll".



City of Woodland Gateway Landscaping and Lighting District

Engineer's Report
Fiscal Year 2024/2025

June 11, 2024

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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 2024/2025 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 2024/2025 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 2024/2025 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 2024/2025 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 2024/2025 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 July 16, 2024, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for FY 2024/2025.

I. 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 west by County Road 102, to the south by Bronze Star Drive, and generally to the east 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.

II. 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 2024/2025 budget.

	MAXIMUM BUDGET^[1]	PROPOSED FY 2024/2025 BUDGET
DIRECT COST ITEMS		
Landscaping Maintenance	\$109,698.78	\$120,437.00
Tree Maintenance	39,252.57	24,211.00
Street Lighting	8,769.96	22,163.00
Traffic Signals	35,228.47	26,403.00
Fence Repairs and Maintenance	2,207.35	2,000.00
Graffiti and Entry Way Maintenance	1,413.23	2,350.00
Bus Shelter Repair and Maintenance	2,434.78	1,013.00
Appurtenant Facility Maintenance	6,510.58	0.00
DIRECT COST SUBTOTAL	\$205,515.71	\$198,577.00
INCIDENTAL COSTS/EXPENSES		
City Administration	\$5,202.52	\$2,696.50
Consultant/County Administration	5,202.52	2,696.50
Reserve Fund Contingency	8,026.74	0.00
INCIDENTAL COSTS SUBTOTAL	\$18,431.77	\$5,393.00
ASSESSMENT		
Estimated Assessment	\$223,947.48	\$203,970.00
Less Reserve Contribution to Project	n/a	\$0.00
TOTAL ASSESSMENT	\$223,947.48	\$203,970.00
Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	\$4,345.12	\$3,957.51

^[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 2024/2025.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed FY 2024/2025 Acreage Rate
12	51.54	\$4,345.12 per acre or portion thereof	\$3,357.51 per acre or portion thereof

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

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

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

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

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

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

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 2024/2025. 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 2023 to April 2024 is 2.45%.

V. Assessment Roll

The assessment roll is a listing of both Maximum Assessment and the FY 2024/2025 Assessment apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. Though the maximum amount is shown below, it is not anticipated that the maximum assessment will be assessed for many years. A listing of parcels proposed to be assessed within this District is shown on the following table.

Assessor Parcel Number	Owner Name	Approximate Acreage	Maximum Levy Amount	Actual FY 2024/2025 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	\$43,711.91	\$39,812.52
027-852-004-000	Costco Wholesale Corporation	15.170	65,915.47	60,035.40
027-852-010-000	Woodland Development Co. LLC	4.680	20,335.16	18,521.14
027-852-011-000	Woodland Development Co. LLC	1.300	5,648.66	5,144.76
027-852-029-000	Woodland Development Co. LLC	2.220	9,646.17	8,785.66
027-852-030-000	Merrimac Development Co Llc	3.280	14,251.99	12,980.62
027-852-018-000	Woodland Development Co. LLC	1.590	6,908.74	6,292.42
027-852-019-000	Woodland Development Co. LLC	0.810	3,519.55	3,205.58
027-852-022-000	Woodland Development Co. LLC	7.420	32,240.79	29,364.70
027-852-023-000	In-N-Out Burgers	1.530	6,648.03	6,054.98
027-852-024-000	Kim Hong Seok & Flora T	0.970	4,214.77	3,838.78
027-852-025-000	Woodland Development Co. LLC	2.510	10,906.25	9,933.34
Total*		51.540	\$223,947.48	\$203,969.90

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

VI. District Diagram

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

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2024-2025

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer



City of Woodland Spring Lake Landscaping and Lighting District

Engineer's Report
Fiscal Year 2024/2025

July 2, 2024

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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 2024/2025 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, 2024 and ending June 30, 2025 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2024/2025 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 2024/2025 assessment rates.

B. Contents of Engineer's Report

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

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

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

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

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

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

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

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

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

Following the conclusion of the Public Hearing scheduled for July 16, 2024, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for FY 2024/2025.

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 2024 covering portions of the Spring Lake Area representing 3,156 single family lots, 238 multi-family residential units and 369 apartment units. The assessments for all of the parcels within the District will be calculated based on 2024/2025 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 2024/2025.

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 2024/2025.

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 2024/2025 Estimated Costs			
	ZONE DENSITY TYPE COSTS ¹	PRODUCT/FRONT FOOTAGE TYPE COSTS ²	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$376,873	\$625,564	\$1,002,437
Greenbelts & Parks	0	1,109,242	1,109,242
Tree Maintenance	273,267	130,445	403,712
Street Lights	375,033	103,056	478,089
Traffic Signals	0	355,051	355,051
Graffiti & Wall/Fence Repairs	1,218	1,532	2,750
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	\$1,026,390	\$2,324,890	\$3,351,281
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$192,980	\$192,980
Consultant/County Administration	0	16,500	16,500
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	\$0	\$209,480	\$209,480
ESTIMATED MAXIMUM ASSESSMENT	\$1,026,390	\$2,534,370	\$3,560,761
LESS RESERVE CONTRIBUTION TO PROJECT³			(350,000)
ADJUSTED FY 2024/2025 ASSESSMENT			\$3,210,761
Total Assessor Parcels FY 2024/2025			2,968
		Maximum Levy Amount Per EBU⁴	Adjusted Fiscal Year 2024/2025 Levy Amount After Reserve Contribution
Estimated Single Family Developed Residential R3 Per EBU		1,620.25	\$1,162.81
Estimated Single Family Developed Residential R4 Per EBU		1,393.49	\$1,025.48
Estimated Single Family Developed Residential R5 Per EBU		\$1,257.43	\$943.08
Estimated Single Family Developed Residential R8 Per EBU		\$1,053.34	\$819.48
Estimated Multi Family Developed Residential R15 Per EBU		\$688.88	\$565.13
Estimated Multi Family Developed Residential R20 Per EBU ⁵		\$643.53	n/a
Estimated Multi Family Developed Residential R25 Per EBU		\$616.32	\$521.18
Estimated Neighborhood Commercial Per Acre		\$16,703.94	\$10,248.75

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 to the assessment for FY 2024/25 over the FY 2023/2024 rates.
4. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) of 50.30% since district formation.
5. For FY 2024/2025 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeveloped Rate of \$219.93 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 2 OF 2

Allocation Method		(X)	*** ZONING TYPE *****					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	Number of Projected Units/Acres	EBU Per Zone Type	Total EBUS or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Mainor, Collector and Local Streets, Ag channels)	Developed Parcels Only School and Public Owned Sites	Zoning & Front Footage Total (Developed Property)	(From Above Table) Product Developed Parcels Only	Total for All Developed Property	(From Above Table) Product Developed & Undeveloped Parcels	Total Cost for All Properties	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	150	1.67	250.00	82,398.86	\$0	\$82,399	549	\$44,553	\$99,618	\$182,017	\$316.46	\$846.35	\$1,162.81			
R-4	Single Family Residential	751	1.25	938.75	309,408	0	309,408	223,062	532,470	461,359	770,767	316.46	709.01	1,025.48			
R-5	Single Family Residential	1,080	1.00	1,080.00	355,963	0	355,963	330	320,782	679,018	1,034,981	316.46	626.62	943.08			
R-8	Single Family Residential	851	0.63	531.88	175,304	0	175,304	206	252,764	428,068	719,847	316.46	503.02	819.48			
R-15	Multi-Family Residential	136	0.33	45.33	14,942	0	14,942	110	32,101	63,012	77,954	219.23	345.90	565.13			
R-20	Multi-Family Residential	0	0.25	-	0	0	0	0	0	10,084	10,084	219.23	0.00	219.23			
R-25	Multi-Family Residential	369	0.20	73.80	24,324	0	24,324	87,098	111,422	167,993	192,317	219.23	301.96	521.18			
NC	Neighborhood Commercial	0	5.00	-	0	0	0	0	0	34,159	34,159	10,248.75	0.00	10,248.75			
	Sub Total	3,337		2,919.76	\$962,339	\$0	\$962,339		\$960,360	\$2,059,787	\$3,022,126						
Project West of Highway 113																	
R-5A	Single Family Residential	162	1.00	162.00	53,394.46	\$0	\$53,394	\$48,117	\$101,512	\$58,467	\$111,861	\$63.88	\$626.62	\$690.50			
R-8A	Single Family Residential	0	0.63	0.00	0	0	0	0	0	0	0	0.00	0.00	0.00			
R-15A	Multi-Family Residential	97	0.33	32.33	10,657	0	10,657	22,896	33,553	27,011	37,668	42.42	345.90	388.33			
	Sub Total	259		194.33	\$64,051	\$0	\$64,051	\$71,013	\$135,064	\$85,477	\$149,529						
School & County Sites (Front Footage)																	
IFF	High School	50.00	n/a	4,830.00	\$0	\$14,084	\$14,084	\$0	\$14,084	\$0	\$14,084	\$0.00	\$281.68	\$281.68			
IFF	Woodland Community College	120.50	n/a	4,106.00	0	12,556	12,556	0	12,556	0	12,556	0.00	104.20	104.20			
IFF	Yolo County	201.50	n/a	3,627.00	0	12,466	12,466	0	12,466	0	12,466	0.00	402.13	402.13			
	Sub Total	201.50		12,563.00	\$0	\$39,106	\$39,106	\$0	\$39,106	\$0	\$39,106						
	Total				\$1,026,390	\$39,106	\$1,065,496	\$1,031,373	\$2,096,869	\$2,145,264	\$3,210,761						

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 2023 to January 2024 is 1.018%.

V. Assessment Roll

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2024/2025 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 2024/2025 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
PARCELS NOT ON THE TAX ROLL - Government Owned			
042-580-020-000	Miscellaneous - Govt Owned	\$14,083.96	\$14,083.96
042-580-023-000	Miscellaneous - Govt Owned	1,675.53	1,675.52
042-580-024-000	Miscellaneous - Govt Owned	1,675.53	1,675.52
042-580-025-000	Miscellaneous - Govt Owned	2,412.76	2,412.76
042-580-026-000	Miscellaneous - Govt Owned	6,702.10	6,702.10
<u>042-580-027-000</u>	<u>Miscellaneous - Govt Owned</u>	<u>12,556.01</u>	<u>12,556.00</u>
6	Sub Total	\$39,105.89	\$39,105.86

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

041-231-002-000	Single Family Resid/R5A	\$690.50	\$690.50
041-231-003-000	Single Family Resid/R5A	690.50	690.50
041-231-004-000	Single Family Resid/R5A	690.50	690.50
041-231-005-000	Single Family Resid/R5A	690.50	690.50
041-231-006-000	Single Family Resid/R5A	690.50	690.50
041-231-007-000	Single Family Resid/R5A	690.50	690.50
041-231-008-000	Single Family Resid/R5A	690.50	690.50
041-231-009-000	Single Family Resid/R5A	690.50	690.50
041-231-010-000	Single Family Resid/R5A	690.50	690.50
041-231-011-000	Single Family Resid/R5A	690.50	690.50
041-231-012-000	Single Family Resid/R5A	690.50	690.50
041-231-013-000	Single Family Resid/R5A	690.50	690.50
041-231-014-000	Single Family Resid/R5A	690.50	690.50
041-231-015-000	Single Family Resid/R5A	690.50	690.50
041-231-016-000	Single Family Resid/R5A	690.50	690.50
041-231-017-000	Single Family Resid/R5A	690.50	690.50
041-231-018-000	Single Family Resid/R5A	690.50	690.50
041-231-019-000	Single Family Resid/R5A	690.50	690.50
041-231-020-000	Single Family Resid/R5A	690.50	690.50
041-231-021-000	Single Family Resid/R5A	690.50	690.50
041-231-022-000	Single Family Resid/R5A	690.50	690.50
041-231-023-000	Single Family Resid/R5A	690.50	690.50
041-231-024-000	Single Family Resid/R5A	690.50	690.50
041-231-025-000	Single Family Resid/R5A	690.50	690.50
041-231-026-000	Single Family Resid/R5A	690.50	690.50
041-231-029-000	Single Family Resid/R5A	690.50	690.50
041-231-030-000	Single Family Resid/R5A	690.50	690.50
041-231-031-000	Single Family Resid/R5A	690.50	690.50
041-231-032-000	Single Family Resid/R5A	690.50	690.50
041-231-033-000	Single Family Resid/R5A	690.50	690.50
041-231-034-000	Single Family Resid/R5A	690.50	690.50
041-231-035-000	Single Family Resid/R5A	690.50	690.50
041-231-036-000	Single Family Resid/R5A	690.50	690.50
041-231-037-000	Single Family Resid/R5A	690.50	690.50
041-231-038-000	Single Family Resid/R5A	690.50	690.50
041-232-001-000	Single Family Resid/R5A	690.50	690.50
041-232-002-000	Single Family Resid/R5A	690.50	690.50

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2024/2025 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
041-232-003-000	Single Family Resid/R5A	690.50	690.50
041-232-004-000	Single Family Resid/R5A	690.50	690.50
041-232-005-000	Single Family Resid/R5A	690.50	690.50
041-232-006-000	Single Family Resid/R5A	690.50	690.50
041-232-007-000	Single Family Resid/R5A	690.50	690.50
041-232-008-000	Single Family Resid/R5A	690.50	690.50
041-232-009-000	Single Family Resid/R5A	690.50	690.50
041-232-010-000	Single Family Resid/R5A	690.50	690.50
041-232-011-000	Single Family Resid/R5A	690.50	690.50
041-232-012-000	Single Family Resid/R5A	690.50	690.50
041-232-013-000	Single Family Resid/R5A	690.50	690.50
041-232-014-000	Single Family Resid/R5A	690.50	690.50
041-232-015-000	Single Family Resid/R5A	690.50	690.50
041-232-016-000	Single Family Resid/R5A	690.50	690.50
041-232-017-000	Single Family Resid/R5A	690.50	690.50
041-232-019-000	Single Family Resid/R5A	690.50	690.50
041-232-020-000	Single Family Resid/R5A	690.50	690.50
041-232-021-000	Single Family Resid/R5A	690.50	690.50
041-232-022-000	Single Family Resid/R5A	690.50	690.50
041-232-023-000	Single Family Resid/R5A	690.50	690.50
041-232-024-000	Single Family Resid/R5A	690.50	690.50
041-232-025-000	Single Family Resid/R5A	690.50	690.50
041-232-026-000	Single Family Resid/R5A	690.50	690.50
041-232-027-000	Single Family Resid/R5A	690.50	690.50
041-233-002-000	Single Family Resid/R5A	690.50	690.50
041-233-003-000	Single Family Resid/R5A	690.50	690.50
041-233-004-000	Single Family Resid/R5A	690.50	690.50
041-233-005-000	Single Family Resid/R5A	690.50	690.50
041-233-006-000	Single Family Resid/R5A	690.50	690.50
041-233-007-000	Single Family Resid/R5A	690.50	690.50
041-233-008-000	Single Family Resid/R5A	690.50	690.50
041-233-009-000	Single Family Resid/R5A	690.50	690.50
041-233-010-000	Single Family Resid/R5A	690.50	690.50
041-233-011-000	Single Family Resid/R5A	690.50	690.50
041-233-012-000	Single Family Resid/R5A	690.50	690.50
041-233-013-000	Single Family Resid/R5A	690.50	690.50
041-233-014-000	Single Family Resid/R5A	690.50	690.50
041-233-015-000	Single Family Resid/R5A	690.50	690.50
041-233-016-000	Single Family Resid/R5A	690.50	690.50
041-233-017-000	Single Family Resid/R5A	690.50	690.50
041-233-018-000	Single Family Resid/R5A	690.50	690.50
041-233-019-000	Single Family Resid/R5A	690.50	690.50
041-233-020-000	Single Family Resid/R5A	690.50	690.50
041-233-021-000	Single Family Resid/R5A	690.50	690.50
041-233-022-000	Single Family Resid/R5A	690.50	690.50
041-233-023-000	Single Family Resid/R5A	690.50	690.50
041-233-024-000	Single Family Resid/R5A	690.50	690.50

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2024/2025 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
041-233-025-000	Single Family Resid/R5A	690.50	690.50
041-233-026-000	Single Family Resid/R5A	690.50	690.50
041-233-027-000	Single Family Resid/R5A	690.50	690.50
041-234-001-000	Multi Family Resid/R15A	388.33	388.32
041-234-002-000	Multi Family Resid/R15A	388.33	388.32
041-234-003-000	Multi Family Resid/R15A	388.33	388.32
041-234-004-000	Multi Family Resid/R15A	388.33	388.32
041-234-005-000	Multi Family Resid/R15A	388.33	388.32
041-234-006-000	Multi Family Resid/R15A	388.33	388.32
041-234-007-000	Multi Family Resid/R15A	388.33	388.32
041-234-008-000	Multi Family Resid/R15A	388.33	388.32
041-234-009-000	Multi Family Resid/R15A	388.33	388.32
041-234-010-000	Multi Family Resid/R15A	388.33	388.32
041-234-011-000	Multi Family Resid/R15A	388.33	388.32
041-234-012-000	Multi Family Resid/R15A	388.33	388.32
041-234-013-000	Multi Family Resid/R15A	388.33	388.32
041-234-014-000	Multi Family Resid/R15A	388.33	388.32
041-234-015-000	Multi Family Resid/R15A	388.33	388.32
041-234-016-000	Multi Family Resid/R15A	388.33	388.32
041-234-017-000	Multi Family Resid/R15A	388.33	388.32
041-234-018-000	Multi Family Resid/R15A	388.33	388.32
041-234-019-000	Multi Family Resid/R15A	388.33	388.32
041-234-020-000	Multi Family Resid/R15A	388.33	388.32
041-234-021-000	Multi Family Resid/R15A	388.33	388.32
041-234-022-000	Multi Family Resid/R15A	388.33	388.32
041-234-023-000	Multi Family Resid/R15A	388.33	388.32
041-234-024-000	Multi Family Resid/R15A	388.33	388.32
041-234-025-000	Multi Family Resid/R15A	388.33	388.32
041-234-026-000	Multi Family Resid/R15A	388.33	388.32
041-234-027-000	Multi Family Resid/R15A	388.33	388.32
041-234-028-000	Multi Family Resid/R15A	388.33	388.32
041-234-029-000	Multi Family Resid/R15A	388.33	388.32
041-234-030-000	Multi Family Resid/R15A	388.33	388.32
041-234-031-000	Multi Family Resid/R15A	388.33	388.32
041-234-032-000	Multi Family Resid/R15A	388.33	388.32
041-234-033-000	Multi Family Resid/R15A	388.33	388.32
041-234-034-000	Multi Family Resid/R15A	388.33	388.32
041-234-035-000	Multi Family Resid/R15A	388.33	388.32
041-234-036-000	Multi Family Resid/R15A	388.33	388.32
041-234-037-000	Multi Family Resid/R15A	388.33	388.32
041-234-038-000	Multi Family Resid/R15A	388.33	388.32
041-234-039-000	Multi Family Resid/R15A	388.33	388.32
041-234-040-000	Multi Family Resid/R15A	388.33	388.32
041-234-041-000	Multi Family Resid/R15A	388.33	388.32
041-234-042-000	Multi Family Resid/R15A	388.33	388.32
041-234-043-000	Multi Family Resid/R15A	388.33	388.32
041-234-044-000	Multi Family Resid/R15A	388.33	388.32

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2024/2025 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
041-234-045-000	Multi Family Resid/R15A	388.33	388.32
041-234-046-000	Multi Family Resid/R15A	388.33	388.32
041-234-047-000	Multi Family Resid/R15A	388.33	388.32
041-234-048-000	Multi Family Resid/R15A	388.33	388.32
041-234-049-000	Multi Family Resid/R15A	388.33	388.32
041-234-050-000	Multi Family Resid/R15A	388.33	388.32
041-241-003-000	Single Family Resid/R5A	690.50	690.50
041-241-004-000	Single Family Resid/R5A	690.50	690.50
041-241-005-000	Single Family Resid/R5A	690.50	690.50
041-241-006-000	Single Family Resid/R5A	690.50	690.50
041-241-007-000	Single Family Resid/R5A	690.50	690.50
041-241-008-000	Single Family Resid/R5A	690.50	690.50
041-241-009-000	Single Family Resid/R5A	690.50	690.50
041-241-010-000	Single Family Resid/R5A	690.50	690.50
041-241-011-000	Single Family Resid/R5A	690.50	690.50
041-241-012-000	Single Family Resid/R5A	690.50	690.50
041-241-013-000	Single Family Resid/R5A	690.50	690.50
041-241-014-000	Single Family Resid/R5A	690.50	690.50
041-241-015-000	Single Family Resid/R5A	690.50	690.50
041-241-016-000	Single Family Resid/R5A	690.50	690.50
041-241-017-000	Single Family Resid/R5A	690.50	690.50
041-241-018-000	Single Family Resid/R5A	690.50	690.50
041-242-002-000	Single Family Resid/R5A	690.50	690.50
041-242-003-000	Single Family Resid/R5A	690.50	690.50
041-242-004-000	Single Family Resid/R5A	690.50	690.50
041-242-005-000	Single Family Resid/R5A	690.50	690.50
041-242-006-000	Single Family Resid/R5A	690.50	690.50
041-242-007-000	Single Family Resid/R5A	690.50	690.50
041-242-008-000	Single Family Resid/R5A	690.50	690.50
041-242-009-000	Single Family Resid/R5A	690.50	690.50
041-242-010-000	Single Family Resid/R5A	690.50	690.50
041-242-011-000	Single Family Resid/R5A	690.50	690.50
041-242-012-000	Single Family Resid/R5A	690.50	690.50
041-242-013-000	Single Family Resid/R5A	690.50	690.50
041-242-014-000	Single Family Resid/R5A	690.50	690.50
041-242-015-000	Single Family Resid/R5A	690.50	690.50
041-242-016-000	Single Family Resid/R5A	690.50	690.50
041-242-017-000	Single Family Resid/R5A	690.50	690.50
041-242-018-000	Single Family Resid/R5A	690.50	690.50
041-242-019-000	Single Family Resid/R5A	690.50	690.50
041-242-020-000	Single Family Resid/R5A	690.50	690.50
041-242-021-000	Single Family Resid/R5A	690.50	690.50
041-242-022-000	Single Family Resid/R5A	690.50	690.50
041-242-023-000	Single Family Resid/R5A	690.50	690.50
041-242-024-000	Single Family Resid/R5A	690.50	690.50
041-242-025-000	Single Family Resid/R5A	690.50	690.50
041-242-026-000	Single Family Resid/R5A	690.50	690.50

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041-242-027-000	Single Family Resid/R5A	690.50	690.50
041-242-028-000	Single Family Resid/R5A	690.50	690.50
041-242-029-000	Single Family Resid/R5A	690.50	690.50
041-242-030-000	Single Family Resid/R5A	690.50	690.50
041-242-031-000	Single Family Resid/R5A	690.50	690.50
041-242-032-000	Single Family Resid/R5A	690.50	690.50
041-242-033-000	Single Family Resid/R5A	690.50	690.50
041-242-034-000	Single Family Resid/R5A	690.50	690.50
041-242-035-000	Single Family Resid/R5A	690.50	690.50
041-242-036-000	Single Family Resid/R5A	690.50	690.50
041-242-037-000	Single Family Resid/R5A	690.50	690.50
041-242-038-000	Single Family Resid/R5A	690.50	690.50
041-242-039-000	Single Family Resid/R5A	690.50	690.50
041-242-040-000	Single Family Resid/R5A	690.50	690.50
041-242-041-000	Single Family Resid/R5A	690.50	690.50
041-242-042-000	Single Family Resid/R5A	690.50	690.50
041-242-043-000	Single Family Resid/R5A	690.50	690.50
041-242-044-000	Single Family Resid/R5A	690.50	690.50
041-242-045-000	Single Family Resid/R5A	690.50	690.50
041-243-003-000	Single Family Resid/R5A	690.50	690.50
041-243-004-000	Single Family Resid/R5A	690.50	690.50
041-243-005-000	Single Family Resid/R5A	690.50	690.50
041-243-006-000	Single Family Resid/R5A	690.50	690.50
041-243-007-000	Single Family Resid/R5A	690.50	690.50
041-243-008-000	Single Family Resid/R5A	690.50	690.50
041-243-009-000	Single Family Resid/R5A	690.50	690.50
041-243-010-000	Single Family Resid/R5A	690.50	690.50
041-243-011-000	Single Family Resid/R5A	690.50	690.50
041-243-012-000	Single Family Resid/R5A	690.50	690.50
041-243-013-000	Single Family Resid/R5A	690.50	690.50
041-243-014-000	Single Family Resid/R5A	690.50	690.50
041-243-015-000	Single Family Resid/R5A	690.50	690.50
041-243-016-000	Single Family Resid/R5A	690.50	690.50
041-243-017-000	Single Family Resid/R5A	690.50	690.50
041-244-001-000	Multi Family Resid/R15A	388.33	388.32
041-244-002-000	Multi Family Resid/R15A	388.33	388.32
041-244-003-000	Multi Family Resid/R15A	388.33	388.32
041-244-004-000	Multi Family Resid/R15A	388.33	388.32
041-244-005-000	Multi Family Resid/R15A	388.33	388.32
041-244-006-000	Multi Family Resid/R15A	388.33	388.32
041-244-007-000	Multi Family Resid/R15A	388.33	388.32
041-244-008-000	Multi Family Resid/R15A	388.33	388.32
041-244-009-000	Multi Family Resid/R15A	388.33	388.32
041-244-010-000	Multi Family Resid/R15A	388.33	388.32
041-244-011-000	Multi Family Resid/R15A	388.33	388.32
041-244-012-000	Multi Family Resid/R15A	388.33	388.32
041-244-013-000	Multi Family Resid/R15A	388.33	388.32

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041-244-014-000	Multi Family Resid/R15A	388.33	388.32
041-244-015-000	Multi Family Resid/R15A	388.33	388.32
041-244-016-000	Multi Family Resid/R15A	388.33	388.32
041-244-017-000	Multi Family Resid/R15A	388.33	388.32
041-244-018-000	Multi Family Resid/R15A	388.33	388.32
041-244-019-000	Multi Family Resid/R15A	388.33	388.32
041-244-020-000	Multi Family Resid/R15A	388.33	388.32
041-244-021-000	Multi Family Resid/R15A	388.33	388.32
041-244-022-000	Multi Family Resid/R15A	388.33	388.32
041-244-023-000	Multi Family Resid/R15A	388.33	388.32
041-244-024-000	Multi Family Resid/R15A	388.33	388.32
041-244-025-000	Multi Family Resid/R15A	388.33	388.32
041-244-026-000	Multi Family Resid/R15A	388.33	388.32
041-244-027-000	Multi Family Resid/R15A	388.33	388.32
041-244-028-000	Multi Family Resid/R15A	388.33	388.32
041-244-029-000	Multi Family Resid/R15A	388.33	388.32
041-244-030-000	Multi Family Resid/R15A	388.33	388.32
041-244-031-000	Multi Family Resid/R15A	388.33	388.32
041-244-032-000	Multi Family Resid/R15A	388.33	388.32
041-244-033-000	Multi Family Resid/R15A	388.33	388.32
041-244-034-000	Multi Family Resid/R15A	388.33	388.32
041-244-035-000	Multi Family Resid/R15A	388.33	388.32
041-244-036-000	Multi Family Resid/R15A	388.33	388.32
041-244-037-000	Multi Family Resid/R15A	388.33	388.32
041-244-038-000	Multi Family Resid/R15A	388.33	388.32
041-244-039-000	Multi Family Resid/R15A	388.33	388.32
041-244-040-000	Multi Family Resid/R15A	388.33	388.32
041-244-041-000	Multi Family Resid/R15A	388.33	388.32
041-244-042-000	Multi Family Resid/R15A	388.33	388.32
041-244-043-000	Multi Family Resid/R15A	388.33	388.32
041-244-044-000	Multi Family Resid/R15A	388.33	388.32
041-244-045-000	Multi Family Resid/R15A	388.33	388.32
041-244-046-000	Multi Family Resid/R15A	388.33	388.32
041-244-047-000	Multi Family Resid/R15A	388.33	388.32
041-251-002-000	Single Family Resid/R8	819.48	819.48
041-251-004-000	Single Family Resid/R8	819.48	819.48
041-251-006-000	Single Family Resid/R8	819.48	819.48
041-251-008-000	Single Family Resid/R8	819.48	819.48
041-251-010-000	Single Family Resid/R8	819.48	819.48
041-251-012-000	Single Family Resid/R8	819.48	819.48
041-251-014-000	Single Family Resid/R8	819.48	819.48
041-251-016-000	Single Family Resid/R8	819.48	819.48
041-251-018-000	Single Family Resid/R8	819.48	819.48
041-251-020-000	Single Family Resid/R8	819.48	819.48
041-251-022-000	Single Family Resid/R8	819.48	819.48
041-251-025-000	Single Family Resid/R8	819.48	819.48
041-251-027-000	Single Family Resid/R8	819.48	819.48

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041-251-029-000	Single Family Resid/R8	819.48	819.48
041-251-031-000	Single Family Resid/R8	819.48	819.48
041-251-032-000	Single Family Resid/R8	819.48	819.48
041-251-033-000	Single Family Resid/R8	819.48	819.48
041-251-034-000	Single Family Resid/R8	819.48	819.48
041-251-035-000	Single Family Resid/R8	819.48	819.48
041-251-036-000	Single Family Resid/R8	819.48	819.48
041-251-037-000	Single Family Resid/R8	819.48	819.48
041-251-038-000	Single Family Resid/R8	819.48	819.48
041-251-039-000	Single Family Resid/R8	819.48	819.48
041-251-040-000	Single Family Resid/R8	819.48	819.48
041-251-041-000	Single Family Resid/R8	819.48	819.48
041-251-042-000	Single Family Resid/R8	819.48	819.48
041-251-044-000	Single Family Resid/R8	819.48	819.48
041-251-045-000	Single Family Resid/R8	819.48	819.48
041-251-046-000	Single Family Resid/R8	819.48	819.48
041-251-047-000	Single Family Resid/R8	819.48	819.48
041-252-001-000	Single Family Resid/R8	819.48	819.48
041-252-002-000	Single Family Resid/R8	819.48	819.48
041-252-003-000	Single Family Resid/R8	819.48	819.48
041-252-004-000	Single Family Resid/R8	819.48	819.48
041-252-005-000	Single Family Resid/R8	819.48	819.48
041-252-006-000	Single Family Resid/R8	819.48	819.48
041-252-007-000	Single Family Resid/R8	819.48	819.48
041-252-008-000	Single Family Resid/R8	819.48	819.48
041-252-009-000	Single Family Resid/R8	819.48	819.48
041-252-010-000	Single Family Resid/R8	819.48	819.48
041-252-011-000	Single Family Resid/R8	819.48	819.48
041-252-012-000	Single Family Resid/R8	819.48	819.48
041-252-013-000	Single Family Resid/R8	819.48	819.48
041-252-014-000	Single Family Resid/R8	819.48	819.48
041-252-015-000	Single Family Resid/R8	819.48	819.48
041-252-016-000	Single Family Resid/R8	819.48	819.48
041-252-017-000	Single Family Resid/R8	819.48	819.48
041-252-018-000	Single Family Resid/R8	819.48	819.48
041-252-019-000	Single Family Resid/R8	819.48	819.48
041-252-020-000	Single Family Resid/R8	819.48	819.48
041-252-021-000	Single Family Resid/R8	819.48	819.48
041-252-022-000	Single Family Resid/R8	819.48	819.48
041-252-024-000	Single Family Resid/R8	819.48	819.48
041-252-025-000	Single Family Resid/R8	819.48	819.48
041-252-026-000	Single Family Resid/R8	819.48	819.48
041-252-027-000	Single Family Resid/R8	819.48	819.48
041-252-028-000	Single Family Resid/R8	819.48	819.48
041-252-029-000	Single Family Resid/R8	819.48	819.48
041-252-030-000	Single Family Resid/R8	819.48	819.48
041-252-031-000	Single Family Resid/R8	819.48	819.48

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041-253-001-000	Single Family Resid/R8	819.48	819.48
041-253-002-000	Single Family Resid/R8	819.48	819.48
041-253-003-000	Single Family Resid/R8	819.48	819.48
041-253-004-000	Single Family Resid/R8	819.48	819.48
041-253-005-000	Single Family Resid/R8	819.48	819.48
041-253-006-000	Single Family Resid/R8	819.48	819.48
041-253-007-000	Single Family Resid/R8	819.48	819.48
041-253-008-000	Single Family Resid/R8	819.48	819.48
041-253-009-000	Single Family Resid/R8	819.48	819.48
041-253-010-000	Single Family Resid/R8	819.48	819.48
041-253-011-000	Single Family Resid/R8	819.48	819.48
041-253-012-000	Single Family Resid/R8	819.48	819.48
041-253-013-000	Single Family Resid/R8	819.48	819.48
041-253-014-000	Single Family Resid/R8	819.48	819.48
041-260-001-000	Single Family Resid/R8	819.48	819.48
041-260-002-000	Single Family Resid/R8	819.48	819.48
041-260-003-000	Single Family Resid/R8	819.48	819.48
041-260-004-000	Single Family Resid/R8	819.48	819.48
041-260-005-000	Single Family Resid/R8	819.48	819.48
041-260-006-000	Single Family Resid/R8	819.48	819.48
041-260-007-000	Single Family Resid/R8	819.48	819.48
041-260-008-000	Single Family Resid/R8	819.48	819.48
041-260-010-000	Single Family Resid/R8	819.48	819.48
041-260-011-000	Single Family Resid/R8	819.48	819.48
041-260-012-000	Single Family Resid/R8	819.48	819.48
041-260-013-000	Single Family Resid/R8	819.48	819.48
041-260-014-000	Single Family Resid/R8	819.48	819.48
041-260-015-000	Single Family Resid/R8	819.48	819.48
041-260-016-000	Single Family Resid/R8	819.48	819.48
041-260-017-000	Single Family Resid/R8	819.48	819.48
041-260-018-000	Single Family Resid/R8	819.48	819.48
041-260-019-000	Single Family Resid/R8	819.48	819.48
041-260-020-000	Single Family Resid/R8	819.48	819.48
041-260-021-000	Single Family Resid/R8	819.48	819.48
041-260-022-000	Single Family Resid/R8	819.48	819.48
041-260-023-000	Single Family Resid/R8	819.48	819.48
041-260-024-000	Single Family Resid/R8	819.48	819.48
041-260-025-000	Single Family Resid/R8	819.48	819.48
041-260-026-000	Single Family Resid/R8	819.48	819.48
041-260-027-000	Single Family Resid/R8	819.48	819.48
041-260-028-000	Single Family Resid/R8	819.48	819.48
041-260-029-000	Single Family Resid/R8	819.48	819.48
041-261-001-000	Single Family Resid/R8	819.48	819.48
041-261-002-000	Single Family Resid/R8	819.48	819.48
041-261-003-000	Single Family Resid/R8	819.48	819.48
041-261-004-000	Single Family Resid/R8	819.48	819.48
041-261-005-000	Single Family Resid/R8	819.48	819.48

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041-261-006-000	Single Family Resid/R8	819.48	819.48
041-261-007-000	Single Family Resid/R8	819.48	819.48
041-261-008-000	Single Family Resid/R8	819.48	819.48
041-261-009-000	Single Family Resid/R8	819.48	819.48
041-261-010-000	Single Family Resid/R8	819.48	819.48
041-261-011-000	Single Family Resid/R8	819.48	819.48
041-261-012-000	Single Family Resid/R8	819.48	819.48
041-261-013-000	Single Family Resid/R8	819.48	819.48
041-261-014-000	Single Family Resid/R8	819.48	819.48
041-261-015-000	Single Family Resid/R8	819.48	819.48
041-261-016-000	Single Family Resid/R8	819.48	819.48
041-261-017-000	Single Family Resid/R8	819.48	819.48
041-261-018-000	Single Family Resid/R8	819.48	819.48
041-261-019-000	Single Family Resid/R8	819.48	819.48
041-261-020-000	Single Family Resid/R8	819.48	819.48
041-262-001-000	Single Family Resid/R8	819.48	819.48
041-262-002-000	Single Family Resid/R8	819.48	819.48
041-262-003-000	Single Family Resid/R8	819.48	819.48
041-262-004-000	Single Family Resid/R8	819.48	819.48
041-262-005-000	Single Family Resid/R8	819.48	819.48
041-262-006-000	Single Family Resid/R8	819.48	819.48
041-262-007-000	Single Family Resid/R8	819.48	819.48
041-262-008-000	Single Family Resid/R8	819.48	819.48
041-262-009-000	Single Family Resid/R8	819.48	819.48
041-262-010-000	Single Family Resid/R8	819.48	819.48
041-262-011-000	Single Family Resid/R8	819.48	819.48
041-262-012-000	Single Family Resid/R8	819.48	819.48
041-262-013-000	Single Family Resid/R8	819.48	819.48
041-262-014-000	Single Family Resid/R8	819.48	819.48
041-262-015-000	Single Family Resid/R8	819.48	819.48
041-262-016-000	Single Family Resid/R8	819.48	819.48
041-262-017-000	Single Family Resid/R8	819.48	819.48
041-262-018-000	Single Family Resid/R8	819.48	819.48
041-262-019-000	Single Family Resid/R8	819.48	819.48
041-262-020-000	Single Family Resid/R8	819.48	819.48
041-270-001-000	Single Family Resid/R8	819.48	819.48
041-270-002-000	Single Family Resid/R8	819.48	819.48
041-270-003-000	Single Family Resid/R8	819.48	819.48
041-270-004-000	Single Family Resid/R8	819.48	819.48
041-270-005-000	Single Family Resid/R8	819.48	819.48
041-270-006-000	Single Family Resid/R8	819.48	819.48
041-270-007-000	Single Family Resid/R8	819.48	819.48
041-270-008-000	Single Family Resid/R8	819.48	819.48
041-270-010-000	Single Family Resid/R8	819.48	819.48
041-270-011-000	Single Family Resid/R8	819.48	819.48
041-270-012-000	Single Family Resid/R8	819.48	819.48
041-270-013-000	Single Family Resid/R8	819.48	819.48

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041-270-014-000	Single Family Resid/R8	819.48	819.48
041-270-015-000	Single Family Resid/R8	819.48	819.48
041-270-016-000	Single Family Resid/R8	819.48	819.48
041-270-017-000	Single Family Resid/R8	819.48	819.48
041-270-018-000	Single Family Resid/R8	819.48	819.48
041-270-019-000	Single Family Resid/R8	819.48	819.48
041-270-020-000	Single Family Resid/R8	819.48	819.48
041-270-021-000	Single Family Resid/R8	819.48	819.48
041-270-022-000	Single Family Resid/R8	819.48	819.48
041-270-023-000	Single Family Resid/R8	819.48	819.48
041-270-024-000	Single Family Resid/R8	819.48	819.48
041-270-025-000	Single Family Resid/R8	819.48	819.48
041-270-026-000	Single Family Resid/R8	819.48	819.48
041-270-027-000	Single Family Resid/R8	819.48	819.48
041-270-028-000	Single Family Resid/R8	819.48	819.48
041-270-029-000	Single Family Resid/R8	819.48	819.48
041-270-030-000	Single Family Resid/R8	819.48	819.48
041-270-031-000	Single Family Resid/R8	819.48	819.48
041-270-032-000	Single Family Resid/R8	819.48	819.48
041-270-033-000	Single Family Resid/R8	819.48	819.48
041-281-001-000	Single Family Resid/R8	819.48	819.48
041-281-002-000	Single Family Resid/R8	819.48	819.48
041-281-003-000	Single Family Resid/R8	819.48	819.48
041-281-004-000	Single Family Resid/R8	819.48	819.48
041-281-005-000	Single Family Resid/R8	819.48	819.48
041-281-006-000	Single Family Resid/R8	819.48	819.48
041-281-007-000	Single Family Resid/R8	819.48	819.48
041-281-009-000	Single Family Resid/R8	819.48	819.48
041-281-010-000	Single Family Resid/R8	819.48	819.48
041-281-011-000	Single Family Resid/R8	819.48	819.48
041-281-012-000	Single Family Resid/R8	819.48	819.48
041-281-013-000	Single Family Resid/R8	819.48	819.48
041-281-014-000	Single Family Resid/R8	819.48	819.48
041-281-015-000	Single Family Resid/R8	819.48	819.48
041-281-016-000	Single Family Resid/R8	819.48	819.48
041-281-017-000	Single Family Resid/R8	819.48	819.48
041-281-018-000	Single Family Resid/R8	819.48	819.48
041-281-019-000	Single Family Resid/R8	819.48	819.48
041-281-020-000	Single Family Resid/R8	819.48	819.48
041-281-021-000	Single Family Resid/R8	819.48	819.48
041-281-022-000	Single Family Resid/R8	819.48	819.48
041-281-023-000	Single Family Resid/R8	819.48	819.48
041-281-024-000	Single Family Resid/R8	819.48	819.48
041-281-025-000	Single Family Resid/R8	819.48	819.48
041-282-001-000	Single Family Resid/R8	819.48	819.48
041-282-002-000	Single Family Resid/R8	819.48	819.48
041-282-003-000	Single Family Resid/R8	819.48	819.48

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041-282-004-000	Single Family Resid/R8	819.48	819.48
041-282-005-000	Single Family Resid/R8	819.48	819.48
041-282-007-000	Single Family Resid/R8	819.48	819.48
041-282-008-000	Single Family Resid/R8	819.48	819.48
041-282-009-000	Single Family Resid/R8	819.48	819.48
041-282-010-000	Single Family Resid/R8	819.48	819.48
041-282-011-000	Single Family Resid/R8	819.48	819.48
041-283-001-000	Single Family Resid/R8	819.48	819.48
041-283-002-000	Single Family Resid/R8	819.48	819.48
041-283-003-000	Single Family Resid/R8	819.48	819.48
041-283-004-000	Single Family Resid/R8	819.48	819.48
041-283-005-000	Single Family Resid/R8	819.48	819.48
041-283-006-000	Single Family Resid/R8	819.48	819.48
041-283-007-000	Single Family Resid/R8	819.48	819.48
041-284-001-000	Single Family Resid/R8	819.48	819.48
041-284-002-000	Single Family Resid/R8	819.48	819.48
041-284-003-000	Single Family Resid/R8	819.48	819.48
041-284-004-000	Single Family Resid/R8	819.48	819.48
041-284-005-000	Single Family Resid/R8	819.48	819.48
041-284-006-000	Single Family Resid/R8	819.48	819.48
041-284-007-000	Single Family Resid/R8	819.48	819.48
041-284-008-000	Single Family Resid/R8	819.48	819.48
041-284-009-000	Single Family Resid/R8	819.48	819.48
041-284-010-000	Single Family Resid/R8	819.48	819.48
041-291-001-000	Single Family Resid/R5	943.08	943.06
041-291-002-000	Single Family Resid/R5	943.08	943.06
041-291-004-000	Single Family Resid/R5	943.08	943.06
041-291-005-000	Single Family Resid/R5	943.08	943.06
041-291-006-000	Single Family Resid/R5	943.08	943.06
041-291-008-000	Single Family Resid/R5	943.08	943.06
041-291-009-000	Single Family Resid/R5	943.08	943.06
041-291-010-000	Single Family Resid/R5	943.08	943.06
041-291-011-000	Single Family Resid/R5	943.08	943.06
041-291-013-000	Single Family Resid/R5	943.08	943.06
041-291-014-000	Single Family Resid/R5	943.08	943.06
041-291-015-000	Single Family Resid/R5	943.08	943.06
041-291-016-000	Single Family Resid/R5	943.08	943.06
041-291-017-000	Single Family Resid/R5	943.08	943.06
041-291-018-000	Single Family Resid/R5	943.08	943.06
041-291-019-000	Single Family Resid/R5	943.08	943.06
041-291-020-000	Single Family Resid/R8	819.48	819.48
041-291-021-000	Single Family Resid/R8	819.48	819.48
041-291-022-000	Single Family Resid/R8	819.48	819.48
041-291-023-000	Single Family Resid/R8	819.48	819.48
041-291-024-000	Single Family Resid/R8	819.48	819.48
041-291-025-000	Single Family Resid/R8	819.48	819.48
041-291-026-000	Single Family Resid/R8	819.48	819.48

