City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 17, 2025
6:00 PM

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

A. CALL TO ORDER

B. ROLL CALL

C. 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.*

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.

1. SUBJECT: General Public Comments

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

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

3. SUBJECT: Proclamation Declaring June 19, 2025 as "Juneteenth"

RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt a Proclamation declaring June 19, 2025 as "Juneteenth".

4. SUBJECT: Appointment of Members to Various Boards and Commissions

RECOMMENDATION FOR ACTION: Staff recommend the City Council appoint members to the various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

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

RECOMMENDATION FOR ACTION: Staff recommend the City Council set a Public Hearing for July 15, 2025 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.

6. SUBJECT: Annual Appropriations Limit for Fiscal Year 2025/26

RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2025/26 Appropriations Limit.

7. SUBJECT: Resolutions of Intent to Levy Annual Assessments for Lighting and Landscaping Districts

RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) 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 3) Call for a Public Hearing on July 1, 2025.

8. SUBJECT: Waiver of Second Reading and Adoption of an Ordinance Amending Woodland Municipal Code Title 16 "Subdivisions" Sections 16.08.020, 16.12.010, 16.12.020, and adding new Section 16.12.025 related to Small Lot Subdivisions with Residential Development

RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Waive the second reading and adopt Ordinance No. _____, amending Woodland Municipal Code Title 16 "Subdivisions" Sections 16.08.020, 16.12.010, 16.12.020, and adding new Section 16.12.025; and 2) Find that the adoption of the proposed Ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17.

9. SUBJECT: Approve Sole Source Finding for the Grit System and Screw Pump Rehabilitation Project, CIP 24-12

   RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt Resolution No. _____, determining and designating certain products, things, or services from a Sole Source are required in the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, for the continued functionality of the City's Water Pollution Control Facility.

10. SUBJECT: Approve Amendment #1 to the Agreement with The Gualco Group for State Representation and Advocacy Services for Flood Mitigation for the Lower Cache Creek Flood Risk Reduction Project, CIP 22-16

    Recommendation for Action: Staff recommend the City Council adopt Resolution No. _____, authorizing Amendment # 1 to extend The Gualco Group agreement for an additional 12 months for an amount not to exceed $90,000.

11. SUBJECT: Contract with the Woodland Joint Unified School District for School Resource Officer Services

    RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt Resolution No. _____, authorizing the Chief of Police to execute a three-year contract with the Woodland Joint Unified School District for School Resource Officer Services during the school year.

12. SUBJECT: Request for the Appropriation Of Reserve Balance and Approval to Purchase a Fleet Vehicle

    RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt Resolution No. _____, 1) Authorizing the appropriation of $100,000 from the City's reserve balance into Fund 2012 for the purpose of purchasing a replacement fleet vehicle; and 2) Approving the purchase of a fleet replacement vehicle for the water department totaling $100,000.

G. PUBLIC HEARINGS

13. SUBJECT: Woodland Tourism Business Improvement District Annual Assessment FY 2025/2026

    RECOMMENDATION FOR ACTION: Staff recommend 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; 2) Determine whether a legally sufficient protest is made; 3) If a legally sufficient protest is made, do not continue the annual assessment for the Woodland Tourism Business Improvement District for the 2025-26 fiscal year; or 4) If no legally sufficient protest is made, adopt Resolution No. _____, approving the Woodland Tourism Business Improvement District FY 2025-26 Budget and affirming the continuation of the annual assessment for the Woodland Tourism Business Improvement District for 2025-26 fiscal year.

14. SUBJECT: Assembly Bill 2561: Local Public Employees Vacant Positions

    RECOMMENDATION FOR ACTION: Staff recommend the City Council 1) Hold a public hearing; and 2) Receive the informational report on the City of

Woodland Vacancies, and Recruitment and Retention Efforts Pursuant to Government Code Section 3502.3.

H. REPORTS OF THE CITY MANAGER

15. SUBJECT: Approval of the Fiscal Year 2025/26 Budget

    RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt Resolution No. _____, approving the Fiscal Year 2025/26 Annual Budget of $225.1 million, and approving 327 full-time equivalent positions by classification.