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041-291-027-000	Single Family Resid/R8	819.48	819.48
041-291-029-000	Single Family Resid/R8	819.48	819.48
041-291-030-000	Single Family Resid/R8	819.48	819.48
041-291-031-000	Single Family Resid/R8	819.48	819.48
041-291-032-000	Single Family Resid/R8	819.48	819.48
041-291-033-000	Single Family Resid/R8	819.48	819.48
041-292-001-000	Single Family Resid/R5	943.08	943.06
041-292-002-000	Single Family Resid/R5	943.08	943.06
041-292-003-000	Single Family Resid/R5	943.08	943.06
041-292-004-000	Single Family Resid/R5	943.08	943.06
041-292-005-000	Single Family Resid/R5	943.08	943.06
041-292-006-000	Single Family Resid/R5	943.08	943.06
041-292-007-000	Single Family Resid/R5	943.08	943.06
041-292-008-000	Single Family Resid/R5	943.08	943.06
041-292-009-000	Single Family Resid/R5	943.08	943.06
041-292-010-000	Single Family Resid/R5	943.08	943.06
041-292-011-000	Single Family Resid/R5	943.08	943.06
041-292-012-000	Single Family Resid/R5	943.08	943.06
041-292-013-000	Single Family Resid/R5	943.08	943.06
041-293-001-000	Single Family Resid/R5	943.08	943.06
041-293-002-000	Single Family Resid/R8	819.48	819.48
041-293-003-000	Single Family Resid/R8	819.48	819.48
041-293-004-000	Single Family Resid/R8	819.48	819.48
041-293-005-000	Single Family Resid/R8	819.48	819.48
041-293-006-000	Single Family Resid/R8	819.48	819.48
041-293-007-000	Single Family Resid/R5	943.08	943.06
041-293-008-000	Single Family Resid/R5	943.08	943.06
041-293-009-000	Single Family Resid/R5	943.08	943.06
041-294-001-000	Single Family Resid/R8	819.48	819.48
041-294-002-000	Single Family Resid/R8	819.48	819.48
041-294-003-000	Single Family Resid/R8	819.48	819.48
041-294-004-000	Single Family Resid/R8	819.48	819.48
041-294-005-000	Single Family Resid/R8	819.48	819.48
041-294-006-000	Single Family Resid/R8	819.48	819.48
041-294-007-000	Single Family Resid/R8	819.48	819.48
041-294-008-000	Single Family Resid/R8	819.48	819.48
041-294-009-000	Single Family Resid/R8	819.48	819.48
041-294-010-000	Single Family Resid/R8	819.48	819.48
041-295-001-000	Single Family Resid/R5	943.08	943.06
041-295-002-000	Single Family Resid/R5	943.08	943.06
041-295-003-000	Single Family Resid/R5	943.08	943.06
041-295-004-000	Single Family Resid/R5	943.08	943.06
041-295-005-000	Single Family Resid/R5	943.08	943.06
041-295-007-000	Single Family Resid/R8	819.48	819.48
041-295-008-000	Single Family Resid/R8	819.48	819.48
041-295-009-000	Single Family Resid/R8	819.48	819.48
041-295-010-000	Single Family Resid/R8	819.48	819.48

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041-295-011-000	Single Family Resid/R8	819.48	819.48
041-295-012-000	Single Family Resid/R8	819.48	819.48
041-301-001-000	Single Family Resid/R5	943.08	943.06
041-301-002-000	Single Family Resid/R5	943.08	943.06
041-301-003-000	Single Family Resid/R5	943.08	943.06
041-301-004-000	Single Family Resid/R5	943.08	943.06
041-301-005-000	Single Family Resid/R5	943.08	943.06
041-301-006-000	Single Family Resid/R5	943.08	943.06
041-301-007-000	Multi Family Resid/R25	58372.68	58,372.68
041-302-001-000	Single Family Resid/R5	943.08	943.06
041-302-002-000	Single Family Resid/R5	943.08	943.06
041-302-003-000	Single Family Resid/R5	943.08	943.06
041-302-004-000	Single Family Resid/R5	943.08	943.06
041-302-005-000	Single Family Resid/R5	943.08	943.06
041-302-006-000	Single Family Resid/R5	943.08	943.06
041-302-007-000	Single Family Resid/R5	943.08	943.06
041-302-008-000	Single Family Resid/R5	943.08	943.06
041-302-009-000	Single Family Resid/R5	943.08	943.06
041-302-010-000	Single Family Resid/R5	943.08	943.06
041-302-011-000	Single Family Resid/R5	943.08	943.06
041-303-001-000	Single Family Resid/R5	943.08	943.06
041-303-002-000	Single Family Resid/R8	819.48	819.48
041-303-003-000	Single Family Resid/R8	819.48	819.48
041-303-004-000	Single Family Resid/R8	819.48	819.48
041-303-005-000	Single Family Resid/R8	819.48	819.48
041-303-006-000	Single Family Resid/R8	819.48	819.48
041-303-007-000	Single Family Resid/R8	819.48	819.48
041-303-010-000	Single Family Resid/R5	943.08	943.06
041-303-011-000	Single Family Resid/R5	943.08	943.06
041-303-012-000	Single Family Resid/R5	943.08	943.06
041-303-013-000	Single Family Resid/R5	943.08	943.06
041-304-001-000	Single Family Resid/R8	819.48	819.48
041-304-002-000	Single Family Resid/R8	819.48	819.48
041-304-003-000	Single Family Resid/R8	819.48	819.48
041-304-004-000	Single Family Resid/R8	819.48	819.48
041-304-005-000	Single Family Resid/R8	819.48	819.48
041-304-006-000	Single Family Resid/R8	819.48	819.48
041-304-007-000	Single Family Resid/R8	819.48	819.48
041-304-008-000	Single Family Resid/R8	819.48	819.48
041-304-009-000	Single Family Resid/R8	819.48	819.48
041-304-010-000	Single Family Resid/R8	819.48	819.48
041-304-011-000	Single Family Resid/R8	819.48	819.48
041-304-012-000	Single Family Resid/R8	819.48	819.48
042-030-054-000	Vacant	19572.94	19,572.94
042-351-002-000	Single Family Resid/R3	1162.81	1,162.80
042-351-003-000	Single Family Resid/R3	1162.81	1,162.80
042-351-004-000	Single Family Resid/R3	1162.81	1,162.80

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042-351-005-000	Single Family Resid/R3	1162.81	1,162.80
042-351-006-000	Single Family Resid/R3	1162.81	1,162.80
042-351-007-000	Single Family Resid/R3	1162.81	1,162.80
042-351-008-000	Single Family Resid/R3	1162.81	1,162.80
042-351-009-000	Single Family Resid/R3	1162.81	1,162.80
042-351-010-000	Single Family Resid/R3	1162.81	1,162.80
042-351-011-000	Single Family Resid/R3	1162.81	1,162.80
042-351-012-000	Single Family Resid/R3	1162.81	1,162.80
042-351-013-000	Single Family Resid/R3	1162.81	1,162.80
042-351-014-000	Single Family Resid/R3	1162.81	1,162.80
042-351-015-000	Single Family Resid/R3	1162.81	1,162.80
042-352-002-000	Single Family Resid/R3	1162.81	1,162.80
042-352-003-000	Single Family Resid/R3	1162.81	1,162.80
042-352-004-000	Single Family Resid/R3	1162.81	1,162.80
042-352-005-000	Single Family Resid/R3	1162.81	1,162.80
042-352-006-000	Single Family Resid/R3	1162.81	1,162.80
042-352-007-000	Single Family Resid/R3	1162.81	1,162.80
042-352-008-000	Single Family Resid/R3	1162.81	1,162.80
042-352-009-000	Single Family Resid/R3	1162.81	1,162.80
042-353-003-000	Single Family Resid/R3	1162.81	1,162.80
042-353-004-000	Single Family Resid/R3	1162.81	1,162.80
042-353-005-000	Single Family Resid/R3	1162.81	1,162.80
042-353-006-000	Single Family Resid/R3	1162.81	1,162.80
042-353-007-000	Single Family Resid/R3	1162.81	1,162.80
042-361-001-000	Single Family Resid/R3	1162.81	1,162.80
042-361-002-000	Single Family Resid/R3	1162.81	1,162.80
042-361-003-000	Single Family Resid/R3	1162.81	1,162.80
042-361-004-000	Single Family Resid/R3	1162.81	1,162.80
042-361-005-000	Single Family Resid/R3	1162.81	1,162.80
042-361-006-000	Single Family Resid/R3	1162.81	1,162.80
042-361-007-000	Single Family Resid/R3	1162.81	1,162.80
042-361-008-000	Single Family Resid/R3	1162.81	1,162.80
042-361-009-000	Single Family Resid/R3	1162.81	1,162.80
042-361-010-000	Single Family Resid/R3	1162.81	1,162.80
042-362-001-000	Single Family Resid/R3	1162.81	1,162.80
042-362-002-000	Single Family Resid/R3	1162.81	1,162.80
042-362-003-000	Single Family Resid/R3	1162.81	1,162.80
042-362-004-000	Single Family Resid/R3	1162.81	1,162.80
042-362-005-000	Single Family Resid/R3	1162.81	1,162.80
042-362-006-000	Single Family Resid/R3	1162.81	1,162.80
042-362-007-000	Single Family Resid/R3	1162.81	1,162.80
042-362-009-000	Single Family Resid/R3	1162.81	1,162.80
042-362-010-000	Single Family Resid/R3	1162.81	1,162.80
042-363-001-000	Single Family Resid/R3	1162.81	1,162.80
042-363-002-000	Single Family Resid/R3	1162.81	1,162.80
042-363-003-000	Single Family Resid/R3	1162.81	1,162.80
042-363-004-000	Single Family Resid/R3	1162.81	1,162.80

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042-363-005-000	Single Family Resid/R3	1162.81	1,162.80
042-371-001-000	Single Family Resid/R4	1025.48	1,025.46
042-371-002-000	Single Family Resid/R4	1025.48	1,025.46
042-371-003-000	Single Family Resid/R4	1025.48	1,025.46
042-371-004-000	Single Family Resid/R4	1025.48	1,025.46
042-371-005-000	Single Family Resid/R4	1025.48	1,025.46
042-371-006-000	Single Family Resid/R4	1025.48	1,025.46
042-371-007-000	Single Family Resid/R4	1025.48	1,025.46
042-371-008-000	Single Family Resid/R4	1025.48	1,025.46
042-371-009-000	Single Family Resid/R4	1025.48	1,025.46
042-371-010-000	Single Family Resid/R4	1025.48	1,025.46
042-371-011-000	Single Family Resid/R4	1025.48	1,025.46
042-371-012-000	Single Family Resid/R4	1025.48	1,025.46
042-371-013-000	Single Family Resid/R4	1025.48	1,025.46
042-371-014-000	Single Family Resid/R4	1025.48	1,025.46
042-371-015-000	Single Family Resid/R4	1025.48	1,025.46
042-372-001-000	Single Family Resid/R4	1025.48	1,025.46
042-372-002-000	Single Family Resid/R4	1025.48	1,025.46
042-372-003-000	Single Family Resid/R4	1025.48	1,025.46
042-372-004-000	Single Family Resid/R4	1025.48	1,025.46
042-372-005-000	Single Family Resid/R4	1025.48	1,025.46
042-372-006-000	Single Family Resid/R4	1025.48	1,025.46
042-372-007-000	Single Family Resid/R4	1025.48	1,025.46
042-372-008-000	Single Family Resid/R4	1025.48	1,025.46
042-372-009-000	Single Family Resid/R4	1025.48	1,025.46
042-372-010-000	Single Family Resid/R4	1025.48	1,025.46
042-372-011-000	Single Family Resid/R4	1025.48	1,025.46
042-372-012-000	Single Family Resid/R4	1025.48	1,025.46
042-373-001-000	Single Family Resid/R4	1025.48	1,025.46
042-373-002-000	Single Family Resid/R4	1025.48	1,025.46
042-373-004-000	Single Family Resid/R4	1025.48	1,025.46
042-373-005-000	Single Family Resid/R4	1025.48	1,025.46
042-373-006-000	Single Family Resid/R4	1025.48	1,025.46
042-373-007-000	Single Family Resid/R4	1025.48	1,025.46
042-373-008-000	Single Family Resid/R4	1025.48	1,025.46
042-373-011-000	Single Family Resid/R4	1025.48	1,025.46
042-373-012-000	Single Family Resid/R4	1025.48	1,025.46
042-373-013-000	Single Family Resid/R4	1025.48	1,025.46
042-373-014-000	Single Family Resid/R4	1025.48	1,025.46
042-373-015-000	Single Family Resid/R4	1025.48	1,025.46
042-373-016-000	Single Family Resid/R4	1025.48	1,025.46
042-373-018-000	Single Family Resid/R4	1025.48	1,025.46
042-380-001-000	Multi Family Resid/R15	565.13	565.12
042-380-002-000	Multi Family Resid/R15	565.13	565.12
042-380-003-000	Multi Family Resid/R15	565.13	565.12
042-380-005-000	Multi Family Resid/R15	565.13	565.12
042-380-006-000	Multi Family Resid/R15	565.13	565.12

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042-380-007-000	Multi Family Resid/R15	565.13	565.12
042-380-008-000	Multi Family Resid/R15	565.13	565.12
042-380-009-000	Multi Family Resid/R15	565.13	565.12
042-380-010-000	Multi Family Resid/R15	565.13	565.12
042-380-011-000	Multi Family Resid/R15	565.13	565.12
042-391-001-000	Single Family Resid/R3	1162.81	1,162.80
042-391-003-000	Single Family Resid/R3	1162.81	1,162.80
042-391-004-000	Single Family Resid/R3	1162.81	1,162.80
042-391-005-000	Single Family Resid/R3	1162.81	1,162.80
042-391-007-000	Single Family Resid/R3	1162.81	1,162.80
042-391-008-000	Single Family Resid/R3	1162.81	1,162.80
042-391-009-000	Single Family Resid/R3	1162.81	1,162.80
042-391-011-000	Single Family Resid/R3	1162.81	1,162.80
042-392-001-000	Single Family Resid/R3	1162.81	1,162.80
042-392-002-000	Single Family Resid/R3	1162.81	1,162.80
042-392-003-000	Single Family Resid/R3	1162.81	1,162.80
042-392-004-000	Single Family Resid/R3	1162.81	1,162.80
042-392-005-000	Single Family Resid/R3	1162.81	1,162.80
042-392-006-000	Single Family Resid/R3	1162.81	1,162.80
042-392-007-000	Single Family Resid/R3	1162.81	1,162.80
042-392-008-000	Single Family Resid/R3	1162.81	1,162.80
042-400-001-000	Multi Family Resid/R15	565.13	565.12
042-400-002-000	Multi Family Resid/R15	565.13	565.12
042-400-003-000	Multi Family Resid/R15	565.13	565.12
042-400-004-000	Multi Family Resid/R15	565.13	565.12
042-400-005-000	Multi Family Resid/R15	565.13	565.12
042-400-006-000	Multi Family Resid/R15	565.13	565.12
042-400-007-000	Multi Family Resid/R15	565.13	565.12
042-400-008-000	Multi Family Resid/R15	565.13	565.12
042-400-010-000	Multi Family Resid/R15	565.13	565.12
042-400-011-000	Multi Family Resid/R15	565.13	565.12
042-410-003-000	Single Family Resid/R5	943.08	943.06
042-410-004-000	Single Family Resid/R5	943.08	943.06
042-410-005-000	Single Family Resid/R5	943.08	943.06
042-410-006-000	Single Family Resid/R5	943.08	943.06
042-410-007-000	Single Family Resid/R5	943.08	943.06
042-410-008-000	Single Family Resid/R5	943.08	943.06
042-410-009-000	Single Family Resid/R5	943.08	943.06
042-410-010-000	Single Family Resid/R5	943.08	943.06
042-410-011-000	Single Family Resid/R5	943.08	943.06
042-410-012-000	Single Family Resid/R5	943.08	943.06
042-410-013-000	Single Family Resid/R5	943.08	943.06
042-410-014-000	Single Family Resid/R5	943.08	943.06
042-410-015-000	Single Family Resid/R5	943.08	943.06
042-410-016-000	Single Family Resid/R5	943.08	943.06
042-410-017-000	Single Family Resid/R5	943.08	943.06
042-410-018-000	Single Family Resid/R5	943.08	943.06

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042-410-019-000	Single Family Resid/R5	943.08	943.06
042-410-020-000	Single Family Resid/R5	943.08	943.06
042-410-023-000	Single Family Resid/R5	943.08	943.06
042-410-024-000	Single Family Resid/R5	943.08	943.06
042-410-025-000	Single Family Resid/R5	943.08	943.06
042-410-026-000	Single Family Resid/R5	943.08	943.06
042-410-027-000	Single Family Resid/R5	943.08	943.06
042-410-028-000	Single Family Resid/R5	943.08	943.06
042-410-029-000	Single Family Resid/R5	943.08	943.06
042-410-030-000	Single Family Resid/R5	943.08	943.06
042-410-031-000	Single Family Resid/R5	943.08	943.06
042-410-032-000	Single Family Resid/R5	943.08	943.06
042-410-033-000	Single Family Resid/R5	943.08	943.06
042-410-034-000	Single Family Resid/R5	943.08	943.06
042-410-035-000	Single Family Resid/R5	943.08	943.06
042-410-036-000	Single Family Resid/R5	943.08	943.06
042-410-037-000	Single Family Resid/R5	943.08	943.06
042-410-038-000	Single Family Resid/R5	943.08	943.06
042-410-039-000	Single Family Resid/R5	943.08	943.06
042-410-040-000	Single Family Resid/R5	943.08	943.06
042-410-041-000	Single Family Resid/R5	943.08	943.06
042-410-042-000	Single Family Resid/R5	943.08	943.06
042-410-043-000	Single Family Resid/R5	943.08	943.06
042-410-044-000	Single Family Resid/R5	943.08	943.06
042-410-045-000	Single Family Resid/R5	943.08	943.06
042-410-046-000	Single Family Resid/R5	943.08	943.06
042-410-047-000	Single Family Resid/R5	943.08	943.06
042-410-048-000	Single Family Resid/R5	943.08	943.06
042-410-049-000	Single Family Resid/R5	943.08	943.06
042-410-050-000	Single Family Resid/R5	943.08	943.06
042-410-051-000	Single Family Resid/R5	943.08	943.06
042-410-052-000	Single Family Resid/R5	943.08	943.06
042-410-053-000	Single Family Resid/R5	943.08	943.06
042-410-054-000	Single Family Resid/R5	943.08	943.06
042-410-055-000	Single Family Resid/R5	943.08	943.06
042-410-056-000	Single Family Resid/R5	943.08	943.06
042-410-058-000	Single Family Resid/R5	943.08	943.06
042-410-059-000	Single Family Resid/R5	943.08	943.06
042-410-061-000	Single Family Resid/R5	943.08	943.06
042-420-001-000	Single Family Resid/R5	943.08	943.06
042-420-002-000	Single Family Resid/R5	943.08	943.06
042-420-005-000	Single Family Resid/R5	943.08	943.06
042-420-006-000	Single Family Resid/R5	943.08	943.06
042-420-007-000	Single Family Resid/R5	943.08	943.06
042-420-008-000	Single Family Resid/R5	943.08	943.06
042-420-009-000	Single Family Resid/R5	943.08	943.06
042-420-010-000	Single Family Resid/R5	943.08	943.06

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042-420-011-000	Single Family Resid/R5	943.08	943.06
042-420-012-000	Single Family Resid/R5	943.08	943.06
042-420-013-000	Single Family Resid/R5	943.08	943.06
042-420-014-000	Single Family Resid/R5	943.08	943.06
042-420-015-000	Single Family Resid/R5	943.08	943.06
042-420-016-000	Single Family Resid/R5	943.08	943.06
042-420-017-000	Single Family Resid/R5	943.08	943.06
042-420-018-000	Single Family Resid/R5	943.08	943.06
042-420-019-000	Single Family Resid/R5	943.08	943.06
042-420-020-000	Single Family Resid/R5	943.08	943.06
042-420-021-000	Single Family Resid/R5	943.08	943.06
042-420-024-000	Single Family Resid/R5	943.08	943.06
042-420-025-000	Single Family Resid/R5	943.08	943.06
042-420-026-000	Single Family Resid/R5	943.08	943.06
042-420-027-000	Single Family Resid/R5	943.08	943.06
042-420-028-000	Single Family Resid/R5	943.08	943.06
042-420-029-000	Single Family Resid/R5	943.08	943.06
042-420-030-000	Single Family Resid/R5	943.08	943.06
042-420-031-000	Single Family Resid/R5	943.08	943.06
042-420-032-000	Single Family Resid/R5	943.08	943.06
042-420-033-000	Single Family Resid/R5	943.08	943.06
042-420-034-000	Single Family Resid/R5	943.08	943.06
042-420-035-000	Single Family Resid/R5	943.08	943.06
042-420-036-000	Single Family Resid/R5	943.08	943.06
042-420-037-000	Single Family Resid/R5	943.08	943.06
042-420-038-000	Single Family Resid/R5	943.08	943.06
042-420-039-000	Single Family Resid/R5	943.08	943.06
042-420-040-000	Single Family Resid/R5	943.08	943.06
042-420-041-000	Single Family Resid/R5	943.08	943.06
042-420-042-000	Single Family Resid/R5	943.08	943.06
042-420-044-000	Single Family Resid/R5	943.08	943.06
042-420-045-000	Single Family Resid/R5	943.08	943.06
042-420-047-000	Single Family Resid/R5	943.08	943.06
042-430-001-000	Single Family Resid/R5	943.08	943.06
042-430-002-000	Single Family Resid/R5	943.08	943.06
042-430-003-000	Single Family Resid/R5	943.08	943.06
042-430-004-000	Single Family Resid/R5	943.08	943.06
042-430-005-000	Single Family Resid/R5	943.08	943.06
042-430-006-000	Single Family Resid/R5	943.08	943.06
042-430-007-000	Single Family Resid/R5	943.08	943.06
042-430-008-000	Single Family Resid/R5	943.08	943.06
042-430-009-000	Single Family Resid/R5	943.08	943.06
042-430-010-000	Single Family Resid/R5	943.08	943.06
042-430-011-000	Single Family Resid/R5	943.08	943.06
042-430-012-000	Single Family Resid/R5	943.08	943.06
042-430-013-000	Single Family Resid/R5	943.08	943.06
042-430-014-000	Single Family Resid/R5	943.08	943.06

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042-430-015-000	Single Family Resid/R5	943.08	943.06
042-430-016-000	Single Family Resid/R5	943.08	943.06
042-430-017-000	Single Family Resid/R5	943.08	943.06
042-430-018-000	Single Family Resid/R5	943.08	943.06
042-430-019-000	Single Family Resid/R5	943.08	943.06
042-430-020-000	Single Family Resid/R5	943.08	943.06
042-430-021-000	Single Family Resid/R5	943.08	943.06
042-430-022-000	Single Family Resid/R5	943.08	943.06
042-430-023-000	Single Family Resid/R5	943.08	943.06
042-430-024-000	Single Family Resid/R5	943.08	943.06
042-430-025-000	Single Family Resid/R5	943.08	943.06
042-430-026-000	Single Family Resid/R5	943.08	943.06
042-430-027-000	Single Family Resid/R5	943.08	943.06
042-430-028-000	Single Family Resid/R5	943.08	943.06
042-430-029-000	Single Family Resid/R5	943.08	943.06
042-430-030-000	Single Family Resid/R5	943.08	943.06
042-430-031-000	Single Family Resid/R5	943.08	943.06
042-430-032-000	Single Family Resid/R5	943.08	943.06
042-430-033-000	Single Family Resid/R5	943.08	943.06
042-430-034-000	Single Family Resid/R5	943.08	943.06
042-430-035-000	Single Family Resid/R5	943.08	943.06
042-430-036-000	Single Family Resid/R5	943.08	943.06
042-430-037-000	Single Family Resid/R5	943.08	943.06
042-430-038-000	Single Family Resid/R5	943.08	943.06
042-430-039-000	Single Family Resid/R5	943.08	943.06
042-430-040-000	Single Family Resid/R5	943.08	943.06
042-430-041-000	Single Family Resid/R5	943.08	943.06
042-430-042-000	Single Family Resid/R5	943.08	943.06
042-430-043-000	Single Family Resid/R5	943.08	943.06
042-430-044-000	Single Family Resid/R5	943.08	943.06
042-430-045-000	Single Family Resid/R5	943.08	943.06
042-430-046-000	Single Family Resid/R5	943.08	943.06
042-430-047-000	Single Family Resid/R5	943.08	943.06
042-430-048-000	Single Family Resid/R5	943.08	943.06
042-430-049-000	Single Family Resid/R5	943.08	943.06
042-441-001-000	Single Family Resid/R8	819.48	819.48
042-441-002-000	Single Family Resid/R8	819.48	819.48
042-441-003-000	Single Family Resid/R8	819.48	819.48
042-441-004-000	Single Family Resid/R8	819.48	819.48
042-441-005-000	Single Family Resid/R8	819.48	819.48
042-441-006-000	Single Family Resid/R8	819.48	819.48
042-441-007-000	Single Family Resid/R8	819.48	819.48
042-441-008-000	Single Family Resid/R8	819.48	819.48
042-441-009-000	Single Family Resid/R8	819.48	819.48
042-441-010-000	Single Family Resid/R8	819.48	819.48
042-441-011-000	Single Family Resid/R8	819.48	819.48
042-441-012-000	Single Family Resid/R8	819.48	819.48

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042-441-013-000	Single Family Resid/R8	819.48	819.48
042-441-014-000	Single Family Resid/R8	819.48	819.48
042-441-016-000	Single Family Resid/R8	819.48	819.48
042-441-017-000	Single Family Resid/R8	819.48	819.48
042-441-018-000	Single Family Resid/R8	819.48	819.48
042-441-019-000	Single Family Resid/R8	819.48	819.48
042-441-020-000	Single Family Resid/R8	819.48	819.48
042-441-021-000	Single Family Resid/R8	819.48	819.48
042-441-022-000	Single Family Resid/R8	819.48	819.48
042-441-023-000	Single Family Resid/R8	819.48	819.48
042-441-024-000	Single Family Resid/R8	819.48	819.48
042-441-025-000	Single Family Resid/R8	819.48	819.48
042-441-026-000	Single Family Resid/R8	819.48	819.48
042-442-001-000	Single Family Resid/R8	819.48	819.48
042-442-002-000	Single Family Resid/R8	819.48	819.48
042-442-003-000	Single Family Resid/R8	819.48	819.48
042-442-004-000	Single Family Resid/R8	819.48	819.48
042-442-005-000	Single Family Resid/R8	819.48	819.48
042-442-006-000	Single Family Resid/R8	819.48	819.48
042-442-007-000	Single Family Resid/R8	819.48	819.48
042-442-008-000	Single Family Resid/R8	819.48	819.48
042-442-009-000	Single Family Resid/R8	819.48	819.48
042-443-001-000	Single Family Resid/R8	819.48	819.48
042-443-002-000	Single Family Resid/R8	819.48	819.48
042-443-003-000	Single Family Resid/R8	819.48	819.48
042-443-004-000	Single Family Resid/R8	819.48	819.48
042-443-005-000	Single Family Resid/R8	819.48	819.48
042-443-006-000	Single Family Resid/R8	819.48	819.48
042-443-007-000	Single Family Resid/R8	819.48	819.48
042-443-008-000	Single Family Resid/R8	819.48	819.48
042-443-009-000	Single Family Resid/R8	819.48	819.48
042-443-012-000	Single Family Resid/R8	819.48	819.48
042-443-013-000	Single Family Resid/R8	819.48	819.48
042-443-014-000	Single Family Resid/R8	819.48	819.48
042-443-015-000	Single Family Resid/R8	819.48	819.48
042-443-016-000	Single Family Resid/R8	819.48	819.48
042-443-017-000	Single Family Resid/R8	819.48	819.48
042-443-018-000	Single Family Resid/R8	819.48	819.48
042-443-019-000	Single Family Resid/R8	819.48	819.48
042-443-020-000	Single Family Resid/R8	819.48	819.48
042-443-021-000	Single Family Resid/R8	819.48	819.48
042-443-022-000	Single Family Resid/R8	819.48	819.48
042-443-024-000	Single Family Resid/R8	819.48	819.48
042-443-025-000	Single Family Resid/R8	819.48	819.48
042-451-001-000	Single Family Resid/R8	819.48	819.48
042-451-002-000	Single Family Resid/R8	819.48	819.48
042-451-003-000	Single Family Resid/R8	819.48	819.48

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042-451-004-000	Single Family Resid/R8	819.48	819.48
042-451-005-000	Single Family Resid/R8	819.48	819.48
042-451-006-000	Single Family Resid/R8	819.48	819.48
042-451-007-000	Single Family Resid/R8	819.48	819.48
042-451-008-000	Single Family Resid/R8	819.48	819.48
042-451-009-000	Single Family Resid/R8	819.48	819.48
042-451-010-000	Single Family Resid/R8	819.48	819.48
042-451-011-000	Single Family Resid/R8	819.48	819.48
042-451-012-000	Single Family Resid/R8	819.48	819.48
042-451-013-000	Single Family Resid/R8	819.48	819.48
042-451-014-000	Single Family Resid/R8	819.48	819.48
042-451-016-000	Single Family Resid/R8	819.48	819.48
042-451-017-000	Single Family Resid/R8	819.48	819.48
042-451-018-000	Single Family Resid/R8	819.48	819.48
042-451-019-000	Single Family Resid/R8	819.48	819.48
042-451-020-000	Single Family Resid/R8	819.48	819.48
042-451-021-000	Single Family Resid/R8	819.48	819.48
042-451-022-000	Single Family Resid/R8	819.48	819.48
042-451-023-000	Single Family Resid/R8	819.48	819.48
042-451-024-000	Single Family Resid/R8	819.48	819.48
042-451-025-000	Single Family Resid/R8	819.48	819.48
042-451-026-000	Single Family Resid/R8	819.48	819.48
042-452-001-000	Single Family Resid/R8	819.48	819.48
042-452-002-000	Single Family Resid/R8	819.48	819.48
042-452-003-000	Single Family Resid/R8	819.48	819.48
042-452-004-000	Single Family Resid/R8	819.48	819.48
042-452-005-000	Single Family Resid/R8	819.48	819.48
042-452-006-000	Single Family Resid/R8	819.48	819.48
042-452-007-000	Single Family Resid/R8	819.48	819.48
042-452-008-000	Single Family Resid/R8	819.48	819.48
042-452-009-000	Single Family Resid/R8	819.48	819.48
042-453-001-000	Single Family Resid/R8	819.48	819.48
042-453-002-000	Single Family Resid/R8	819.48	819.48
042-453-003-000	Single Family Resid/R8	819.48	819.48
042-453-004-000	Single Family Resid/R8	819.48	819.48
042-453-005-000	Single Family Resid/R8	819.48	819.48
042-453-006-000	Single Family Resid/R8	819.48	819.48
042-453-007-000	Single Family Resid/R8	819.48	819.48
042-453-008-000	Single Family Resid/R8	819.48	819.48
042-453-009-000	Single Family Resid/R8	819.48	819.48
042-453-010-000	Single Family Resid/R8	819.48	819.48
042-453-011-000	Single Family Resid/R8	819.48	819.48
042-453-014-000	Single Family Resid/R8	819.48	819.48
042-453-015-000	Single Family Resid/R8	819.48	819.48
042-453-016-000	Single Family Resid/R8	819.48	819.48
042-453-017-000	Single Family Resid/R8	819.48	819.48
042-453-018-000	Single Family Resid/R8	819.48	819.48

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042-453-019-000	Single Family Resid/R8	819.48	819.48
042-453-020-000	Single Family Resid/R8	819.48	819.48
042-453-021-000	Single Family Resid/R8	819.48	819.48
042-453-022-000	Single Family Resid/R8	819.48	819.48
042-453-024-000	Single Family Resid/R8	819.48	819.48
042-453-025-000	Single Family Resid/R8	819.48	819.48
042-461-001-000	Single Family Resid/R5	943.08	943.06
042-461-002-000	Single Family Resid/R5	943.08	943.06
042-461-003-000	Single Family Resid/R5	943.08	943.06
042-461-004-000	Single Family Resid/R5	943.08	943.06
042-461-005-000	Single Family Resid/R5	943.08	943.06
042-461-006-000	Single Family Resid/R5	943.08	943.06
042-461-007-000	Single Family Resid/R5	943.08	943.06
042-461-008-000	Single Family Resid/R5	943.08	943.06
042-461-009-000	Single Family Resid/R5	943.08	943.06
042-461-010-000	Single Family Resid/R5	943.08	943.06
042-462-002-000	Single Family Resid/R5	943.08	943.06
042-462-003-000	Single Family Resid/R5	943.08	943.06
042-462-004-000	Single Family Resid/R5	943.08	943.06
042-462-005-000	Single Family Resid/R5	943.08	943.06
042-462-006-000	Single Family Resid/R5	943.08	943.06
042-462-007-000	Single Family Resid/R5	943.08	943.06
042-462-008-000	Single Family Resid/R5	943.08	943.06
042-462-009-000	Single Family Resid/R5	943.08	943.06
042-462-010-000	Single Family Resid/R5	943.08	943.06
042-462-011-000	Single Family Resid/R5	943.08	943.06
042-462-012-000	Single Family Resid/R5	943.08	943.06
042-462-015-000	Single Family Resid/R5	943.08	943.06
042-462-016-000	Single Family Resid/R5	943.08	943.06
042-462-017-000	Single Family Resid/R5	943.08	943.06
042-462-018-000	Single Family Resid/R5	943.08	943.06
042-462-019-000	Single Family Resid/R5	943.08	943.06
042-462-020-000	Single Family Resid/R5	943.08	943.06
042-462-021-000	Single Family Resid/R5	943.08	943.06
042-462-022-000	Single Family Resid/R5	943.08	943.06
042-462-023-000	Single Family Resid/R5	943.08	943.06
042-462-024-000	Single Family Resid/R5	943.08	943.06
042-462-025-000	Single Family Resid/R5	943.08	943.06
042-462-026-000	Single Family Resid/R5	943.08	943.06
042-462-027-000	Single Family Resid/R5	943.08	943.06
042-462-028-000	Single Family Resid/R5	943.08	943.06
042-462-029-000	Single Family Resid/R5	943.08	943.06
042-462-030-000	Single Family Resid/R5	943.08	943.06
042-462-035-000	Single Family Resid/R5	943.08	943.06
042-462-036-000	Single Family Resid/R5	943.08	943.06
042-462-037-000	Single Family Resid/R5	943.08	943.06
042-462-038-000	Single Family Resid/R5	943.08	943.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-462-039-000	Single Family Resid/R5	943.08	943.06
042-462-040-000	Single Family Resid/R5	943.08	943.06
042-462-041-000	Single Family Resid/R5	943.08	943.06
042-462-042-000	Single Family Resid/R5	943.08	943.06
042-462-059-000	Single Family Resid/R5	943.08	943.06
042-462-060-000	Single Family Resid/R5	943.08	943.06
042-462-061-000	Single Family Resid/R5	943.08	943.06
042-462-063-000	Single Family Resid/R5	943.08	943.06
042-462-068-000	Single Family Resid/R5	943.08	943.06
042-462-069-000	Single Family Resid/R5	943.08	943.06
042-470-002-000	Single Family Resid/R5	943.08	943.06
042-470-003-000	Single Family Resid/R5	943.08	943.06
042-470-004-000	Single Family Resid/R5	943.08	943.06
042-470-005-000	Single Family Resid/R5	943.08	943.06
042-470-006-000	Single Family Resid/R5	943.08	943.06
042-470-007-000	Single Family Resid/R5	943.08	943.06
042-470-008-000	Single Family Resid/R5	943.08	943.06
042-470-009-000	Single Family Resid/R5	943.08	943.06
042-470-012-000	Single Family Resid/R5	943.08	943.06
042-470-013-000	Single Family Resid/R5	943.08	943.06
042-470-014-000	Single Family Resid/R5	943.08	943.06
042-470-015-000	Single Family Resid/R5	943.08	943.06
042-470-016-000	Single Family Resid/R5	943.08	943.06
042-470-017-000	Single Family Resid/R5	943.08	943.06
042-470-018-000	Single Family Resid/R5	943.08	943.06
042-470-019-000	Single Family Resid/R5	943.08	943.06
042-470-020-000	Single Family Resid/R5	943.08	943.06
042-470-021-000	Single Family Resid/R5	943.08	943.06
042-470-022-000	Single Family Resid/R5	943.08	943.06
042-470-023-000	Single Family Resid/R5	943.08	943.06
042-470-024-000	Single Family Resid/R5	943.08	943.06
042-470-025-000	Single Family Resid/R5	943.08	943.06
042-470-026-000	Single Family Resid/R5	943.08	943.06
042-470-027-000	Single Family Resid/R5	943.08	943.06
042-470-028-000	Single Family Resid/R5	943.08	943.06
042-470-029-000	Single Family Resid/R5	943.08	943.06
042-470-030-000	Single Family Resid/R5	943.08	943.06
042-470-031-000	Single Family Resid/R5	943.08	943.06
042-470-034-000	Single Family Resid/R5	943.08	943.06
042-470-035-000	Single Family Resid/R5	943.08	943.06
042-470-036-000	Single Family Resid/R5	943.08	943.06
042-470-037-000	Single Family Resid/R5	943.08	943.06
042-470-038-000	Single Family Resid/R5	943.08	943.06
042-470-039-000	Single Family Resid/R5	943.08	943.06
042-470-040-000	Single Family Resid/R5	943.08	943.06
042-470-041-000	Single Family Resid/R5	943.08	943.06
042-470-043-000	Single Family Resid/R5	943.08	943.06

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042-470-044-000	Single Family Resid/R5	943.08	943.06
042-470-049-000	Single Family Resid/R5	943.08	943.06
042-470-050-000	Single Family Resid/R5	943.08	943.06
042-481-001-000	Single Family Resid/R5	943.08	943.06
042-481-002-000	Single Family Resid/R5	943.08	943.06
042-481-003-000	Single Family Resid/R5	943.08	943.06
042-481-004-000	Single Family Resid/R5	943.08	943.06
042-481-005-000	Single Family Resid/R5	943.08	943.06
042-481-007-000	Single Family Resid/R5	943.08	943.06
042-481-008-000	Single Family Resid/R5	943.08	943.06
042-481-009-000	Single Family Resid/R5	943.08	943.06
042-481-010-000	Single Family Resid/R5	943.08	943.06
042-481-011-000	Single Family Resid/R5	943.08	943.06
042-481-012-000	Single Family Resid/R5	943.08	943.06
042-481-013-000	Single Family Resid/R5	943.08	943.06
042-481-014-000	Single Family Resid/R5	943.08	943.06
042-481-015-000	Single Family Resid/R5	943.08	943.06
042-481-016-000	Single Family Resid/R5	943.08	943.06
042-481-017-000	Single Family Resid/R5	943.08	943.06
042-481-018-000	Single Family Resid/R5	943.08	943.06
042-481-019-000	Single Family Resid/R5	943.08	943.06
042-481-020-000	Single Family Resid/R5	943.08	943.06
042-481-021-000	Single Family Resid/R5	943.08	943.06
042-481-022-000	Single Family Resid/R5	943.08	943.06
042-481-023-000	Single Family Resid/R5	943.08	943.06
042-481-024-000	Single Family Resid/R5	943.08	943.06
042-481-027-000	Single Family Resid/R5	943.08	943.06
042-481-028-000	Single Family Resid/R5	943.08	943.06
042-481-029-000	Single Family Resid/R5	943.08	943.06
042-481-030-000	Single Family Resid/R5	943.08	943.06
042-481-031-000	Single Family Resid/R5	943.08	943.06
042-481-032-000	Single Family Resid/R5	943.08	943.06
042-481-033-000	Single Family Resid/R5	943.08	943.06
042-481-034-000	Single Family Resid/R5	943.08	943.06
042-481-035-000	Single Family Resid/R5	943.08	943.06
042-481-036-000	Single Family Resid/R5	943.08	943.06
042-481-038-000	Single Family Resid/R5	943.08	943.06
042-481-039-000	Single Family Resid/R5	943.08	943.06
042-482-001-000	Single Family Resid/R5	943.08	943.06
042-482-002-000	Single Family Resid/R5	943.08	943.06
042-482-003-000	Single Family Resid/R5	943.08	943.06
042-482-004-000	Single Family Resid/R5	943.08	943.06
042-482-005-000	Single Family Resid/R5	943.08	943.06
042-482-010-000	Single Family Resid/R5	943.08	943.06
042-482-011-000	Single Family Resid/R5	943.08	943.06
042-482-012-000	Single Family Resid/R5	943.08	943.06
042-482-013-000	Single Family Resid/R5	943.08	943.06

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042-482-014-000	Single Family Resid/R5	943.08	943.06
042-482-016-000	Single Family Resid/R5	943.08	943.06
042-482-017-000	Single Family Resid/R5	943.08	943.06
042-482-019-000	Single Family Resid/R5	943.08	943.06
042-482-020-000	Single Family Resid/R5	943.08	943.06
042-491-001-000	Single Family Resid/R8	819.48	819.48
042-491-002-000	Single Family Resid/R8	819.48	819.48
042-491-003-000	Single Family Resid/R8	819.48	819.48
042-491-004-000	Single Family Resid/R8	819.48	819.48
042-491-005-000	Single Family Resid/R8	819.48	819.48
042-491-006-000	Single Family Resid/R8	819.48	819.48
042-491-007-000	Single Family Resid/R8	819.48	819.48
042-491-008-000	Single Family Resid/R8	819.48	819.48
042-491-009-000	Single Family Resid/R8	819.48	819.48
042-491-011-000	Single Family Resid/R8	819.48	819.48
042-491-012-000	Single Family Resid/R8	819.48	819.48
042-491-013-000	Single Family Resid/R8	819.48	819.48
042-491-014-000	Single Family Resid/R8	819.48	819.48
042-491-015-000	Single Family Resid/R8	819.48	819.48
042-491-016-000	Single Family Resid/R8	819.48	819.48
042-491-017-000	Single Family Resid/R8	819.48	819.48
042-491-018-000	Single Family Resid/R8	819.48	819.48
042-491-019-000	Single Family Resid/R8	819.48	819.48
042-492-001-000	Single Family Resid/R8	819.48	819.48
042-492-002-000	Single Family Resid/R8	819.48	819.48
042-492-003-000	Single Family Resid/R8	819.48	819.48
042-492-004-000	Single Family Resid/R8	819.48	819.48
042-492-005-000	Single Family Resid/R8	819.48	819.48
042-492-006-000	Single Family Resid/R8	819.48	819.48
042-492-008-000	Single Family Resid/R8	819.48	819.48
042-492-009-000	Single Family Resid/R8	819.48	819.48
042-492-010-000	Single Family Resid/R8	819.48	819.48
042-492-011-000	Single Family Resid/R8	819.48	819.48
042-492-012-000	Single Family Resid/R8	819.48	819.48
042-492-013-000	Single Family Resid/R8	819.48	819.48
042-493-003-000	Single Family Resid/R8	819.48	819.48
042-493-004-000	Single Family Resid/R8	819.48	819.48
042-493-005-000	Single Family Resid/R8	819.48	819.48
042-493-006-000	Single Family Resid/R8	819.48	819.48
042-493-007-000	Single Family Resid/R8	819.48	819.48
042-493-008-000	Single Family Resid/R8	819.48	819.48
042-493-010-000	Single Family Resid/R8	819.48	819.48
042-493-011-000	Single Family Resid/R8	819.48	819.48
042-493-012-000	Single Family Resid/R8	819.48	819.48
042-493-013-000	Single Family Resid/R8	819.48	819.48
042-493-014-000	Single Family Resid/R8	819.48	819.48
042-493-015-000	Single Family Resid/R8	819.48	819.48

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042-493-016-000	Single Family Resid/R8	819.48	819.48
042-493-019-000	Single Family Resid/R8	819.48	819.48
042-493-020-000	Single Family Resid/R8	819.48	819.48
042-493-021-000	Single Family Resid/R8	819.48	819.48
042-493-022-000	Single Family Resid/R8	819.48	819.48
042-493-023-000	Single Family Resid/R8	819.48	819.48
042-493-024-000	Single Family Resid/R8	819.48	819.48
042-493-025-000	Single Family Resid/R8	819.48	819.48
042-493-026-000	Single Family Resid/R8	819.48	819.48
042-493-027-000	Single Family Resid/R8	819.48	819.48
042-493-028-000	Single Family Resid/R8	819.48	819.48
042-493-029-000	Single Family Resid/R8	819.48	819.48
042-493-030-000	Single Family Resid/R8	819.48	819.48
042-493-031-000	Single Family Resid/R8	819.48	819.48
042-493-033-000	Single Family Resid/R8	819.48	819.48
042-493-034-000	Single Family Resid/R8	819.48	819.48
042-493-036-000	Single Family Resid/R8	819.48	819.48
042-493-037-000	Single Family Resid/R8	819.48	819.48
042-494-001-000	Single Family Resid/R8	819.48	819.48
042-494-002-000	Single Family Resid/R8	819.48	819.48
042-494-003-000	Single Family Resid/R8	819.48	819.48
042-494-004-000	Single Family Resid/R8	819.48	819.48
042-494-005-000	Single Family Resid/R8	819.48	819.48
042-494-006-000	Single Family Resid/R8	819.48	819.48
042-494-007-000	Single Family Resid/R8	819.48	819.48
042-494-009-000	Single Family Resid/R8	819.48	819.48
042-494-010-000	Single Family Resid/R8	819.48	819.48
042-494-011-000	Single Family Resid/R8	819.48	819.48
042-494-012-000	Single Family Resid/R8	819.48	819.48
042-494-013-000	Single Family Resid/R8	819.48	819.48
042-494-014-000	Single Family Resid/R8	819.48	819.48
042-494-015-000	Single Family Resid/R8	819.48	819.48
042-494-016-000	Single Family Resid/R8	819.48	819.48
042-494-017-000	Single Family Resid/R8	819.48	819.48
042-494-018-000	Single Family Resid/R8	819.48	819.48
042-494-019-000	Single Family Resid/R8	819.48	819.48
042-494-020-000	Single Family Resid/R8	819.48	819.48
042-494-021-000	Single Family Resid/R8	819.48	819.48
042-494-022-000	Single Family Resid/R8	819.48	819.48
042-494-023-000	Single Family Resid/R8	819.48	819.48
042-494-024-000	Single Family Resid/R8	819.48	819.48
042-494-025-000	Single Family Resid/R8	819.48	819.48
042-494-026-000	Single Family Resid/R8	819.48	819.48
042-494-027-000	Single Family Resid/R8	819.48	819.48
042-494-028-000	Single Family Resid/R8	819.48	819.48
042-501-002-000	Single Family Resid/R5	943.08	943.06
042-501-003-000	Single Family Resid/R5	943.08	943.06

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042-501-004-000	Single Family Resid/R5	943.08	943.06
042-501-005-000	Single Family Resid/R5	943.08	943.06
042-501-006-000	Single Family Resid/R5	943.08	943.06
042-501-007-000	Single Family Resid/R5	943.08	943.06
042-501-008-000	Single Family Resid/R5	943.08	943.06
042-501-009-000	Single Family Resid/R5	943.08	943.06
042-501-010-000	Single Family Resid/R5	943.08	943.06
042-501-011-000	Single Family Resid/R5	943.08	943.06
042-501-012-000	Single Family Resid/R5	943.08	943.06
042-502-001-000	Single Family Resid/R5	943.08	943.06
042-502-002-000	Single Family Resid/R5	943.08	943.06
042-502-003-000	Single Family Resid/R5	943.08	943.06
042-502-004-000	Single Family Resid/R5	943.08	943.06
042-502-005-000	Single Family Resid/R5	943.08	943.06
042-502-006-000	Single Family Resid/R5	943.08	943.06
042-502-007-000	Single Family Resid/R5	943.08	943.06
042-502-008-000	Single Family Resid/R5	943.08	943.06
042-502-009-000	Single Family Resid/R5	943.08	943.06
042-502-010-000	Single Family Resid/R5	943.08	943.06
042-502-011-000	Single Family Resid/R5	943.08	943.06
042-502-012-000	Single Family Resid/R5	943.08	943.06
042-502-013-000	Single Family Resid/R5	943.08	943.06
042-502-014-000	Single Family Resid/R5	943.08	943.06
042-502-015-000	Single Family Resid/R5	943.08	943.06
042-502-016-000	Single Family Resid/R5	943.08	943.06
042-502-017-000	Single Family Resid/R5	943.08	943.06
042-502-018-000	Single Family Resid/R5	943.08	943.06
042-502-019-000	Single Family Resid/R5	943.08	943.06
042-502-020-000	Single Family Resid/R5	943.08	943.06
042-504-001-000	Single Family Resid/R5	943.08	943.06
042-504-002-000	Single Family Resid/R5	943.08	943.06
042-504-003-000	Single Family Resid/R5	943.08	943.06
042-504-004-000	Single Family Resid/R5	943.08	943.06
042-504-005-000	Single Family Resid/R5	943.08	943.06
042-504-006-000	Single Family Resid/R5	943.08	943.06
042-504-007-000	Single Family Resid/R5	943.08	943.06
042-504-008-000	Single Family Resid/R5	943.08	943.06
042-504-009-000	Single Family Resid/R5	943.08	943.06
042-504-010-000	Single Family Resid/R5	943.08	943.06
042-504-011-000	Single Family Resid/R5	943.08	943.06
042-504-012-000	Single Family Resid/R5	943.08	943.06
042-504-013-000	Single Family Resid/R5	943.08	943.06
042-504-014-000	Single Family Resid/R5	943.08	943.06
042-504-015-000	Single Family Resid/R5	943.08	943.06
042-504-016-000	Single Family Resid/R5	943.08	943.06
042-504-017-000	Single Family Resid/R5	943.08	943.06
042-504-018-000	Single Family Resid/R5	943.08	943.06

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042-504-019-000	Single Family Resid/R5	943.08	943.06
042-504-020-000	Single Family Resid/R5	943.08	943.06
042-510-001-000	Single Family Resid/R5	943.08	943.06
042-510-002-000	Single Family Resid/R5	943.08	943.06
042-510-003-000	Single Family Resid/R5	943.08	943.06
042-510-004-000	Single Family Resid/R5	943.08	943.06
042-510-005-000	Single Family Resid/R5	943.08	943.06
042-510-006-000	Single Family Resid/R5	943.08	943.06
042-510-007-000	Single Family Resid/R5	943.08	943.06
042-510-008-000	Single Family Resid/R5	943.08	943.06
042-510-009-000	Single Family Resid/R5	943.08	943.06
042-510-010-000	Single Family Resid/R5	943.08	943.06
042-510-011-000	Single Family Resid/R5	943.08	943.06
042-510-012-000	Single Family Resid/R5	943.08	943.06
042-510-013-000	Single Family Resid/R5	943.08	943.06
042-510-014-000	Single Family Resid/R5	943.08	943.06
042-510-015-000	Single Family Resid/R5	943.08	943.06
042-510-016-000	Single Family Resid/R5	943.08	943.06
042-510-017-000	Single Family Resid/R5	943.08	943.06
042-510-018-000	Single Family Resid/R5	943.08	943.06
042-510-019-000	Single Family Resid/R5	943.08	943.06
042-510-021-000	Single Family Resid/R5	943.08	943.06
042-510-022-000	Single Family Resid/R5	943.08	943.06
042-510-023-000	Single Family Resid/R5	943.08	943.06
042-510-024-000	Single Family Resid/R5	943.08	943.06
042-510-025-000	Single Family Resid/R5	943.08	943.06
042-510-026-000	Single Family Resid/R5	943.08	943.06
042-510-027-000	Single Family Resid/R5	943.08	943.06
042-510-028-000	Single Family Resid/R5	943.08	943.06
042-510-029-000	Single Family Resid/R5	943.08	943.06
042-510-030-000	Single Family Resid/R5	943.08	943.06
042-510-031-000	Single Family Resid/R5	943.08	943.06
042-510-032-000	Single Family Resid/R5	943.08	943.06
042-510-033-000	Single Family Resid/R5	943.08	943.06
042-510-034-000	Single Family Resid/R5	943.08	943.06
042-510-035-000	Single Family Resid/R5	943.08	943.06
042-510-036-000	Single Family Resid/R5	943.08	943.06
042-510-037-000	Single Family Resid/R5	943.08	943.06
042-510-038-000	Single Family Resid/R5	943.08	943.06
042-510-039-000	Single Family Resid/R5	943.08	943.06
042-510-040-000	Single Family Resid/R5	943.08	943.06
042-510-041-000	Single Family Resid/R5	943.08	943.06
042-510-042-000	Single Family Resid/R5	943.08	943.06
042-510-043-000	Single Family Resid/R5	943.08	943.06
042-510-044-000	Single Family Resid/R5	943.08	943.06
042-510-045-000	Single Family Resid/R5	943.08	943.06
042-510-046-000	Single Family Resid/R5	943.08	943.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-510-047-000	Single Family Resid/R5	943.08	943.06
042-520-001-000	Single Family Resid/R5	943.08	943.06
042-520-002-000	Single Family Resid/R5	943.08	943.06
042-520-003-000	Single Family Resid/R5	943.08	943.06
042-520-004-000	Single Family Resid/R5	943.08	943.06
042-520-005-000	Single Family Resid/R5	943.08	943.06
042-520-006-000	Single Family Resid/R5	943.08	943.06
042-520-007-000	Single Family Resid/R5	943.08	943.06
042-520-008-000	Single Family Resid/R5	943.08	943.06
042-520-009-000	Single Family Resid/R5	943.08	943.06
042-520-010-000	Single Family Resid/R5	943.08	943.06
042-520-011-000	Single Family Resid/R5	943.08	943.06
042-520-012-000	Single Family Resid/R5	943.08	943.06
042-520-013-000	Single Family Resid/R5	943.08	943.06
042-520-014-000	Single Family Resid/R5	943.08	943.06
042-520-015-000	Single Family Resid/R5	943.08	943.06
042-520-016-000	Single Family Resid/R5	943.08	943.06
042-520-017-000	Single Family Resid/R5	943.08	943.06
042-520-018-000	Single Family Resid/R5	943.08	943.06
042-520-019-000	Single Family Resid/R5	943.08	943.06
042-520-020-000	Single Family Resid/R5	943.08	943.06
042-520-021-000	Single Family Resid/R5	943.08	943.06
042-520-022-000	Single Family Resid/R5	943.08	943.06
042-520-023-000	Single Family Resid/R5	943.08	943.06
042-520-024-000	Single Family Resid/R5	943.08	943.06
042-520-025-000	Single Family Resid/R5	943.08	943.06
042-520-026-000	Single Family Resid/R5	943.08	943.06
042-520-027-000	Single Family Resid/R5	943.08	943.06
042-520-029-000	Single Family Resid/R5	943.08	943.06
042-520-030-000	Single Family Resid/R5	943.08	943.06
042-520-031-000	Single Family Resid/R5	943.08	943.06
042-520-032-000	Single Family Resid/R5	943.08	943.06
042-520-033-000	Single Family Resid/R5	943.08	943.06
042-520-034-000	Single Family Resid/R5	943.08	943.06
042-520-035-000	Single Family Resid/R5	943.08	943.06
042-520-036-000	Single Family Resid/R5	943.08	943.06
042-520-037-000	Single Family Resid/R5	943.08	943.06
042-520-038-000	Single Family Resid/R5	943.08	943.06
042-532-001-000	Single Family Resid/R5	943.08	943.06
042-532-002-000	Single Family Resid/R5	943.08	943.06
042-532-003-000	Single Family Resid/R5	943.08	943.06
042-532-004-000	Single Family Resid/R5	943.08	943.06
042-532-005-000	Single Family Resid/R5	943.08	943.06
042-532-006-000	Single Family Resid/R5	943.08	943.06
042-532-007-000	Single Family Resid/R5	943.08	943.06
042-532-008-000	Single Family Resid/R5	943.08	943.06
042-532-009-000	Single Family Resid/R5	943.08	943.06

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042-532-010-000	Single Family Resid/R5	943.08	943.06
042-532-011-000	Single Family Resid/R5	943.08	943.06
042-532-012-000	Single Family Resid/R5	943.08	943.06
042-532-013-000	Single Family Resid/R5	943.08	943.06
042-532-014-000	Single Family Resid/R5	943.08	943.06
042-532-015-000	Single Family Resid/R5	943.08	943.06
042-532-016-000	Single Family Resid/R5	943.08	943.06
042-533-002-000	Single Family Resid/R5	943.08	943.06
042-533-003-000	Single Family Resid/R5	943.08	943.06
042-533-004-000	Single Family Resid/R5	943.08	943.06
042-533-005-000	Single Family Resid/R5	943.08	943.06
042-533-006-000	Single Family Resid/R5	943.08	943.06
042-533-007-000	Single Family Resid/R5	943.08	943.06
042-533-008-000	Single Family Resid/R5	943.08	943.06
042-533-009-000	Single Family Resid/R5	943.08	943.06
042-533-010-000	Single Family Resid/R5	943.08	943.06
042-533-011-000	Multi Family Resid/R25	32313.45	32,313.44
042-533-012-000	Multi Family Resid/R25	20326.20	20,326.20
042-534-001-000	Single Family Resid/R5	943.08	943.06
042-534-002-000	Single Family Resid/R5	943.08	943.06
042-534-003-000	Single Family Resid/R5	943.08	943.06
042-534-004-000	Single Family Resid/R5	943.08	943.06
042-534-005-000	Single Family Resid/R5	943.08	943.06
042-534-006-000	Single Family Resid/R5	943.08	943.06
042-534-007-000	Single Family Resid/R5	943.08	943.06
042-534-008-000	Single Family Resid/R5	943.08	943.06
042-534-009-000	Single Family Resid/R5	943.08	943.06
042-535-001-000	Single Family Resid/R5	943.08	943.06
042-535-002-000	Single Family Resid/R5	943.08	943.06
042-535-003-000	Single Family Resid/R5	943.08	943.06
042-535-004-000	Single Family Resid/R5	943.08	943.06
042-535-005-000	Single Family Resid/R5	943.08	943.06
042-535-006-000	Single Family Resid/R5	943.08	943.06
042-535-007-000	Single Family Resid/R5	943.08	943.06
042-535-008-000	Single Family Resid/R5	943.08	943.06
042-535-009-000	Single Family Resid/R5	943.08	943.06
042-535-010-000	Single Family Resid/R5	943.08	943.06
042-535-011-000	Single Family Resid/R5	943.08	943.06
042-535-012-000	Single Family Resid/R5	943.08	943.06
042-535-013-000	Single Family Resid/R5	943.08	943.06
042-535-014-000	Single Family Resid/R5	943.08	943.06
042-536-004-000	Single Family Resid/R5	943.08	943.06
042-536-005-000	Single Family Resid/R5	943.08	943.06
042-536-006-000	Single Family Resid/R5	943.08	943.06
042-536-007-000	Single Family Resid/R5	943.08	943.06
042-536-008-000	Single Family Resid/R5	943.08	943.06
042-536-009-000	Single Family Resid/R5	943.08	943.06

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042-536-010-000	Single Family Resid/R5	943.08	943.06
042-536-011-000	Single Family Resid/R5	943.08	943.06
042-536-014-000	Single Family Resid/R5	943.08	943.06
042-536-016-000	Single Family Resid/R5	943.08	943.06
042-536-017-000	Single Family Resid/R5	943.08	943.06
042-541-001-000	Single Family Resid/R5	943.08	943.06
042-541-002-000	Single Family Resid/R5	943.08	943.06
042-541-003-000	Single Family Resid/R5	943.08	943.06
042-541-004-000	Single Family Resid/R5	943.08	943.06
042-541-005-000	Single Family Resid/R5	943.08	943.06
042-541-006-000	Single Family Resid/R5	943.08	943.06
042-541-007-000	Single Family Resid/R5	943.08	943.06
042-541-008-000	Single Family Resid/R5	943.08	943.06
042-541-009-000	Single Family Resid/R5	943.08	943.06
042-541-010-000	Single Family Resid/R4	1025.48	1,025.46
042-541-011-000	Single Family Resid/R4	1025.48	1,025.46
042-541-012-000	Single Family Resid/R4	1025.48	1,025.46
042-541-013-000	Single Family Resid/R4	1025.48	1,025.46
042-541-014-000	Single Family Resid/R4	1025.48	1,025.46
042-541-015-000	Single Family Resid/R4	1025.48	1,025.46
042-541-016-000	Single Family Resid/R4	1025.48	1,025.46
042-541-017-000	Single Family Resid/R5	943.08	943.06
042-541-018-000	Single Family Resid/R5	943.08	943.06
042-541-019-000	Single Family Resid/R5	943.08	943.06
042-541-020-000	Single Family Resid/R5	943.08	943.06
042-541-021-000	Single Family Resid/R5	943.08	943.06
042-541-022-000	Single Family Resid/R5	943.08	943.06
042-541-023-000	Single Family Resid/R5	943.08	943.06
042-541-024-000	Single Family Resid/R5	943.08	943.06
042-541-025-000	Single Family Resid/R5	943.08	943.06
042-541-026-000	Single Family Resid/R5	943.08	943.06
042-541-027-000	Single Family Resid/R5	943.08	943.06
042-541-028-000	Single Family Resid/R5	943.08	943.06
042-541-029-000	Single Family Resid/R5	943.08	943.06
042-541-030-000	Single Family Resid/R5	943.08	943.06
042-541-031-000	Single Family Resid/R5	943.08	943.06
042-541-032-000	Single Family Resid/R5	943.08	943.06
042-541-033-000	Single Family Resid/R5	943.08	943.06
042-541-034-000	Single Family Resid/R5	943.08	943.06
042-541-035-000	Single Family Resid/R5	943.08	943.06
042-542-001-000	Single Family Resid/R4	1025.48	1,025.46
042-542-002-000	Single Family Resid/R4	1025.48	1,025.46
042-542-003-000	Single Family Resid/R4	1025.48	1,025.46
042-542-004-000	Single Family Resid/R4	1025.48	1,025.46
042-542-005-000	Single Family Resid/R4	1025.48	1,025.46
042-542-006-000	Single Family Resid/R4	1025.48	1,025.46
042-542-007-000	Single Family Resid/R4	1025.48	1,025.46

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042-542-008-000	Single Family Resid/R4	1025.48	1,025.46
042-542-009-000	Single Family Resid/R4	1025.48	1,025.46
042-542-010-000	Single Family Resid/R4	1025.48	1,025.46
042-542-011-000	Single Family Resid/R4	1025.48	1,025.46
042-542-012-000	Single Family Resid/R4	1025.48	1,025.46
042-542-013-000	Single Family Resid/R4	1025.48	1,025.46
042-542-014-000	Single Family Resid/R4	1025.48	1,025.46
042-542-015-000	Single Family Resid/R4	1025.48	1,025.46
042-542-017-000	Single Family Resid/R4	1025.48	1,025.46
042-542-018-000	Single Family Resid/R4	1025.48	1,025.46
042-542-019-000	Single Family Resid/R4	1025.48	1,025.46
042-542-020-000	Single Family Resid/R4	1025.48	1,025.46
042-542-021-000	Single Family Resid/R4	1025.48	1,025.46
042-542-022-000	Single Family Resid/R4	1025.48	1,025.46
042-542-023-000	Single Family Resid/R4	1025.48	1,025.46
042-542-024-000	Single Family Resid/R4	1025.48	1,025.46
042-542-025-000	Single Family Resid/R4	1025.48	1,025.46
042-542-026-000	Single Family Resid/R4	1025.48	1,025.46
042-542-027-000	Single Family Resid/R4	1025.48	1,025.46
042-542-028-000	Single Family Resid/R4	1025.48	1,025.46
042-542-029-000	Single Family Resid/R4	1025.48	1,025.46
042-542-030-000	Single Family Resid/R4	1025.48	1,025.46
042-542-031-000	Single Family Resid/R4	1025.48	1,025.46
042-551-001-000	Single Family Resid/R5	943.08	943.06
042-551-002-000	Single Family Resid/R5	943.08	943.06
042-551-003-000	Single Family Resid/R5	943.08	943.06
042-551-004-000	Single Family Resid/R5	943.08	943.06
042-551-005-000	Single Family Resid/R5	943.08	943.06
042-551-006-000	Single Family Resid/R5	943.08	943.06
042-551-007-000	Single Family Resid/R5	943.08	943.06
042-551-008-000	Single Family Resid/R5	943.08	943.06
042-551-009-000	Single Family Resid/R4	1025.48	1,025.46
042-551-010-000	Single Family Resid/R4	1025.48	1,025.46
042-551-011-000	Single Family Resid/R4	1025.48	1,025.46
042-551-012-000	Single Family Resid/R4	1025.48	1,025.46
042-551-013-000	Single Family Resid/R4	1025.48	1,025.46
042-552-001-000	Single Family Resid/R5	943.08	943.06
042-552-002-000	Single Family Resid/R5	943.08	943.06
042-552-003-000	Single Family Resid/R5	943.08	943.06
042-552-004-000	Single Family Resid/R5	943.08	943.06
042-552-005-000	Single Family Resid/R5	943.08	943.06
042-552-006-000	Single Family Resid/R5	943.08	943.06
042-552-007-000	Single Family Resid/R5	943.08	943.06
042-552-008-000	Single Family Resid/R4	1025.48	1,025.46
042-552-009-000	Single Family Resid/R4	1025.48	1,025.46
042-552-010-000	Single Family Resid/R4	1025.48	1,025.46
042-552-011-000	Single Family Resid/R5	943.08	943.06

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042-552-012-000	Single Family Resid/R5	943.08	943.06
042-552-013-000	Single Family Resid/R5	943.08	943.06
042-552-014-000	Single Family Resid/R5	943.08	943.06
042-552-015-000	Single Family Resid/R5	943.08	943.06
042-552-016-000	Single Family Resid/R5	943.08	943.06
042-552-017-000	Single Family Resid/R5	943.08	943.06
042-553-001-000	Single Family Resid/R4	1025.48	1,025.46
042-553-002-000	Single Family Resid/R4	1025.48	1,025.46
042-553-003-000	Single Family Resid/R4	1025.48	1,025.46
042-553-004-000	Single Family Resid/R4	1025.48	1,025.46
042-553-005-000	Single Family Resid/R4	1025.48	1,025.46
042-553-006-000	Single Family Resid/R4	1025.48	1,025.46
042-553-007-000	Single Family Resid/R4	1025.48	1,025.46
042-553-008-000	Single Family Resid/R4	1025.48	1,025.46
042-553-009-000	Single Family Resid/R4	1025.48	1,025.46
042-553-010-000	Single Family Resid/R4	1025.48	1,025.46
042-553-011-000	Single Family Resid/R4	1025.48	1,025.46
042-553-012-000	Single Family Resid/R4	1025.48	1,025.46
042-553-013-000	Single Family Resid/R4	1025.48	1,025.46
042-553-014-000	Single Family Resid/R4	1025.48	1,025.46
042-554-001-000	Single Family Resid/R4	1025.48	1,025.46
042-554-002-000	Single Family Resid/R4	1025.48	1,025.46
042-554-003-000	Single Family Resid/R4	1025.48	1,025.46
042-554-004-000	Single Family Resid/R4	1025.48	1,025.46
042-554-005-000	Single Family Resid/R4	1025.48	1,025.46
042-554-006-000	Single Family Resid/R4	1025.48	1,025.46
042-554-007-000	Single Family Resid/R4	1025.48	1,025.46
042-554-009-000	Single Family Resid/R4	1025.48	1,025.46
042-554-010-000	Single Family Resid/R4	1025.48	1,025.46
042-554-011-000	Single Family Resid/R4	1025.48	1,025.46
042-554-012-000	Single Family Resid/R4	1025.48	1,025.46
042-554-013-000	Single Family Resid/R4	1025.48	1,025.46
042-554-014-000	Single Family Resid/R4	1025.48	1,025.46
042-554-015-000	Single Family Resid/R4	1025.48	1,025.46
042-554-016-000	Single Family Resid/R4	1025.48	1,025.46
042-554-017-000	Single Family Resid/R4	1025.48	1,025.46
042-554-018-000	Single Family Resid/R4	1025.48	1,025.46
042-554-019-000	Single Family Resid/R4	1025.48	1,025.46
042-554-020-000	Single Family Resid/R4	1025.48	1,025.46
042-554-021-000	Single Family Resid/R4	1025.48	1,025.46
042-554-022-000	Single Family Resid/R4	1025.48	1,025.46
042-554-023-000	Single Family Resid/R4	1025.48	1,025.46
042-561-001-000	Single Family Resid/R5	943.08	943.06
042-561-002-000	Single Family Resid/R5	943.08	943.06
042-561-003-000	Single Family Resid/R5	943.08	943.06
042-561-005-000	Single Family Resid/R5	943.08	943.06
042-561-006-000	Single Family Resid/R5	943.08	943.06

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042-561-007-000	Single Family Resid/R5	943.08	943.06
042-561-008-000	Single Family Resid/R5	943.08	943.06
042-561-009-000	Single Family Resid/R5	943.08	943.06
042-561-010-000	Single Family Resid/R5	943.08	943.06
042-561-011-000	Single Family Resid/R5	943.08	943.06
042-561-012-000	Single Family Resid/R5	943.08	943.06
042-561-013-000	Single Family Resid/R5	943.08	943.06
042-561-014-000	Single Family Resid/R5	943.08	943.06
042-561-016-000	Multi Family Resid/R15	565.13	565.12
042-561-017-000	Multi Family Resid/R15	565.13	565.12
042-561-018-000	Multi Family Resid/R15	565.13	565.12
042-561-019-000	Multi Family Resid/R15	565.13	565.12
042-561-020-000	Multi Family Resid/R15	565.13	565.12
042-561-021-000	Multi Family Resid/R15	565.13	565.12
042-561-022-000	Multi Family Resid/R15	565.13	565.12
042-561-023-000	Multi Family Resid/R15	565.13	565.12
042-561-024-000	Multi Family Resid/R15	565.13	565.12
042-561-025-000	Multi Family Resid/R15	565.13	565.12
042-562-001-000	Single Family Resid/R5	943.08	943.06
042-562-002-000	Single Family Resid/R5	943.08	943.06
042-562-003-000	Single Family Resid/R5	943.08	943.06
042-562-004-000	Single Family Resid/R5	943.08	943.06
042-562-005-000	Single Family Resid/R5	943.08	943.06
042-562-006-000	Single Family Resid/R5	943.08	943.06
042-562-007-000	Single Family Resid/R5	943.08	943.06
042-562-008-000	Single Family Resid/R5	943.08	943.06
042-562-009-000	Single Family Resid/R5	943.08	943.06
042-562-010-000	Single Family Resid/R5	943.08	943.06
042-562-011-000	Single Family Resid/R5	943.08	943.06
042-562-012-000	Single Family Resid/R5	943.08	943.06
042-562-013-000	Single Family Resid/R5	943.08	943.06
042-562-014-000	Single Family Resid/R5	943.08	943.06
042-562-015-000	Single Family Resid/R5	943.08	943.06
042-562-016-000	Single Family Resid/R5	943.08	943.06
042-562-017-000	Single Family Resid/R5	943.08	943.06
042-562-018-000	Single Family Resid/R5	943.08	943.06
042-562-019-000	Single Family Resid/R5	943.08	943.06
042-562-020-000	Single Family Resid/R5	943.08	943.06
042-562-021-000	Single Family Resid/R5	943.08	943.06
042-563-001-000	Single Family Resid/R5	943.08	943.06
042-563-002-000	Single Family Resid/R5	943.08	943.06
042-563-003-000	Single Family Resid/R5	943.08	943.06
042-563-004-000	Single Family Resid/R5	943.08	943.06
042-563-005-000	Single Family Resid/R5	943.08	943.06
042-563-006-000	Single Family Resid/R5	943.08	943.06
042-563-007-000	Single Family Resid/R5	943.08	943.06
042-563-008-000	Single Family Resid/R5	943.08	943.06

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042-563-009-000	Single Family Resid/R5	943.08	943.06
042-571-001-000	Single Family Resid/R5	943.08	943.06
042-571-002-000	Single Family Resid/R5	943.08	943.06
042-571-003-000	Single Family Resid/R5	943.08	943.06
042-571-004-000	Single Family Resid/R5	943.08	943.06
042-571-005-000	Single Family Resid/R5	943.08	943.06
042-571-006-000	Single Family Resid/R5	943.08	943.06
042-571-007-000	Single Family Resid/R5	943.08	943.06
042-571-008-000	Single Family Resid/R5	943.08	943.06
042-571-009-000	Single Family Resid/R5	943.08	943.06
042-572-001-000	Single Family Resid/R5	943.08	943.06
042-572-002-000	Single Family Resid/R5	943.08	943.06
042-572-003-000	Single Family Resid/R5	943.08	943.06
042-572-004-000	Single Family Resid/R5	943.08	943.06
042-572-005-000	Single Family Resid/R5	943.08	943.06
042-572-006-000	Single Family Resid/R5	943.08	943.06
042-572-007-000	Single Family Resid/R5	943.08	943.06
042-572-008-000	Single Family Resid/R5	943.08	943.06
042-572-009-000	Single Family Resid/R5	943.08	943.06
042-572-010-000	Single Family Resid/R5	943.08	943.06
042-572-011-000	Single Family Resid/R5	943.08	943.06
042-572-012-000	Single Family Resid/R5	943.08	943.06
042-572-013-000	Single Family Resid/R5	943.08	943.06
042-572-014-000	Single Family Resid/R5	943.08	943.06
042-572-015-000	Single Family Resid/R5	943.08	943.06
042-572-016-000	Single Family Resid/R5	943.08	943.06
042-572-017-000	Single Family Resid/R5	943.08	943.06
042-572-018-000	Single Family Resid/R5	943.08	943.06
042-573-001-000	Single Family Resid/R5	943.08	943.06
042-573-002-000	Single Family Resid/R5	943.08	943.06
042-573-003-000	Single Family Resid/R5	943.08	943.06
042-573-004-000	Single Family Resid/R5	943.08	943.06
042-573-005-000	Single Family Resid/R5	943.08	943.06
042-573-006-000	Single Family Resid/R5	943.08	943.06
042-573-007-000	Single Family Resid/R5	943.08	943.06
042-573-008-000	Single Family Resid/R5	943.08	943.06
042-573-009-000	Single Family Resid/R5	943.08	943.06
042-573-010-000	Single Family Resid/R5	943.08	943.06
042-573-011-000	Single Family Resid/R5	943.08	943.06
042-573-012-000	Single Family Resid/R5	943.08	943.06
042-573-013-000	Single Family Resid/R5	943.08	943.06
042-573-014-000	Single Family Resid/R5	943.08	943.06
042-573-015-000	Single Family Resid/R5	943.08	943.06
042-573-016-000	Single Family Resid/R5	943.08	943.06
042-573-017-000	Single Family Resid/R5	943.08	943.06
042-573-018-000	Single Family Resid/R5	943.08	943.06
042-574-003-000	Multi Family Resid/R15	565.13	565.12

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042-574-004-000	Multi Family Resid/R15	565.13	565.12
042-574-005-000	Multi Family Resid/R15	565.13	565.12
042-574-006-000	Multi Family Resid/R15	565.13	565.12
042-574-007-000	Multi Family Resid/R15	565.13	565.12
042-574-008-000	Multi Family Resid/R15	565.13	565.12
042-574-009-000	Multi Family Resid/R15	565.13	565.12
042-574-010-000	Multi Family Resid/R15	565.13	565.12
042-574-011-000	Multi Family Resid/R15	565.13	565.12
042-574-012-000	Multi Family Resid/R15	565.13	565.12
042-574-013-000	Multi Family Resid/R15	565.13	565.12
042-574-014-000	Multi Family Resid/R15	565.13	565.12
042-574-016-000	Multi Family Resid/R15	565.13	565.12
042-574-017-000	Multi Family Resid/R15	565.13	565.12
042-574-018-000	Multi Family Resid/R15	565.13	565.12
042-574-019-000	Multi Family Resid/R15	565.13	565.12
042-574-020-000	Multi Family Resid/R15	565.13	565.12
042-574-021-000	Multi Family Resid/R15	565.13	565.12
042-574-022-000	Multi Family Resid/R15	565.13	565.12
042-574-023-000	Multi Family Resid/R15	565.13	565.12
042-574-024-000	Multi Family Resid/R15	565.13	565.12
042-574-026-000	Multi Family Resid/R15	565.13	565.12
042-574-027-000	Multi Family Resid/R15	565.13	565.12
042-574-028-000	Multi Family Resid/R15	565.13	565.12
042-574-029-000	Multi Family Resid/R15	565.13	565.12
042-574-030-000	Multi Family Resid/R15	565.13	565.12
042-574-031-000	Multi Family Resid/R15	565.13	565.12
042-574-032-000	Multi Family Resid/R15	565.13	565.12
042-574-033-000	Multi Family Resid/R15	565.13	565.12
042-574-034-000	Multi Family Resid/R15	565.13	565.12
042-574-035-000	Multi Family Resid/R15	565.13	565.12
042-574-036-000	Multi Family Resid/R15	565.13	565.12
042-574-039-000	Multi Family Resid/R15	565.13	565.12
042-574-040-000	Multi Family Resid/R15	565.13	565.12
042-574-041-000	Multi Family Resid/R15	565.13	565.12
042-574-042-000	Multi Family Resid/R15	565.13	565.12
042-574-043-000	Multi Family Resid/R15	565.13	565.12
042-574-044-000	Multi Family Resid/R15	565.13	565.12
042-574-045-000	Multi Family Resid/R15	565.13	565.12
042-574-046-000	Multi Family Resid/R15	565.13	565.12
042-574-047-000	Multi Family Resid/R15	565.13	565.12
042-574-048-000	Multi Family Resid/R15	565.13	565.12
042-574-049-000	Multi Family Resid/R15	565.13	565.12
042-574-050-000	Multi Family Resid/R15	565.13	565.12
042-574-051-000	Multi Family Resid/R15	565.13	565.12
042-574-052-000	Multi Family Resid/R15	565.13	565.12
042-574-053-000	Multi Family Resid/R15	565.13	565.12
042-574-054-000	Multi Family Resid/R15	565.13	565.12

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042-574-056-000	Multi Family Resid/R15	565.13	565.12
042-574-057-000	Multi Family Resid/R15	565.13	565.12
042-574-058-000	Multi Family Resid/R15	565.13	565.12
042-574-059-000	Multi Family Resid/R15	565.13	565.12
042-574-060-000	Multi Family Resid/R15	565.13	565.12
042-574-061-000	Multi Family Resid/R15	565.13	565.12
042-574-062-000	Multi Family Resid/R15	565.13	565.12
042-574-063-000	Multi Family Resid/R15	565.13	565.12
042-574-064-000	Multi Family Resid/R15	565.13	565.12
042-574-065-000	Multi Family Resid/R15	565.13	565.12
042-574-066-000	Multi Family Resid/R15	565.13	565.12
042-574-067-000	Multi Family Resid/R15	565.13	565.12
042-574-068-000	Multi Family Resid/R15	565.13	565.12
042-574-069-000	Multi Family Resid/R15	565.13	565.12
042-580-001-000	Vacant	15506.71	15,506.70
042-580-009-000	Multi Family Resid/R25	24865.75	24,865.74
042-580-017-000	Vacant	13661.59	13,661.58
042-580-018-000	Muli Family Resid/R25	81304.81	81,304.80
042-580-087-000	Vacant	36423.36	36,423.36
042-580-094-000	Vacant	7328.17	7,328.16
042-591-002-000	Single Family Resid/R4	1025.48	1,025.46
042-591-003-000	Single Family Resid/R4	1025.48	1,025.46
042-591-005-000	Single Family Resid/R4	1025.48	1,025.46
042-591-008-000	Single Family Resid/R4	1025.48	1,025.46
042-591-011-000	Single Family Resid/R4	1025.48	1,025.46
042-591-013-000	Single Family Resid/R4	1025.48	1,025.46
042-591-014-000	Single Family Resid/R4	1025.48	1,025.46
042-591-015-000	Single Family Resid/R4	1025.48	1,025.46
042-591-016-000	Single Family Resid/R4	1025.48	1,025.46
042-591-017-000	Single Family Resid/R4	1025.48	1,025.46
042-591-018-000	Single Family Resid/R4	1025.48	1,025.46
042-591-019-000	Single Family Resid/R4	1025.48	1,025.46
042-591-020-000	Single Family Resid/R4	1025.48	1,025.46
042-591-021-000	Single Family Resid/R4	1025.48	1,025.46
042-591-022-000	Single Family Resid/R4	1025.48	1,025.46
042-592-002-000	Single Family Resid/R4	1025.48	1,025.46
042-592-003-000	Single Family Resid/R4	1025.48	1,025.46
042-592-004-000	Single Family Resid/R4	1025.48	1,025.46
042-592-005-000	Single Family Resid/R4	1025.48	1,025.46
042-592-006-000	Single Family Resid/R4	1025.48	1,025.46
042-592-007-000	Single Family Resid/R4	1025.48	1,025.46
042-592-008-000	Single Family Resid/R4	1025.48	1,025.46
042-592-009-000	Single Family Resid/R4	1025.48	1,025.46
042-592-013-000	Single Family Resid/R4	1025.48	1,025.46
042-592-014-000	Single Family Resid/R4	1025.48	1,025.46
042-592-015-000	Single Family Resid/R4	1025.48	1,025.46
042-592-016-000	Single Family Resid/R4	1025.48	1,025.46

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042-592-017-000	Single Family Resid/R4	1025.48	1,025.46
042-592-018-000	Single Family Resid/R4	1025.48	1,025.46
042-592-019-000	Single Family Resid/R4	1025.48	1,025.46
042-592-020-000	Single Family Resid/R4	1025.48	1,025.46
042-592-021-000	Single Family Resid/R4	1025.48	1,025.46
042-592-022-000	Single Family Resid/R4	1025.48	1,025.46
042-592-026-000	Single Family Resid/R4	1025.48	1,025.46
042-592-027-000	Single Family Resid/R4	1025.48	1,025.46
042-592-028-000	Single Family Resid/R4	1025.48	1,025.46
042-592-029-000	Single Family Resid/R4	1025.48	1,025.46
042-592-030-000	Single Family Resid/R4	1025.48	1,025.46
042-593-002-000	Single Family Resid/R4	1025.48	1,025.46
042-593-003-000	Single Family Resid/R4	1025.48	1,025.46
042-593-004-000	Single Family Resid/R4	1025.48	1,025.46
042-593-005-000	Single Family Resid/R4	1025.48	1,025.46
042-593-006-000	Single Family Resid/R4	1025.48	1,025.46
042-593-007-000	Single Family Resid/R4	1025.48	1,025.46
042-593-008-000	Single Family Resid/R4	1025.48	1,025.46
042-593-009-000	Single Family Resid/R4	1025.48	1,025.46
042-593-010-000	Single Family Resid/R4	1025.48	1,025.46
042-593-012-000	Single Family Resid/R4	1025.48	1,025.46
042-593-013-000	Single Family Resid/R4	1025.48	1,025.46
042-593-014-000	Single Family Resid/R4	1025.48	1,025.46
042-593-015-000	Single Family Resid/R4	1025.48	1,025.46
042-593-016-000	Single Family Resid/R4	1025.48	1,025.46
042-593-017-000	Single Family Resid/R4	1025.48	1,025.46
042-593-018-000	Single Family Resid/R4	1025.48	1,025.46
042-593-019-000	Single Family Resid/R4	1025.48	1,025.46
042-593-020-000	Single Family Resid/R4	1025.48	1,025.46
042-594-001-000	Single Family Resid/R4	1025.48	1,025.46
042-594-002-000	Single Family Resid/R4	1025.48	1,025.46
042-594-003-000	Single Family Resid/R4	1025.48	1,025.46
042-594-004-000	Single Family Resid/R4	1025.48	1,025.46
042-594-005-000	Single Family Resid/R4	1025.48	1,025.46
042-594-006-000	Single Family Resid/R4	1025.48	1,025.46
042-594-007-000	Single Family Resid/R4	1025.48	1,025.46
042-594-008-000	Single Family Resid/R4	1025.48	1,025.46
042-594-009-000	Single Family Resid/R4	1025.48	1,025.46
042-594-010-000	Single Family Resid/R4	1025.48	1,025.46
042-600-001-000	Single Family Resid/R8	819.48	819.48
042-600-002-000	Single Family Resid/R8	819.48	819.48
042-600-003-000	Single Family Resid/R8	819.48	819.48
042-600-004-000	Single Family Resid/R8	819.48	819.48
042-600-005-000	Single Family Resid/R8	819.48	819.48
042-600-006-000	Single Family Resid/R8	819.48	819.48
042-600-007-000	Single Family Resid/R8	819.48	819.48
042-600-008-000	Single Family Resid/R8	819.48	819.48

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042-600-010-000	Single Family Resid/R8	819.48	819.48
042-600-011-000	Single Family Resid/R8	819.48	819.48
042-600-012-000	Single Family Resid/R8	819.48	819.48
042-600-013-000	Single Family Resid/R8	819.48	819.48
042-600-014-000	Single Family Resid/R8	819.48	819.48
042-600-015-000	Single Family Resid/R8	819.48	819.48
042-600-016-000	Single Family Resid/R8	819.48	819.48
042-600-017-000	Single Family Resid/R8	819.48	819.48
042-600-019-000	Single Family Resid/R8	819.48	819.48
042-600-020-000	Single Family Resid/R8	819.48	819.48
042-600-022-000	Single Family Resid/R8	819.48	819.48
042-600-023-000	Single Family Resid/R8	819.48	819.48
042-600-024-000	Single Family Resid/R8	819.48	819.48
042-600-025-000	Single Family Resid/R8	819.48	819.48
042-600-026-000	Single Family Resid/R8	819.48	819.48
042-600-027-000	Single Family Resid/R8	819.48	819.48
042-600-028-000	Single Family Resid/R8	819.48	819.48
042-600-029-000	Single Family Resid/R8	819.48	819.48
042-600-030-000	Single Family Resid/R8	819.48	819.48
042-600-031-000	Single Family Resid/R8	819.48	819.48
042-600-032-000	Single Family Resid/R8	819.48	819.48
042-600-033-000	Single Family Resid/R8	819.48	819.48
042-600-034-000	Single Family Resid/R8	819.48	819.48
042-600-035-000	Single Family Resid/R8	819.48	819.48
042-600-036-000	Single Family Resid/R8	819.48	819.48
042-600-037-000	Single Family Resid/R8	819.48	819.48
042-600-038-000	Single Family Resid/R8	819.48	819.48
042-600-039-000	Single Family Resid/R8	819.48	819.48
042-600-040-000	Single Family Resid/R8	819.48	819.48
042-600-041-000	Single Family Resid/R8	819.48	819.48
042-600-042-000	Single Family Resid/R8	819.48	819.48
042-600-043-000	Single Family Resid/R8	819.48	819.48
042-600-044-000	Single Family Resid/R8	819.48	819.48
042-600-045-000	Single Family Resid/R8	819.48	819.48
042-600-046-000	Single Family Resid/R8	819.48	819.48
042-600-048-000	Single Family Resid/R8	819.48	819.48
042-600-049-000	Single Family Resid/R8	819.48	819.48
042-600-050-000	Single Family Resid/R8	819.48	819.48
042-600-051-000	Single Family Resid/R8	819.48	819.48
042-600-052-000	Single Family Resid/R8	819.48	819.48
042-600-053-000	Single Family Resid/R8	819.48	819.48
042-600-054-000	Single Family Resid/R8	819.48	819.48
042-600-055-000	Single Family Resid/R8	819.48	819.48
042-600-056-000	Single Family Resid/R8	819.48	819.48
042-600-057-000	Single Family Resid/R8	819.48	819.48
042-600-058-000	Single Family Resid/R8	819.48	819.48
042-600-059-000	Single Family Resid/R8	819.48	819.48