16. SUBJECT: Approve an Agreement to Allocate Funds for the Reconnect @ Woodland Community College Program

    RECOMMENDATION FOR ACTION: Staff recommend the City Council adopt Resolution No. _____, authorizing the City Manager to execute an agreement with Yuba Community College District, specifically Woodland Community College, to allocate funds for the Reconnect @ Woodland Community College program.

17. SUBJECT: Introduce and Waive the First Reading of an Ordinance Revising Sections within Chapter 8.20, “Fire Prevention and Emergency Services,” to Title 8 of the Woodland Municipal Code

    RECOMMENDATION FOR ACTION: Staff recommend the City Council introduce and waive the first reading of the ordinance revising sections within Chapter 8.20, “Fire Prevention and Emergency Services,” to Title 8 of the Woodland Municipal Code.

I. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority of the City of Woodland scheduled for June 17, 2025 was posted on June 13, 2025 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Sarah Lansburgh

Sarah Lansburgh, CMC
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.
Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	D.1
SUBJECT:	General Public Comments

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

Ken Hiatt
City Manager

Attachments:
None

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	E.2
SUBJECT:	Long Range Calendar

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

Staff Contact:
Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

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

Ken Hiatt
City Manager

Attachments:
1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

July 1st **REGULAR MEETING**

Approve Contract Amendment with LPA for Aquatics Center Design, CIP 19-18
Parklet Recommendation
Award Construction Contract for WPCF Pavement Rehabilitation Project, CIP 26-04
SB 9/450 Updates
Tupelo Affordable Housing Funding Commitment
Memorandum of Understanding – Woodland Police Officers' Association and Woodland Police Supervisor's Association
Quarterly Salary Schedule Update
Lighting & Landscaping Districts Annual Assessments – Public Hearing

July 15th **REGULAR MEETING**

Award Construction Contract for WPCF IPS and Grit System Project, CIP 24-12
FY25/26 CDBG 5-Year Consolidated Plan and Annual Action Plan and Authorization for Submittal to HUD – Public Hearing
Waste Management Liens – Public Hearing
Weed Abatement Liens – Public Hearing
Solid Waste Rate Adjustment – Public Hearing

July 16th – August 18th **COUNCIL SUMMER RECESS**

Future Topics / Study Sessions:

Sewer Rate Study Presentation (TBD) Water Rate Study Presentation (TBD) Woodland Transit Center (TBD)

Updated 6/12/2025

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.3
SUBJECT:	Proclamation Declaring June 19, 2025 as "Juneteenth Day"

Recommendation for Action: Staff recommend the City Council adopt a proclamation declaring June 19, 2025 as "Juneteenth".

Staff Contact:
Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Ken Hiatt
City Manager

Attachments:
1. Proclamation - Juneteenth 2025

CITY OF
WOODLAND
CALIFORNIA

PROCLAMATION
DECLARING JUNE 19, 2025 AS
"JUNETEENTH"

WHEREAS, on June 19, 1865, in the State of Texas, Major General Gordon Granger read General Order Number Three to the people of Galveston. The Order stated that "The people of Texas are informed, that in accordance with a proclamation from the Executive of the United States, all slaves are Free"; and

WHEREAS, African Americans in Texas began calling the event Juneteenth Emancipation Day and named it "Juneteenth"; and

WHEREAS, "Juneteenth" is the oldest known celebration commemorating the end of slavery in the United States; and

WHEREAS, the celebration of "Juneteenth" gives all the opportunity to rededicate themselves to the true American spirit; and

WHEREAS, this community wishes to secure the blessings of freedom, justice, and equality for all in the City of Woodland; and

WHEREAS, on "Juneteenth" may we celebrate the essence of freedom that galvanized the country, the progress we have made in our Nation, and all that is possible when we march forward together. May we all recommit to choosing love over hate, unity over division, and progress over retreat.

NOW, THEREFORE, BE IT RESOLVED the City Council does hereby proclaim June 19, 2025 as "Juneteenth" in the City of Woodland and call upon the people of Woodland to acknowledge and condemn the history of slavery in our Nation and to celebrate "Juneteenth" and recommit to working together to eradicate systemic racism and inequity in our society wherever they find it.

Date: June 17, 2025

____
Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore — Tania Garcia-Cadena, Council Member
David Moreno, Council Member — Mayra Vega, Council Member

CITY OF WOODLAND CALIFORNIA

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.4
SUBJECT:	Appointment of Members to Various Boards and Commissions

Recommendation for Action: Staff recommend the City Council appoint members to the various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

Staff Contact:
Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Background:
As has been customary, the City conducted its annual Board and Commission recruitment, with appointments to be made by the City Council prior to July 1st of this year.