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042-600-060-000	Single Family Resid/R8	819.48	819.48
042-600-061-000	Single Family Resid/R8	819.48	819.48
042-600-062-000	Single Family Resid/R8	819.48	819.48
042-600-063-000	Single Family Resid/R8	819.48	819.48
042-600-064-000	Single Family Resid/R8	819.48	819.48
042-600-065-000	Single Family Resid/R8	819.48	819.48
042-600-066-000	Single Family Resid/R8	819.48	819.48
042-600-067-000	Single Family Resid/R8	819.48	819.48
042-600-068-000	Single Family Resid/R8	819.48	819.48
042-600-069-000	Single Family Resid/R8	819.48	819.48
042-600-070-000	Single Family Resid/R8	819.48	819.48
042-600-071-000	Single Family Resid/R8	819.48	819.48
042-610-001-000	Single Family Resid/R8	819.48	819.48
042-610-002-000	Single Family Resid/R8	819.48	819.48
042-610-003-000	Single Family Resid/R8	819.48	819.48
042-610-004-000	Single Family Resid/R8	819.48	819.48
042-610-005-000	Single Family Resid/R8	819.48	819.48
042-610-006-000	Single Family Resid/R8	819.48	819.48
042-610-007-000	Single Family Resid/R8	819.48	819.48
042-610-008-000	Single Family Resid/R8	819.48	819.48
042-610-010-000	Single Family Resid/R8	819.48	819.48
042-610-011-000	Single Family Resid/R8	819.48	819.48
042-610-012-000	Single Family Resid/R8	819.48	819.48
042-610-013-000	Single Family Resid/R8	819.48	819.48
042-610-014-000	Single Family Resid/R8	819.48	819.48
042-610-015-000	Single Family Resid/R8	819.48	819.48
042-610-016-000	Single Family Resid/R8	819.48	819.48
042-610-017-000	Single Family Resid/R8	819.48	819.48
042-610-018-000	Single Family Resid/R8	819.48	819.48
042-610-019-000	Single Family Resid/R8	819.48	819.48
042-610-020-000	Single Family Resid/R8	819.48	819.48
042-610-021-000	Single Family Resid/R8	819.48	819.48
042-610-022-000	Single Family Resid/R8	819.48	819.48
042-610-023-000	Single Family Resid/R8	819.48	819.48
042-610-024-000	Single Family Resid/R8	819.48	819.48
042-610-025-000	Single Family Resid/R8	819.48	819.48
042-610-026-000	Single Family Resid/R8	819.48	819.48
042-610-027-000	Single Family Resid/R8	819.48	819.48
042-610-028-000	Single Family Resid/R8	819.48	819.48
042-610-029-000	Single Family Resid/R8	819.48	819.48
042-610-030-000	Single Family Resid/R8	819.48	819.48
042-610-031-000	Single Family Resid/R8	819.48	819.48
042-610-032-000	Single Family Resid/R8	819.48	819.48
042-610-033-000	Single Family Resid/R8	819.48	819.48
042-610-034-000	Single Family Resid/R8	819.48	819.48
042-610-035-000	Single Family Resid/R8	819.48	819.48
042-610-036-000	Single Family Resid/R8	819.48	819.48

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042-610-037-000	Single Family Resid/R8	819.48	819.48
042-610-038-000	Single Family Resid/R8	819.48	819.48
042-610-039-000	Single Family Resid/R8	819.48	819.48
042-610-040-000	Single Family Resid/R8	819.48	819.48
042-610-041-000	Single Family Resid/R8	819.48	819.48
042-610-042-000	Single Family Resid/R8	819.48	819.48
042-621-001-000	Single Family Resid/R4	1025.48	1,025.46
042-621-002-000	Single Family Resid/R4	1025.48	1,025.46
042-621-003-000	Single Family Resid/R4	1025.48	1,025.46
042-621-004-000	Single Family Resid/R4	1025.48	1,025.46
042-621-005-000	Single Family Resid/R4	1025.48	1,025.46
042-621-006-000	Single Family Resid/R4	1025.48	1,025.46
042-621-007-000	Single Family Resid/R4	1025.48	1,025.46
042-621-008-000	Single Family Resid/R4	1025.48	1,025.46
042-621-009-000	Single Family Resid/R4	1025.48	1,025.46
042-621-011-000	Single Family Resid/R4	1025.48	1,025.46
042-621-012-000	Single Family Resid/R4	1025.48	1,025.46
042-621-013-000	Single Family Resid/R4	1025.48	1,025.46
042-621-014-000	Single Family Resid/R4	1025.48	1,025.46
042-621-015-000	Single Family Resid/R4	1025.48	1,025.46
042-621-016-000	Single Family Resid/R4	1025.48	1,025.46
042-621-017-000	Single Family Resid/R4	1025.48	1,025.46
042-621-018-000	Single Family Resid/R4	1025.48	1,025.46
042-621-019-000	Single Family Resid/R4	1025.48	1,025.46
042-621-020-000	Single Family Resid/R4	1025.48	1,025.46
042-621-021-000	Single Family Resid/R4	1025.48	1,025.46
042-621-022-000	Single Family Resid/R4	1025.48	1,025.46
042-621-023-000	Single Family Resid/R4	1025.48	1,025.46
042-621-024-000	Single Family Resid/R4	1025.48	1,025.46
042-621-025-000	Single Family Resid/R4	1025.48	1,025.46
042-621-026-000	Single Family Resid/R4	1025.48	1,025.46
042-621-027-000	Single Family Resid/R4	1025.48	1,025.46
042-621-028-000	Single Family Resid/R4	1025.48	1,025.46
042-621-029-000	Single Family Resid/R4	1025.48	1,025.46
042-621-030-000	Single Family Resid/R4	1025.48	1,025.46
042-621-031-000	Single Family Resid/R4	1025.48	1,025.46
042-621-032-000	Single Family Resid/R4	1025.48	1,025.46
042-621-033-000	Single Family Resid/R4	1025.48	1,025.46
042-631-001-000	Single Family Resid/R5	943.08	943.06
042-631-002-000	Single Family Resid/R5	943.08	943.06
042-631-003-000	Single Family Resid/R5	943.08	943.06
042-631-004-000	Single Family Resid/R5	943.08	943.06
042-632-001-000	Single Family Resid/R5	943.08	943.06
042-632-002-000	Single Family Resid/R5	943.08	943.06
042-632-003-000	Single Family Resid/R5	943.08	943.06
042-632-004-000	Single Family Resid/R5	943.08	943.06
042-632-005-000	Single Family Resid/R5	943.08	943.06

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042-632-006-000	Single Family Resid/R5	943.08	943.06
042-632-007-000	Single Family Resid/R5	943.08	943.06
042-632-008-000	Single Family Resid/R5	943.08	943.06
042-632-009-000	Single Family Resid/R5	943.08	943.06
042-632-011-000	Single Family Resid/R5	943.08	943.06
042-632-012-000	Single Family Resid/R5	943.08	943.06
042-632-013-000	Single Family Resid/R5	943.08	943.06
042-632-014-000	Single Family Resid/R5	943.08	943.06
042-632-015-000	Single Family Resid/R5	943.08	943.06
042-632-016-000	Single Family Resid/R5	943.08	943.06
042-632-017-000	Single Family Resid/R5	943.08	943.06
042-632-018-000	Single Family Resid/R5	943.08	943.06
042-632-019-000	Single Family Resid/R5	943.08	943.06
042-632-020-000	Single Family Resid/R5	943.08	943.06
042-632-021-000	Single Family Resid/R5	943.08	943.06
042-632-022-000	Single Family Resid/R5	943.08	943.06
042-632-023-000	Single Family Resid/R5	943.08	943.06
042-632-024-000	Single Family Resid/R5	943.08	943.06
042-632-025-000	Single Family Resid/R5	943.08	943.06
042-632-026-000	Single Family Resid/R5	943.08	943.06
042-632-027-000	Single Family Resid/R5	943.08	943.06
042-632-028-000	Single Family Resid/R5	943.08	943.06
042-632-029-000	Single Family Resid/R5	943.08	943.06
042-632-030-000	Single Family Resid/R5	943.08	943.06
042-632-031-000	Single Family Resid/R5	943.08	943.06
042-632-032-000	Single Family Resid/R5	943.08	943.06
042-632-033-000	Single Family Resid/R5	943.08	943.06
042-632-034-000	Single Family Resid/R5	943.08	943.06
042-632-035-000	Single Family Resid/R5	943.08	943.06
042-632-036-000	Single Family Resid/R5	943.08	943.06
042-632-037-000	Single Family Resid/R5	943.08	943.06
042-632-038-000	Single Family Resid/R5	943.08	943.06
042-632-039-000	Single Family Resid/R5	943.08	943.06
042-632-040-000	Single Family Resid/R5	943.08	943.06
042-632-041-000	Single Family Resid/R5	943.08	943.06
042-634-001-000	Single Family Resid/R5	943.08	943.06
042-634-002-000	Single Family Resid/R5	943.08	943.06
042-634-003-000	Single Family Resid/R5	943.08	943.06
042-634-004-000	Single Family Resid/R5	943.08	943.06
042-634-005-000	Single Family Resid/R5	943.08	943.06
042-634-006-000	Single Family Resid/R5	943.08	943.06
042-634-007-000	Single Family Resid/R5	943.08	943.06
042-634-008-000	Single Family Resid/R5	943.08	943.06
042-634-009-000	Single Family Resid/R5	943.08	943.06
042-634-010-000	Single Family Resid/R5	943.08	943.06
042-634-011-000	Single Family Resid/R5	943.08	943.06
042-634-012-000	Single Family Resid/R5	943.08	943.06

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042-634-013-000	Single Family Resid/R5	943.08	943.06
042-634-014-000	Single Family Resid/R5	943.08	943.06
042-634-015-000	Single Family Resid/R5	943.08	943.06
042-634-016-000	Single Family Resid/R5	943.08	943.06
042-634-017-000	Single Family Resid/R5	943.08	943.06
042-634-018-000	Single Family Resid/R5	943.08	943.06
042-634-019-000	Single Family Resid/R5	943.08	943.06
042-634-020-000	Single Family Resid/R5	943.08	943.06
042-634-021-000	Single Family Resid/R5	943.08	943.06
042-634-022-000	Single Family Resid/R5	943.08	943.06
042-634-023-000	Single Family Resid/R5	943.08	943.06
042-634-024-000	Single Family Resid/R5	943.08	943.06
042-634-025-000	Single Family Resid/R5	943.08	943.06
042-634-026-000	Single Family Resid/R5	943.08	943.06
042-634-027-000	Single Family Resid/R5	943.08	943.06
042-634-028-000	Single Family Resid/R5	943.08	943.06
042-634-029-000	Single Family Resid/R5	943.08	943.06
042-634-030-000	Single Family Resid/R5	943.08	943.06
042-634-031-000	Single Family Resid/R5	943.08	943.06
042-634-032-000	Single Family Resid/R5	943.08	943.06
042-634-033-000	Single Family Resid/R5	943.08	943.06
042-634-034-000	Single Family Resid/R5	943.08	943.06
042-634-035-000	Single Family Resid/R5	943.08	943.06
042-634-036-000	Single Family Resid/R5	943.08	943.06
042-634-037-000	Single Family Resid/R5	943.08	943.06
042-634-038-000	Single Family Resid/R5	943.08	943.06
042-634-039-000	Single Family Resid/R5	943.08	943.06
042-634-040-000	Single Family Resid/R5	943.08	943.06
042-634-041-000	Single Family Resid/R5	943.08	943.06
042-635-001-000	Single Family Resid/R5	943.08	943.06
042-635-002-000	Single Family Resid/R5	943.08	943.06
042-635-003-000	Single Family Resid/R5	943.08	943.06
042-635-004-000	Single Family Resid/R5	943.08	943.06
042-635-005-000	Single Family Resid/R5	943.08	943.06
042-635-006-000	Single Family Resid/R5	943.08	943.06
042-635-007-000	Single Family Resid/R5	943.08	943.06
042-635-008-000	Single Family Resid/R5	943.08	943.06
042-635-009-000	Single Family Resid/R5	943.08	943.06
042-641-001-000	Single Family Resid/R4	1025.48	1,025.46
042-641-002-000	Single Family Resid/R4	1025.48	1,025.46
042-641-003-000	Single Family Resid/R4	1025.48	1,025.46
042-641-004-000	Single Family Resid/R4	1025.48	1,025.46
042-641-005-000	Single Family Resid/R4	1025.48	1,025.46
042-641-006-000	Single Family Resid/R4	1025.48	1,025.46
042-641-007-000	Single Family Resid/R4	1025.48	1,025.46
042-641-008-000	Single Family Resid/R4	1025.48	1,025.46
042-641-009-000	Single Family Resid/R4	1025.48	1,025.46

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042-641-010-000	Single Family Resid/R4	1025.48	1,025.46
042-641-011-000	Single Family Resid/R4	1025.48	1,025.46
042-641-012-000	Single Family Resid/R4	1025.48	1,025.46
042-642-001-000	Single Family Resid/R4	1025.48	1,025.46
042-642-002-000	Single Family Resid/R4	1025.48	1,025.46
042-642-003-000	Single Family Resid/R4	1025.48	1,025.46
042-642-004-000	Single Family Resid/R4	1025.48	1,025.46
042-642-005-000	Single Family Resid/R4	1025.48	1,025.46
042-642-006-000	Single Family Resid/R4	1025.48	1,025.46
042-642-007-000	Single Family Resid/R4	1025.48	1,025.46
042-642-008-000	Single Family Resid/R4	1025.48	1,025.46
042-642-009-000	Single Family Resid/R4	1025.48	1,025.46
042-642-010-000	Single Family Resid/R4	1025.48	1,025.46
042-642-011-000	Single Family Resid/R4	1025.48	1,025.46
042-642-012-000	Single Family Resid/R4	1025.48	1,025.46
042-642-013-000	Single Family Resid/R4	1025.48	1,025.46
042-643-001-000	Single Family Resid/R4	1025.48	1,025.46
042-643-002-000	Single Family Resid/R4	1025.48	1,025.46
042-643-003-000	Single Family Resid/R4	1025.48	1,025.46
042-643-004-000	Single Family Resid/R4	1025.48	1,025.46
042-643-005-000	Single Family Resid/R4	1025.48	1,025.46
042-643-006-000	Single Family Resid/R4	1025.48	1,025.46
042-643-007-000	Single Family Resid/R4	1025.48	1,025.46
042-643-008-000	Single Family Resid/R4	1025.48	1,025.46
042-643-009-000	Single Family Resid/R4	1025.48	1,025.46
042-643-010-000	Single Family Resid/R4	1025.48	1,025.46
042-643-011-000	Single Family Resid/R4	1025.48	1,025.46
042-643-012-000	Single Family Resid/R4	1025.48	1,025.46
042-643-013-000	Single Family Resid/R4	1025.48	1,025.46
042-643-014-000	Single Family Resid/R4	1025.48	1,025.46
042-643-015-000	Single Family Resid/R4	1025.48	1,025.46
042-643-016-000	Single Family Resid/R4	1025.48	1,025.46
042-644-001-000	Single Family Resid/R4	1025.48	1,025.46
042-644-002-000	Single Family Resid/R4	1025.48	1,025.46
042-644-003-000	Single Family Resid/R4	1025.48	1,025.46
042-644-004-000	Single Family Resid/R4	1025.48	1,025.46
042-644-005-000	Single Family Resid/R4	1025.48	1,025.46
042-644-006-000	Single Family Resid/R4	1025.48	1,025.46
042-644-007-000	Single Family Resid/R4	1025.48	1,025.46
042-644-008-000	Single Family Resid/R4	1025.48	1,025.46
042-644-009-000	Single Family Resid/R4	1025.48	1,025.46
042-645-001-000	Single Family Resid/R4	1025.48	1,025.46
042-645-002-000	Single Family Resid/R4	1025.48	1,025.46
042-645-003-000	Single Family Resid/R4	1025.48	1,025.46
042-645-004-000	Single Family Resid/R4	1025.48	1,025.46
042-645-005-000	Single Family Resid/R4	1025.48	1,025.46
042-645-006-000	Single Family Resid/R4	1025.48	1,025.46

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042-645-007-000	Single Family Resid/R4	1025.48	1,025.46
042-645-008-000	Single Family Resid/R4	1025.48	1,025.46
042-645-009-000	Single Family Resid/R4	1025.48	1,025.46
042-645-010-000	Single Family Resid/R4	1025.48	1,025.46
042-645-011-000	Single Family Resid/R4	1025.48	1,025.46
042-645-012-000	Single Family Resid/R4	1025.48	1,025.46
042-645-013-000	Single Family Resid/R4	1025.48	1,025.46
042-651-001-000	Single Family Resid/R4	1025.48	1,025.46
042-651-002-000	Single Family Resid/R4	1025.48	1,025.46
042-651-003-000	Single Family Resid/R4	1025.48	1,025.46
042-651-004-000	Single Family Resid/R4	1025.48	1,025.46
042-651-005-000	Single Family Resid/R4	1025.48	1,025.46
042-651-006-000	Single Family Resid/R4	1025.48	1,025.46
042-651-007-000	Single Family Resid/R4	1025.48	1,025.46
042-651-008-000	Single Family Resid/R4	1025.48	1,025.46
042-652-001-000	Single Family Resid/R4	1025.48	1,025.46
042-652-002-000	Single Family Resid/R4	1025.48	1,025.46
042-652-003-000	Single Family Resid/R4	1025.48	1,025.46
042-652-004-000	Single Family Resid/R4	1025.48	1,025.46
042-652-005-000	Single Family Resid/R4	1025.48	1,025.46
042-652-006-000	Single Family Resid/R4	1025.48	1,025.46
042-652-007-000	Single Family Resid/R4	1025.48	1,025.46
042-652-008-000	Single Family Resid/R4	1025.48	1,025.46
042-653-001-000	Single Family Resid/R4	1025.48	1,025.46
042-653-002-000	Single Family Resid/R4	1025.48	1,025.46
042-653-003-000	Single Family Resid/R4	1025.48	1,025.46
042-653-004-000	Single Family Resid/R4	1025.48	1,025.46
042-653-005-000	Single Family Resid/R4	1025.48	1,025.46
042-653-006-000	Single Family Resid/R4	1025.48	1,025.46
042-653-007-000	Single Family Resid/R4	1025.48	1,025.46
042-653-008-000	Single Family Resid/R4	1025.48	1,025.46
042-653-009-000	Single Family Resid/R4	1025.48	1,025.46
042-653-011-000	Single Family Resid/R4	1025.48	1,025.46
042-653-012-000	Single Family Resid/R4	1025.48	1,025.46
042-653-013-000	Single Family Resid/R4	1025.48	1,025.46
042-653-014-000	Single Family Resid/R4	1025.48	1,025.46
042-653-015-000	Single Family Resid/R4	1025.48	1,025.46
042-653-016-000	Single Family Resid/R4	1025.48	1,025.46
042-653-017-000	Single Family Resid/R4	1025.48	1,025.46
042-653-018-000	Single Family Resid/R4	1025.48	1,025.46
042-653-019-000	Single Family Resid/R4	1025.48	1,025.46
042-653-020-000	Single Family Resid/R4	1025.48	1,025.46
042-654-001-000	Single Family Resid/R4	1025.48	1,025.46
042-654-002-000	Single Family Resid/R4	1025.48	1,025.46
042-654-003-000	Single Family Resid/R4	1025.48	1,025.46
042-654-004-000	Single Family Resid/R4	1025.48	1,025.46
042-654-005-000	Single Family Resid/R4	1025.48	1,025.46

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042-654-006-000	Single Family Resid/R4	1025.48	1,025.46
042-654-007-000	Single Family Resid/R4	1025.48	1,025.46
042-654-008-000	Single Family Resid/R4	1025.48	1,025.46
042-654-009-000	Single Family Resid/R4	1025.48	1,025.46
042-654-010-000	Single Family Resid/R4	1025.48	1,025.46
042-654-011-000	Single Family Resid/R4	1025.48	1,025.46
042-661-001-000	Single Family Resid/R4	1025.48	1,025.46
042-661-002-000	Single Family Resid/R4	1025.48	1,025.46
042-661-003-000	Single Family Resid/R4	1025.48	1,025.46
042-661-004-000	Single Family Resid/R4	1025.48	1,025.46
042-661-005-000	Single Family Resid/R4	1025.48	1,025.46
042-661-006-000	Single Family Resid/R4	1025.48	1,025.46
042-661-007-000	Single Family Resid/R4	1025.48	1,025.46
042-661-008-000	Single Family Resid/R4	1025.48	1,025.46
042-661-009-000	Single Family Resid/R4	1025.48	1,025.46
042-661-010-000	Single Family Resid/R4	1025.48	1,025.46
042-661-011-000	Single Family Resid/R4	1025.48	1,025.46
042-661-015-000	Single Family Resid/R4	1025.48	1,025.46
042-662-001-000	Single Family Resid/R4	1025.48	1,025.46
042-662-002-000	Single Family Resid/R4	1025.48	1,025.46
042-662-003-000	Single Family Resid/R4	1025.48	1,025.46
042-662-004-000	Single Family Resid/R4	1025.48	1,025.46
042-662-005-000	Single Family Resid/R4	1025.48	1,025.46
042-662-006-000	Single Family Resid/R4	1025.48	1,025.46
042-662-007-000	Single Family Resid/R4	1025.48	1,025.46
042-662-008-000	Single Family Resid/R4	1025.48	1,025.46
042-662-009-000	Single Family Resid/R4	1025.48	1,025.46
042-662-010-000	Single Family Resid/R4	1025.48	1,025.46
042-662-011-000	Single Family Resid/R4	1025.48	1,025.46
042-662-012-000	Single Family Resid/R4	1025.48	1,025.46
042-671-001-000	Single Family Resid/R5	943.08	943.06
042-671-002-000	Single Family Resid/R5	943.08	943.06
042-671-003-000	Single Family Resid/R5	943.08	943.06
042-671-004-000	Single Family Resid/R5	943.08	943.06
042-671-005-000	Single Family Resid/R5	943.08	943.06
042-671-006-000	Single Family Resid/R5	943.08	943.06
042-671-007-000	Single Family Resid/R5	943.08	943.06
042-671-008-000	Single Family Resid/R5	943.08	943.06
042-671-009-000	Single Family Resid/R5	943.08	943.06
042-671-010-000	Single Family Resid/R5	943.08	943.06
042-671-011-000	Single Family Resid/R5	943.08	943.06
042-671-012-000	Single Family Resid/R5	943.08	943.06
042-671-013-000	Single Family Resid/R5	943.08	943.06
042-671-014-000	Single Family Resid/R5	943.08	943.06
042-671-015-000	Single Family Resid/R5	943.08	943.06
042-671-016-000	Single Family Resid/R5	943.08	943.06
042-671-017-000	Single Family Resid/R5	943.08	943.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-671-019-000	Single Family Resid/R5	943.08	943.06
042-671-020-000	Single Family Resid/R5	943.08	943.06
042-671-021-000	Single Family Resid/R5	943.08	943.06
042-671-022-000	Single Family Resid/R5	943.08	943.06
042-671-023-000	Single Family Resid/R5	943.08	943.06
042-671-024-000	Single Family Resid/R5	943.08	943.06
042-671-025-000	Single Family Resid/R5	943.08	943.06
042-671-026-000	Single Family Resid/R5	943.08	943.06
042-671-027-000	Single Family Resid/R5	943.08	943.06
042-671-028-000	Single Family Resid/R5	943.08	943.06
042-671-029-000	Single Family Resid/R5	943.08	943.06
042-671-030-000	Single Family Resid/R5	943.08	943.06
042-672-001-000	Single Family Resid/R5	943.08	943.06
042-672-002-000	Single Family Resid/R5	943.08	943.06
042-672-003-000	Single Family Resid/R5	943.08	943.06
042-672-004-000	Single Family Resid/R5	943.08	943.06
042-673-001-000	Single Family Resid/R5	943.08	943.06
042-673-002-000	Single Family Resid/R5	943.08	943.06
042-673-003-000	Single Family Resid/R5	943.08	943.06
042-673-004-000	Single Family Resid/R5	943.08	943.06
042-673-005-000	Single Family Resid/R5	943.08	943.06
042-673-006-000	Single Family Resid/R5	943.08	943.06
042-673-007-000	Single Family Resid/R5	943.08	943.06
042-673-008-000	Single Family Resid/R5	943.08	943.06
042-673-009-000	Single Family Resid/R5	943.08	943.06
042-673-010-000	Single Family Resid/R5	943.08	943.06
042-673-011-000	Single Family Resid/R5	943.08	943.06
042-673-012-000	Single Family Resid/R5	943.08	943.06
042-674-001-000	Single Family Resid/R5	943.08	943.06
042-674-002-000	Single Family Resid/R5	943.08	943.06
042-674-003-000	Single Family Resid/R5	943.08	943.06
042-674-004-000	Single Family Resid/R5	943.08	943.06
042-674-005-000	Single Family Resid/R5	943.08	943.06
042-674-006-000	Single Family Resid/R5	943.08	943.06
042-674-007-000	Single Family Resid/R5	943.08	943.06
042-674-008-000	Single Family Resid/R5	943.08	943.06
042-674-009-000	Single Family Resid/R5	943.08	943.06
042-674-010-000	Single Family Resid/R5	943.08	943.06
042-674-011-000	Single Family Resid/R5	943.08	943.06
042-674-012-000	Single Family Resid/R5	943.08	943.06
042-675-001-000	Single Family Resid/R5	943.08	943.06
042-675-002-000	Single Family Resid/R5	943.08	943.06
042-675-003-000	Single Family Resid/R5	943.08	943.06
042-675-004-000	Single Family Resid/R5	943.08	943.06
042-675-005-000	Single Family Resid/R5	943.08	943.06
042-675-006-000	Single Family Resid/R5	943.08	943.06
042-681-001-000	Single Family Resid/R5	943.08	943.06

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-681-002-000	Single Family Resid/R5	943.08	943.06
042-681-003-000	Single Family Resid/R5	943.08	943.06
042-681-004-000	Single Family Resid/R5	943.08	943.06
042-681-005-000	Single Family Resid/R5	943.08	943.06
042-681-006-000	Single Family Resid/R5	943.08	943.06
042-681-007-000	Single Family Resid/R5	943.08	943.06
042-681-008-000	Single Family Resid/R5	943.08	943.06
042-682-001-000	Single Family Resid/R5	943.08	943.06
042-682-002-000	Single Family Resid/R5	943.08	943.06
042-682-003-000	Single Family Resid/R5	943.08	943.06
042-682-004-000	Single Family Resid/R5	943.08	943.06
042-682-005-000	Single Family Resid/R5	943.08	943.06
042-682-006-000	Single Family Resid/R5	943.08	943.06
042-682-007-000	Single Family Resid/R5	943.08	943.06
042-682-008-000	Single Family Resid/R5	943.08	943.06
042-683-001-000	Single Family Resid/R5	943.08	943.06
042-683-002-000	Single Family Resid/R5	943.08	943.06
042-683-003-000	Single Family Resid/R5	943.08	943.06
042-683-004-000	Single Family Resid/R5	943.08	943.06
042-684-001-000	Single Family Resid/R5	943.08	943.06
042-684-002-000	Single Family Resid/R5	943.08	943.06
042-684-003-000	Single Family Resid/R5	943.08	943.06
042-684-004-000	Single Family Resid/R5	943.08	943.06
042-684-005-000	Single Family Resid/R5	943.08	943.06
042-684-006-000	Single Family Resid/R5	943.08	943.06
042-684-007-000	Single Family Resid/R5	943.08	943.06
042-684-008-000	Single Family Resid/R5	943.08	943.06
042-684-009-000	Single Family Resid/R5	943.08	943.06
042-684-010-000	Single Family Resid/R5	943.08	943.06
042-684-011-000	Single Family Resid/R5	943.08	943.06
042-684-012-000	Single Family Resid/R5	943.08	943.06
042-684-013-000	Single Family Resid/R5	943.08	943.06
042-684-014-000	Single Family Resid/R5	943.08	943.06
042-684-015-000	Single Family Resid/R5	943.08	943.06
042-684-016-000	Single Family Resid/R5	943.08	943.06
042-691-001-000	Single Family Resid/R4	1025.48	1,025.46
042-691-002-000	Single Family Resid/R4	1025.48	1,025.46
042-691-003-000	Single Family Resid/R4	1025.48	1,025.46
042-691-004-000	Single Family Resid/R4	1025.48	1,025.46
042-691-005-000	Single Family Resid/R4	1025.48	1,025.46
042-691-006-000	Single Family Resid/R4	1025.48	1,025.46
042-691-007-000	Single Family Resid/R4	1025.48	1,025.46
042-691-008-000	Single Family Resid/R4	1025.48	1,025.46
042-692-001-000	Single Family Resid/R4	1025.48	1,025.46
042-692-002-000	Single Family Resid/R4	1025.48	1,025.46
042-692-003-000	Single Family Resid/R4	1025.48	1,025.46
042-692-004-000	Single Family Resid/R4	1025.48	1,025.46

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042-692-005-000	Single Family Resid/R4	1025.48	1,025.46
042-692-006-000	Single Family Resid/R4	1025.48	1,025.46
042-692-007-000	Single Family Resid/R4	1025.48	1,025.46
042-692-008-000	Single Family Resid/R4	1025.48	1,025.46
042-692-010-000	Single Family Resid/R4	1025.48	1,025.46
042-692-011-000	Single Family Resid/R4	1025.48	1,025.46
042-692-012-000	Single Family Resid/R4	1025.48	1,025.46
042-692-013-000	Single Family Resid/R4	1025.48	1,025.46
042-692-014-000	Single Family Resid/R4	1025.48	1,025.46
042-692-015-000	Single Family Resid/R4	1025.48	1,025.46
042-692-016-000	Single Family Resid/R4	1025.48	1,025.46
042-692-017-000	Single Family Resid/R4	1025.48	1,025.46
042-693-001-000	Single Family Resid/R4	1025.48	1,025.46
042-693-002-000	Single Family Resid/R4	1025.48	1,025.46
042-693-003-000	Single Family Resid/R4	1025.48	1,025.46
042-693-004-000	Single Family Resid/R4	1025.48	1,025.46
042-693-005-000	Single Family Resid/R4	1025.48	1,025.46
042-693-006-000	Single Family Resid/R4	1025.48	1,025.46
042-693-007-000	Single Family Resid/R4	1025.48	1,025.46
042-693-008-000	Single Family Resid/R4	1025.48	1,025.46
042-694-001-000	Single Family Resid/R4	1025.48	1,025.46
042-694-002-000	Single Family Resid/R4	1025.48	1,025.46
042-694-003-000	Single Family Resid/R4	1025.48	1,025.46
042-694-004-000	Single Family Resid/R4	1025.48	1,025.46
042-694-005-000	Single Family Resid/R4	1025.48	1,025.46
042-695-001-000	Single Family Resid/R4	1025.48	1,025.46
042-695-002-000	Single Family Resid/R4	1025.48	1,025.46
042-695-003-000	Single Family Resid/R4	1025.48	1,025.46
042-695-004-000	Single Family Resid/R4	1025.48	1,025.46
042-695-005-000	Single Family Resid/R4	1025.48	1,025.46
042-695-006-000	Single Family Resid/R4	1025.48	1,025.46
042-695-007-000	Single Family Resid/R4	1025.48	1,025.46
042-695-008-000	Single Family Resid/R4	1025.48	1,025.46
042-695-009-000	Single Family Resid/R4	1025.48	1,025.46
042-695-010-000	Single Family Resid/R4	1025.48	1,025.46
042-696-001-000	Single Family Resid/R4	1025.48	1,025.46
042-696-002-000	Single Family Resid/R4	1025.48	1,025.46
042-696-003-000	Single Family Resid/R4	1025.48	1,025.46
042-696-004-000	Single Family Resid/R4	1025.48	1,025.46
042-696-005-000	Single Family Resid/R4	1025.48	1,025.46
042-701-001-000	Single Family Resid/R4	1025.48	1,025.46
042-701-002-000	Single Family Resid/R4	1025.48	1,025.46
042-701-003-000	Single Family Resid/R4	1025.48	1,025.46
042-701-004-000	Single Family Resid/R4	1025.48	1,025.46
042-702-001-000	Single Family Resid/R4	1025.48	1,025.46
042-702-002-000	Single Family Resid/R4	1025.48	1,025.46
042-702-003-000	Single Family Resid/R4	1025.48	1,025.46

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042-702-004-000	Single Family Resid/R4	1025.48	1,025.46
042-702-005-000	Single Family Resid/R4	1025.48	1,025.46
042-702-006-000	Single Family Resid/R4	1025.48	1,025.46
042-702-007-000	Single Family Resid/R4	1025.48	1,025.46
042-702-008-000	Single Family Resid/R4	1025.48	1,025.46
042-703-001-000	Single Family Resid/R4	1025.48	1,025.46
042-703-002-000	Single Family Resid/R4	1025.48	1,025.46
042-703-003-000	Single Family Resid/R4	1025.48	1,025.46
042-703-004-000	Single Family Resid/R4	1025.48	1,025.46
042-704-001-000	Single Family Resid/R4	1025.48	1,025.46
042-704-002-000	Single Family Resid/R4	1025.48	1,025.46
042-704-003-000	Single Family Resid/R4	1025.48	1,025.46
042-704-004-000	Single Family Resid/R4	1025.48	1,025.46
042-704-005-000	Single Family Resid/R4	1025.48	1,025.46
042-704-006-000	Single Family Resid/R4	1025.48	1,025.46
042-704-007-000	Single Family Resid/R4	1025.48	1,025.46
042-704-008-000	Single Family Resid/R4	1025.48	1,025.46
042-704-009-000	Single Family Resid/R4	1025.48	1,025.46
042-704-010-000	Single Family Resid/R4	1025.48	1,025.46
042-704-011-000	Single Family Resid/R4	1025.48	1,025.46
042-704-012-000	Single Family Resid/R4	1025.48	1,025.46
042-704-013-000	Single Family Resid/R4	1025.48	1,025.46
042-704-014-000	Single Family Resid/R4	1025.48	1,025.46
042-704-015-000	Single Family Resid/R4	1025.48	1,025.46
042-704-016-000	Single Family Resid/R4	1025.48	1,025.46
042-704-017-000	Single Family Resid/R4	1025.48	1,025.46
042-704-018-000	Single Family Resid/R4	1025.48	1,025.46
042-704-019-000	Single Family Resid/R4	1025.48	1,025.46
042-704-020-000	Single Family Resid/R4	1025.48	1,025.46
042-704-021-000	Single Family Resid/R4	1025.48	1,025.46
042-705-001-000	Single Family Resid/R4	1025.48	1,025.46
042-705-002-000	Single Family Resid/R4	1025.48	1,025.46
042-705-003-000	Single Family Resid/R4	1025.48	1,025.46
042-705-004-000	Single Family Resid/R4	1025.48	1,025.46
042-705-005-000	Single Family Resid/R4	1025.48	1,025.46
042-705-006-000	Single Family Resid/R4	1025.48	1,025.46
042-705-007-000	Single Family Resid/R4	1025.48	1,025.46
042-705-008-000	Single Family Resid/R4	1025.48	1,025.46
042-705-009-000	Single Family Resid/R4	1025.48	1,025.46
042-705-010-000	Single Family Resid/R4	1025.48	1,025.46
042-705-011-000	Single Family Resid/R4	1025.48	1,025.46
042-705-012-000	Single Family Resid/R4	1025.48	1,025.46
042-705-013-000	Single Family Resid/R4	1025.48	1,025.46
042-705-014-000	Single Family Resid/R4	1025.48	1,025.46
042-710-001-000	Single Family Resid/R5	943.08	943.06
042-710-002-000	Single Family Resid/R5	943.08	943.06
042-710-003-000	Single Family Resid/R5	943.08	943.06

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042-710-004-000	Single Family Resid/R5	943.08	943.06
042-710-005-000	Single Family Resid/R5	943.08	943.06
042-710-006-000	Single Family Resid/R5	943.08	943.06
042-710-007-000	Single Family Resid/R5	943.08	943.06
042-710-008-000	Single Family Resid/R5	943.08	943.06
042-710-009-000	Single Family Resid/R5	943.08	943.06
042-710-010-000	Single Family Resid/R5	943.08	943.06
042-710-011-000	Single Family Resid/R5	943.08	943.06
042-710-012-000	Single Family Resid/R5	943.08	943.06
042-710-013-000	Single Family Resid/R5	943.08	943.06
042-710-014-000	Single Family Resid/R5	943.08	943.06
042-710-015-000	Single Family Resid/R5	943.08	943.06
042-710-016-000	Single Family Resid/R5	943.08	943.06
042-710-017-000	Single Family Resid/R5	943.08	943.06
042-710-018-000	Single Family Resid/R5	943.08	943.06
042-710-019-000	Single Family Resid/R5	943.08	943.06
042-710-020-000	Single Family Resid/R5	943.08	943.06
042-710-021-000	Single Family Resid/R5	943.08	943.06
042-710-022-000	Single Family Resid/R5	943.08	943.06
042-710-023-000	Single Family Resid/R5	943.08	943.06
042-710-024-000	Single Family Resid/R5	943.08	943.06
042-710-025-000	Single Family Resid/R5	943.08	943.06
042-710-026-000	Single Family Resid/R5	943.08	943.06
042-710-027-000	Single Family Resid/R5	943.08	943.06
042-710-028-000	Single Family Resid/R5	943.08	943.06
042-710-029-000	Single Family Resid/R5	943.08	943.06
042-710-030-000	Single Family Resid/R5	943.08	943.06
042-710-031-000	Single Family Resid/R5	943.08	943.06
042-710-032-000	Single Family Resid/R5	943.08	943.06
042-710-033-000	Single Family Resid/R5	943.08	943.06
042-710-034-000	Single Family Resid/R5	943.08	943.06
042-710-035-000	Single Family Resid/R5	943.08	943.06
042-710-036-000	Single Family Resid/R5	943.08	943.06
042-710-037-000	Single Family Resid/R5	943.08	943.06
042-710-038-000	Single Family Resid/R5	943.08	943.06
042-710-039-000	Single Family Resid/R5	943.08	943.06
042-710-040-000	Single Family Resid/R5	943.08	943.06
042-710-041-000	Single Family Resid/R5	943.08	943.06
042-710-042-000	Single Family Resid/R5	943.08	943.06
042-710-043-000	Single Family Resid/R5	943.08	943.06
042-710-044-000	Single Family Resid/R5	943.08	943.06
042-710-045-000	Single Family Resid/R5	943.08	943.06
042-710-046-000	Single Family Resid/R5	943.08	943.06
042-710-047-000	Single Family Resid/R5	943.08	943.06
042-710-048-000	Single Family Resid/R5	943.08	943.06
042-710-049-000	Single Family Resid/R5	943.08	943.06
042-710-050-000	Single Family Resid/R5	943.08	943.06

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042-710-051-000	Single Family Resid/R5	943.08	943.06
042-710-052-000	Single Family Resid/R5	943.08	943.06
042-710-053-000	Single Family Resid/R5	943.08	943.06
042-710-054-000	Single Family Resid/R5	943.08	943.06
042-710-055-000	Single Family Resid/R5	943.08	943.06
042-720-001-000	Single Family Resid/R5	943.08	943.06
042-720-002-000	Single Family Resid/R5	943.08	943.06
042-720-003-000	Single Family Resid/R5	943.08	943.06
042-720-004-000	Single Family Resid/R5	943.08	943.06
042-720-005-000	Single Family Resid/R5	943.08	943.06
042-720-006-000	Single Family Resid/R5	943.08	943.06
042-720-007-000	Single Family Resid/R5	943.08	943.06
042-720-008-000	Single Family Resid/R5	943.08	943.06
042-720-009-000	Single Family Resid/R5	943.08	943.06
042-720-010-000	Single Family Resid/R5	943.08	943.06
042-720-011-000	Single Family Resid/R5	943.08	943.06
042-720-012-000	Single Family Resid/R5	943.08	943.06
042-720-013-000	Single Family Resid/R5	943.08	943.06
042-720-014-000	Single Family Resid/R5	943.08	943.06
042-720-015-000	Single Family Resid/R5	943.08	943.06
042-720-016-000	Single Family Resid/R5	943.08	943.06
042-720-017-000	Single Family Resid/R5	943.08	943.06
042-720-018-000	Single Family Resid/R5	943.08	943.06
042-720-019-000	Single Family Resid/R5	943.08	943.06
042-720-020-000	Single Family Resid/R5	943.08	943.06
042-720-021-000	Single Family Resid/R5	943.08	943.06
042-720-022-000	Single Family Resid/R5	943.08	943.06
042-720-023-000	Single Family Resid/R5	943.08	943.06
042-720-024-000	Single Family Resid/R5	943.08	943.06
042-720-025-000	Single Family Resid/R5	943.08	943.06
042-720-026-000	Single Family Resid/R5	943.08	943.06
042-720-027-000	Single Family Resid/R5	943.08	943.06
042-720-028-000	Single Family Resid/R5	943.08	943.06
042-720-029-000	Single Family Resid/R5	943.08	943.06
042-720-030-000	Single Family Resid/R5	943.08	943.06
042-720-031-000	Single Family Resid/R5	943.08	943.06
042-720-032-000	Single Family Resid/R5	943.08	943.06
042-720-033-000	Single Family Resid/R5	943.08	943.06
042-720-034-000	Single Family Resid/R5	943.08	943.06
042-720-035-000	Single Family Resid/R5	943.08	943.06
042-720-036-000	Single Family Resid/R5	943.08	943.06
042-720-037-000	Single Family Resid/R5	943.08	943.06
042-720-038-000	Single Family Resid/R5	943.08	943.06
042-720-039-000	Single Family Resid/R5	943.08	943.06
042-720-040-000	Single Family Resid/R5	943.08	943.06
042-720-041-000	Single Family Resid/R5	943.08	943.06
042-720-042-000	Single Family Resid/R5	943.08	943.06

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042-720-043-000	Single Family Resid/R5	943.08	943.06
042-720-044-000	Single Family Resid/R5	943.08	943.06
042-720-045-000	Single Family Resid/R5	943.08	943.06
042-730-001-000	Single Family Resid/R4	1025.48	1,025.46
042-730-002-000	Single Family Resid/R4	1025.48	1,025.46
042-730-003-000	Single Family Resid/R4	1025.48	1,025.46
042-730-004-000	Single Family Resid/R4	1025.48	1,025.46
042-730-005-000	Single Family Resid/R4	1025.48	1,025.46
042-730-006-000	Single Family Resid/R4	1025.48	1,025.46
042-730-007-000	Single Family Resid/R4	1025.48	1,025.46
042-730-008-000	Single Family Resid/R4	1025.48	1,025.46
042-730-009-000	Single Family Resid/R4	1025.48	1,025.46
042-730-010-000	Single Family Resid/R4	1025.48	1,025.46
042-730-011-000	Single Family Resid/R4	1025.48	1,025.46
042-730-012-000	Single Family Resid/R4	1025.48	1,025.46
042-730-013-000	Single Family Resid/R4	1025.48	1,025.46
042-730-014-000	Single Family Resid/R4	1025.48	1,025.46
042-730-015-000	Single Family Resid/R4	1025.48	1,025.46
042-730-016-000	Single Family Resid/R4	1025.48	1,025.46
042-730-017-000	Single Family Resid/R4	1025.48	1,025.46
042-731-001-000	Single Family Resid/R4	1025.48	1,025.46
042-731-002-000	Single Family Resid/R4	1025.48	1,025.46
042-731-003-000	Single Family Resid/R4	1025.48	1,025.46
042-731-004-000	Single Family Resid/R4	1025.48	1,025.46
042-731-005-000	Single Family Resid/R4	1025.48	1,025.46
042-731-006-000	Single Family Resid/R4	1025.48	1,025.46
042-731-007-000	Single Family Resid/R4	1025.48	1,025.46
042-731-008-000	Single Family Resid/R4	1025.48	1,025.46
042-731-009-000	Single Family Resid/R4	1025.48	1,025.46
042-731-010-000	Single Family Resid/R4	1025.48	1,025.46
042-731-011-000	Single Family Resid/R4	1025.48	1,025.46
042-731-012-000	Single Family Resid/R4	1025.48	1,025.46
042-731-013-000	Single Family Resid/R4	1025.48	1,025.46
042-731-014-000	Single Family Resid/R4	1025.48	1,025.46
042-732-001-000	Single Family Resid/R4	1025.48	1,025.46
042-732-002-000	Single Family Resid/R4	1025.48	1,025.46
042-732-003-000	Single Family Resid/R4	1025.48	1,025.46
042-732-005-000	Single Family Resid/R4	1025.48	1,025.46
042-732-006-000	Single Family Resid/R4	1025.48	1,025.46
042-732-007-000	Single Family Resid/R4	1025.48	1,025.46
042-732-008-000	Single Family Resid/R4	1025.48	1,025.46
042-732-009-000	Single Family Resid/R4	1025.48	1,025.46
042-732-010-000	Single Family Resid/R4	1025.48	1,025.46
042-732-011-000	Single Family Resid/R4	1025.48	1,025.46
042-732-012-000	Single Family Resid/R4	1025.48	1,025.46
042-732-013-000	Single Family Resid/R4	1025.48	1,025.46
042-732-014-000	Single Family Resid/R4	1025.48	1,025.46

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042-741-001-000	Single Family Resid/R8	819.48	819.48
042-741-002-000	Single Family Resid/R8	819.48	819.48
042-741-003-000	Single Family Resid/R8	819.48	819.48
042-741-004-000	Single Family Resid/R8	819.48	819.48
042-741-005-000	Single Family Resid/R8	819.48	819.48
042-742-001-000	Single Family Resid/R8	819.48	819.48
042-742-002-000	Single Family Resid/R8	819.48	819.48
042-742-003-000	Single Family Resid/R8	819.48	819.48
042-742-004-000	Single Family Resid/R8	819.48	819.48
042-742-005-000	Single Family Resid/R8	819.48	819.48
042-742-006-000	Single Family Resid/R8	819.48	819.48
042-742-007-000	Single Family Resid/R8	819.48	819.48
042-742-008-000	Single Family Resid/R8	819.48	819.48
042-742-009-000	Single Family Resid/R8	819.48	819.48
042-742-010-000	Single Family Resid/R8	819.48	819.48
042-742-011-000	Single Family Resid/R8	819.48	819.48
042-742-012-000	Single Family Resid/R8	819.48	819.48
042-742-013-000	Single Family Resid/R8	819.48	819.48
042-742-014-000	Single Family Resid/R8	819.48	819.48
042-743-001-000	Single Family Resid/R8	819.48	819.48
042-743-002-000	Single Family Resid/R8	819.48	819.48
042-743-003-000	Single Family Resid/R8	819.48	819.48
042-743-004-000	Single Family Resid/R8	819.48	819.48
042-743-005-000	Single Family Resid/R8	819.48	819.48
042-743-006-000	Single Family Resid/R8	819.48	819.48
042-743-007-000	Single Family Resid/R8	819.48	819.48
042-743-008-000	Single Family Resid/R8	819.48	819.48
042-743-009-000	Single Family Resid/R8	819.48	819.48
042-743-010-000	Single Family Resid/R8	819.48	819.48
042-744-001-000	Single Family Resid/R8	819.48	819.48
042-744-002-000	Single Family Resid/R8	819.48	819.48
042-744-003-000	Single Family Resid/R8	819.48	819.48
042-744-004-000	Single Family Resid/R8	819.48	819.48
042-744-005-000	Single Family Resid/R8	819.48	819.48
042-744-006-000	Single Family Resid/R8	819.48	819.48
042-744-007-000	Single Family Resid/R8	819.48	819.48
042-744-008-000	Single Family Resid/R8	819.48	819.48
042-744-009-000	Single Family Resid/R8	819.48	819.48
042-744-010-000	Single Family Resid/R8	819.48	819.48
042-744-011-000	Single Family Resid/R8	819.48	819.48
042-751-001-000	Single Family Resid/R8	819.48	819.48
042-751-002-000	Single Family Resid/R8	819.48	819.48
042-751-003-000	Single Family Resid/R8	819.48	819.48
042-751-004-000	Single Family Resid/R8	819.48	819.48
042-751-005-000	Single Family Resid/R8	819.48	819.48
042-751-006-000	Single Family Resid/R8	819.48	819.48
042-751-007-000	Single Family Resid/R8	819.48	819.48

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042-751-008-000	Single Family Resid/R8	819.48	819.48
042-751-009-000	Single Family Resid/R8	819.48	819.48
042-751-010-000	Single Family Resid/R8	819.48	819.48
042-751-011-000	Single Family Resid/R8	819.48	819.48
042-751-012-000	Single Family Resid/R8	819.48	819.48
042-751-013-000	Single Family Resid/R8	819.48	819.48
042-751-014-000	Single Family Resid/R8	819.48	819.48
042-751-015-000	Single Family Resid/R8	819.48	819.48
042-751-016-000	Single Family Resid/R8	819.48	819.48
042-752-001-000	Single Family Resid/R8	819.48	819.48
042-752-002-000	Single Family Resid/R8	819.48	819.48
042-752-003-000	Single Family Resid/R8	819.48	819.48
042-752-004-000	Single Family Resid/R8	819.48	819.48
042-752-005-000	Single Family Resid/R8	819.48	819.48
042-752-006-000	Single Family Resid/R8	819.48	819.48
042-752-007-000	Single Family Resid/R8	819.48	819.48
042-752-008-000	Single Family Resid/R8	819.48	819.48
042-752-009-000	Single Family Resid/R8	819.48	819.48
042-752-010-000	Single Family Resid/R8	819.48	819.48
042-753-001-000	Single Family Resid/R8	819.48	819.48
042-753-002-000	Single Family Resid/R8	819.48	819.48
042-753-003-000	Single Family Resid/R8	819.48	819.48
042-753-004-000	Single Family Resid/R8	819.48	819.48
042-753-005-000	Single Family Resid/R8	819.48	819.48
042-753-006-000	Single Family Resid/R8	819.48	819.48
042-753-007-000	Single Family Resid/R8	819.48	819.48
042-753-008-000	Single Family Resid/R8	819.48	819.48
042-753-009-000	Single Family Resid/R8	819.48	819.48
042-753-010-000	Single Family Resid/R8	819.48	819.48
042-753-011-000	Single Family Resid/R8	819.48	819.48
042-761-001-000	Single Family Resid/R8	819.48	819.48
042-761-002-000	Single Family Resid/R8	819.48	819.48
042-761-003-000	Single Family Resid/R8	819.48	819.48
042-761-004-000	Single Family Resid/R8	819.48	819.48
042-761-005-000	Single Family Resid/R8	819.48	819.48
042-761-006-000	Single Family Resid/R8	819.48	819.48
042-761-007-000	Single Family Resid/R8	819.48	819.48
042-762-001-000	Single Family Resid/R8	819.48	819.48
042-762-002-000	Single Family Resid/R8	819.48	819.48
042-762-003-000	Single Family Resid/R8	819.48	819.48
042-762-004-000	Single Family Resid/R8	819.48	819.48
042-762-005-000	Single Family Resid/R8	819.48	819.48
042-762-006-000	Single Family Resid/R8	819.48	819.48
042-762-007-000	Single Family Resid/R8	819.48	819.48
042-762-008-000	Single Family Resid/R8	819.48	819.48
042-762-009-000	Single Family Resid/R8	819.48	819.48
042-762-010-000	Single Family Resid/R8	819.48	819.48

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042-763-001-000	Single Family Resid/R8	819.48	819.48
042-763-002-000	Single Family Resid/R8	819.48	819.48
042-763-003-000	Single Family Resid/R8	819.48	819.48
042-763-004-000	Single Family Resid/R8	819.48	819.48
042-763-005-000	Single Family Resid/R8	819.48	819.48
042-763-006-000	Single Family Resid/R8	819.48	819.48
042-763-007-000	Single Family Resid/R8	819.48	819.48
042-763-008-000	Single Family Resid/R8	819.48	819.48
042-763-009-000	Single Family Resid/R8	819.48	819.48
042-763-010-000	Single Family Resid/R8	819.48	819.48
042-763-011-000	Single Family Resid/R8	819.48	819.48
042-763-012-000	Single Family Resid/R8	819.48	819.48
042-763-013-000	Single Family Resid/R8	819.48	819.48
042-764-001-000	Single Family Resid/R8	819.48	819.48
042-764-002-000	Single Family Resid/R8	819.48	819.48
042-764-003-000	Single Family Resid/R8	819.48	819.48
042-764-004-000	Single Family Resid/R8	819.48	819.48
042-764-005-000	Single Family Resid/R8	819.48	819.48
042-764-006-000	Single Family Resid/R8	819.48	819.48
042-764-007-000	Single Family Resid/R8	819.48	819.48
042-764-008-000	Single Family Resid/R8	819.48	819.48
042-764-009-000	Single Family Resid/R8	819.48	819.48
042-764-010-000	Single Family Resid/R8	819.48	819.48
042-764-011-000	Single Family Resid/R8	819.48	819.48
042-764-012-000	Single Family Resid/R8	819.48	819.48
042-764-013-000	Single Family Resid/R8	819.48	819.48
042-764-014-000	Single Family Resid/R8	819.48	819.48
042-764-015-000	Single Family Resid/R8	819.48	819.48
042-764-016-000	Single Family Resid/R8	819.48	819.48
042-764-017-000	Single Family Resid/R8	819.48	819.48
042-764-018-000	Single Family Resid/R8	819.48	819.48
042-764-019-000	Single Family Resid/R8	819.48	819.48
042-764-020-000	Single Family Resid/R8	819.48	819.48
042-765-001-000	Single Family Resid/R8	819.48	819.48
042-765-002-000	Single Family Resid/R8	819.48	819.48
042-765-003-000	Single Family Resid/R8	819.48	819.48
042-765-004-000	Single Family Resid/R8	819.48	819.48
042-765-005-000	Single Family Resid/R8	819.48	819.48
042-765-006-000	Single Family Resid/R8	819.48	819.48
042-765-007-000	Single Family Resid/R8	819.48	819.48
042-765-008-000	Single Family Resid/R8	819.48	819.48
042-765-009-000	Single Family Resid/R8	819.48	819.48
042-765-010-000	Single Family Resid/R8	819.48	819.48
042-765-011-000	Single Family Resid/R8	819.48	819.48
042-765-012-000	Single Family Resid/R8	819.48	819.48
042-765-013-000	Single Family Resid/R8	819.48	819.48
042-765-014-000	Single Family Resid/R8	819.48	819.48

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042-765-015-000	Single Family Resid/R8	819.48	819.48
042-765-016-000	Single Family Resid/R8	819.48	819.48
042-765-017-000	Single Family Resid/R8	819.48	819.48
042-765-018-000	Single Family Resid/R8	819.48	819.48
042-765-019-000	Single Family Resid/R8	819.48	819.48
042-765-020-000	Single Family Resid/R8	819.48	819.48
042-771-001-000	Single Family Resid/R4	1025.48	1,025.46
042-771-002-000	Single Family Resid/R4	1025.48	1,025.46
042-771-003-000	Single Family Resid/R4	1025.48	1,025.46
042-772-001-000	Single Family Resid/R4	1025.48	1,025.46
042-772-002-000	Single Family Resid/R4	1025.48	1,025.46
042-772-003-000	Single Family Resid/R4	1025.48	1,025.46
042-772-004-000	Single Family Resid/R4	1025.48	1,025.46
042-772-005-000	Single Family Resid/R4	1025.48	1,025.46
042-772-006-000	Single Family Resid/R4	1025.48	1,025.46
042-772-007-000	Single Family Resid/R4	1025.48	1,025.46
042-772-008-000	Single Family Resid/R4	1025.48	1,025.46
042-772-009-000	Single Family Resid/R4	1025.48	1,025.46
042-772-010-000	Single Family Resid/R4	1025.48	1,025.46
042-772-011-000	Single Family Resid/R4	1025.48	1,025.46
042-773-001-000	Single Family Resid/R4	1025.48	1,025.46
042-773-002-000	Single Family Resid/R4	1025.48	1,025.46
042-773-003-000	Single Family Resid/R4	1025.48	1,025.46
042-773-004-000	Single Family Resid/R4	1025.48	1,025.46
042-773-005-000	Single Family Resid/R4	1025.48	1,025.46
042-773-006-000	Single Family Resid/R4	1025.48	1,025.46
042-773-007-000	Single Family Resid/R4	1025.48	1,025.46
042-773-008-000	Single Family Resid/R4	1025.48	1,025.46
042-773-009-000	Single Family Resid/R4	1025.48	1,025.46
042-773-010-000	Single Family Resid/R4	1025.48	1,025.46
042-774-001-000	Single Family Resid/R4	1025.48	1,025.46
042-774-002-000	Single Family Resid/R4	1025.48	1,025.46
042-774-003-000	Single Family Resid/R4	1025.48	1,025.46
042-774-004-000	Single Family Resid/R4	1025.48	1,025.46
042-774-005-000	Single Family Resid/R4	1025.48	1,025.46
042-774-006-000	Single Family Resid/R4	1025.48	1,025.46
042-774-007-000	Single Family Resid/R4	1025.48	1,025.46
042-774-008-000	Single Family Resid/R4	1025.48	1,025.46
042-775-001-000	Single Family Resid/R4	1025.48	1,025.46
042-775-002-000	Single Family Resid/R4	1025.48	1,025.46
042-775-003-000	Single Family Resid/R4	1025.48	1,025.46
042-775-004-000	Single Family Resid/R4	1025.48	1,025.46
042-775-005-000	Single Family Resid/R4	1025.48	1,025.46
042-776-001-000	Single Family Resid/R4	1025.48	1,025.46
042-776-002-000	Single Family Resid/R4	1025.48	1,025.46
042-776-003-000	Single Family Resid/R4	1025.48	1,025.46
042-776-004-000	Single Family Resid/R4	1025.48	1,025.46

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042-776-005-000	Single Family Resid/R4	1025.48	1,025.46
042-776-006-000	Single Family Resid/R4	1025.48	1,025.46
042-776-007-000	Single Family Resid/R4	1025.48	1,025.46
042-776-008-000	Single Family Resid/R4	1025.48	1,025.46
042-776-009-000	Single Family Resid/R4	1025.48	1,025.46
042-776-010-000	Single Family Resid/R4	1025.48	1,025.46
042-776-011-000	Single Family Resid/R4	1025.48	1,025.46
042-776-012-000	Single Family Resid/R4	1025.48	1,025.46
042-776-013-000	Single Family Resid/R4	1025.48	1,025.46
042-776-014-000	Single Family Resid/R4	1025.48	1,025.46
042-776-015-000	Single Family Resid/R4	1025.48	1,025.46
042-776-016-000	Single Family Resid/R4	1025.48	1,025.46
042-776-017-000	Single Family Resid/R4	1025.48	1,025.46
042-776-018-000	Single Family Resid/R4	1025.48	1,025.46
042-776-019-000	Single Family Resid/R4	1025.48	1,025.46
042-777-001-000	Single Family Resid/R4	1025.48	1,025.46
042-778-001-000	Single Family Resid/R4	1025.48	1,025.46
042-778-002-000	Single Family Resid/R4	1025.48	1,025.46
042-778-003-000	Single Family Resid/R4	1025.48	1,025.46
042-778-004-000	Single Family Resid/R4	1025.48	1,025.46
042-781-001-000	Single Family Resid/R4	1025.48	1,025.46
042-781-002-000	Single Family Resid/R4	1025.48	1,025.46
042-781-003-000	Single Family Resid/R4	1025.48	1,025.46
042-781-004-000	Single Family Resid/R4	1025.48	1,025.46
042-781-005-000	Single Family Resid/R4	1025.48	1,025.46
042-781-006-000	Single Family Resid/R4	1025.48	1,025.46
042-781-007-000	Single Family Resid/R4	1025.48	1,025.46
042-781-008-000	Single Family Resid/R4	1025.48	1,025.46
042-781-009-000	Single Family Resid/R3	1162.81	1,162.80
042-781-010-000	Single Family Resid/R3	1162.81	1,162.80
042-781-011-000	Single Family Resid/R3	1162.81	1,162.80
042-781-012-000	Single Family Resid/R3	1162.81	1,162.80
042-781-013-000	Single Family Resid/R3	1162.81	1,162.80
042-781-014-000	Single Family Resid/R3	1162.81	1,162.80
042-781-015-000	Single Family Resid/R3	1162.81	1,162.80
042-781-016-000	Single Family Resid/R3	1162.81	1,162.80
042-781-017-000	Single Family Resid/R3	1162.81	1,162.80
042-781-018-000	Single Family Resid/R3	1162.81	1,162.80
042-781-019-000	Single Family Resid/R3	1162.81	1,162.80
042-781-020-000	Single Family Resid/R3	1162.81	1,162.80
042-781-021-000	Single Family Resid/R3	1162.81	1,162.80
042-781-022-000	Single Family Resid/R3	1162.81	1,162.80
042-781-023-000	Single Family Resid/R3	1162.81	1,162.80
042-781-024-000	Single Family Resid/R3	1162.81	1,162.80
042-781-025-000	Single Family Resid/R3	1162.81	1,162.80
042-781-026-000	Single Family Resid/R3	1162.81	1,162.80
042-781-027-000	Single Family Resid/R3	1162.81	1,162.80

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042-781-028-000	Single Family Resid/R3	1162.81	1,162.80
042-781-029-000	Single Family Resid/R3	1162.81	1,162.80
042-781-030-000	Single Family Resid/R3	1162.81	1,162.80
042-781-031-000	Single Family Resid/R3	1162.81	1,162.80
042-781-032-000	Single Family Resid/R3	1162.81	1,162.80
042-781-033-000	Single Family Resid/R3	1162.81	1,162.80
042-781-034-000	Single Family Resid/R3	1162.81	1,162.80
042-781-035-000	Single Family Resid/R3	1162.81	1,162.80
042-781-036-000	Single Family Resid/R3	1162.81	1,162.80
042-781-037-000	Single Family Resid/R3	1162.81	1,162.80
042-781-038-000	Single Family Resid/R3	1162.81	1,162.80
042-781-039-000	Single Family Resid/R3	1162.81	1,162.80
042-781-040-000	Single Family Resid/R3	1162.81	1,162.80
042-781-041-000	Single Family Resid/R3	1162.81	1,162.80
042-781-042-000	Single Family Resid/R3	1162.81	1,162.80
042-781-043-000	Single Family Resid/R3	1162.81	1,162.80
042-781-044-000	Single Family Resid/R3	1162.81	1,162.80
042-781-045-000	Single Family Resid/R3	1162.81	1,162.80
042-782-001-000	Single Family Resid/R4	1025.48	1,025.46
042-782-002-000	Single Family Resid/R4	1025.48	1,025.46
042-782-003-000	Single Family Resid/R4	1025.48	1,025.46
042-782-004-000	Single Family Resid/R4	1025.48	1,025.46
042-782-005-000	Single Family Resid/R4	1025.48	1,025.46
042-782-006-000	Single Family Resid/R4	1025.48	1,025.46
042-783-001-000	Single Family Resid/R3	1162.81	1,162.80
042-783-002-000	Single Family Resid/R3	1162.81	1,162.80
042-783-003-000	Single Family Resid/R3	1162.81	1,162.80
042-783-004-000	Single Family Resid/R3	1162.81	1,162.80
042-783-005-000	Single Family Resid/R3	1162.81	1,162.80
042-783-006-000	Single Family Resid/R3	1162.81	1,162.80
042-783-007-000	Single Family Resid/R3	1162.81	1,162.80
042-783-008-000	Single Family Resid/R3	1162.81	1,162.80
042-791-001-000	Single Family Resid/R4	1025.48	1,025.46
042-791-002-000	Single Family Resid/R4	1025.48	1,025.46
042-791-003-000	Single Family Resid/R4	1025.48	1,025.46
042-791-004-000	Single Family Resid/R4	1025.48	1,025.46
042-791-005-000	Single Family Resid/R4	1025.48	1,025.46
042-791-006-000	Single Family Resid/R4	1025.48	1,025.46
042-791-007-000	Single Family Resid/R4	1025.48	1,025.46
042-791-008-000	Single Family Resid/R4	1025.48	1,025.46
042-791-009-000	Single Family Resid/R4	1025.48	1,025.46
042-791-010-000	Single Family Resid/R4	1025.48	1,025.46
042-791-011-000	Single Family Resid/R4	1025.48	1,025.46
042-791-012-000	Single Family Resid/R4	1025.48	1,025.46
042-791-014-000	Single Family Resid/R4	1025.48	1,025.46
042-791-015-000	Single Family Resid/R4	1025.48	1,025.46
042-791-016-000	Single Family Resid/R4	1025.48	1,025.46

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042-791-017-000	Single Family Resid/R4	1025.48	1,025.46
042-791-018-000	Single Family Resid/R4	1025.48	1,025.46
042-791-020-000	Single Family Resid/R4	1025.48	1,025.46
042-791-021-000	Single Family Resid/R4	1025.48	1,025.46
042-791-022-000	Single Family Resid/R4	1025.48	1,025.46
042-791-023-000	Single Family Resid/R4	1025.48	1,025.46
042-791-024-000	Single Family Resid/R4	1025.48	1,025.46
042-791-025-000	Single Family Resid/R4	1025.48	1,025.46
042-791-026-000	Single Family Resid/R4	1025.48	1,025.46
042-791-027-000	Single Family Resid/R4	1025.48	1,025.46
042-791-028-000	Single Family Resid/R4	1025.48	1,025.46
042-791-029-000	Single Family Resid/R4	1025.48	1,025.46
042-791-030-000	Single Family Resid/R4	1025.48	1,025.46
042-791-031-000	Single Family Resid/R4	1025.48	1,025.46
042-791-032-000	Single Family Resid/R4	1025.48	1,025.46
042-791-033-000	Single Family Resid/R4	1025.48	1,025.46
042-791-034-000	Single Family Resid/R4	1025.48	1,025.46
042-792-001-000	Single Family Resid/R4	1025.48	1,025.46
042-792-002-000	Single Family Resid/R4	1025.48	1,025.46
042-792-003-000	Single Family Resid/R4	1025.48	1,025.46
042-792-004-000	Single Family Resid/R4	1025.48	1,025.46
042-792-005-000	Single Family Resid/R4	1025.48	1,025.46
042-792-006-000	Single Family Resid/R4	1025.48	1,025.46
042-792-007-000	Single Family Resid/R4	1025.48	1,025.46
042-792-008-000	Single Family Resid/R4	1025.48	1,025.46
042-792-009-000	Single Family Resid/R4	1025.48	1,025.46
042-792-010-000	Single Family Resid/R4	1025.48	1,025.46
042-792-011-000	Single Family Resid/R4	1025.48	1,025.46
042-792-012-000	Single Family Resid/R4	1025.48	1,025.46
042-792-013-000	Single Family Resid/R4	1025.48	1,025.46
042-792-014-000	Single Family Resid/R4	1025.48	1,025.46
042-801-001-000	Single Family Resid/R4	1025.48	1,025.46
042-801-002-000	Single Family Resid/R4	1025.48	1,025.46
042-801-003-000	Single Family Resid/R4	1025.48	1,025.46
042-801-004-000	Single Family Resid/R4	1025.48	1,025.46
042-801-005-000	Single Family Resid/R4	1025.48	1,025.46
042-801-006-000	Single Family Resid/R4	1025.48	1,025.46
042-801-007-000	Single Family Resid/R4	1025.48	1,025.46
042-801-008-000	Single Family Resid/R4	1025.48	1,025.46
042-801-009-000	Single Family Resid/R4	1025.48	1,025.46
042-801-011-000	Single Family Resid/R4	1025.48	1,025.46
042-801-012-000	Single Family Resid/R4	1025.48	1,025.46
042-801-013-000	Single Family Resid/R4	1025.48	1,025.46
042-801-014-000	Single Family Resid/R4	1025.48	1,025.46
042-801-015-000	Single Family Resid/R4	1025.48	1,025.46
042-801-016-000	Single Family Resid/R4	1025.48	1,025.46
042-801-017-000	Single Family Resid/R4	1025.48	1,025.46

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042-801-018-000	Single Family Resid/R4	1025.48	1,025.46
042-801-020-000	Single Family Resid/R3	1162.81	1,162.80
042-801-021-000	Single Family Resid/R3	1162.81	1,162.80
042-801-022-000	Single Family Resid/R3	1162.81	1,162.80
042-801-023-000	Single Family Resid/R3	1162.81	1,162.80
042-801-024-000	Single Family Resid/R3	1162.81	1,162.80
042-801-025-000	Single Family Resid/R3	1162.81	1,162.80
042-801-026-000	Single Family Resid/R3	1162.81	1,162.80
042-801-027-000	Single Family Resid/R3	1162.81	1,162.80
042-801-028-000	Single Family Resid/R3	1162.81	1,162.80
042-801-029-000	Single Family Resid/R3	1162.81	1,162.80
042-802-001-000	Single Family Resid/R4	1025.48	1,025.46
042-802-002-000	Single Family Resid/R4	1025.48	1,025.46
042-802-003-000	Single Family Resid/R4	1025.48	1,025.46
042-802-004-000	Single Family Resid/R4	1025.48	1,025.46
042-802-005-000	Single Family Resid/R4	1025.48	1,025.46
042-802-006-000	Single Family Resid/R4	1025.48	1,025.46
042-802-007-000	Single Family Resid/R4	1025.48	1,025.46
042-802-008-000	Single Family Resid/R4	1025.48	1,025.46
042-802-009-000	Single Family Resid/R4	1025.48	1,025.46
042-802-010-000	Single Family Resid/R4	1025.48	1,025.46
042-802-011-000	Single Family Resid/R3	1162.81	1,162.80
042-802-012-000	Single Family Resid/R4	1025.48	1,025.46
042-802-013-000	Single Family Resid/R4	1025.48	1,025.46
042-802-014-000	Single Family Resid/R4	1025.48	1,025.46
042-802-015-000	Single Family Resid/R4	1025.48	1,025.46
042-802-016-000	Single Family Resid/R4	1025.48	1,025.46
042-802-017-000	Single Family Resid/R4	1025.48	1,025.46
042-802-018-000	Single Family Resid/R4	1025.48	1,025.46
042-802-019-000	Single Family Resid/R4	1025.48	1,025.46
042-802-020-000	Single Family Resid/R4	1025.48	1,025.46
042-803-001-000	Single Family Resid/R4	1025.48	1,025.46
042-803-002-000	Single Family Resid/R4	1025.48	1,025.46
042-803-003-000	Single Family Resid/R4	1025.48	1,025.46
042-803-004-000	Single Family Resid/R4	1025.48	1,025.46
042-803-005-000	Single Family Resid/R4	1025.48	1,025.46
042-803-006-000	Single Family Resid/R4	1025.48	1,025.46
042-803-007-000	Single Family Resid/R4	1025.48	1,025.46
042-803-008-000	Single Family Resid/R4	1025.48	1,025.46
042-803-009-000	Single Family Resid/R4	1025.48	1,025.46
042-803-010-000	Single Family Resid/R4	1025.48	1,025.46
042-804-001-000	Single Family Resid/R3	1162.81	1,162.80
042-804-002-000	Single Family Resid/R3	1162.81	1,162.80
042-804-003-000	Single Family Resid/R3	1162.81	1,162.80
042-804-004-000	Single Family Resid/R3	1162.81	1,162.80
042-804-005-000	Single Family Resid/R3	1162.81	1,162.80
042-804-006-000	Single Family Resid/R3	1162.81	1,162.80

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042-804-007-000	Single Family Resid/R3	1162.81	1,162.80
042-804-008-000	Single Family Resid/R3	1162.81	1,162.80
042-804-009-000	Single Family Resid/R3	1162.81	1,162.80
042-805-001-000	Single Family Resid/R3	1162.81	1,162.80
042-805-002-000	Single Family Resid/R3	1162.81	1,162.80
042-805-003-000	Single Family Resid/R3	1162.81	1,162.80
042-805-004-000	Single Family Resid/R3	1162.81	1,162.80
042-805-005-000	Single Family Resid/R3	1162.81	1,162.80
042-805-006-000	Single Family Resid/R3	1162.81	1,162.80
042-805-007-000	Single Family Resid/R3	1162.81	1,162.80
042-805-008-000	Single Family Resid/R3	1162.81	1,162.80
042-805-009-000	Single Family Resid/R3	1162.81	1,162.80
042-805-010-000	Single Family Resid/R3	1162.81	1,162.80
042-805-011-000	Single Family Resid/R3	1162.81	1,162.80
042-805-012-000	Single Family Resid/R3	1162.81	1,162.80
042-805-013-000	Single Family Resid/R3	1162.81	1,162.80
042-805-014-000	Single Family Resid/R3	1162.81	1,162.80
042-805-015-000	Single Family Resid/R3	1162.81	1,162.80
042-805-016-000	Single Family Resid/R3	1162.81	1,162.80
042-805-017-000	Single Family Resid/R3	1162.81	1,162.80
042-805-018-000	Single Family Resid/R3	1162.81	1,162.80
042-811-002-000	Single Family Resid/R4	1025.48	1,025.46
042-811-003-000	Single Family Resid/R4	1025.48	1,025.46
042-811-004-000	Single Family Resid/R4	1025.48	1,025.46
042-811-005-000	Single Family Resid/R4	1025.48	1,025.46
042-811-006-000	Single Family Resid/R4	1025.48	1,025.46
042-811-007-000	Single Family Resid/R4	1025.48	1,025.46
042-811-008-000	Single Family Resid/R4	1025.48	1,025.46
042-811-009-000	Single Family Resid/R4	1025.48	1,025.46
042-812-001-000	Single Family Resid/R4	1025.48	1,025.46
042-812-002-000	Single Family Resid/R4	1025.48	1,025.46
042-812-003-000	Single Family Resid/R4	1025.48	1,025.46
042-812-004-000	Single Family Resid/R4	1025.48	1,025.46
042-812-005-000	Single Family Resid/R4	1025.48	1,025.46
042-812-006-000	Single Family Resid/R4	1025.48	1,025.46
042-812-007-000	Single Family Resid/R4	1025.48	1,025.46
042-812-008-000	Single Family Resid/R4	1025.48	1,025.46
042-813-001-000	Single Family Resid/R4	1025.48	1,025.46
042-813-002-000	Single Family Resid/R4	1025.48	1,025.46
042-813-003-000	Single Family Resid/R4	1025.48	1,025.46
042-813-004-000	Single Family Resid/R4	1025.48	1,025.46
042-813-005-000	Single Family Resid/R4	1025.48	1,025.46
042-813-006-000	Single Family Resid/R4	1025.48	1,025.46
042-813-007-000	Single Family Resid/R4	1025.48	1,025.46
042-813-008-000	Single Family Resid/R4	1025.48	1,025.46
042-813-009-000	Single Family Resid/R4	1025.48	1,025.46
042-813-010-000	Single Family Resid/R4	1025.48	1,025.46

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042-813-011-000	Single Family Resid/R4	1025.48	1,025.46
042-813-012-000	Single Family Resid/R4	1025.48	1,025.46
042-813-013-000	Single Family Resid/R4	1025.48	1,025.46
042-813-014-000	Single Family Resid/R4	1025.48	1,025.46
042-813-015-000	Single Family Resid/R4	1025.48	1,025.46
042-813-016-000	Single Family Resid/R4	1025.48	1,025.46
042-813-017-000	Single Family Resid/R4	1025.48	1,025.46
042-813-018-000	Single Family Resid/R4	1025.48	1,025.46
042-813-019-000	Single Family Resid/R4	1025.48	1,025.46
042-813-020-000	Single Family Resid/R4	1025.48	1,025.46
042-814-001-000	Single Family Resid/R4	1025.48	1,025.46
042-814-002-000	Single Family Resid/R4	1025.48	1,025.46
042-814-003-000	Single Family Resid/R4	1025.48	1,025.46
042-814-004-000	Single Family Resid/R4	1025.48	1,025.46
042-814-005-000	Single Family Resid/R4	1025.48	1,025.46
042-814-006-000	Single Family Resid/R4	1025.48	1,025.46
042-814-008-000	Single Family Resid/R4	1025.48	1,025.46
042-814-009-000	Single Family Resid/R4	1025.48	1,025.46
042-814-010-000	Single Family Resid/R4	1025.48	1,025.46
042-814-011-000	Single Family Resid/R4	1025.48	1,025.46
042-814-012-000	Single Family Resid/R4	1025.48	1,025.46
042-814-013-000	Single Family Resid/R4	1025.48	1,025.46
042-814-014-000	Single Family Resid/R4	1025.48	1,025.46
042-814-015-000	Single Family Resid/R4	1025.48	1,025.46
042-814-016-000	Single Family Resid/R4	1025.48	1,025.46
042-814-018-000	Single Family Resid/R4	1025.48	1,025.46
042-814-019-000	Single Family Resid/R4	1025.48	1,025.46
042-814-020-000	Single Family Resid/R4	1025.48	1,025.46
042-814-021-000	Single Family Resid/R4	1025.48	1,025.46
042-814-022-000	Single Family Resid/R4	1025.48	1,025.46
042-814-023-000	Single Family Resid/R4	1025.48	1,025.46
042-814-024-000	Single Family Resid/R4	1025.48	1,025.46
042-814-025-000	Single Family Resid/R4	1025.48	1,025.46
042-814-026-000	Single Family Resid/R4	1025.48	1,025.46
042-814-027-000	Single Family Resid/R4	1025.48	1,025.46
042-814-028-000	Single Family Resid/R4	1025.48	1,025.46
042-814-029-000	Single Family Resid/R4	1025.48	1,025.46
042-814-030-000	Single Family Resid/R4	1025.48	1,025.46
042-814-031-000	Single Family Resid/R4	1025.48	1,025.46
042-815-001-000	Single Family Resid/R4	1025.48	1,025.46
042-815-002-000	Single Family Resid/R4	1025.48	1,025.46
042-815-003-000	Single Family Resid/R4	1025.48	1,025.46
042-815-004-000	Single Family Resid/R4	1025.48	1,025.46
042-815-005-000	Single Family Resid/R4	1025.48	1,025.46
042-815-006-000	Single Family Resid/R4	1025.48	1,025.46
042-815-007-000	Single Family Resid/R4	1025.48	1,025.46
042-815-008-000	Single Family Resid/R4	1025.48	1,025.46

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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-816-001-000	Single Family Resid/R4	1025.48	1,025.46
042-816-002-000	Single Family Resid/R4	1025.48	1,025.46
042-816-003-000	Single Family Resid/R4	1025.48	1,025.46
042-816-004-000	Single Family Resid/R4	1025.48	1,025.46
042-816-005-000	Single Family Resid/R4	1025.48	1,025.46
042-816-006-000	Single Family Resid/R4	1025.48	1,025.46
042-816-007-000	Single Family Resid/R4	1025.48	1,025.46
042-817-001-000	Single Family Resid/R4	1025.48	1,025.46
042-817-002-000	Single Family Resid/R4	1025.48	1,025.46
042-817-003-000	Single Family Resid/R4	1025.48	1,025.46
042-817-004-000	Single Family Resid/R4	1025.48	1,025.46
042-821-001-000	Single Family Resid/R5	943.08	943.06
042-821-002-000	Single Family Resid/R5	943.08	943.06
042-821-003-000	Single Family Resid/R5	943.08	943.06
042-821-004-000	Single Family Resid/R5	943.08	943.06
042-821-005-000	Single Family Resid/R5	943.08	943.06
042-821-006-000	Single Family Resid/R5	943.08	943.06
042-821-007-000	Single Family Resid/R5	943.08	943.06
042-821-008-000	Single Family Resid/R5	943.08	943.06
042-821-010-000	Single Family Resid/R5	943.08	943.06
042-821-011-000	Single Family Resid/R5	943.08	943.06
042-821-012-000	Single Family Resid/R5	943.08	943.06
042-821-013-000	Single Family Resid/R5	943.08	943.06
042-821-014-000	Single Family Resid/R5	943.08	943.06
042-821-015-000	Single Family Resid/R5	943.08	943.06
042-821-016-000	Single Family Resid/R5	943.08	943.06
042-821-017-000	Single Family Resid/R5	943.08	943.06
042-821-018-000	Single Family Resid/R5	943.08	943.06
042-821-019-000	Single Family Resid/R5	943.08	943.06
042-821-020-000	Single Family Resid/R5	943.08	943.06
042-821-021-000	Single Family Resid/R5	943.08	943.06
042-821-022-000	Single Family Resid/R5	943.08	943.06
042-821-023-000	Single Family Resid/R5	943.08	943.06
042-821-024-000	Single Family Resid/R5	943.08	943.06
042-821-025-000	Single Family Resid/R5	943.08	943.06
042-822-001-000	Single Family Resid/R5	943.08	943.06
042-822-002-000	Single Family Resid/R5	943.08	943.06
042-822-003-000	Single Family Resid/R5	943.08	943.06
042-822-004-000	Single Family Resid/R5	943.08	943.06
042-822-005-000	Single Family Resid/R5	943.08	943.06
042-822-006-000	Single Family Resid/R5	943.08	943.06
042-822-007-000	Single Family Resid/R5	943.08	943.06
042-822-008-000	Single Family Resid/R5	943.08	943.06
042-822-009-000	Single Family Resid/R5	943.08	943.06
042-822-010-000	Single Family Resid/R5	943.08	943.06
042-822-011-000	Single Family Resid/R5	943.08	943.06
042-822-012-000	Single Family Resid/R5	943.08	943.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2024/2025 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-822-013-000	Single Family Resid/R5	943.08	943.06
042-822-014-000	Single Family Resid/R5	943.08	943.06
042-822-015-000	Single Family Resid/R5	943.08	943.06
042-822-017-000	Single Family Resid/R5	943.08	943.06
042-822-018-000	Single Family Resid/R5	943.08	943.06
042-822-019-000	Single Family Resid/R5	943.08	943.06
042-822-020-000	Single Family Resid/R5	943.08	943.06
042-822-021-000	Single Family Resid/R5	943.08	943.06
042-822-022-000	Single Family Resid/R5	943.08	943.06
042-823-001-000	Single Family Resid/R5	943.08	943.06
042-823-002-000	Single Family Resid/R5	943.08	943.06
042-823-003-000	Single Family Resid/R5	943.08	943.06
042-823-004-000	Single Family Resid/R5	943.08	943.06
042-823-005-000	Single Family Resid/R5	943.08	943.06
042-823-006-000	Single Family Resid/R5	943.08	943.06
042-823-007-000	Single Family Resid/R5	943.08	943.06
042-823-008-000	Single Family Resid/R5	943.08	943.06
042-823-009-000	Single Family Resid/R5	943.08	943.06
042-823-010-000	Single Family Resid/R5	943.08	943.06
042-823-011-000	Single Family Resid/R5	943.08	943.06
042-823-012-000	Single Family Resid/R5	943.08	943.06
042-823-013-000	Single Family Resid/R5	943.08	943.06
042-823-014-000	Single Family Resid/R5	943.08	943.06
042-823-015-000	Single Family Resid/R5	943.08	943.06
042-823-016-000	Single Family Resid/R5	943.08	943.06
042-824-001-000	Single Family Resid/R5	943.08	943.06
042-824-002-000	Single Family Resid/R5	943.08	943.06
042-824-003-000	Single Family Resid/R5	943.08	943.06
042-824-004-000	Single Family Resid/R5	943.08	943.06
042-824-005-000	Single Family Resid/R5	943.08	943.06
042-824-006-000	Single Family Resid/R5	943.08	943.06
042-824-007-000	Single Family Resid/R5	943.08	943.06
042-825-001-000	Single Family Resid/R5	943.08	943.06
042-825-002-000	Single Family Resid/R5	943.08	943.06
042-825-003-000	Single Family Resid/R5	943.08	943.06
042-825-004-000	Single Family Resid/R5	943.08	943.06
042-825-005-000	Single Family Resid/R5	943.08	943.06
042-825-006-000	Single Family Resid/R5	943.08	943.06
042-825-007-000	Single Family Resid/R5	943.08	943.06
042-825-008-000	Single Family Resid/R5	943.08	943.06
042-826-001-000	Single Family Resid/R5	943.08	943.06
042-826-002-000	Single Family Resid/R5	943.08	943.06
042-826-003-000	Single Family Resid/R5	943.08	943.06
042-826-004-000	Single Family Resid/R5	943.08	943.06
042-826-006-000	Single Family Resid/R5	943.08	943.06
042-826-007-000	Single Family Resid/R5	943.08	943.06
042-826-008-000	Single Family Resid/R5	943.08	943.06

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-826-009-000	Single Family Resid/R5	943.08	943.06
042-826-010-000	Single Family Resid/R5	943.08	943.06
042-826-011-000	Single Family Resid/R5	943.08	943.06
042-826-012-000	Single Family Resid/R5	943.08	943.06
042-826-013-000	Single Family Resid/R5	943.08	943.06
042-826-014-000	Single Family Resid/R5	943.08	943.06
042-826-015-000	Single Family Resid/R5	943.08	943.06
042-826-016-000	Single Family Resid/R5	943.08	943.06
042-826-017-000	Single Family Resid/R5	943.08	943.06
042-826-018-000	Single Family Resid/R5	943.08	943.06
042-826-019-000	Single Family Resid/R5	943.08	943.06
042-827-001-000	Single Family Resid/R5	943.08	943.06
042-827-002-000	Single Family Resid/R5	943.08	943.06
042-827-003-000	Single Family Resid/R5	943.08	943.06
042-827-004-000	Single Family Resid/R5	943.08	943.06
042-827-005-000	Single Family Resid/R5	943.08	943.06
042-827-006-000	Single Family Resid/R5	943.08	943.06
042-827-007-000	Single Family Resid/R5	943.08	943.06
042-827-008-000	Single Family Resid/R5	943.08	943.06
042-827-009-000	Single Family Resid/R5	943.08	943.06
042-827-010-000	Single Family Resid/R5	943.08	943.06
042-827-011-000	Single Family Resid/R5	943.08	943.06
042-827-012-000	Single Family Resid/R5	943.08	943.06
042-827-013-000	Single Family Resid/R5	943.08	943.06
042-827-014-000	Single Family Resid/R5	943.08	943.06
042-827-015-000	Single Family Resid/R5	943.08	943.06
042-827-016-000	Single Family Resid/R5	943.08	943.06
042-827-017-000	Single Family Resid/R5	943.08	943.06
042-831-001-000	Single Family Resid/R8	819.48	819.48
042-831-002-000	Single Family Resid/R8	819.48	819.48
042-831-003-000	Single Family Resid/R8	819.48	819.48
042-831-004-000	Single Family Resid/R8	819.48	819.48
042-831-005-000	Single Family Resid/R8	819.48	819.48
042-831-006-000	Single Family Resid/R8	819.48	819.48
042-831-007-000	Single Family Resid/R8	819.48	819.48
042-831-009-000	Single Family Resid/R8	819.48	819.48
042-831-010-000	Single Family Resid/R8	819.48	819.48
042-831-011-000	Single Family Resid/R8	819.48	819.48
042-831-012-000	Single Family Resid/R8	819.48	819.48
042-831-013-000	Single Family Resid/R8	819.48	819.48
042-831-014-000	Single Family Resid/R8	819.48	819.48
042-831-015-000	Single Family Resid/R8	819.48	819.48
042-831-016-000	Single Family Resid/R8	819.48	819.48
042-831-017-000	Single Family Resid/R8	819.48	819.48
042-831-018-000	Single Family Resid/R8	819.48	819.48
042-831-019-000	Single Family Resid/R8	819.48	819.48
042-831-020-000	Single Family Resid/R8	819.48	819.48

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
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Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-831-021-000	Single Family Resid/R8	819.48	819.48
042-831-023-000	Single Family Resid/R8	819.48	819.48
042-831-024-000	Single Family Resid/R8	819.48	819.48
042-831-025-000	Single Family Resid/R8	819.48	819.48
042-831-026-000	Single Family Resid/R8	819.48	819.48
042-831-027-000	Single Family Resid/R8	819.48	819.48
042-831-028-000	Single Family Resid/R8	819.48	819.48
042-831-029-000	Single Family Resid/R8	819.48	819.48
042-831-030-000	Single Family Resid/R8	819.48	819.48
042-831-031-000	Single Family Resid/R8	819.48	819.48
042-831-032-000	Single Family Resid/R8	819.48	819.48
042-831-033-000	Single Family Resid/R8	819.48	819.48
042-832-001-000	Single Family Resid/R8	819.48	819.48
042-832-002-000	Single Family Resid/R8	819.48	819.48
042-832-003-000	Single Family Resid/R8	819.48	819.48
042-832-004-000	Single Family Resid/R8	819.48	819.48
042-832-005-000	Single Family Resid/R8	819.48	819.48
042-832-006-000	Single Family Resid/R8	819.48	819.48
042-832-007-000	Single Family Resid/R8	819.48	819.48
042-832-008-000	Single Family Resid/R8	819.48	819.48
042-832-009-000	Single Family Resid/R8	819.48	819.48
042-832-010-000	Single Family Resid/R8	819.48	819.48
042-832-011-000	Single Family Resid/R8	819.48	819.48
042-832-012-000	Single Family Resid/R8	819.48	819.48
042-832-013-000	Single Family Resid/R8	819.48	819.48
042-832-014-000	Single Family Resid/R8	819.48	819.48
042-832-015-000	Single Family Resid/R8	819.48	819.48
042-832-016-000	Single Family Resid/R8	819.48	819.48
042-832-017-000	Single Family Resid/R8	819.48	819.48
042-832-018-000	Single Family Resid/R8	819.48	819.48
042-832-019-000	Single Family Resid/R8	819.48	819.48
042-832-020-000	Single Family Resid/R8	819.48	819.48
042-832-021-000	Single Family Resid/R8	819.48	819.48
042-833-001-000	Single Family Resid/R8	819.48	819.48
042-833-002-000	Single Family Resid/R8	819.48	819.48
042-833-003-000	Single Family Resid/R8	819.48	819.48
042-833-004-000	Single Family Resid/R8	819.48	819.48
042-833-005-000	Single Family Resid/R8	819.48	819.48
042-833-006-000	Single Family Resid/R8	819.48	819.48
042-833-007-000	Single Family Resid/R8	819.48	819.48
042-833-008-000	Single Family Resid/R8	819.48	819.48
042-833-009-000	Single Family Resid/R8	819.48	819.48
042-833-010-000	Single Family Resid/R8	819.48	819.48
042-833-011-000	Single Family Resid/R8	819.48	819.48
042-833-012-000	Single Family Resid/R8	819.48	819.48
042-833-013-000	Single Family Resid/R8	819.48	819.48
042-833-014-000	Single Family Resid/R8	819.48	819.48