Staff kicked off the recruitment for 2025 appointments in May, with the application period for candidates opening from May 1, 2025 to May 30, 2025. Applications were received to fill current and prospective vacancies.

Once all applications were received, the Mayor and Mayor Pro Tempore were tasked with reviewing the applications and advancing nominations for consideration by the full Council for 2025 appointments.

Discussion:
After a review of the applications received from individuals interested in serving on City Boards and Commissions, Mayor Lansburgh and Mayor Pro Tempore Stallard recommend appointments as stated in the attachment to this staff report. It is also recommended that those candidates who are not appointed by the Council to vacant seats be retained as a pool of candidates for appointment for any vacancies that remain or may arise prior to next year's Board and Commission recruitment period.

Conclusion:
Staff recommend the City Council appoint members to the various Boards and Commissions for specified terms, consistent with the recommendations of the Mayor and Mayor Pro Tempore.

Ken Hiatt
City Manager

Attachments:
1. Recommended Appointments Effective 07.01.25

BOARDS AND COMMISSIONS
RECOMMENDED APPOINTMENTS
EFFECTIVE JULY 1, 2025

MEMBER	RECOMMENDED APPOINTMENT	TERM EXPIRES
Commission on Aging		
Judy Aubucon	New 4-yr term	6/30/2029
Iulia Bodeanu	New 4-yr term	6/30/2029
Steven Wong	New 4-yr term	6/30/2029
Library Board of Trustees		
Mark Salinas	New 3-yr term	6/30/2028
Manufactured Home Fair Practices Commission		
Noemi Vitela	New 3-yr term	6/30/2028
Parks & Recreation Commission		
Jon-Paul Valcarenghi	Re-appoint 4-yr term	6/30/2029
Personnel Board		
Lisa Gaby	New 4-yr term	6/30/2029
Planning Commission		
John Murphy	Re-appoint 4-yr term	6/30/2029
Laurel “Lola” Torney	New 4-yr term	6/30/2029

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.5
SUBJECT:	Waste Management Delinquent Garbage/Refuse Accounts - Call for Public Hearing

Recommendation for Action: Staff recommend the City Council set a Public Hearing for July 15, 2025 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Staff Contact:
Sarah Lansburgh, CMC, City Clerk (530) 661-5806, sarah.lansburgh@cityofwoodland.org

Fiscal Impact:
There is little to no fiscal impact on the City, other than time constraints for processing and releasing the liens. The fees for the recordings are attached to the total lien amount, so the property owner assumes the cost.

Report in Brief:
This action requests that the City Council set a date for the annual adoption of a Resolution to lien local properties for failure to pay for their Waste Management services. Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens. Staff recommend the City Council set the Public Hearing for July 15, 2025 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.

Conclusion:
Staff recommend the City Council set a Public Hearing for July 15, 2025 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.

Ken Hiatt
City Manager

Attachments:
None

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.6
SUBJECT:	Annual Appropriations Limit for Fiscal Year 2025/26

Recommendation for Action: Staff recommend the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2025/26 Appropriations Limit.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
The Fiscal Year (FY) 2025/26 expected tax revenues are well below the calculated appropriations limit of $106,287,745; therefore no fiscal impact will result from this item.

Background:
In November 1979 California voters approved Proposition 4, commonly known as the Gann Initiative. The Proposition created Article XIIIB of the State Constitution, a state law that requires the state and local governments to adopt an annual appropriation limit. The appropriation limit, also referred to as the "Gann Limit", establishes a limit on the proceeds of taxes that may be appropriated for spending in a given fiscal year. The limit is based on actual appropriations during the 1978/79 fiscal year, as adjusted each year using specified population and inflation factors.

In June 1990 Proposition 111 was adopted, which imposed changes to the calculation of the limit by providing a choice of methodologies for determining the annual inflation factor and for population growth, providing exclusions of certain types of expenditures, and revision to the processes required for refunding taxes collected in excess of the limit.