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2024/2025 Assessment Roll

Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-833-015-000	Single Family Resid/R8	819.48	819.48
042-833-016-000	Single Family Resid/R8	819.48	819.48
042-833-017-000	Single Family Resid/R8	819.48	819.48
042-833-018-000	Single Family Resid/R8	819.48	819.48
042-833-019-000	Single Family Resid/R8	819.48	819.48
042-833-020-000	Single Family Resid/R8	819.48	819.48
042-833-021-000	Single Family Resid/R8	819.48	819.48
042-833-022-000	Single Family Resid/R8	819.48	819.48
042-834-001-000	Single Family Resid/R8	819.48	819.48
042-834-002-000	Single Family Resid/R8	819.48	819.48
042-834-003-000	Single Family Resid/R8	819.48	819.48
042-834-004-000	Single Family Resid/R8	819.48	819.48
042-834-005-000	Single Family Resid/R8	819.48	819.48
042-834-006-000	Single Family Resid/R8	819.48	819.48
042-834-007-000	Single Family Resid/R8	819.48	819.48
042-834-008-000	Single Family Resid/R8	819.48	819.48
042-834-009-000	Single Family Resid/R8	819.48	819.48
042-834-010-000	Single Family Resid/R8	819.48	819.48
042-834-011-000	Single Family Resid/R8	819.48	819.48
042-834-012-000	Single Family Resid/R8	819.48	819.48
042-834-013-000	Single Family Resid/R8	819.48	819.48
042-834-014-000	Single Family Resid/R8	819.48	819.48
042-834-015-000	Single Family Resid/R8	819.48	819.48
042-834-016-000	Single Family Resid/R8	819.48	819.48
042-834-017-000	Single Family Resid/R8	819.48	819.48
042-834-018-000	Single Family Resid/R8	819.48	819.48
042-834-019-000	Single Family Resid/R8	819.48	819.48
042-834-020-000	Single Family Resid/R8	819.48	819.48
042-834-021-000	Single Family Resid/R8	819.48	819.48
042-834-022-000	Single Family Resid/R8	819.48	819.48
042-835-001-000	Single Family Resid/R8	819.48	819.48
042-835-002-000	Single Family Resid/R8	819.48	819.48
042-835-003-000	Single Family Resid/R8	819.48	819.48
042-835-004-000	Single Family Resid/R8	819.48	819.48
042-835-005-000	Single Family Resid/R8	819.48	819.48
042-835-006-000	Single Family Resid/R8	819.48	819.48
042-835-007-000	Single Family Resid/R8	819.48	819.48
042-835-008-000	Single Family Resid/R8	819.48	819.48
042-835-009-000	Single Family Resid/R8	819.48	819.48
042-835-010-000	Single Family Resid/R8	819.48	819.48
042-835-011-000	Single Family Resid/R8	819.48	819.48
042-835-012-000	Single Family Resid/R8	819.48	819.48
042-835-013-000	Single Family Resid/R8	819.48	819.48
042-835-015-000	Single Family Resid/R8	819.48	819.48
042-835-016-000	Single Family Resid/R8	819.48	819.48
042-835-017-000	Single Family Resid/R8	819.48	819.48
042-835-018-000	Single Family Resid/R8	819.48	819.48

CITY OF WOODLAND
Spring Lake Landscaping and Lighting District
FY 2024/2025 Assessment Roll

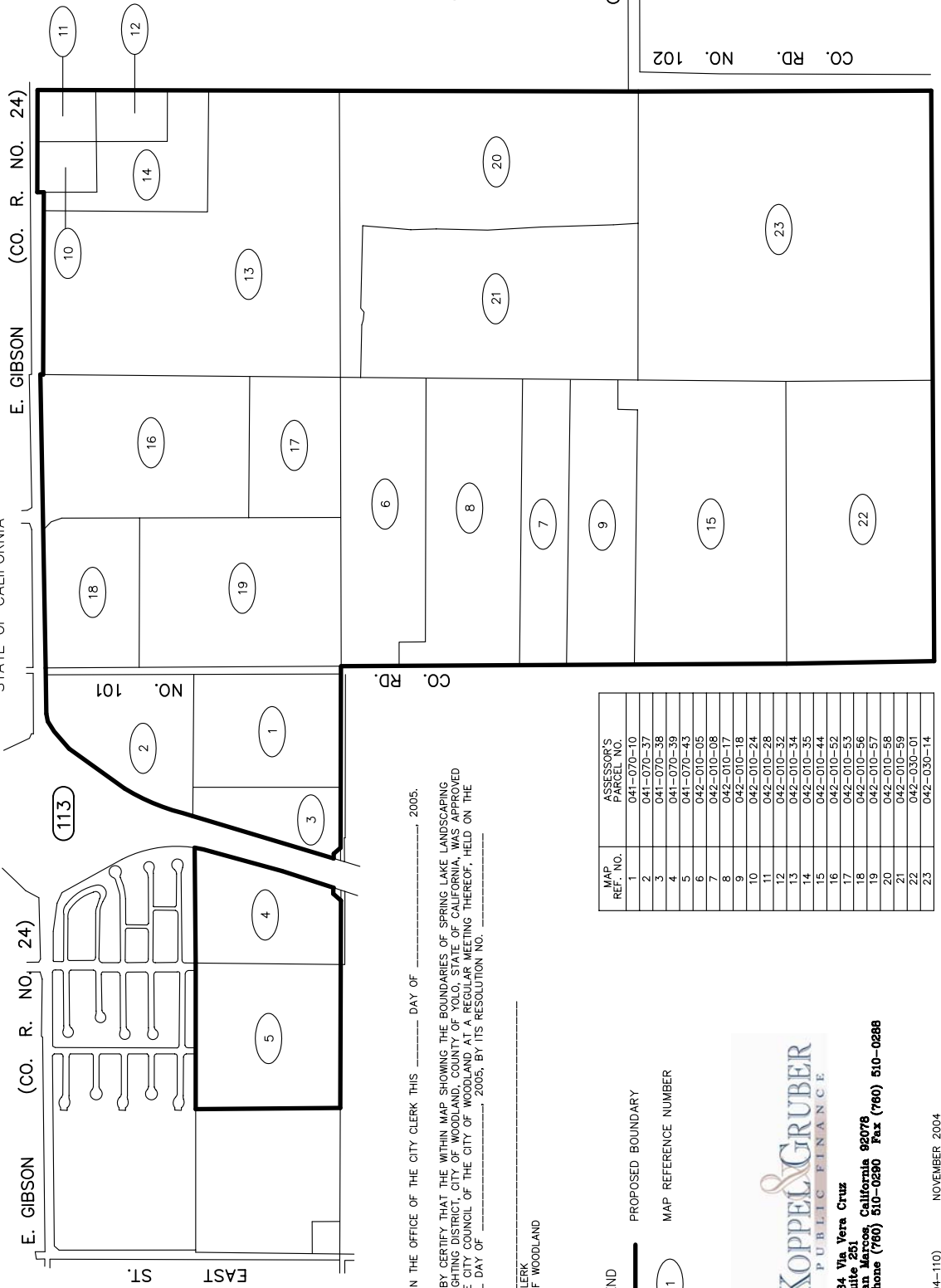
Assessor Parcel Number Format	County Land Use/Zoning	Fiscal Year 2024/2025 Levy Amount After Reserve Contribution	Rounded FY 2024/2025 Levy Amount
042-835-019-000	Single Family Resid/R8	819.48	819.48
042-835-020-000	Single Family Resid/R8	819.48	819.48
042-835-021-000	Single Family Resid/R8	819.48	819.48
042-835-022-000	Single Family Resid/R8	819.48	819.48
042-835-023-000	Single Family Resid/R8	819.48	819.48
042-835-024-000	Single Family Resid/R8	819.48	819.48
042-835-025-000	Single Family Resid/R8	819.48	819.48
3,193	Sub Total	\$3,171,654.87	\$3,171,617.42
3,199	GRAND TOTAL	\$3,210,760.76	\$3,210,723.28

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

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

(04-110) NOVEMBER 2004

CITY OF WOODLAND

Spring Lake Landscaping and Lighting District

Engineer's Report Fiscal Year 2024/2025

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer

APPENDIX

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2024/2025 Assessment Calculation

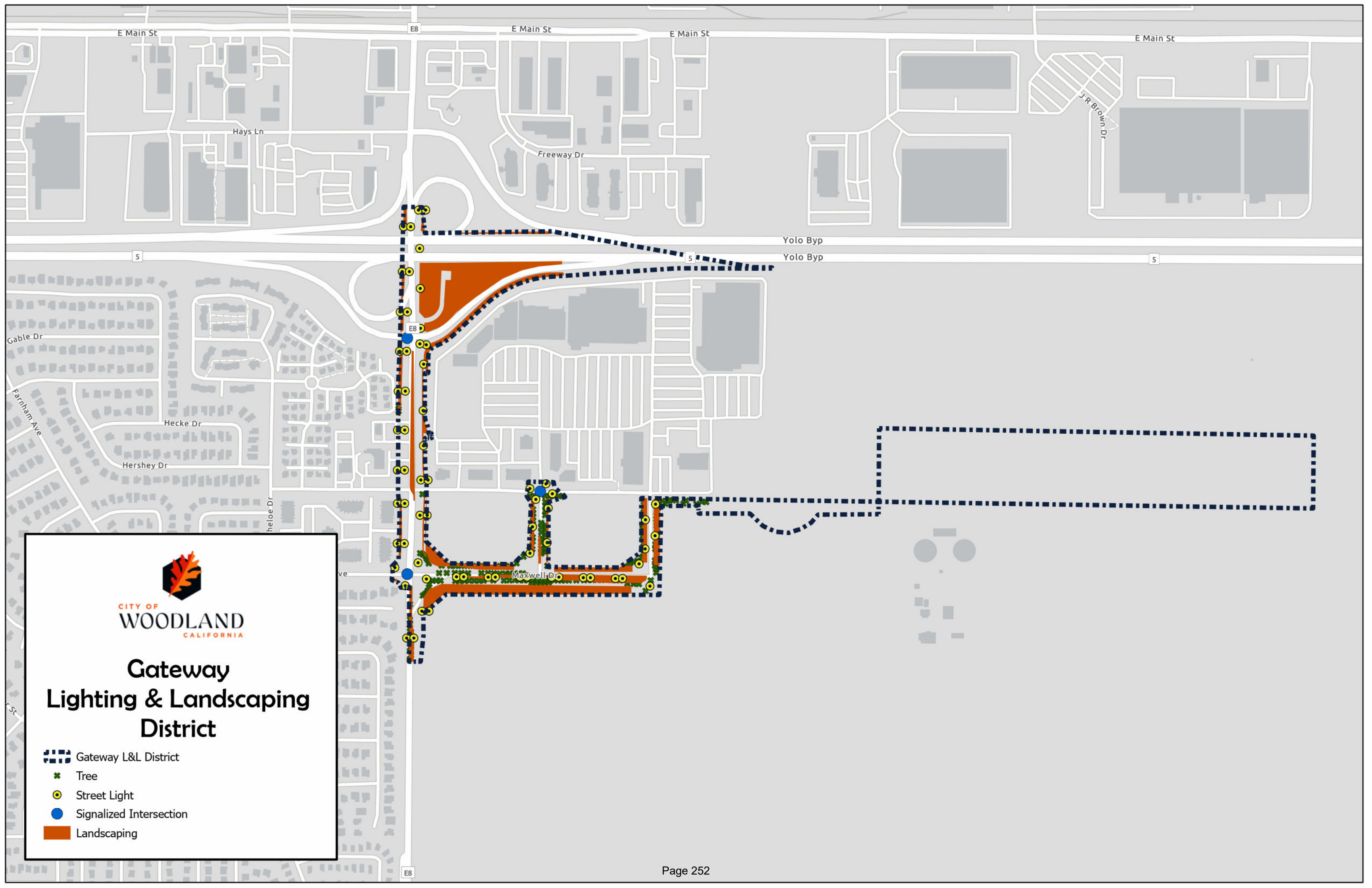
Subdivision Number	Developer	Project	Approval Date	No. of Units	ZONING ¹					
					R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units
For Fiscal Year 2006/2007 ²										
4711	Monley Cronin	Heritage Park 1A	May-05	41		41				
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May-05	51	51					
4736	Russell 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 2024/2025 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		
For Fiscal Year 2023/2024											
5162	AG Essential Housing CA 2 LF Pioneer Village Unit 1			111			111				
5162	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\Main\Clients\Woodland\Levy_Administration\2024\Engineers_Report\Tables\Subdivision_Info_2024-25.xlsx\Sheet1



CITY OF
WOODLAND
CALIFORNIA

Gateway Lighting & Landscaping District

 Gateway L&L District

 Tree

 Street Light

 Signalized Intersection

 Landscaping



CITY OF
WOODLAND
CALIFORNIA

Gibson Ranch Lighting & Landscaping District

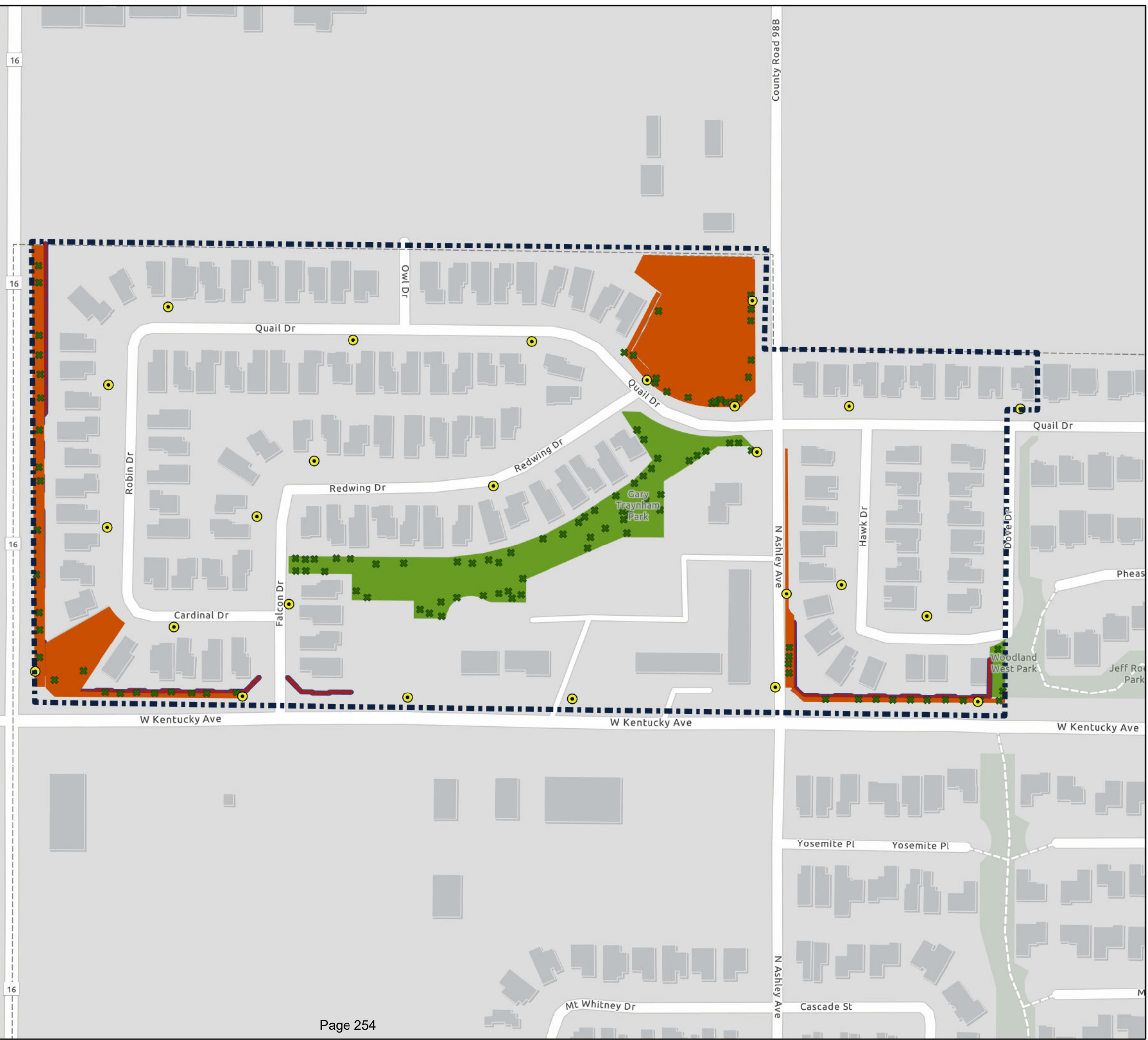
-  Gibson Ranch L&L District
-  Tree
-  Street Light
-  Signalized Intersection
-  Sound Wall
-  Landscaping
-  Park





North Park Lighting & Landscaping District

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





CITY OF
WOODLAND
CALIFORNIA

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

E Gibson Rd

113

East St
East St

113

Spring Lake
Park

E8

E8



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

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 2024/2025.

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

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

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

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

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

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

RESOLUTION NO._____

PASSED, APPROVED, AND ADOPTED by the City Council this 2nd day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER’S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2024/2025.

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 2024/2025 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 2024/2025 (Beginning July 1, 2024 and ending June 30, 2025) 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 2024/2025.

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 2024/2025.

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 2024/2025 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, July 16, 2024** 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 by the City Council this 2nd day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2024/2025.

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 by the City Council this 2nd day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER’S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2024/2025.

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 2024/2025, 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 2024/2025 (Beginning July 1, 2024 and ending June 30, 2025) 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 2024/2025.

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 2024/2025.

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 2024/2025 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, July 16, 2024** 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 by the City Council this 2nd day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2024/2025.

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 by the City Council this 2nd day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER’S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2024/2025.

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 2024/2025, 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 2024/2025 (Beginning July 1, 2024 and ending June 30, 2025) 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 2024/2025.

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 2024/2025.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report as previously approved and on file with the

RESOLUTION NO. _____

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 2024/2025 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, July 16, 2024** 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 by the City Council this 2nd day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2024/2025.

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 by the City Council this 2nd day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER’S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2024/2025.

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 2024/2025, 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 2024/2025 (Beginning July 1, 2024 and ending June 30, 2025) 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 2024/2025.

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 2024/2025.

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

RESOLUTION NO. _____

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 2024/2025 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, July 16, 2024** 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 by the City Council this 2nd day of July 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

Ethan Walsh, City Attorney

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE
MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE
CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT,
FISCAL YEAR 2024/2025 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 2024/2025 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, 2024, and ending June 30, 2025, 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 2024/2025 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, July 16, 2024**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2024/2025, 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 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND GATEWAY
LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION
OF ASSESSMENTS FOR FISCAL YEAR 2024/2025 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 2024/2025 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 2024/2025, 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 2024/2025; 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 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY
LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE
LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2024/2025**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2024/2025 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, 2024, and ending June 30, 2025, 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 2024/2025" (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 2024/2025; 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 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND SPRING LAKE
LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION
OF ASSESSMENTS FOR FISCAL YEAR 2024/2025 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 2024/2025 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 2024/2025, 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 2024/2025; 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 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, 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 2024/2025**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2024/2025 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, 2024 and ending June 30, 2025, 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 2024/2025” (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 2024/2025; 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 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

Attest:

Ana B. Gonzalez, City Clerk

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 2024/2025 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 2024/2025 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, 2024, and ending June 30, 2025, 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 2024/2025 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, July 16th, 2024**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2024/2025, 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 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: J.12
SUBJECT: PUBLIC HEARING - Fiscal Year 2024/2025
Community Development Block Grant Annual Action
Plan and Authorization for Submittal of Action Plan

Recommendation for Action: Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2024/2025 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No. _____, to approve the Fiscal Year FY 2024/2025 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel;
3. Direct staff to complete the FY 2024/2025 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2024/2025 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Administrative Services Director to make the budget allocations as specified.

Staff Contact:

Dago Fierros, Housing Analyst II – 530-661-2019, dago.fierros@cityofwoodland.gov

Fiscal Impact:

The total funding allocation for Fiscal Year 24/25 is \$475,086. The City is able to allocate \$95,017.20 of this to help offset the general fund impact to administer the program. Additionally, the CDBG Review Panel is recommending an allocation of \$283,805.90 for the City's ADA Accessibility Project (this allocation also helps to relieve a general fund burden for this needed accessibility project).

Background:

As a CDBG entitlement recipient, the City receives an annual CDBG funding allocation from the U.S. Department of Housing and Urban Development (HUD) and the funding must be used for activities that assist lower-income persons, eliminate conditions of slums and blight from the community, or meet an urgent need. For FY 2024/2025, the City's allocation is \$475,086, an increase of \$22,576 from the FY 2023/2024 allocation of \$452,510.

Public Outreach/Citizen Participation

The following actions were done to let organizations know about the funding opportunities and for overall public outreach/citizen participation:

1. Emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking

system for CDBG applications, Community Development Needs Table for Woodland's 2020 - 2024 Consolidated Plan, and a copy of the CDBG funded activities for FY 2023/24 to current and previous CDBG subrecipients and other interested parties (approximately 25 nonprofits and public agencies that provide programs in Woodland and/or Yolo County);

2. Emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition who shared with 175 individuals who provide programs in Woodland and/or Yolo County;
3. Publishing the notice of funding availability in the January 31, 2024 edition of the Daily Democrat;
4. Posting the NOFA and other attachments from the NOFA email on the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>);
5. Providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter);
6. Holding a virtual public meeting/applicant workshop on February 21, 2024 via Zoom;
7. Holding a publicly noticed public meeting on May 20, 2024 for citizens to review the proposed funding recommendations for FY 2024/25;
8. Noticing the availability of the draft FY 2024/25 Action Plan, 30-day public comment period, and the City Council's July 2, 2024 public hearing on the Action Plan in the May 22, 2024 edition of the Daily Democrat in Spanish and English;
9. Posting the draft FY 2024/2025 Action Plan to the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>);
10. Emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2024/25 Action Plan/30-day Public Comment period and the City Council's July, 2, 2024 public hearing on the Action Plan;
11. Making copies of the Draft Action Plan available at the public counters at the Woodland City Hall (300 First Street, Community Development Department, first floor of City Hall) and Woodland Community and Senior Center (2001 East Street, Community Services Department); and
12. Holding a public hearing at the July 2, 2024 City Council meeting to receive public comments and take final action on the Action Plan.

Discussion:

Under CDBG regulations no more than 15 percent of the City's allocation can be used for public services, no more than 20 percent can be used for administration, and no more than 65 percent can be used for public facilities & improvements. The City reserves 20% of the annual CDBG allocation for the administration of the program. For FY 2024/25 there is \$71,262.90 available for public services activities, \$95,017.20 for program administration, and \$308,805.90 for public facilities & improvements activities.

To assist the City with the review of CDBG applications and the preparation of funding recommendations, a three-person CDBG Review Panel is used. The Review Panel met on May 10, 2024 to review and recommended applications to fund. The panel was composed of three members: Magalean Martin (Parks and Recreation Commission), Marco Lizarraga (Planning Commission), and Carol Miller (Senior Programs volunteer).

The Review Panel evaluates the CDBG applications based on a rating and ranking system, which was last revised in 2015. The rating and ranking system is an objective system that scores the applications based on the following criteria: benefit to low and very low-income persons; activity need and justification; reasonableness of cost estimates; activity management and timeliness; experience, past performance, and organizational capability; and project budget – evidence of sufficient funding.

Funding Applications and Recommendations:

Attachment C details the CDBG Review Panel's funding recommendations and staff's recommendations for FY 2024/2025 CDBG funding allocation. A summary of the funding requests and recommendations is provided below.

The City received two applications for public facilities & improvements activities with a cumulative funding request of \$381,280 and six applications for public service activities with a cumulative funding request of \$85,000.

Public Infrastructure & Improvements Applications Received and Funding Requests: (Available CDBG Funds **\$308,805.90**)

1. City of Woodland, ADA Accessibility Project – **\$341,280**
2. Yolo Community Care Continuum, Safe Harbor Fire Suppression and Facility Improvements – **\$40,000**

Public Infrastructure & Improvements Funding Recommendations (Panel and Staff):

1. City of Woodland, ADA Accessibility Project – Review Panel: **\$283,805.90**; Staff: **\$283,805.90**
2. Yolo Community Care Continuum, Safe Harbor Fire Suppression and Facility Improvements – Review Panel: **\$25,000**; Staff: **\$25,000**

Public Services Applications Received and Funding Requests: (Available CDBG Funds **\$71,262.90**)

1. Northern California Children's Therapy Center, Project Hope for Children – **\$15,000**
2. Legal Services of Northern California, Fair Housing Services – **\$10,000**
3. Meals on Wheels Yolo County, Operation Accelerate – **\$15,000**
4. Yolo Wayfarer Center DBA Fourth and Hope, Emergency Shelter Services – **\$15,000**
5. Yolo Food Bank, Student Farmers Market – **\$15,000**
6. Yolo Community Care Continuum, New Dimensions Supported Housing – **\$15,000**

Public Services Funding Recommendations (Panel and Staff):

1. Northern California Children's Therapy Center, Project Hope for Children – Review Panel: **\$11,000**; Staff: **\$11,000**
2. Legal Services of Northern California, Fair Housing Services – Review Panel: **\$10,000**; Staff: **\$10,000**
3. Meals on Wheels Yolo County, Operation Accelerate – Review Panel: **\$15,000**; Staff: **\$15,000**
4. Yolo Wayfarer Center DBA Fourth and Hope, Emergency Shelter Services – Review Panel: **\$12,000**; Staff: **\$12,000**
5. Yolo Food Bank, Student Farmers Market – Review Panel: **\$13,262.90**; Staff: **\$13,262.90**
6. Yolo community Care Continuum, New Dimensions Supported Housing – Review Panel: **\$10,000**; Staff: **\$10,000**

Of the \$71,262.90 allocated for public service programs, 70.53 percent of the allocation has been recommended for food and shelter programs operated by the following subrecipients: Meals on Wheels Yolo County, Yolo Wayfarer Center, Yolo Food Bank, and Yolo Community Care Continuum. It has been the City's long-standing practice to reserve at minimum 40% of the public services

allocation for food and shelter programs.

The City will retain the maximum allocation of 20% (\$95,017.20) for the administration of the CDBG program. It should also be noted that the City pursuant to a 2005 Voluntary Compliance Agreement and Conciliation Agreement is required to provide Legal Services of Northern California with annual funding of at least \$10,000 for fair housing services as long as the City receives CDBG funding.

Conclusion:

Staff recommends that the City Council take the following actions.

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2024/2025 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No. _____, to approve the Fiscal Year FY 2024/2025 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel;
3. Direct staff to complete the FY 2024/2025 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2024/2025 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Administrative Services Director to make the budget allocations as specified.

Prepared by: Dago Fierros, Housing Analyst II

Reviewed by: Kim McKinney, Administrative Services Director

Reviewed by: Christine Engel, Community Services Director

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a stylized, flowing script.

Ken Hiatt
City Manager

Attachments:

1. ATT A - FY 2024-2025 Annual Action Plan DRAFT
2. ATT B - Resolution for FY 2024-2025 Action Plan
3. ATT C - FY 2024-2025 Action Plan Funding Recommendations

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal Year 2024/25 Annual Action Plan is a one-year plan to address the community development and low and moderate-income housing needs in the City of Woodland. It is a portion of the implementation of the five-year Consolidated Plan and provides a detailed summary of how the City's annual Community Development Block Grant (CDBG) entitlement and other funds will be spent in the fifth year of the City's 2020-2024 Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by staff from the Community Services Department. The City will receive \$475,086 during the program year.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following information details the proposed activities for the 2024/25 Action Plan and their consistency with the high priority needs from the City's Consolidated Plan.

Proposed 2024/25 Action Plan Activities:

Public Infrastructure:

- **City of Woodland**, ADA Accessibility Project
- **Yolo Community Care Continuum**, Safe Harbor Fire Suppression and Improvements

Public Services:

- **Meals on Wheels**, Operation Accelerate: Eat Well, Age Well Woodland
- **Yolo Wayfarer Center**, Emergency Shelter Services: Emergency Shelter Services
- **Yolo Food Bank**, Student Farmers Market at Woodland High Schools
- **Northern California Children's Therapy Center**, Project Hope for Children

- **Legal Services of Northern California**, Fair Housing Services
- **Yolo Community Care Continuum**, New Dimensions Supported Housing

Planning and Administration: City of Woodland, Administration of the City's CDBG program.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the prior program year, the City's CDBG program supported the following activities.

Public Facilities:

- City of Woodland, ADA Accessibility Project - \$294,131.50

Public Services:

- Meals on Wheels Yolo County, Operation Accelerate - \$15,000
- Yolo Wayfarer Center, Emergency Shelter Services - \$15,000
- Northern California Children's Therapy Center, Project Hope - \$12,876.50
- Legal Services of Northern California, Fair Housing Services - \$10,000
- Yolo Food Bank, Nurture Woodland - \$15,000

Status of Public Facilities Activities:

- ADA Accessibility Project – The project has been designed and construction will begin June 2024.
- Cottonwood Meadows Phase S-3 – New Hope Community Development Corporation hired an architect to design the improvements and construction is anticipated to begin in summer 2024.
- Garden & Outdoor Classroom – CommuniCare completed the construction of an outdoor classroom located at its Family Wellness Center in 2023.
- Affordable Housing Security Gates – The installation will begin during calendar year 2024.
- Haven House Interim Care Program Upgrades – The construction of the replacement of the deck surrounding the building and the front entry deck is anticipated to begin in Spring 2024.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Outreach efforts for the Action Plan included (1) emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for

Woodland's 2020 - 2024 Consolidated Plan, and a copy of the CDBG funded activities for FY 2023/24 to current and previous CDBG subrecipients and other interested parties (approximately 25 nonprofits and public agencies that provide programs in Woodland and/or Yolo County); (2) emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition who shared with 175 individuals who provide programs in Woodland and/or Yolo County; (3) publishing the notice of funding availability in the January 31, 2024 edition of the Daily Democrat; (4) posting the NOFA and other attachments from the NOFA email on the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (5) providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter); (6) holding a virtual public meeting/applicant workshop on February 21, 2024 via Zoom; (7) holding a publicly noticed public meeting on May 20, 2024 for citizens to review the proposed funding recommendations for FY 2024/25; (8) noticing the availability of the draft FY 2024/25 Action Plan, 30-day public comment period, and the City Council's July 2, 2024 public hearing on the Action Plan in the May 22, 2024 edition of the Daily Democrat in Spanish and English; (9) posting the draft FY 2024/25 Action Plan to the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (10) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2024/25 Action Plan/30-day Public Comment period and the City Council's July, 2, 2024 public hearing on the Action Plan; (11) making copies of the Draft Action Plan available at the public counters at the Woodland City Hall (300 First Street, Community Development Department, first floor of City Hall) and Woodland Community and Senior Center (2001 East Street, Community Services Department); and (11) holding a public hearing at the July 2, 2024 City Council meeting to receive public comments and take final action on the Action Plan. (Section will be updated after public hearing on July 2, 2024).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

At the public meeting/applicant workshop on February 21, 2024 prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program.

At the July 2, 2024 Public Hearing... (Section will be updated after public hearing on July 2, 2024).

6. Summary of comments or views not accepted and the reasons for not accepting them

The City did not decline comments.

7. Summary

At the public meeting/applicant workshop on February 21, 2024 prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program. (Section will be updated after public hearing on July 2, 2024).

DRAFT

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WOODLAND	Community Services Department

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency that prepared the 2024/25 Action Plan was the City of Woodland's Community Services Department.

Consolidated Plan Public Contact Information

Dago Fierros, Housing Analyst II

Community Services Department

City of Woodland

2001 East Street

Woodland, CA 95776

530-661-2019

Dago.Fierros@cityofwoodland.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Woodland consults and partners with a number of nonprofit services providers, private sector entities, and government agencies on programs/projects that address the needs of low and moderate income individuals and families. This covers CDBG-funded activities as well as activities supported through other funding streams including the City's general fund, American Rescue Plan, affordable housing resources, and other sources.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC is a nonprofit organization and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and the same individual administers the City's CDBG and affordable housing program and works on homeless-related issues. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. Current members of HPAC include an individual with homeless lived experience, Yolo County Children's Alliance, Davis Opportunity Village, CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults and respite program for homeless), Davis Community Meals and Housing, Yolo Wayfarer Center (shelter, permanent supportive housing, and treatment programs), Grace in Action (services for homeless and low income individuals), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC transitioned is a nonprofit organization serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last

several years, HPAC has become increasingly involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and the same individual administers the City's CDBG and affordable housing programs and works on homeless-related issues. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. Current members of HPAC include an individual with homeless lived experience, Yolo County Children's Alliance, Davis Opportunity Village, CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults and respite program for homeless), Davis Community Meals and Housing, Yolo Wayfarer Center (shelter, permanent supportive housing, and treatment programs), Grace in Action (services for homeless and low income individuals), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is a board member of the local continuum of care, the nonprofit Homeless and Poverty Action Coalition (HPAC). HPAC serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. HPAC is responsible for holding a local competition for the allocation of ESG funds. For performance standards, they are driven by the type of project undertaken by an ESG applicant. For a shelter project, for example, the grantee will be asked to report on the number of bed nights provided. Other reporting standards may include the number of individuals exited to permanent housing and whether individuals were provided with case management services and the results (obtain ID, increased income, etc.). Results based accountability will typically be used to assess outcomes: 1) how much did we do, 2) how well did we do it, and 3) is anyone better off.

For HMIS, HPAC has established a Data Subcommittee that oversees the development and implementation of data collection in the Homeless Management Information System in compliance with the most current HMIS data standards published by HUD. Tasks assigned to the Data Subcommittee include, but are not limited to the following.

- Designate a single HMIS for Yolo County and designate an HMIS lead agency.
- Review the HPAC HMIS Policies and Procedures and HMIS Training Handbook document at least once annually and revise, if appropriate. As needed throughout the year, the subcommittee will

draft new policies and/or revisions to address policy and training needs encountered outside the annual review process.

- Develop, implement, and monitor compliance with HPAC's Data Security and Data Quality plans to ensure compliance with HUD requirements.
- Develop procedures and data collection and quality review plans related to the annual Housing Inventory Count (HIC) and Point-in-Time (PIT) count of sheltered individuals, the biannual Point-in-Time (PIT) count of unsheltered individuals.
- Review and approve submission of HUD mandated data reports, such as: 1) Point-in-Time, 2) Housing Inventory Count, 3) System Performance Measures (SPM), and 4) Longitudinal Systems Analysis (LSA).
- Monitor training needs of HMIS end-users in Yolo County and work with HMIS lead and HMIS Administrators to meet those needs.
- The HMIS Lead and HMIS Administrator may present HMIS updates that affect system utilization by end-users at Data Subcommittee meetings.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Yolo Wayfarer Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works extensively with the Yolo Wayfarer Center on the operation of their shelter, through the Federal Continuum of Care Program, and on other initiatives to improve the outcomes for vulnerable members of the community. For the program year, the City will be supporting operation of YWC's 100-bed shelter for women and men. The City homeless coordinator who is licensed mental health professional with 20 years of experience working in the mental health field has worked with the shelter staff with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive environments. The homeless coordinator assists with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support.
2	Agency/Group/Organization	Yolo County Health and Human Services Agency
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Yolo County has been one of the key partners for development of the East Beamer Way Campus on City-owned land. Yolo County provided financial support for the construction of the 100-bed homeless shelter that was completed in December 2020 and opened in early January 2021 and committed resources for the 61-unit permanent supportive housing project that was fully constructed and occupied in November 2022. Yolo County has assigned a case manager to work at the shelter for approximately several days each week with clients who have medical and mental health issues and assigned case managers for half of the permanent supportive housing tenants with the intent of providing case management services to all tenants in the future.
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Identify any Agency Types not consulted and provide rationale for not consulting

The City of Woodland has consulted with many agencies and groups known to have an interest in the needs of low-income persons in Woodland. The City will make an effort to consult with any existing broadband providers that may exist in Woodland who engage in narrowing the digital divide. The City will also make an effort to consult with any resilience specific entities that may exist in Woodland whose primary responsibilities include the management of flood prone areas, public land or water resources.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless and Poverty Action Coalition (HPAC)	The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC transitioned to a nonprofit organization in early 2021 and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds separate in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and this individual also administers the City's CDBG program and works on affordable housing issues, programs, and projects. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. While not funded with CDBG funds, the 61-unit permanent supportive housing project being developed by staff by the non-profit Friends of the Mission with assistance from the City and constructed on City-owned land with grant assistance from the City is consistent with HPAC goals that include providing the homeless with permanent housing and the services to support them in housing. The PSH project was completed and occupied in November 2022.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Woodland Housing Element for 2021-2029	City of Woodland	The following Strategic Plan goals overlap with goals of the City's Housing Element: Fair Housing Services - The City will fund the Fair Housing Hotline Project operated by Legal Services of Northern California (LSNC). The project provides free information and advice on fair housing issues, case intake and compliant processing, and investigation of alleged fair housing violations. The project also includes an annual fair housing conference in April that is open to landlords and tenants. Affordable Housing Monitoring - City staff will conduct annual affordable housing monitoring for affordable rental units and owner-occupied affordable units. At least 700 housing units will be monitored each year. Rehabilitation, Multi-Unit Residential - The City shall support the rehabilitation of at least 60 residential units during the Consolidated Plan period. Multi/Single Family Affordable Units Construction - The City will provide funding to support the construction of 136 affordable rental units during the period of the Consolidated Plan including units for special needs populations.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City provided multiple opportunities for nonprofit service providers, the private sector, and government agencies to provide input on the City's 2024/25 Action Plan and the CDBG program in general. These efforts included the City's monthly participation as a board member of the local continuum of care (Homeless and Poverty Action Coalition or HPAC) and taking part in monthly meetings of HPAC's Technical Subcommittee.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Outreach efforts for the Action Plan included (1) emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for Woodland's 2020 - 2024 Consolidated Plan, and a copy of the CDBG funded activities for FY 2023/24 to current and previous CDBG subrecipients and other interested parties (approximately 25 nonprofits and public agencies that provide programs in Woodland and/or Yolo County); (2) emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition who shared with 175 individuals who provide programs in Woodland and/or Yolo County; (3) publishing the notice of funding availability in the January 31, 2024 edition of the Daily Democrat; (4) posting the NOFA and other attachments from the NOFA email on the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (5) providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter); (6) holding a virtual public meeting/applicant workshop on February 21, 2024 via Zoom; (7) holding a publicly noticed public meeting on May 20, 2024 for citizens to review the proposed funding recommendations for FY 2024/25; (8) noticing the availability of the draft FY 2024/25 Action Plan, 30-day public comment period, and the City Council's July 2, 2024 public hearing on the Action Plan in the May 22, 2024 edition of the Daily Democrat in Spanish and English; (9) posting the draft FY 2024/25 Action Plan to the City's website (<https://www.cityofwoodland.org/597/Community-Development-Block-Grant>); (10) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2024/25 Action Plan/30-day Public Comment period and the City Council's July, 2, 2024 public hearing on the Action Plan; (11) making copies of the Draft Action Plan available at the public counters at the Woodland City Hall (300 First Street, Community Development Department, first floor of City Hall) and Woodland Community and Senior Center (2001 East Street, Community Services Department); and (11) holding a public hearing at the July 2, 2024 City Council meeting to receive public comments and take final action on the Action Plan. (Section will be updated after public hearing on July 2, 2024).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	A notice of funding availability (NOFA)/notice of public meeting-applicant workshop was emailed to current CDBG subrecipients and other interested parties on January 31, 2024. The information was emailed to the local continuum of care's email list (175 recipients)	Prospective applicants asked questions about the funding available and provided general comments on the City's CDBG program.	The City did not decline comments.	
2	Newspaper Ad	Non-targeted/broad community	The notice of funding availability (NOFA)/notice public meeting-applicant workshop was published in the January 31, 2024 edition of the Woodland Daily Democrat.	Comments were not submitted in response to the newspaper advertisement.	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Email	Non-targeted/broad community	The notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and public facilities activities, Woodland's rating and ranking system for CDBG applications, the Community Development Needs Table for Woodland's 2020-2024 Consolidated Plan, and a copy of a table with the CDBG-funded activities for 2023/24 were posted to the City's website on January 31, 2024.	Comments were not submitted in response to the website posting.	The City did not decline comments.	https://www.cityofwoodland.org/597/Community-Development-Block-Grant
4	Physical Posting	Non-targeted/broad community	Copies of the notice of funding availability (NOFA)/notice of public meeting-applicant workshop and application materials were made available at the Woodland City Hall (300 First Street - Community Development Department public counter) and Woodland Community & Senior Center (2001 East Street Community Services Department) on January 31, 2024.	Comments were not submitted in response to the availability of the NOFA and application materials.	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	The notice of public meeting on May 20, 2024 was published in the May 16, 2024 edition of the Woodland Daily Democrat.	Comments were not submitted in response to the newspaper advertisement or at the meeting.	The City did not decline comments.	
7	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A notice of availability of the draft 2024/25 Action Plan/notice of July 2, 2024 City Council public hearing for the Action Plan and 30-day Public Comment period was published in the May 22, 2024 edition of the Woodland Daily Democrat. The notice was published in English and Spanish.	(Section will be updated after public hearing on July 2, 2024).	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The Draft Annual Action Plan, a notice of availability of the draft 2024/25 Action Plan/notice of July 2, 2024 City Council public hearing for the Action Plan and 30-day Public Comment period was posted to the City website on May 22, 2024. The notice was published in English and Spanish.	(Section will be updated after public hearing on July 2, 2024).	The City did not decline comments.	https://www.cityofwoodland.org/597/Community-Development-Block-Grant
9	Public Meeting	Non-targeted/broad community	The Draft Annual Action Plan, a notice of availability of the draft 2024/25 Action Plan/notice of July 2, 2024 City Council public hearing for the Action Plan and 30-day Public Comment period was emailed to the local of continuum of care's email list on May 22, 2024.	(Section will be updated after public hearing on July 2, 2024).	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Hearing	Non-targeted/broad community	The Woodland City Council held a public hearing at its July 2, 2024 meeting to receive public comments on the proposed 2024/25 CDBG Action Plan. The public was provided with opportunities to comment on the Action Plan for a 30-day period before the meeting and during the meeting.	(Section will be updated after public hearing on July 2, 2024).	The City did not decline comments.	(Section will be updated after public hearing on July 2, 2024).

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	475,086	0	5,649	480,735	45,000	The City has \$5,648.58 in CDBG funds that were returned to the CDBG line of credit for an overage that exceeded the 2015 Planning and Administration Cap.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG Program does not require matching funds. However, the City of Woodland strives to leverage federal funding with State, local, and private resources. For Program Year 2024, federal funds will be leveraged with the following CDBG-funded public service activities.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed substance use disorder treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost. The phase two infrastructure work for the PSH and treatment facility sites was completed and the State awarded the City and co-applicant Friends of the Mission a \$15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds allowed Friends of the Mission to complete the purchase/installation of the housing units; will allow the purchase/install a 2,500 square foot community center with offices, conference space, gather area, and a medical examination room; and receive a three-year operating subsidy. The housing units were installed and occupied by November 2022. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. The construction of the treatment facility began in Spring 2024.

Discussion

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and the Permanent Local Housing Allocation grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center's 100-bed homeless shelter and the 61-unit permanent supporting housing project with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In February 2024, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities & Improvements (includes ADA)	2020	2024	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$308,805.90	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 444 Persons Assisted
2	Public Services (Other: Emergency Food & Shelter)	2020	2024	Homeless Individuals At-Risk		Public Services (Other: Emergency Food & Shelter)	CDBG: \$50,262.90	Public service activities other than Low/Moderate Income Housing Benefit: 630 Persons Assisted Homeless Person Overnight Shelter: 280 Persons Assisted
3	Fair Housing Services (Subject to PS Cap)	2020	2024	Fair Housing Services		Fair Housing Activities (Subject to PS Cap)	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Health Services	2020	2024			Health Services	CDBG: \$11,000	Public service activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Affordable Housing Monitoring	2020	2024	Affordable Housing Monitoring			CDBG: \$0	Other: 700 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities & Improvements (includes ADA)
	Goal Description	ADA compliant curb ramps and sidewalks will be constructed in at least 12 locations within the City's ADA priority route. Disabled individuals will benefit from the ADA curb ramps and sidewalk improvements.
2	Goal Name	Public Services (Other: Emergency Food & Shelter)
	Goal Description	Projects will provide meals and shelter to qualified seniors, low-income households, housing and support services to individuals experiencing homelessness, and overnight emergency shelter beds/services for individuals experiencing homelessness.
3	Goal Name	Fair Housing Services (Subject to PS Cap)
	Goal Description	Project will provide fair housing assistance to lower income qualified residents who have housing issues or complaints.
4	Goal Name	Health Services
	Goal Description	Projects will provide health care access for low-income qualified special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.

5	Goal Name	Affordable Housing Monitoring
	Goal Description	Other: Affordable Housing Monitoring 700 units.

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Projects

AP-35 Projects – 91.220(d)

Introduction

Public Facilities activities include:

ADA Accessibility Program (City of Woodland)

Public Services activities include:

Meals on Wheels Yolo County, Operation Accelerate: Eat Well, Age Well Woodland

Yolo Wayfarer Center, Emergency Shelter Services

Northern California Children's Therapy Center, Project Hope

Legal Services of Northern California, Fair Housing Services

Yolo Food Bank, Student Farmers Market at Woodland High Schools

Administration and Planning activities include:

City of Woodland, CDBG Program Administration

While not supported with CDBG funds, the City expects to make progress on providing permanent supportive housing for individuals experiencing homeless, individuals at-risk of homelessness and supporting homeless outreach and related services during the program year through the following activities:

The City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed substance use disorder treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost. The phase two infrastructure work for the PSH and treatment facility sites was completed and the State awarded the City and co-applicant Friends of the Mission a \$15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds allowed Friends of the Mission to complete the purchase/installation of the housing units; will allow the purchase/install a 2,500 square foot community center with offices, conference space, gather area, and a medical examination room;

Annual Action Plan

2024

25

and receive a three-year operating subsidy. The housing units were installed and occupied by November 2022. In June 2022, Friends of the Mission was awarded a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new “Walter’s House” substance use disorder treatment facility. The construction of the treatment facility will be completed in the Fall of 2024.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and the Permanent Local Housing Allocation grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center’s 100-bed homeless shelter and the 61-unit permanent supporting housing project with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In February 2024, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

Projects

#	Project Name
1	City of Woodland, ADA Accessibility Project
2	Yolo Community Care Continuum, Safe Harbor Fire Suppression and Improvements
3	Meals on Wheels Yolo County, Operation Accelerate: Eat Well, Age Well Woodland
4	Yolo Wayfarer Center, Emergency Shelter Services
5	Northern California Children's Therapy Center, Project HOPE for Children
6	Legal Services of Northern California, Fair Housing Services
7	Yolo Food Bank, Student Farmers Market at Woodland High Schools
8	Yolo Community Care Continuum, New Dimensions Supported Housing
9	City of Woodland, CDBG Program Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities address high priority needs established in 2020-2024 Consolidated Plan and are being implemented by the 2024-2025 Action Plan. While not supported with CDBG funds, other efforts consistent with the Consolidated Plan that will occur during the program year include completion of the 61-unit permanent supportive housing project and the start of construction of a 60-bed substance use disorder treatment facility at the East Beamer Way Campus and employing a full-time homeless coordinator to address citywide needs for individual and families that are homeless or at risk of homelessness. While funding streams for addressing homeless-related issues and affordable housing in general have increased in the last couple of years and particularly to address impacts of the COVID-19 Pandemic, additional resources are needed. One particular challenge is addressing the case management needs of homeless individuals on the street, in shelter, and in permanent housing. While the City had been using CDBG CV3 funds to support behavioral health services provided by the Yolo Wayfarer Center for its emergency shelter and permanent supportive housing programs, these are one-time funds. Although sheltering and housing the homeless is important, the success of homeless individuals progressing in these programs, establishing stability for physical and mental health, and maintaining their housing can be undermined without regular case management services. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

AP-38 Project Summary
Project Summary Information

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1	Project Name	City of Woodland, ADA Accessibility Project
	Target Area	
	Goals Supported	Public Facilities & Improvements (includes ADA)
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$283,805.90
	Description	Funds will be used to design and construct improvements in at least 6 locations including ADA compliant curb ramps, sidewalks, and driveways. The improvement locations are on the City's ADA priority route.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	900 disabled individuals
	Location Description	Locations within the ADA priority route: Oak Street/First Street, Laurel Street/First Street, Marshall Avenue/First Street
2	Planned Activities	Funds will be used to design and construct improvements in at least 12 locations including ADA compliant curb ramps, sidewalks, and driveways. The improvement locations are on the City's ADA priority route.
	Project Name	Yolo Community Care Continuum, Safe Harbor Fire Suppression Upgrades and Facility Improvements
	Target Area	
	Goals Supported	Public Facilities & Improvements (includes ADA)
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$25,000
	Description	Funds will be used to make interior and exterior improvements the the Safe Harbor facility. Improvements include: Replacement of the fire suppression panel, water heaters replacement, wall replacement in bathrooms, new laundry facilities for clients, and dishwasher repairs.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	60 low income individuals
	Location Description	584 Kentucky Avenue, Woodland, CA 95695
	Planned Activities	Funds will be used to make interior and exterior improvements the the Safe Harbor facility. Improvements include: Replacement of the fire suppression panel, water heaters replacement, wall replacement in bathrooms, new laundry facilities for clients, and dishwasher repairs.
3	Project Name	Meals on Wheels Yolo County, Operation Accelerate: Eat well, age well Woodland
	Target Area	
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: \$15,000
	Description	Meals on Wheels will deliver nutritious meals five days per week for at least 60 disabled low-income senior citizens.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	60 disabled, low-income seniors
	Location Description	711-B Main Street, Woodland, CA 95776
	Planned Activities	Meals on Wheels will deliver nutritious meals five days per week for at least 60 disabled low-income senior citizens.
4	Project Name	Yolo Wayfarer Center, Emergency Shelter Services
	Target Area	
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: \$12,000
	Description	Project will provide meals, overnight shelter, and services at the East Beamer Way emergency shelter to at least 232 individuals experiencing homelessness.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Project will provide meals, overnight shelter, and services at the East Beamer Way emergency shelter to at least 232 individuals experiencing homelessness.
	Location Description	1901 East Beamer Way, Woodland, CA 95776
	Planned Activities	Project will provide meals, overnight shelter, and services at the East Beamer Way emergency shelter to at least 232 individuals experiencing homelessness.
5	Project Name	Northern California Children's Therapy Center, Project Hope for Children
	Target Area	
	Goals Supported	Health Services
	Needs Addressed	Health Services
	Funding	CDBG: \$11,000
	Description	Project will provide health care access for 250 low-income, special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	250 low-income, special needs children
	Location Description	1321 College Street, Suite E Woodland, CA 95695
6	Planned Activities	Project will provide health care access for 250 low-income, special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
	Project Name	Legal Services of Northern California, Fair Housing Services
	Target Area	
	Goals Supported	Fair Housing Services (Subject to PS Cap)
	Needs Addressed	Fair Housing Activities (Subject to PS Cap)
	Funding	CDBG: \$10,000

	Description	Project will provide fair housing services through phone and in-person consultations to at least 100 Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	100 low-moderate income individuals
	Location Description	619 North Street Woodland, CA 95695
	Planned Activities	Project will provide fair housing services through phone and in-person consultations to at least 100 Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.
7	Project Name	Yolo Food Bank, Student Farmers Market at Woodland High Schools
	Target Area	
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: \$13,262.90
	Description	500 low-income students
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	500 low-income students
	Location Description	233 Harter Avenue, Woodland, CA 95776
	Planned Activities	Project will provide seasonal fruits and vegetables through a student farmers project to 500 low-income students at Woodland High School and Pioneer High School (Woodland, CA).
8	Project Name	Yolo Community Care Continuum, New Dimensions Supported Housing
	Target Area	
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: \$10,000
	Description	Project will provide housing and support services to 31 low-income adults with mental illness and at-risk of homelessness at the Haven House Intermediate Care Program, New Dimensions Apartment Complex, and Supported Housing Program location.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	31 low-income adults with mental illness and at-risk of homelessness
	Location Description	168 College Street, 166 College Street, 582 Kentucky Avenue Woodland, CA 95695
	Planned Activities	Project will provide housing and support services to 31 low-income adults with mental illness and at-risk of homelessness at the Haven House Intermediate Care Program, New Dimensions Apartment Complex, and Supported Housing Program location.
9	Project Name	City of Woodland, CDBG Program Administration
	Target Area	
	Goals Supported	General Program Administration
	Needs Addressed	General Program Administration
	Funding	CDBG: \$95,017.20
	Description	CDBG Program Administration by City of Woodland staff.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	300 First Street, Woodland, CA 95695
	Planned Activities	CDBG Program Administration by City of Woodland staff.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The following construction activities are located in low-moderate income Census Block Groups.

City of Woodland, ADA Accessibility Program (at least 12 of the accessible ramp locations)

Yolo Community Care Continuum, Safe Harbor Fire Suppression and Improvements

For public service activities, the following activities are located in low-moderate income Census Block Groups; however, these activities as well as the other activities proposed for funding are available on a citywide basis to income-eligible individuals.

Meals on Wheels Yolo County, Operation Accelerate: Eat Well, Age Well Woodland

Yolo Wayfarer Center, Emergency Shelter Services

Northern California Children's Therapy Center, Project HOPE for Children

Legal Services of Northern California, Fair Housing Services

Yolo Food Bank, Student Farmers Market at Woodland High Schools

Yolo Community Care Continuum, New Dimensions Supported Housing

According to the most recent American Community Survey five-year estimates (2013-2017 ACS 5-Year Estimates), the distribution of minority persons based on race at the Census block group level does not include any concentrations. A concentration is defined as 51 percent or more. For Asians, the greatest concentration occurs in Block Group 2, Census Tract 111.02 at 21.2 percent. For Black or African American, the greatest concentration occurs in Block Group 1, Census Tract 109.02 at 11.8 percent. While there are no race concentrations at the Census block group level, there are ethnic concentrations. The 2013-2017 ACS 5-Year Estimates shows 48.3 percent of Woodland is Hispanic or Latino. For the Hispanic or Latino ethnicity, there are concentrations in fourteen Census block groups and eleven of the block groups (marked in bold) are located in low-moderate income Census block groups: **Block Groups 1 and 3**, Census Tract 108; **Block Group 1**, Census Tract 109.01; **Block Groups 2 and 3**, Census Tract 109.01; **Block Groups 1 and 2**, Census Tract 109.02; **Block Group 2**, Census Tract 110.01; **Block Group 1**, Census Tract 111.01; **Block Group 2**, Census Tract 111.01; **Block Groups 1 and 2**,

Census Tract 111.02; **Block Group 1**, Census Tract 111.03; and **Block Group 3**, Census Tract 112.05.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted in the above item (Description of the areas of the entitlement...), a number of the CDBG projects and programs that will be funded are located in low-moderate income Census Block Groves. However, the programs offered by the organizations are available citywide to income-eligible households.

Discussion

Target Areas are not designated for Woodland's Consolidated Plan. Proposed public service activities are available to residents throughout the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For the program year, the City will use CDBG and other funds to provide affordable housing assistance through the following activities.

1. Yolo Wayfarer Center, Emergency Shelter Services (Food and Shelter support services for approximately 300 individuals experiencing homelessness)

The City will use non-CDBG funds to provide affordable housing for the homeless through the following project.

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop permanent supportive housing units (2022) and a new substance use disorder treatment facility (2024) at the East Beamer Way campus on previously City-owned property at 1901/1903 East Beamer Street, Woodland, CA 95776. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters.

Directly north of the shelter facility is the site where 61 units of permanent supportive housing for homeless individuals was constructed. The City and grant co-applicant Friends of the Mission were awarded a \$15,770,467 State Homekey grant in March 2022; the grant was used to purchase/install the housing units, provided funding for a community center, and establish a three-year operating subsidy for the PSH project. The final component of the East Beamer Way campus is a new 60-bed substance use disorder treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work for the treatment facility site has been completed. In June 2022, Friends of the Mission was awarded \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. The existing treatment facility may be converted into a family shelter once the new facility is operational. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and has provided approximately \$1,400,000 with a majority of the funds being derived from affordable housing revenues received by the City.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0

One Year Goals for the Number of Households to be Supported	
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City continues to partner with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo county; and regional health care providers including Dignity Health to develop the East Beamer Way Neighborhood Campus for individuals experiencing homelessness or at-risk of homelessness.

AP-60 Public Housing – 91.220(h)

Introduction

Yolo County Housing (YCH) serves as the public housing authority for Yolo County, administers the countywide Housing Choice Voucher program (individual vouchers, project-based vouchers, and special purpose vouchers); operates public housing facilities, agricultural housing, and other affordable housing projects throughout Yolo County; and offers other programs. In Woodland, YCH operates two public housing developments: Yolano Village (60 family units) and Donnelly Circle (72 family units) which are generally fully occupied. A total of 6,711 families were on the wait list for the two developments in 2021.

Actions planned during the next year to address the needs to public housing

For the program year, the City plans to fund the following public service activities which are available to public housing residents and other eligible Woodland residents: **Northern California Children's Therapy Center**, Project HOPE (health care access for special needs children), **Meals on Wheels Yolo County**, Operation Accelerate (home-delivered meals to low income senior citizens).

While not funded through the CDBG program, the City provides other programs that may benefit public housing residents. The City through funding from its Measure J sales tax measure provides scholarships for youth day camps, swim lessons, lifeguard training, and tennis classes. Scholarships result in a substantial fee reduction (except tennis, which is free) and are available to families that earn no more than 60% of the countywide median household income, adjusted for household size. Generally, families that meet the requirements for the school lunch program are eligible for the scholarships. In addition, the City operates a Summer at City Hall program. This program is a partnership between the City and Woodland Joint Unified School District. The program exposes high school students to how local government works, positive approaches to influence decision making, and democracy. Students tour City and County departments, received lessons on civics, participate in job shadowing City personnel, and participate in an advocacy project. Upon completion of the program, students receive a stipend from the City and school credit from the School District.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Yolo County Housing (YCH) is governed by a board of commissioners separate from the City of Woodland's jurisdiction. Two of the commissioners are residents of YCH developments which includes public housing facilities and other low-income developments. A public housing residents group meets on a quarterly basis to discuss issues affecting public housing residents and provide YCH management with input. While the City of Woodland is not involved in the governance or oversight of YCH and its public housing program, City programs including recreation scholarships, first time homebuyer loan assistance, Rec2Go (mobile recreation van), part-time employment opportunities for high school

students through the City's recreational programs, and Summer at City Hall are available to public housing residents. Summer at City Hall is a partnership between the City and Woodland Joint Unified School District that exposes youth to how local government works, positive approaches to influence decision-making, and democracy. Participants receive a stipend and school credit after completion of the program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Yolo County Housing which serves as the PHA for Yolo County is not designated as troubled.

Discussion

Public housing is funded through Congressional appropriations. According to the National Housing Law Project (NHLP), Congress has not adequately funded public housing for decades and it is estimated that public housing units nationwide need at least \$45 billion in repairs. While NHLP notes that HUD's Rental Assistance Demonstration (RAD) program creates some opportunities to preserve and rehabilitate existing public housing units, it cautions that these efforts must be balanced to lessen the impacts on existing tenants. While the public housing units in Woodland (Yolano Village and Donnelly Circle) are in good condition; funds will be needed to preserve and modernize them. Yolo County Housing is engaged in discussions with HUD on converting the public housing provided at Yolano Village (60 family units) and Donnelly Circle (72 family units) into a housing choice voucher supported program. Potentially, moving to a voucher supported program and exiting public housing could result in construction of new units for public housing residents. However, this is a long process predicated on HUD's approval of the conversation to a voucher supported program and the ability to finance new construction. If successful, YCH would construct approximately 400 rental units in a multi-story mixed income development to accommodate the existing 132 public housing units and other housing units for low to moderate income households. The development would also include first floor retail uses.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Yolo County Homeless and Poverty Action Coalition conducted the 2024 Yolo County Homeless Point-In-Time Count on January 24, 2024. The Homeless Count is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. It is important to recognize that the count reflects only those persons identified as homeless within the county on a single day. Many individuals and families move in and out of homelessness during the course of a year, meaning that the actual number of people experiencing homelessness in 2024 may be higher than the numbers included in the count. In the 2022 Point-In-Time count, a total of 783 homeless individuals (368 sheltered and 415 unsheltered) were counted countywide. The previous homeless count occurred took place on January 22, 2019. A total of 655 individuals were identified as homeless in 2019: 258 sheltered and 397 unsheltered. The numbers for the 2024 Point-In-Time count numbers have not been released but are expected to be higher than previous counts.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals.

Yolo Community Care Continuum, New Dimensions Supported Housing – The program provides housing and support services to low-income adults with mental illness and at-risk of homelessness at the Haven House Intermediate Care Program, New Dimensions Apartment Complex, and Supported Housing Program location.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless persons will be assisted through the following CDBG-funded public service activities. Please

see the above narrative for a description of the activities.

Yolo Wayfarer Center, Emergency Shelter Services

Yolo Community Care Continuum, New Dimensions Supported Housing

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Continuum of Care Program – In May 2024, HUD awarded the City a grant renewal (\$334,193) for the 2023 Continuum of Care Competition for the permanent supporting housing project: Reallocation from Transitional Housing to Permanent Supportive Housing. The City's subrecipient, the Yolo Wayfarer Center, will use the grant funds to provide permanent supportive housing for homeless individuals and families. The Action Plan includes funding for Yolo Wayfarer Center to provide services at the emergency homeless shelter.

Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals.

Yolo Community Care Continuum, New Dimensions Supported Housing – The program provides housing and support services to low-income adults with mental illness and at-risk of homelessness at the Haven House Intermediate Care Program, New Dimensions Apartment Complex, and Supported Housing Program location.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

City of Woodland, Homeless Coordinator - This activity which is not funded through the City's CDBG program addresses citywide needs for individuals and families that are homeless or at risk of

homelessness.

Discussion

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is the 61 unit permanent supportive housing project for homeless individuals. The final infrastructure work for the PSH site was completed and the housing units were constructed and installed in November 2022. The final component of the East Beamer Way campus is a new 60-bed substance use disorder treatment facility (Walter's House) that will replace an existing facility with 44 beds. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. Construction will began in 2024. The existing treatment facility may be converted into a family shelter. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$1,400,000 with a majority of the funds being derived from affordable housing revenues received by the City. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Addressing barriers to affordable housing often involves actions at the federal and state government levels as well as market conditions that the City has little or no control over. However, the City began a concerted planning effort in 2018 to affect significant changes in the resources available and delivery system for homeless services with the ultimate goal of transitioning individuals into permanent supportive housing. The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is the 61 unit permanent supportive housing project for homeless individuals. The final infrastructure work for the PSH site was completed and the housing units were constructed and installed in November 2022. The final component of the East Beamer Way campus is a new 60-bed substance use disorder treatment facility (Walter's House) that will replace an existing facility with 44 beds. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. Construction will begin in 2024. The existing treatment facility may be converted into a family shelter. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$1,400,000 with a majority of the funds being derived from affordable housing revenues received by the City. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City is working on a comprehensive update to its Zoning Ordinance in order to bring it in alignment with the 2017 comprehensive update to the City's General Plan. A number of the changes will be focused on easing development requirements for residential development. The City has already taken a number of steps encourage residential development including allowing staff level design and site plan review for multi-family rental projects that are consistent with development standards and significantly increasing residential development densities in older sections of the City to promote infill development. The Comprehensive update to the Zoning Ordinance will go before the City Council for approval in June

2024.

Discussion:

Perhaps the most significant barrier to affordable housing in California, the region, and the city (Woodland) is the shortage of housing units. There are a number of reasons for this, but efforts must be focused on increasing the supply of rental and for sale units. Woodland has taken a number of steps to increase housing particularly in the older, central areas of the City by increasing densities and working with developers on objective development standards and other aspects to lessen the barriers for residential projects. For example, in December 2020, City staff completed a staff level site plan and design review for a multi-family rental project at 310 W. Main Street. A second developer was able to use City staff's approval of the site plan and design review to move forward with an affordable housing project at the site and construction of the first phase (72 units) began in April 2022. These efforts will continue and hopefully result in a significant number of new units. Construction was completed in March 2024 and tenant move-ins began in April 2024. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Woodland will continue efforts addressing obstacles to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City is a member of the board of directors for the new nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County. As a result of California's increased focus on homelessness and affordable housing and resources made available by the federal government because of the COVID-19 pandemic, significant financial resources are administered through HPAC for award to social services agencies and local governments to provide services for the homeless, shelter for the homeless, and funding for affordable housing projects. The City continues to work with other HPAC board members to award funds as strategically as possible to address obstacles to meeting underserved needs.

Actions planned to foster and maintain affordable housing

The City continues to explore opportunities to develop affordable housing through collaborative efforts with affordable housing developers. The City will use available resources to ensure that affordable housing projects remain viable and do not convert to market rate. The City will also continue creating affordable housing through its Inclusionary Housing Program. Specific actions that the City will take during the Action Plan period include the following.

1. The City has an active first time homebuyers loan assistance program funded through HOME, BEGIN, and CalHome Program Income (repaid housing loans) and the existing funding is currently sufficient to assist at least eight and potentially additional households purchase new or resale homes with City assistance not to exceed \$120,000.
2. City staff will monitor the current inventory of affordable units to ensure that the affordability restrictions are being met. Activities will include on-site monitoring visits to multi-family projects, desk reviews of multi-family projects, and mailings to owner-occupied affordable units to verify continued residency.
3. The City will continue its service as a member of the board of directors for the nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County.
4. The program year CDBG-funded public service activities include support of the Yolo Wayfarer Center's

emergency shelter and Yolo Community Care Continuum's New Dimensions Supported Housing (housing and supportive services for mentally ill adults at-risk of homelessness).

5. The City will continue its partnership with nonprofit Friends of the Mission to ensure that the 60-bed substance use disorder treatment facility is being constructed on previously City-owned land is completed during calendar year 2024.

Actions planned to reduce lead-based paint hazards

The City of Woodland will continue to take action to evaluate and reduce lead-based paint hazards, including disseminating information through the service-provider agencies, securing funding to assess lead hazard risk in CDBG-funded facilities, remediating lead hazards in CDBG-funded facilities, and cooperating with the County Health Department in promoting comprehensive health programs, risk screening, public education and prevention. The City will take the following actions during the program year to reduce lead-based paint hazards.

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements;
- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.
- Update current Lead-Based Paint Policies and Procedures.

The City will continue providing technical assistance and support to programs and projects that require lead-based paint testing and abatement.

Actions planned to reduce the number of poverty-level families

While the East Beamer Way Campus (100 bed shelter for adult men and women, 61 permanent supportive housing units, and a 60-bed treatment facility) is focused on homeless individuals, completion of the overall development will benefit homeless families. The existing treatment facility in Woodland which is an eleven-room facility with a commercial kitchen and meeting spaces will be repurposed for homeless families. Yolo County's Health and Human Services Agency has expressed interest in master leasing the facility for homeless families under the County's CalWorks Housing Allocation program. While Yolo County has been successful in reducing the number of homeless families in the County to virtually zero, there is a need to have alternatives to sheltering homeless families in local motels. The use of the existing treatment facility would provide a more holistic setting for families and their children than motel rooms and enable a programming component to be included as these families seek job training, employment, permanent housing, and other resources in order to exit poverty.

and develop fiscal stability.

Actions planned to develop institutional structure

The City will continue to improve coordination and eliminate gaps in the institutional structure. The City works regularly with Yolo County Housing (Housing Authority) on affordable housing and related areas and is also a member of the board of directors for the nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County and allocates resources (Continuum of Care Grants, ESG funding, and other programs) countywide.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to support affordable housing projects with loans and other assistance when the projects include resident service programs. In March 2022, the City closed on a \$500,000 gap loan for the 72-unit Vista del Robles affordable housing development at 310 W. Main Street. Vista del Robles will serve households earning between 30 and 60% of median household income and offer a resident services program. The Vista Del Robles Project was completed in March 2024 and move ins began in April 2024. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits

Discussion:

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is the 61 unit permanent supportive housing project for homeless individuals. The final infrastructure work for the PSH site was completed and the housing units were constructed and installed in November 2022. The final component of the East Beamer Way campus is a new 60-bed substance use disorder treatment facility (Walter's House) that will replace an existing facility with 44 beds. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a \$12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. Construction will begin in 2024. The existing treatment facility may be converted into a family shelter. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of \$1,400,000 with a majority of

the funds being derived from affordable housing revenues received by the City. In April 2024 the Woodland City Council approved two affordable housing loans in the combined amount of \$900,000 to support the development of the Freeman Garden Court Project that will provide 12 affordable housing units for individuals at-risk of homelessness and households with income up to the very-low income limits.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City expects to achieve a 100% overall benefit for the Program Year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	5,649
5. The amount of income from float-funded activities	0
Total Program Income:	5,649

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

As a recipient of CDBG funds from HUD, the City of Woodland is required to present information regarding funds to be available during program year 2024/25. Any program income available for program year 2024/25 will be awarded during the 2024/25 program year. Woodland does not have any Section 108 loan guarantees, float funded activities or urban renewal settlements. The City has \$5,648.58 in CDBG funds that were returned to the CDBG line of credit for an overage that exceeded the 2015 Planning and Administration Cap.

Attachments

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE FISCAL YEAR 2024/2025 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ACTION PLAN

WHEREAS, the City of Woodland (“City”) annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, the City’s CDBG allocation for Fiscal Year 2024/2025 is \$475,086;

WHEREAS, as part of the program requirements, the City must submit the Annual Action Plan that describes how the funding will be spent for the following program year; and

WHEREAS, the Annual Action Plan is required to be approved after receiving public input.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct;

Section 2: This City Council hereby approves the FY 2024/2025 CDBG Annual Action Plan with the following funding allocations as recommended by the CDBG Review Panel and City staff;

Applicant	Project Title	Funding
Public Infrastructure Activities		
City of Woodland	ADA Accessibility Project	\$283,805.90
Yolo Community Care Continuum	Safe Harbor Fire Suppression and Facility Improvements	\$25,000
Public Service Activities		
Northern California Children’s Therapy Center	Project HOPE	\$11,000
Legal Services of Northern California	Fair Housing Services	\$10,000
Meals on Wheels Yolo County	Operation Accelerate	\$15,000
Yolo Wayfarer Center	Emergency Shelter Services	\$12,000
Yolo Food Bank	Student Farmers Market	\$13,262.90
Yolo Community Care Continuum	New Dimensions Supported Housing	\$10,000
Administration		
City of Woodland	CDBG program administration	\$95,017.20

Section 3: This City Council hereby directs staff:

(a) To complete the FY 2024/2025 Action Plan, as well as any other items required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;

(b) To submit the completed FY 2024/2025 Action Plan to HUD once

completed;

Section 4: This City Council hereby authorizes the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG Funded activities and authorizes the Administrative Services Director to make the budget allocations as specified; and

Section 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 2nd day of July, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Ethan Walsh, City Attorney

City of Woodland, CDBG Funding Recommendations for FY 2024/25

	Actual Funding
TOTAL CDBG FUNDS FY 2024/25	\$475,086.00
Public Services (15% cap per CDBG)	\$71,262.90
Food/Shelter (at least 40% of Public Services)	\$28,505.16
Fair Housing (required funding)	\$10,000.00
Other Public Services	\$32,757.74
Public Facilities (65% cap per CDBG)	\$308,805.90
Administration (20% cap per CDBG)	\$95,017.20

PUBLIC FACILITIES & IMPROVEMENTS (65%)							
Applicant	Project Title	Funding Request	Panel Recommendation	Staff Recommendation	Council Action	Category	FY 2023/24 Funding
City of Woodland	ADA Accessibility Project	\$341,280.00	\$283,805.90	\$283,805.90		ADA Accessibility	\$294,131.50
Yolo Community Care Continuum	Safe Harbor Fire Suppression and Facility Improvements	\$40,000.00	\$25,000.00	\$25,000.00		Public Facilities	Did Not Apply
TOTAL		\$381,280.00	\$308,805.90	\$308,805.90	\$0.00		\$294,131.50

PUBLIC SERVICES (15%)							
Applicant	Project Title	Funding Request	Panel Recommendation	Staff Recommendation	Council Action	Category	FY 2023/24 Funding
Northern California Children's Therapy Center	Project Hope	\$15,000.00	\$11,000.00	\$11,000.00		Health Services	\$12,876.50
Legal Services of Northern California (Note 1)	Fair Housing Services	\$10,000.00	\$10,000.00	\$10,000.00		Fair Housing	\$10,000.00
Meals on Wheels Yolo County	Operation Accelerate	\$15,000.00	\$15,000.00	\$15,000.00		Food & Shelter	\$15,000.00
Yolo Wayfarer Center	Emergency Shelter Services	\$15,000.00	\$12,000.00	\$12,000.00		Food & Shelter	\$15,000.00
Yolo Food Bank	Student Farmers Market	\$15,000.00	\$13,262.90	\$13,262.90		Food & Shelter	\$15,000.00
Yolo Community Care Continuum	New Dimensions Supported Housing	\$15,000.00	\$10,000.00	\$10,000.00		Food & Shelter	Not Funded
TOTAL		\$85,000.00	\$71,262.90	\$71,262.90	\$0.00		\$67,876.50

Administration (20%)							
Applicant	Project Title	Funding Request	Panel Recommendation	Staff Recommendation	Council Action	Category	FY 2023/24 Funding
City of Woodland	CDBG Program Administration	\$95,017.20	\$95,017.20	\$95,017.20		Administration	\$90,502.00
TOTAL		\$95,017.20	\$95,017.20	\$95,017.20	\$0.00		\$90,502.00

NOTE 1 - Per 2005 Voluntary Compliance and Conciliation Agreement, the City is required to fund Legal Services annually with at least \$10,000 for Fair Housing Services as long as the City receives CDBG funding.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: J.13
SUBJECT: PUBLIC HEARING - Waste Management Liens

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

Staff Contact

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

Fiscal Impact

There is little to no fiscal impact on the City to maintain the current process, other than staff time for processing and releasing the liens. The administrative fee of \$59.00 for recording is attached to the total amount of the lien and the property owner assumes responsibility for payment of this fee.

Discussion

This annual Public Hearing allows property owners with delinquent Waste Management accounts for services received, including garbage, recycling and yard refuse pick-up and disposal, and for sweeping of the street, to address the Council prior to the attachment of a lien against their property. The Hearing is required prior to adoption of the Resolution to request the lien attachment. The list is available in the City Clerk's Office.

Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens.

The current City Municipal Code Chapter 13.08.130 provides the parameters for garbage and yard refuse disposal and services, while Chapter 13.36 discusses the recycling portion of the service as provided by the Waste Management Franchise Agreement.

Staff worked with Waste Management to determine the accuracy of the proposed lien list. Any inaccuracies will be corrected and/or removed from the list prior to attachment of the liens. The City is not actively involved in discussions regarding the billing itself and refers those questions to the Waste Management staff for resolution. While it is not the City's responsibility to become involved in the dispute of billing, staff does attempt to mediate by providing contact information at Waste Management for resolution attempts. The primary role of the City is to obtain approval to attach the lien and to release the lien once verification of payment has been received.

Conclusion

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

Prepared by: Ana B. Gonzalez, City Clerk

Note: Waste Management Delinquency List available in the City Clerk's Office



Ken Hiatt
City Manager

Attachments:

1. Resolution Waste Management Liens

Recording requested by
City of Woodland

and when recorded send to:
City Clerk
City of Woodland
300 First Street
Woodland, CA 95695

RESOLUTION NO. _____

A RESOLUTION REQUESTING COLLECTION OF CHARGES ON TAX ROLL

Whereas, the City of Woodland (hereinafter City), requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to an Agreement with Waste Management; and

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

Now, therefore be it hereby resolved by the City Council of the City of Woodland that:

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City of Woodland warrants and represents that the taxes, assessments, fees and/or charges imposed by the City of Woodland and being requested to be collected by Yolo County comply with all requirements of State law, including but not limited to Articles XIII C and XIII D of the California Constitution (Proposition 218).
3. The City of Woodland releases and discharges the County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by the County of any taxes, assessments, fees and/or charges on behalf of the City.
4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of the City's said taxes, assessments, fees, and/or charges requested to be collected by the County for the City, or in any manner arising out of the City's establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of the City's taxes,

assessments, fees and/or charges, the County may offset the amount of the judgment from any monies collected by County on behalf of the City, including property taxes.

5. The City agrees that it's officers, agents and employees will cooperate with the County in answering questions referred to City by the County from any person concerning the City's taxes, assessments, fees and/or charges and that the City will not refer such persons to County officers and employees for response.
6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting taxes, assessments, fees and/or charges, as provided by Government Code Sections 29304 and 51800.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 2nd day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tania Garcia-Cadena, Mayor

ATTEST:

Ana B. Gonzalez, MMC, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 2, 2024
ITEM #: K.14
SUBJECT: Military Equipment Use Annual Report

Recommendation for Action: Staff recommends that the City Council review the Police Department's Military Equipment Policy and adopt Resolution No. _____, approving the Military Equipment Use Annual Report for the Period of January 1, 2023, through December 31, 2023.

Staff Contact:

Derrek Kaff, Police Chief, (530) 661-7865

Fiscal Impact: No fiscal impact.

Background:

On September 30, 2021, Governor Newsome approved AB 481, which states and requires that a law enforcement agency obtain approval from the applicable governing body, by adoption of a military equipment use policy, as specified, by ordinance at a regular meeting, held pursuant to specified open meeting laws, prior to taking certain actions relating to the funding, acquisition, or use of military equipment. The bill allows the governing body to approve the funding, acquisition, or use of military equipment within its jurisdiction only if it determines that the military equipment meets specified standards.

The bill also requires the governing body to review the policy annually and to approve a renewal of the authorization for a type of military equipment or amend the military equipment use policy if it determines, based on an annual military equipment report prepared by the law enforcement agency, as provided, that the military equipment does not comply with the above-described standards for approval. The bill specifies these provisions do not preclude a county or local municipality from implementing additional requirements and standards related to the purchase, use, and reporting of military equipment by local law enforcement agencies.

Discussion:

California Assembly Bill 481 requires law enforcement agencies to submit to the governing body an annual military equipment report for each type of military equipment approved by the governing body within one year of approval, and annually thereafter for as long as the military equipment is available for use. The law enforcement agency shall also make each annual military equipment report required by this section publicly available on its internet website for as long as the military equipment is available for use. The annual military equipment report shall, at a minimum, include the following information for the immediately preceding calendar year for each type of military equipment:

- (1) A summary of how military equipment was used and the purpose of its use.
- (2) A summary of any complaints or concerns received concerning military equipment.
- (3) The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.
- (4) The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.

- (5) The quantity possessed for each type of military equipment.
- (6) If the law enforcement agency intends to acquire additional military equipment in the next year, and the quantity sought for each type of military equipment.

The Police Department currently owns and deploys equipment, which is defined as military equipment per California Government Code 7070(c), and is seeking City Council review and approval of the Military Equipment Use Annual Report which covers the period of January 1, 2023 through December 31, 2023. No amendments to the policy are being proposed as the equipment listed is covered within the Department's existing Military Equipment Policy (attached).

The Annual Report has been posted to the Police Department's website. The Council item is being held pursuant to state law which requires that within 30 days of submitting and publicly releasing an annual military equipment report, at least one well-publicized and conveniently located community engagement meeting shall be held at which the public may ask questions regarding the annual military equipment report and the law enforcement agency's funding, acquisition, or use of military equipment.

Conclusion:

Staff recommends that the City Council review the Police Department's Military Equipment Policy and adopt Resolution No. _____, approving the Military Equipment Use Annual Report for the Period of January 1, 2023, through December 31, 2023.

Prepared by: Elle Murphy, Senior Management Analyst
Dallas Hyde, Deputy Chief

Reviewed by: Derrek Kaff, Police Chief

Attachments:

- 1. RESOLUTION
- 2. Military Equipment Use Annual Report 2024
- 3. Military_Equipment_Policy

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE MILITARY EQUIPMENT USE ANNUAL REPORT FOR THE PERIOD OF
JANUARY 1, 2023 THROUGH DECEMBER 31, 2023**

WHEREAS, AB 481 requires the Police Department to submit to the City Council an annual military equipment report for each type of military equipment previously approved by the City Council within one year of approval, and annually thereafter for as long as the military equipment is available for use; and

WHEREAS, AB 481 also requires that the Police Department make each annual military equipment report required by this section publicly available on its internet website for as long as the military equipment is available for use; and

WHEREAS, AB 481 allows the City Council to approve the funding, acquisition, or use of military equipment within its jurisdiction only if it determines that the military equipment meets specified standards; and

WHEREAS, the Police Department currently owns and deploys equipment, which is defined as military equipment per California Government Code 7070(c) and is consistent with the Department's Military Equipment Policy; and

WHEREAS, the Police Department has posted the 2024 Military Equipment Use Annual report on its website.

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

SECTION 1. That the City Council has reviewed the Police Department's Military Equipment Policy and approves the Military Equipment Use Annual Report for the period of January 1, 2023 through December 31, 2023.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 2nd day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Tania Garcia-Cadena, Mayor

Ana B. Gonzalez, MMC, City Clerk



MILITARY EQUIPMENT USE ANNUAL REPORT 2024

Woodland Police Department

Sergeant Jason Drobish

Email: Jason.Drobish@cityofwoodland.gov

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MILITARY EQUIPMENT USE

SWAT Team Deployments

<u>DATE</u>	<u>REASON</u>	<u>DETAILS</u>
February 3 rd , 2023	Arrest Warrant	SCSD HIDTA had an undercover officer who had made arrangements to purchase 10 lbs. of methamphetamine from a known suspect. The suspect had previously sold 10 lbs. of methamphetamine to the undercover officer in the past. The goal of the operation was to have the Yolo County Regional SWAT Team arrest the suspect at a predetermined buy/bust location in West Sacramento. Detectives conducted surveillance on the suspect and observed the suspect meet with a supplier and load the methamphetamine into a vehicle. Yolo S.O. UAS was utilized for approach and safe apprehension. Both suspects were arrested during the traffic stop and 10 lbs of methamphetamine were seized.
February 14 th , 2023	Search Warrant	The Yolo County Regional SWAT Team was requested to serve an arrest warrant and search warrant in Dunnigan. The suspect was wanted on multiple sex crimes on a minor and had a violent criminal history. The suspect knew law enforcement was looking for him and he had previously tried to commit suicide with a knife, and resisted arrest on a separate incident with CHP. SWAT was utilized to set up a perimeter and utilize the WPD Armored Rescue Vehicle (ARV/MRAP) and UAS for protection and to conduct an exhaustive loud speaker callout for the suspect to surrender peacefully, but there was no response. A West Sacramento EOD robot was utilized to breach a front window and a UAS was used to fly-in to check the interior of the RV trailer, but could not see a suspect. A pole camera was use to clear the bathroom of the suspect's RV and the suspect was located and he had cut the camera's cable with a knife. The SWAT operators backed up to the ARV and several more commands to surrender were given and a throw phone was deployed. After no response, a chemical agent gas plan was utilized and the suspect exited the trailer with a large knife and aggressively approached SWAT operators. A 40mm less-lethal round was deployed with no effect and the suspect was stopped by lethal force from an overwatch position on the ARV. SWAT Medics immediately began life saving measures until Fire and AMR took over.

March 15, 2023	Ramey Warrant	The SWAT team was requested by WSPD to serve a Ramey and search warrant in West Sacramento. The suspect was wanted for assault with a firearm, brandishing, felon in possession of a firearm, court order violations, parole violations, and resisting arrest. The WPD ARV/MRAP was used for approach and safe service of the Ramey warrant and search warrant. The suspect then surrendered peacefully. SWAT members cleared the residence and turned the scene over to Detectives without incident.
April 28 th , 2023	Arrest Warrant	The SWAT team was requested by Davis PD detectives to serve an arrest warrant and search warrant at a residence in West Sacramento. The suspect was wanted for several commercial burglaries in Davis. He was also known to be a methamphetamine dealer and selling illegal firearms. The WPD ARV/MRAP and Yolo S.O. UAS (overhead) were used for approach and safe service of the arrest warrant and search warrant. As the team approached, the UAS team observed the suspect go into a rear shed. SWAT operators made contact with the suspect and he surrendered peacefully.
May 13 th , 2023	Active Call Out	The SWAT team was requested by the West Sacramento Police Department to apprehend a suspect who broke into his ex-girlfriend's residence, committed domestic battery, brandished a knife while making criminal threat, and violated a domestic violence restraining order. The suspect was believed to still be armed and hiding in the residence after the victim exited and called 911. The WPD ARV/MRAP and UAS was used for approach and safe clearing of the residence. The residence was cleared with UAS and Police K-9 and it was believed the suspect was hiding in the attic. An aerosol CS canister was deployed into the attic after several commands to surrender were given and there was no response. West Sacramento Operators deployed non-lethal pepper ball rounds into the attic. The suspect then surrendered peacefully and was taken into custody without incident.
May 23 rd , 2023	Search Warrant	The SWAT team was requested by a Sacramento County Probation Officer regarding a suspect who was known to be manufacturing assault weapons and had a felony warrant for his arrest. Our regional SWAT team served the warrant at the suspect's West Sacramento residence, while the Sacramento PD SWAT team simultaneously served one at a Sacramento location. The WPD ARV/MRAP and Yolo UAS team were used for a safe approach and safe service of the arrest

warrant and search warrant. Announcements were made during a surround and callout and the suspect then surrendered peacefully. SWAT members cleared the residence and turned the scene over to Detectives without incident

July 25 th , 2023	Arrest Warrant	The SWAT team was requested by Yolo County Sheriff Detectives to serve a search warrant and arrest warrant in Woodland. The suspect was wanted for assault with a deadly weapon where he stabbed a victim in Yolo County, criminal threats, indecent exposure, and felony vandalism. The WPD ARV/MRAP and Yolo S.O. UAS (overhead) were used for approach and safe service of the arrest warrant and search warrant. A 40mm less-lethal launcher was use to disable surveillance cameras for safety. A West Sacramento EOD robot was use to breach a screen door and UAS cleared the residence. SWAT operators made contact with the suspect and he surrendered peacefully.
August 8 th , 2023	Search Warrant	The SWAT team was requested by Woodland PD Detectives to serve a high risk search warrant for a suspect who was making Improvised Explosive Devices (IED) and making threats to blow up an individual's vehicle. It was reported the suspect also had access to firearms including an AR-15 rifle. It was also known that a parolee at large was staying at the Woodland residence. The WPD ARV/MRAP and UAS team were used for approach and safe service of the search warrant. Announcements were made during a surround and callout and calls were made by CNT for the occupants to come out and they surrendered peacefully. Several occupants exited and were detained without incident. SWAT members cleared the residence, located an IED and turned the scene over to Detectives. The suspect was not at the location and was later taken into custody.
August 10 th , 2023	Arrest Warrant	The SWAT team was requested by Elk Grove Detectives to serve a search warrant and arrest warrant in Woodland regarding a suspect who was wanted for assault with a firearm, firing a firearm at an inhabited dwelling, and felon in possession of a firearm. The WPD ARV/MRAP and Yolo S.O. UAS were used for approach and safe service of the Ramey warrant and search warrant. Announcements were made during a surround and callout and the suspect then surrendered peacefully. SWAT members cleared the residence and turned the scene over to Detectives without incident.

August 25 th , 2023	Ramey Warrant	The SWAT team was requested by Yolo S.O. Detectives to serve a search warrant and Ramey warrant in Woodland. The suspect was wanted for an assault with a deadly weapon, criminal threats, hate crime, vandalism, kidnapping, burglary, and felony battery. The WPD ARV/MRAP and Yolo S.O. UAS were used for approach and safe service of the Ramey warrant and search warrant. Announcements were made during a surround and callout and the suspect then surrendered peacefully. SWAT members cleared the residence and turned the scene over to Detectives without incident.
August 30 th , 2023	Active Callout	The SWAT team was requested by the Sacramento S.O, for three suspects they pursued in a vehicle into Yolo County after an armed home invasion robbery, and all suspects jumped off the Yolo bypass. The WPD ARV/MRAP and UAS team were used for and safe search of the Yolo bypass wilderness area and all three suspects were found hiding in a field by the UAS team's infrared cameras. SWAT operators were directed into their location. The suspects were safely taken into custody without incident and they were turned over to the Sacramento S.O.
September 27 th , 2023	Ramey Warrant	The SWAT team was requested by the West Sacrament Gang Violence Unit to serve a high risk search warrant and Ramey warrant in West Sacramento. The suspect was a known violent gang member and in possession of an SKS assault rifle. The ARV and West Sacramento UAS team was used for approach and safe service of the Ramey warrant and search warrant. Announcements were made during a surround and callout and the suspect then surrendered peacefully. SWAT members cleared the residence and turned the scene over to Detectives without incident.

COMPLAINTS

No complaints received.

UAS Use

Woodland Police Department sUAS Team

Deployments for 2023

DATE	INCIDENT/CASE #	REQUESTING AGENCY / UNIT	TYPE OF DEPLOYMENT	MISSIONS / FLIGHTS	PART 107	BCOA	JCOA	TVBLOS	LOCATION / AREA	SUMMARY OF DEPLOYMENT / MISSION
2/8/2023	N/A	WPD	Individual Training	4	4	0	0	0	1000 Lincoln Ave, Woodland, CA	Individual Pilot Training
3/13/2023	N/A	WPD	Individual Training	1	1	0	0	0	1000 Lincoln Ave, Woodland, CA	Individual Pilot Training
3/14/2023	N/A	WPD	Individual Training	2	2	0	0	0	1000 Lincoln Ave, Woodland, CA	Individual Pilot Training
3/15/2023	N/A	WPD	Individual Training	59	59	0	0	0	Yolo County Fairgrounds	Joint Pilot Training - Yolo County Law Enforcement
4/24/2023	N/A	WPD	Individual Training	1	1	0	0	0	Yolo County Fairgrounds	Individual Pilot Training
5/17/2023	N/A	WPD	Individual Training	2	2	0	0	0	1000 Lincoln Ave, Woodland, CA	Individual Pilot Training
6/18/2023	N/A	WPD	Supplemental Patrol	3	3	0	0	0	City of Woodland	Planned Op: Fireworks Response / Calls for Service
6/28/2023	WDP23-003094	WPD	Attempt to Locate	4	4	0	0	0	W. Beamer Street	Ongoing Investigation
6/29/2023	WDP23-003094	WPD	Attempt to Locate	1	1	0	0	0	W. Beamer Street	Ongoing Investigation
6/29/2023	N/A	WPD	Individual Training	1	1	0	0	0	1000 Lincoln Ave, Woodland, CA	Individual Pilot Training
6/29/2023	23084971	WPD	Assist Outside Agency	3	3	0	0	0	Dunnigan, California	Assist CHP in Locating Shooting Suspect
7/5/2023	N/A	WPD	Individual Training	2	2	0	0	0	1000 Lincoln Ave, Woodland, CA	Individual Pilot Training
7/11/2023	WDP23-003295	WPD	Call for Service	1	1	0	0	0	Powers Circle / Baird Court	Assist to Locate an At-Risk Missing Person
7/13/2023	N/A	WPD	Department Training	50	50	0	0	0	Yolo County	Regional sUAS Drone Training
7/17/2023	WDP23-003394	WPD	Call for Service	1	1	0	0	0	2000 block East Main Street	Commercial Burglary
8/4/2023	N/A	WPD	Individual Training	1	1	0	0	0	California Street / Elizabeth Way	Individual Pilot Training
8/8/2023	WDP23-003781	Yolo County - Regional SWAT	Planned Operation	4	4	0	0	0	100 block Frost Drive	Yolo County Regional SWAT - Warrant Service
8/12/2023	WDP23-003845	WPD	Call for Service	3	3	0	0	0	Fifth Street / Hope Lane	Foot Pursuit from Stolen Vehicle
8/15/2023	N/A	WPD	Individual Training	1	1	0	0	0	1400 block Cottonwood Street	Individual Pilot Training
8/16/2023	N/A	WPD	Individual Training	1	1	0	0	0	1500 block Spring Lake Court	Individual Pilot Training
8/26/2023	23113342	WPD	Planned Operation	3	3	0	0	0	East Street / Oak Avenue	Driver License / Impairment Checkpoint
9/3/2023	23117047	WPD	Planned Operation	15	15	0	0	0	Main Street / College Street	C-10 Truck Show
9/4/2023	N/A	WPD	Individual Training	4	4	0	0	0	1000 Lincoln Ave, Woodland, CA	Individual Pilot Training
9/4/2023	23117565	WPD	Call for Service	1	1	0	0	0	1200 block East Beamer Street	Burglary Alarm
9/6/2023	23118481	Yolo County - Regional SWAT	Planned Operation	5	5	0	0	0	1300 block Donnelly Circle	Yolo County Regional SWAT - Warrant Service
9/8/2023	N/A	WPD	Individual Training	3	3	0	0	0	1000 Lincoln Ave, Woodland, CA	Individual Pilot Training
9/29/2023	WDP23-004640	WPD	Call for Service	4	4	0	0	0	900 block Beamer Street	Shots Fired / Warrant Service
10/17/2023	23137547	WPD	Call for Service	4	4	0	0	0	Mount Hood Court/Cascade Street	Suspicious Subject - Armed with Firearm
11/2/2023	N/A	WPD	Maintenance	1	1	0	0	0	Woodland Police Department	Maintenance Flight
11/3/2023	N/A	WPD	Maintenance	2	2	0	0	0	Woodland Police Department	Maintenance Flight
11/16/2023	N/A	WPD	Maintenance	1	1	0	0	0	Woodland Police Department	Maintenance Flight
11/22/2023	N/A	WPD	Training	3	3	0	0	0	Santa Anita Court	Flight Training
11/30/2023	N/A	WPD	Training	7	7	0	0	0	Santa Anita Court	Night Flight Training
12/1/2023	N/A	WPD	Training	1	1	0	0	0	Woodland Police Department	Maintenance Flight
12/4/2023	N/A	WPD	Special Event	7	7	0	0	0	City of Woodland	Neighborhood Santa Event
12/8/2023	N/A	WPD	Special Event	3	3	0	0	0	Woodland Christian School	WCHS Football State Championship Send Off
TOTALS				205	205	0	0	0		

EQUIPMENT SUMMARY

1. **Unmanned Aircraft System (UAS):** An unmanned aircraft along with the associated equipment necessary to control it remotely.
 - a. Description, quantity, capabilities, and purchase cost of current UAS:
 - i. DJI MAVIC MINI 2, cost: \$500 each, quantity: 3. Miniature UAS that weighs less than 249 grams and is able to record video with approximately 30 minutes of flight time.
 - ii. DJI Mavic MINI 4, cost: \$1660 each, quantity: 4. Miniature UAS that weighs less than 249 grams and is able to record video with approximately 45 minutes of flight time, omnidirectional sensing, and active tracking.
 - iii. DJI MAVIC 2 ENTERPRISE ADVANCED, cost: \$6,500 each, quantity: 1. UAS that has a color and infrared camera as well as audible speaker and light. Capable of video recording and weighs less than 6,000 grams with approximately 30 minutes of flight time.
 - iv. DJI MATRICE 300 RTK, COST \$18,000 each, quantity: 1. Commercial UAS platform with up to 55 minutes of flight time, IP45 water/ dust rating, Infrared/ thermal camera, audible speaker and lighting, smart tracking, and redundancy system for safer flights.
 - b. Purpose
To be deployed when its view would assist officers or incident commanders with the following situations, which include but are not limited to:
 - a. major collision investigations.
 - i. search for missing persons.
 - ii. natural disaster management.
 - iii. crime scene photography.
 - iv. SWAT, tactical or other public safety and life preservation missions.
 - v. In response to specific requests from local, state or federal fire authorities for fire response and/or prevention.
 - a. Authorized Use
Only assigned operators who have completed the required training shall be permitted to operate the UAS during approved missions.
 - b. Expected Life Span
All UAS equipment, 3-5 years.
 - c. Fiscal Impact
Annual maintenance and battery replacement cost is approximately \$1,500.
 - d. Training
All Department UAS operators are licensed by the Federal Aviation Administration for UAS operation. In addition, each operator must attend a 16-hour department training and ongoing quarterly training.
 - e. Legal and Procedural Rules
Use is established under FAA Regulation 14 CFR Part 107 and the Woodland Police Department UAS policy 444. It is the policy of the Woodland Police Department to utilize UAS only for official law enforcement purposes, and in a manner that respects the privacy of our community, pursuant to State and Federal law.
2. **Armored Rescue Vehicle (ARV)/ Mine-Resistant Ambush-Protected (MRAP) vehicle:** Commercially produced wheeled armored personnel vehicle currently utilized for law enforcement purposes.
 - a. Description, quantity, capabilities, and purchase cost

- i. International MaxxPro, cost: \$500,0000, but Acquired from the military 10-33 program, quantity: 1. The ARV is a repurposed armored vehicle that seats 8 personnel with open floor plan that allows for rescue of down personnel. It can stop various projectiles, which provides greater safety to citizens and officers beyond the protection level of shield and personal body armor. It was painted and outfitted with decals, lights and siren to match the department's police vehicles.
 - b. Purpose
To be used in response to critical incidents to enhance officer and community safety, improve scene containment and stabilization, and assist in resolving critical incidents. The ARV has a high ground clearance and weight that allows it to rescue citizens during natural disasters, such as flooding.
 - c. Authorized Use
The use of armored vehicles shall only be authorized by a watch commander or SWAT commander, based on the specific circumstances of a given critical incident. Armored vehicles shall be used only by officers trained in their deployment and in a manner consistent with Department policy and training.
 - d. Lifespan
International MaxxPro, 25 years.
 - e. Fiscal Impact
Annual maintenance cost of approximately \$4,961.
 - f. Training
The driver/operator shall receive training in the safe handling of the vehicle on a closed training course. Once the operator has shown competence in vehicle handling, the driver/operator will drive the vehicle throughout the city with an experienced driver. Driver/operators shall also undergo California Department of Motor Vehicles commercial vehicle testing. Drivers must obtain a Class B driver's license.
 - g. Legal and Procedural Rules
Use is established under General Order 410. It is the policy of the Department to utilize armored vehicles only for official law enforcement purposes, and pursuant to State and Federal law.
3. **S.W.A.T. Storage Vehicle:** A vehicle that carries S.W.A.T. Equipment.
- a. Description, quantity, capabilities, and purchase cost
2007 Ford Utlimaster (custom built) vehicle, cost: \$ 52,000.00 Quantity: 1. The vehicle can also be utilized for SWAT/CNT and other critical incidents.
 - b. Purpose
To be used for S.W.A.T. training and other critical incidents where S.W.A.T. is needed.
 - c. Authorized Use
The vehicle used by officers who have been properly trained in the safe handling of the vehicle. The driver of the vehicle shall have a valid California driver license.
 - d. Lifespan
The vehicle has a 30-year lifespan on chassis and vehicle structure.
 - e. Fiscal Impact Annual maintenance cost is approximately \$1,709
 - f. Training
The operator will drive the vehicle throughout the city with an experienced driver, until comfortable driving alone.
 - g. Legal and Procedural Rules
It is the policy of the Department to use the vehicle only for official law enforcement purposes, and in accordance with California State law regarding the operation of motor vehicles.

4. **Crisis Negotiation Team (CNT) Vehicle:** A vehicle used as a mobile office that provides shelter, access to the Police Department computer systems on extended events.
 - a. Description, quantity, capabilities, and purchase cost
1980 Chevy Panel truck (custom built) vehicle, cost: \$1000.00, quantity: 1. The CNT vehicle can be utilized with SWAT/CNT callouts. The vehicle was purchased used in 1999 and is overdue for replacement. The replacement cost is around \$50,000.00 fully equipped.
 - b. Purpose
To be utilized for critical incident callouts.
 - c. Authorized Use
The CNT vehicle used by officers and staff who have been properly trained in the safe handling of the vehicle. The driver of the vehicle shall have a valid California driver license.
 - d. Lifespan
The CNT vehicle has a 30-year lifespan on a chassis and vehicle.
 - e. Fiscal Impact
Annual maintenance, \$1,652.
 - f. Training
Once completing a closed training course, the operator will drive the vehicle throughout the city with an experienced driver.
 - g. Legal Procedural Rules
Use shall be in accordance with California State law regarding the operation of motor vehicles.

5. **40 MM Launchers and Rounds:** 40MM Launchers are utilized by department personnel as a less lethal tool to launch impact rounds.
 - a. Description, quantity, capabilities, and purchase cost
 - i. LEWIS MACHINE & TOOL Co. 40MM SINGLE SHOT LAUNCHER, cost \$ 1000.00
Quantity: 1. The 40MM Single Launcher is a tactical single shot launcher that is equipped with a EOTECH sight, a TLR-1 light and sling. It will fire standard 40mm less lethal ammunition, up to 4.8 inches in cartridge length. It will launch a 40MM less lethal round up to 131 feet and is only authorized to be used by trained personnel.
 - ii. DEF TECH 40 MM SINGLE SHOT LAUNCHER Model 1327 cost \$ 1000.00
Quantity: 5. The 40MM Single Launcher is a tactical single shot launcher that is equipped with a M3 light and sling. It will fire standard 40mm less lethal ammunition, up to 4.8 inches in cartridge length. It will launch a 40MM less lethal round up to 131 feet and is only authorized to be used by trained personnel.
 - iii. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT OC, #6320, cost: \$30, quantity: 11. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 39-gram crushable foam projectile delivers 120 ft/lbs of energy upon impact in addition to dispersion of 5 grams of OC irritant. The 40mm Direct Impact OC Round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 120 feet from the target.
 - iv. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT MARKING (GREEN), #6326, cost: \$30.30 quantity: 16. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 40 gram crushable foam projectile delivers 120 ft/lbs of energy upon impact. The 40mm Direct Impact marking round

provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 120 feet from the target.

- v. DEFENSE TECHNOLOGY, 40MM EXACT IMPACT, #6325, cost: \$28.65, quantity: 11. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 30 gram crushable foam projectile delivers 120 ft/lbs of energy upon impact. The 40mm Direct Impact marking round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 120 feet from the target.
- vi. DEFENSE TECHNOLOGY, 40MM EXACT IMPACT LE EXTENDED RANGE, #6325LE, cost: \$30.30, quantity: 12. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 41 gram crushable foam projectile delivers 120 ft/lbs of energy upon impact. The 40mm Direct Impact marking round provides accurate and effective performance when fired from the approved distance of not less than thirty-three (33) feet and as far as 233 feet from the target.
- vii. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT CS, #6322, cost: \$30.30, quantity: 7. A less lethal 40MM lightweight plastic and crushable foam projectile fired from a single or multi-round purpose-built 40mm grenade launcher with a rifled barrel at 295 FPS. The 40 gram crushable foam projectile delivers 120 ft/lbs of energy upon impact in addition to dispersion of 3 grams of OC irritant. The 40mm Direct Impact marking round provides accurate and effective performance when fired from the approved distance of not less than five (5) feet and as far as 120 feet from the target.
- viii. DEFENSE TECHNOLOGY, 40 MM WARNING / SIGNALING (50 meters), #6028WS, cost: \$43.60, quantity: 0. The 40mm Aerial Warning/Signaling Munition 50 meters, is intended for use in situations where stand-off distance is desired, giving the operator the ability to engage crowds, vehicles, or vessels. Launched from a 40mm platform, the munitions deflagrate at a set distance of 50 meters to deliver 170 dB of sound and 5 million candelas of light, noticeable in day or night conditions. A tactile feature on the nose of the cone indicates the designated distance.
- ix. DEFENSE TECHNOLOGY, 40 MM WARNING / SIGNALING (100 meters), #6029WS, cost: \$43.60, quantity: 1. The 40mm Aerial Warning/Signaling Munition, 100 meters, is intended for use in situations where stand-off distance is desired, giving the operator the ability to engage crowds, vehicles, or vessels. Launched from a 40mm platform, the munitions deflagrate at a set distance of 50 meters to deliver 170 dB of sound and 5 million candelas of light, noticeable in day or night conditions. A tactile feature on the nose of the cone indicates the designated distance.
- x. DEFENSE TECHNOLOGY, 40 MM CS WARNING / SIGNALING (100 meters), #6029CS, cost: \$45.60, quantity: 0. The 40mm Aerial Warning/Signaling Munition, 100 meters, is intended for use in situations where stand-off distance is desired, giving the operator the ability to engage crowds, vehicles, or vessels. Launched from a 40mm platform, the munitions deflagrate at a set distance of 50 meters to deliver 170 dB of sound and 5 million candelas of light, noticeable in day or night conditions, and releases 1.8 grams of CS. A tactile feature on the nose of the cone indicates the designated distance.
- xi. DEFENSE TECHNOLOGY, 40 MM FERRET OC (liquid), #1260(no longer manufactured - replacement is part# 2260), cost: \$28.90, quantity: 8. The Ferret® 40mm Round is non-burning and suitable for indoor use. Used primarily by tactical

teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of a structure or vehicle.

- xii. DEFENSE TECHNOLOGY, 40 MM FERRET CS (liquid), #2262, cost: \$28.15, quantity: 14. The Ferret® 40mm Round is non-burning and suitable for indoor use. Used primarily by tactical teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of a structure or vehicle.
- xiii. DEFENSE TECHNOLOGY, 40 MM SPEDE-HEAT CS, #6182, cost: \$30.65, quantity: 26. The Ferret® 40mm Round is non-burning and suitable for indoor use. Used primarily by tactical teams, it is designed to penetrate barriers, such as windows, hollow core doors, wallboard and thin plywood. Upon impacting the barrier, the nose cone ruptures and instantaneously delivers a small chemical payload inside of a structure or vehicle.
- xiv. DEFENSE TECHNOLOGY, 40 MM SPEDE-HEAT SAF-SMOKE, #6183, cost: \$27.85, quantity: 0. The Spede-Heat™ Saf-Smoke™ Long Range Munitions is designed to deliver one chemical canister of Saf-Smoke™ payload down range up to 150 yards. The Spede-Heat is a pyrotechnic round designed specifically for outdoor use in crowd control situations with a high-volume continuous burn that expels its payload in approximately 20-40 seconds from a single source. The SpedeHeat 40 mm is designed for outdoor and has a maximum effective range of 150 yards.

b. Purpose

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

c. Authorized Use

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

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

d. Training

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

e. Lifespan

- i. LEWIS MACHINE & TOOL Co. 40MM SINGLE SHOT LAUNCHER - 25 years
- ii. DEF TECH 40 MM SINGLE SHOT LAUNCHER Model 1327 - 25 years
- iii. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT OC, #6320 - 5 years
- iv. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT MARKING (GREEN), #6326 - 5 years
- v. DEFENSE TECHNOLOGY, 40MM EXACT IMPACT, #6325 - 5 years
- vi. DEFENSE TECHNOLOGY, 40MM EXACT IMPACT LE EXTENDED RANGE, #6325LE, - 5 years
- vii. DEFENSE TECHNOLOGY, 40MM DIRECT IMPACT CS, #6322 - 5 years
- viii. DEFENSE TECHNOLOGY, 40 MM WARNING / SIGNALING (50 meters), #6028WS - 5 years

- ix. DEFENSE TECHNOLOGY, 40 MM WARNING / SIGNALING (100 meters), #6029WS - 5 years
- x. DEFENSE TECHNOLOGY, 40 MM CS WARNING / SIGNALING (100 meters), #6029CS - 5 years
- xi. DEFENSE TECHNOLOGY, 40 MM FERRET OC (liquid), #1260(no longer manufactured - replacement is part# 2260) - 5 years
- xii. DEFENSE TECHNOLOGY, 40 MM FERRET CS (powder), #1292 (no longer manufactured) - 5 years DEFENSE TECHNOLOGY, 40 MM FERRET CS (liquid), #2262 - 5 years
- xiii. DEFENSE TECHNOLOGY, 40 MM SPEDE-HEAT CS, #6182 - 5 years
- xiv. DEFENSE TECHNOLOGY, 40 MM SPEDE-HEAT SAF-SMOKE, #6183 - 5 years

f. Fiscal Impact

Annual maintenance is approximately \$25 for each launcher.

g. Legal and Procedural Rules

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

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

a. Description, quantity, capabilities, and purchase cost

- i. DEFENSE TECHNOLOGIES DITRACTION DEVICE reloadable, Model: #8901 cost: \$32, quantity: 16. A non-bursting, non-fragmenting multi-bang device that produces a thunderous bang with an intense bright light. Ideal for distracting dangerous suspects during assaults, hostage rescue, room entry or other high-risk arrest situations.
- ii. DEFENSE TECHNOLOGIES DISTRACTION DEVICE low roll body, Model #8933, cost: \$52, quantity: 10. This body holds the above distraction device which can be reloaded.

b. Purpose

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

c. Authorized Use

Diversionsary Devices shall only be used:

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

d. Lifespan

Until used.

e. Fiscal Impact

No annual maintenance.

f. Training

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

g. Legal and Procedural Rules

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

7. **Rifles:** Guns that are fired from shoulder level, having a long spirally grooved barrel intended to make bullets spin and thereby have greater accuracy over a long distance.
 - a. Description, quantity, capabilities, and purchase cost
 - i. ARMALITE, 7.62 CALIBER RIFLE, MODEL AR-10, COST: \$2000.00, quantity: 1. This rifle is equipped with a scope, sling and bi-pods. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol.
 - ii. REMINGTON 700, .308 CALIBER RIFLE, COST: \$2500.00, quantity: 2, This rifle is equipped with a scope, sling and bi-pods. It is a short-barreled rifle light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol.
 - iii. DANIEL DEFENSE M4 5.56 caliber rifle, DDM4 V7 with M-Lok RAIL, cost: \$1800, quantity: 10. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is also equipped with a suppressor, bring down the noise to safer decibel level to protect from hearing loss. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
 - iv. COLT, 5.56, MODEL M16A2, COST \$2000.00, quantity: 4. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
 - v. BERGARA, 6.53CM mm RIFLE, MODEL, PREMIER, COST \$3500.00, quantity:1. This rifle is equipped with a scope, sling and bi-pods. This rifle is a very highly accurate, used primarily in an over-watch capacity to protect the community during large events and for hostage rescue situations.
 - vi. COLT LAW ENFORCMENT 5.56 mm RIFLE, MODEL CARBINE, Cost: \$2000.00, quantity 27. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
 - vii. BUSHMASTER 5.56 mm RIFLE, MODEL M4, Cost: \$2000.00. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
 - viii. HORNADY DUTY 5.56 CALIBER 75 GRAIN SBR RIFLE ROUND, cost: \$185.00 per case of 200, quantity 26 cases.
 - ix. HORNADY DUTY 5.56 CALIBER 75 GRAIN SBR Training RIFLE ROUND, cost: \$155.00 per case of 500, quantity 33 cases.
 - x. WINCHESTER TRAINING .223 CALIBER, 55 GRAIN RIFLE ROUND, cost: \$314.20 per case of 1000, quantity 1 case.
 - xi. HORNADY DUTY, 6.5CM mm, 147 GRAIN MTAP RIFLE ROUND, cost: \$ 270.00 per case of 200, quantity 20 cases.

- xii. HORNADY DUTY, 6.5CM mm, 140 GRAIN GMX RIFLE ROUND, cost: \$ 340.00 per case of 200, quantity 1 cases.
- xiii. HORNADT DUTY, 6.5CM mm, 140 GRAIN CX TAP HEAVY BARRIER ROUND, Cost: 340.00 per case of 200, quantity 2 cases.
- xiv. HORNADY DUTY, .308 CALIBER, 155 GRAIN ELD RIFLE ROUND, cost: \$250.00 per case of 200, quantity 3 cases.
- xv. HORNADY DUTY, .308 CALIBER, 165 GRAIN GMX TAP RIFLE ROUND, cost: \$380.00 per case of 200, quantity 1 cases.
- xvi. HORNADY DUTY, .308 CALIBER, 168 ELD MATCH TAP PRECISION RIFLE ROUND, cost: \$380.00 per case of 200, quantity 3 cases.
- b. Purpose
To be used as precision weapons to address a threat with more precision and/or greater distances than a handgun, if present and feasible.
- c. Authorized Use
Only members that are POST certified are authorized to use a rifle.
- d. Lifespan
 Armalite 7.62 Caliber Rifle - 15 years
 Remington 700 .308 Rifle - 15 years.
 Daniel Defense DDM4 V7 5.56 caliber rifle - 15 years
 Colt Law Enforcement 5.56 carbine rifle- 15 years.
 Bushmaster M4 5.56 rifle - 15 years.
 Hornady Duty .223, 60 grain rifle round - no expiration.
 Winchester Training .223, 55 grain rifle round - no expiration.
 Frontier Training .223, 55 grain rifle round - no expiration.
 Hornady Duty, 6.53CM mm, 147 grain mtap rifle round - no expiration.
 Hornady Duty, 6.53CM mm, 140 grain gmx rifle round - no expiration.
 Hornady Duty, .308 caliber, 155 grain eld rifle round - no expiration.
 Hornady duty, .308 caliber, 165 grain gmx tap rifle round - no expiration.
- e. Fiscal Impact
Annual maintenance is approximately \$25 for each rifle.
- f. Training
Prior to using a rifle, officers must be certified by POST instructors in the operation of the rifle. Additionally, all members that operate any rifle are required to pass a range qualification once a year.
- g. Legal and Procedural Rules
Use is established under General Order 306. It is the policy of the WPD to utilize rifles only for official law enforcement purposes, and pursuant to State and Federal law regarding the use of force.
- 8. **Chemical Agent and Smoke Canisters:** Canisters that contain chemical agents that are released when deployed.
 - a. Description, quantity, capabilities, and purchase cost
 - i. DEFENSE TECHNOLOGY, TRIPLE-CHASER SEPARATING CANISTE, CS, #1026, cost: \$50.26, quantity: 6. The Triple-Chaser CS consists of three separate canisters pressed together with separating charges between each. When deployed, the canisters separate and land approximately 20 feet apart allowing increased area coverage in a short period of time. This canister can be hand thrown or launched from a fired delivery system. The canister is 6.5 in. by 2.7 in. and holds an approximately 3.2 oz. of active agent payload. It has an approximate burn time of 20-30 seconds.
 - ii. DEFENSE TECHNOLOGY, RIOT CONTROL CONTINUOUS DISCHARGE GRENADE, CS, #1082, cost: \$32.25, quantity: 2. The Riot Control CS Grenade is designed specifically for outdoor use in crowd control situations with a high-

volume continuous burn that expels its payload in approximately 20-40 seconds through four gas ports located on the top of the canister. This grenade can be used to conceal tactical movement or to route a crowd. The volume of smoke and agent is vast and obtrusive. This launchable grenade is 6.0 in. by 2.35 in. and holds approximately 2.7 oz. of active agent.

- iii. DEFENSE TECHNOLOGY, FLAMELESS TRI-CHAMBER CS GRENADE, #1032, cost \$46.75, quantity: 11. The design of the Tri-Chamber Flameless CS Grenade allows the contents to burn within an internal can and disperse the agent safely with reduced risk of fire. The grenade is designed primarily for indoor tactical situations to detect and/or dislodge a barricaded subject. This grenade will deliver approximately .70 oz. of agent during its 20-25 seconds burn time. The Tri-Chamber Flameless Grenade can be used in crowd control as well as tactical deployment situations by Law Enforcement but was designed with the barricade situation in mind. Its applications in tactical situations are primarily to detect and/or dislodge barricaded subjects. The purpose of the Tri-Chamber Flameless Grenade is to minimize the risks to all parties through pain compliance, temporary discomfort, and/or incapacitation of potentially violent or dangerous subjects. The Tri-Chamber Flameless Grenade provides the option of delivering a pyrotechnic chemical device indoors, maximizing the chemicals' effectiveness via heat and vaporization, while minimizing or negating the chance of fire to the structure. The Tri-Chamber Flameless Grenade is NOT to be launched utilizing a launching cup.
- iv. DEFENSE TECHNOLOGY, MAXIMUM HC SMOKE MILITARY-STYLE CANISTER, #1083, cost: \$38, quantity: 2. The Military-Style Maximum Smoke Grenade comes from the Defense Technology #3 smoke grenade. It is a slow burning, high volume, continuous discharge grenade designed for outdoor use in crowd management situations. Emits grey-white smoke only for approximately 1.5 to 2 minutes.
- v. DEFENSE TECHNOLOGY, POCKET TACTICAL WHITE SMOKE GRENADE, #1017B, cost: \$29.80, quantity: 3. The Pocket Tactical White Smoke Grenade is a small, lightweight device. Though it is slightly over four inches in length, it produces a white smoke cloud so fast it appears to be an enveloping screen produced by a full size tactical colored smoke grenade. It will burn approximately 20-40 seconds.
- vi. DEFENSE TECHNOLOGY, OC VAPOR AEROSOL GRENADE, #1056, cost: \$49, quantity: 3. The Defense Technology OC Vapor Aerosol Grenade is for law enforcement and corrections use to deliver a high concentration of Oleoresin Capsicum (OC) in a powerful mist. The grenade is designed for indoor use in confined areas and, once deployed, inflames the mucous membranes and exposed skin resulting in an intense burning sensation. The incapacitating effect of the OC Vapor on the subject is dramatic with minimal decontamination needed. Removing the subject from the affected area to fresh air will resolve respiratory effects within minutes. The OC Vapor Aerosol Grenade is ideal for cell extractions or barricade situations where the use of pyrotechnic, powder or liquid devices is not practical or desired.

b. Purpose

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

- i. Self-destructive, dangerous and/or combative individuals.
- ii. Riot/crowd control and civil unrest incidents.
- iii. Circumstances where a tactical advantage can be obtained.

- iv. Potentially vicious animals.
- v. Training exercises or approved demonstrations.
- c. Authorized Use
Only SWAT officers who have received training in the use chemical agents are authorized to use chemical agents.
- d. Training
Sworn members utilizing chemical agent canisters are certified by POST less lethal and chemical agents instructors.
- e. Lifespan
5 years from manufacturing date.
- f. Fiscal Impact
No annual maintenance.
- g. Legal and Procedural Rules
Use is established under the WPD SWAT Manual. It is the policy of the WPD to utilize chemical agents only for official law enforcement purposes, and pursuant to State and Federal law, including those regarding the use of force.

9. **PepperBall Non-Lethal Launchers and Rounds:**

- a. Description, quantity, capabilities, and purchase cost
 - i. PEPPERBALL VKS PRO LAUNCHER, Cost: 1,120.22 each, quantity 2, provides officers with a non-lethal solution to de-escalate conflict and resolve situations with the least amount of force, these products offer the flexibility to adapt from daily patrol situations to crowd control engagements to tactical environments. Each launcher has two 15 round PepperBall magazine is powered by compressed air, enabling effective projectile deployment without being classified as a firearm (similar to a paintball launcher).
 - ii. PEPPERBALL TAC SA LAUNCHER, Cost: 913.48 each, quantity 2, provides officers with a non-lethal solution to de-escalate conflict and resolve situations with the least amount of force, these products offer the flexibility to adapt from daily patrol situations to crowd control engagements to tactical environments. Each launcher if fed by a multi round hopper and is powered by compressed air, enabling effective projectile deployment without being classified as a firearm (similar to a paintball launcher).
 - iii. PEPPERBALL VKS PRO PLUS LAUNCHER, Cost: 1339.30 each, quantity 1, provides officers with a non-lethal solution to de-escalate conflict and resolve situations with the least amount of force, these products offer the flexibility to adapt from daily patrol situations to crowd control engagements to tactical environments. This is equipped with a red-dot sight, two 15 round PepperBall magazines, and is powered by compressed air, enabling effective projectile deployment without being classified as a firearm (similar to a paintball launcher).
 - iv. PEPPERBALL LIVE X PAVA BALLS, 375 count box, Cost: 1,046.00 each, quantity 1, contains 5% organic PAVA pepper powder irritant which can be used in crowd control as well as tactical deployment situations by Law Enforcement, but was designed with the barricade situation in mind or when confronted by combative subjects.
 - v. PEPPERBALL LIVE-MAXX BALLS, 375 count box, Cost: 2,088.99 each, quantity 1, Exclusive MAXSAICIN process means more PAVA organic powder stays airborne, increasing bio-availability and effectiveness.
- b. Purpose
 - i. Self-destructive, dangerous and/or combative individuals.
 - ii. Riot/crowd control and civil unrest incidents.

- iii. Circumstances where a tactical advantage can be obtained.
 - iv. Potentially vicious animals.
 - v. Training exercises or approved demonstrations
- c. Authorized Use
Only SWAT officers or patrol supervisors who have received training in the use chemical agents are authorized to use chemical agents.
- d. Training
Sworn members utilizing PepperBall launchers are certified by PepperBall certified instructors.
- e. Lifespan
 - i. PepperBalls - 3 years from manufacturing date.
- f. Fiscal Impact
No annual maintenance.
- h. Legal and Procedural Rules
Use is established under the WPD SWAT Manual. It is the policy of the WPD to utilize chemical agents only for official law enforcement purposes, and pursuant to State and Federal law, including those regarding the use of force.

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

- a. Description, quantity, capabilities, and purchase cost
 - i. ROYAL REMINGTON 870 EXPRESS BREACHING SHOTGUN, cost: \$500, quantity: 5. This weapon allows for breachers to safely utilize shotgun breaching rounds in order to destroy deadbolts, locks, and hinges. The stand-off that is attached to the end of the barrel allows for positive placement of the gun into the correct position and vents gases to prevent overpressure. This weapon can also defeat windows and sliding glass doors with a flash bang round. A less lethal 2.4- inch 12-gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of 270-290 feet per second (FPS).
 - ii. ROYAL ARMS TESAR-1 ORANGE CAP 275 GRAIN COPPER FRANGILBE BREACHING ROUND, cost: \$5 per round, quantity: 15. The round is fired from a breaching shotgun and is used to destroy solid and hollow wood doors, locks and hinges.
 - iii. ROYAL ARMS TESAR-2 BLACK CAP 425 GRAIN COPPER FRANGILBE BREACHING ROUND, cost: \$5 per round, quantity: 10. The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.
 - iv. ROYAL ARMS TESAR-4 YELLOW CAP 750 GRAIN COPPER FRANGIBLE BREACHING ROUND, cost: \$5 per round, quantity: 12. The round is fired from a breaching shotgun and is used to destroy deadbolts, locks, and hinges.
 - v. ROYAL ARMS HP CUTTER 12 GAUGE HOLLOW POINT REBAR CUTTER BREACHING ROUND, cost: \$6 per round, quantity: 10. The round is fired from a breaching shotgun and is used to cut rebar, penetrate security glass, car doors, and can penetrate engine blocks.
 - vi. ROYAL ARMS MB-70S 12 GAUGE MUZZLE BLAST FLASH BANG SOFT BREACHING ROUND, cost: \$6 per round, quantity: 16. The round is fired from a breaching shotgun and is used as a diversionary round and can be used to break glass.
- b. Purpose
To safely gain entry into a structure.
- c. Authorized Use
Explosive breaching may only occur after authorization by the Incident Commander or SWAT Commander in the field, and during training exercises.
- d. Lifespan

Breaching Shotgun- 25 years

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

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

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

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

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

e. Fiscal Impact

Annual maintenance is approximately \$500.

f. Training

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

g. Legal and Procedural Rules

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

Military Equipment

706.1 PURPOSE AND SCOPE

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

706.1.1 DEFINITIONS

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

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

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

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

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Military Equipment

706.2 POLICY

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

706.3 MILITARY EQUIPMENT COORDINATOR

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

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

706.4 MILITARY EQUIPMENT INVENTORY

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

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

706.4.1 MAINTENANCE OF MILITARY USE SUPPLY LEVELS

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

Military Equipment

706.5 APPROVAL

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

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

706.5.1 PROHIBITED MILITARY EQUIPMENT

The following military equipment is prohibited by the City of Woodland and will not be requested or possessed by the Woodland Police Department:

- Tracked armored vehicles that provided ballistic protection to their occupants.
- Weaponized aircraft, vessel, or vehicles of any kind.
- Firearms and ammunition of .50 caliber or greater, excluding standard-issue shotguns and standard-issue shotgun ammunition.
- TASER Shockwave, microwave weapons, and long-range acoustic devices (LRADs)

706.6 MILITARY EQUIPMENT USE CONSIDERATIONS

- (a) The military equipment acquired and authorized by the Department is:
 - 1. Necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.
 - 2. Reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety.

Military Equipment

- (b) Military equipment shall only be used by a Department employee only after applicable training, including any course required by the Commission on Peace Officer Standards and Training, has been completed, unless exigent circumstances arise.

706.7 COORDINATION WITH OTHER JURISDICTIONS

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

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

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

706.8 ANNUAL REPORT

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

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

706.9 COMPLIANCE

- (a) Department members are bound to adhere to this Policy, in addition to state and local laws and ordinances when employing the use of military equipment at any time. Violations of the law or this Policy may result in criminal or administrative investigations and/or actions.
- (b) Members of the public may register complaints or concerns or submit questions about the use of each specific type of military equipment in this Policy and how the military equipment is used by any of the following means:

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1. Via email to: wpd@cityofwoodland.org
2. Via phone call to: (530) 661-7800
3. Via mail to: Woodland Police Department Attn: Military Equipment Coordinator
1000 Lincoln Avenue Woodland, California 95695

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

706.10 COMMUNITY ENGAGEMENT

Within thirty (30) days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

Attachments

Woodland_ Military Equipment List (Final Draft).pdf

EXHIBIT "A"

MILITARY USE EQUIPMENT LIST

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b. Purpose

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

c. Authorized Use

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

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

d. Training

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

e. Lifespan

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

f. Fiscal Impact

Annual maintenance is approximately \$25 for each launcher.

g. Legal and Procedural Rules

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

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

a. Description, quantity, capabilities, and purchase cost

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

b. Purpose

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

c. Authorized Use

Noise Flash Diversionary Devices shall only be used:

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

d. Lifespan

Until used.

e. Fiscal Impact

No annual maintenance.

f. Training

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

g. Legal and Procedural Rules

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

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

a. Description, quantity, capabilities, and purchase cost

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

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

- v. COLT, 5.56mm, MODEL: M16A1, received from the military at no cost. (Replacement cost of approximately \$1400.00 each) Quantity 2. It is a short barreled rifle converted to simmunitions (marking paint) to use for training purposes only.
- vi. COLT, 5.56, MODEL M16A2, COST \$2000.00, quantity: 4. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
- vii. REMINGTON, .308 CALIBER RIFLE, MODEL 700, COST \$3000.00, quantity: 2. This rifle is equipped with a scope, sling and bi-pods. This rifle is a very highly accurate, used primarily in an over-watch capacity to protect the community during large events and for hostage rescue situations.
- viii. BERGARA, 6.53CM mm RIFLE, MODEL, PREMIER, COST \$3500.00, quantity: 1. This rifle is equipped with a scope, sling and bi-pods. This rifle is a very highly accurate, used primarily in an over-watch capacity to protect the community during large events and for hostage rescue situations.
- ix. COLT LAW ENFORCEMENT 5.56 mm RIFLE, MODEL CARBINE, Cost: \$2000.00, quantity 27. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
- x. BUSHMASTER 5.56 mm RIFLE, MODEL M4, Cost: \$2000.00. It is a short-barreled rifle, equipped with a red dot sight, light and sling which allows a trained officer better control with greater accuracy than a pistol. It is used in instances to engage a suspect at greater distances than the capability a pistol. The rifle is capable of firing both 5.56 mm or .223 caliber ammunition.
- xi. HORNADY DUTY .223 CALIBER 60 GRAIN RIFLE ROUND, cost: \$185.00 per case of 200, quantity 50 cases.
- xii. WINCHESTER TRAINING .223 CALIBER, 55 GRAIN RIFLE ROUND, cost: \$314.20 per case of 1000, quantity 19 cases
- xiii. FRONTIER TRAINING .223 CALIBER, 55 GRAIN RIFLE ROUND, cost: \$185.00 per case of 500, quantity 12 cases
- xiv. HORNADY DUTY, 6.53CM mm, 147 GRAIN MTAP RIFLE ROUND, cost: \$ 270.00 per case of 200, quantity 5 cases.
- xv. HORNADY DUTY, 6.53CM mm, 140 GRAIN GMX RIFLE ROUND, cost: \$ 340.00 per case of 200, quantity 1 cases.
- xvi. HORNADY DUTY, .308 CALIBER, 155 GRAIN ELD RIFLE ROUND, cost: \$250.00 per case of 200, quantity 11 cases.

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

- b. Purpose

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

- c. Authorized Use

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

- d. Lifespan

Colt Law Enforcement 5.56 carbine rifle- 15 years.

Bushmaster M4 5.56 rifle – 15 years.

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

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

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

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

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

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

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

- e. Fiscal Impact

Annual maintenance is approximately \$25 for each rifle.

- f. Training

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

- g. Legal and Procedural Rules

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

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

- a. Description, quantity, capabilities, and purchase cost

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

- ii. DEFENSE TECHNOLOGY, HAN-BALL GRENADE, CS, #1092, cost: \$40.75, quantity: 3. The Han-Ball™ CS Grenade is an outdoor use grenade expelling its payload in approximately 15-20 seconds. The rubber ball round has an over all size of 4.8 in. tall, including the fuse head, and 3.1 in. diameter. This launch-able grenade holds approximately 1.6 oz. of active agent which is expelled through three ports around the equator of the ball.

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

to the advantage. This 6.12 in. by 2.62 in. grenade will deliver approximately 1.5 oz. of active agent.

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

b. Purpose

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

- i. Dangerous and/or combative individuals.
- ii. Hostage situation or barricaded suspects.

- iii. Riot/crowd control and civil unrest incidents.
- iv. Circumstances where a tactical advantage can be obtained.
- v. Potentially vicious animals.
- vi. Training exercises or approved demonstrations.

c. Authorized Use

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

d. Training

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

e. Lifespan

5 years from manufacturing date.

f. Fiscal Impact

No annual maintenance.

g. Legal and Procedural Rules

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

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

a. Description, quantity, capabilities, and purchase cost

- i. ROYAL REMINGTON 870 EXPRESS BREACHING SHOTGUN, cost: \$500, quantity: 1. This weapon allows for breaching officers to safely utilize shotgun breaching rounds in order to destroy deadbolts, locks, and hinges. The stand-off that is attached to the end of the barrel allows for positive placement of the gun into the correct position and vents gases to prevent overpressure. This weapon can also defeat windows and sliding glass doors with a flash bang round. A less lethal 2.4- inch 12-gauge shotgun round firing a ballistic fiber bag filled with 40 grams of lead shot at a velocity of 270-290 feet per second (FPS).
- ii. ROYAL ARMS TESAR-1 ORANGE CAP 275 GRAIN COPPER FRANGILBE BREACHING ROUND, cost: \$5 per round, quantity: 15. The round is fired from a breaching shotgun and is used to destroy solid and hollow wood doors, locks and hinges.
- iii. ROYAL ARMS TESAR-2 BACK CAP 425 GRAIN COPPER FRANGILBE BREACHING ROUND, cost: \$5 per round, quantity: 10. The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.
- iv. ROYAL ARMS TESAR-3 GREEN CAP 375 GRAIN CLAYVON FRANGIBLE BREACHING ROUND, cost: \$5 per round, quantity: 15. The round is fired from a breaching shotgun and is used to destroy deadbolts, locks and hinges.
- v. ROYAL ARMS TESAR-4 YELLOW CAP 750 GRAIN COPPER FRANGIBLE BREACHING ROUND, cost: \$5 per round, quantity: 15. The round is fired from a breaching shotgun and is used to destroy deadbolts, locks, and hinges.
- vi. ROYAL ARMS HP CUTTER 12 GAUGE HOLLOW POINT REBAR CUTTER BREACHING ROUND, cost: \$6 per round, quantity: 10. The round is fired from a breaching

shotgun and is used to cut rebar, penetrate security glass, car doors, and can penetrate engine blocks.

- i. ROYAL ARMS MB-70S 12 GAUGE MUZZLE BLAST FLASH BANG SOFT BREACHING ROUND, cost: \$6 per round, quantity: 29. The round is fired from a breaching shotgun and is used as a diversionary round and can be used to break glass.

b. Purpose

To safely gain entry into a structure.

c. Authorized Use

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

d. Lifespan

Breaching Shotgun- 25 years

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

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

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

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

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

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

e. Fiscal Impact

Annual maintenance is approximately \$50.

f. Training

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

g. Legal and Procedural Rules

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