Discussion:
Revenues restricted by the Gann Limit ("Limit") are only those that are defined as "proceeds of taxes". Many of the major General Fund revenue sources (sales tax, property tax, motor vehicle in-lieu) are classified as proceeds of taxes and are, therefore, subject to the Limit. Additionally, certain types of expenditures (voter approved debt, interfund transfers, capital outlay, and costs of complying with court orders or federal mandates) are excludable categories that do not count against the Limit.

As a result of Proposition 111, the City must choose between two (2) annual inflation factors and two (2) population growth factors for calculating the Limit each year.

The choice offered for the annual inflation factor is the greater of (1) the change in California per capita income or (2) the growth in non-residential assessed valuation due to new construction within the City. The data necessary to calculate the increase in non-residential assessed valuation is not currently available from the County; therefore, the City has elected to use the change in California per capita income.

The choice offered for the annual population growth factor is the greater of the growth in the city or county population. For FY2025/26, the California State Department of Finance provided the calendar year 2024 population growth percentage changes for both the City of Woodland and Yolo County at 0.35% and 0.60%, respectively. Based on these growth rates, it is recommended that the City

Council approve the appropriations limit using the County's population growth factor. Using the prior year's Gann limit of $99,261,389, the FY2024/25 Limit is calculated by applying the 0.60% population change in the County and the 6.44% increase in California per capita personal income. Please see the calculation worksheet attached to the Resolution. The resulting appropriation limit of $106,287,745 is $55,815,381 higher than our expected tax revenue for FY2025/26. The City should remain substantially below the Appropriations Limit in the foreseeable future.

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2025/26 Appropriations Limit.

Prepared by: Karie Farnham, Financial Services Manager

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - Annual Appropriation Limit FY2025-26
2. Appropriation Limit Calculation FY26
3. Price Factor and Population Letter 2025

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO SET THE APPROPRIATION LIMIT, IN ACCORDANCE WITH ARTICLE XIII-B OF THE STATE CONSTITUTION FOR FISCAL YEAR 2025/26

WHEREAS, the voters of the State of California added Article XIII-B to the Constitution limiting the state and local governments' ability to appropriate the proceeds of taxes; and

WHEREAS, California legislation (SB 1352) has implemented the provisions of Article XIII-B, effective January 1, 1981; and modified these provisions with the passage of Proposition 111 in June 1990; and

WHEREAS, the City of Woodland has calculated its appropriation limitation in accordance with Government Code Section 7910; and

WHEREAS, the City Council of the City of Woodland selected the greater of the City or the County of Yolo's population factor and State of California's inflation factor for calculating the appropriations limit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows**:**

SECTION 1. To set the Appropriation Limit for the City of Woodland for fiscal year 2025/26 at $106,287,745.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

____
Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

Appropriation Limit Calculation for Fiscal Year ending 6/30/2026

Fiscal Year 2024/25 Appropriation Limit $ 99,261,389

Input Areas

Factors:

	Per Capita Personal Income		
(a)	% change	6.440%	
	Annual % Change In		
(a)	population	0.600%	(The higher % increase should be used - Woodland's population increase or Yolo County's population increase)

Factors converted to Ratios:

Per Capita Ratio	1.0644
Population Converted To Ratio	1.006

Calculation of the City of Woodland's Factor

1.0644 X 1.006 1.071

Fiscal Year 24/25 Appropriation Limit

$ 99,261,389 x 1.071 **$ 106,287,745**

(a) Information provided by the California State Department of Finance.

DEPARTMENT OF FINANCE
OFFICE OF THE DIRECTOR

Gavin Newsom ▪ Governor
1021 O Street, Suite 3110 ▪ Sacramento CA 95814 ▪ www.dof.ca.gov

May 2025

Dear Fiscal Officer:

Subject: Price Factor and Population Information

Appropriations Limit
California Revenue and Taxation Code Section 2227 requires the Department of Finance to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2025, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2025-26. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2025-26 appropriations limit. Attachment B provides the city and unincorporated county population percentage change along with the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts
Some special districts must establish an annual appropriations limit. California Revenue and Taxation Code Section 2228 provides additional information regarding the appropriations limit. Article XIII B, Section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. The code section and the California Constitution can be accessed at the following website: http://leginfo.legislature.ca.gov/faces/codes.xhtml.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

Population Certification
The population certification program applies only to cities and counties. California Revenue and Taxation Code Section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2025**.

Please Note: The prior year's city population estimates may be revised. The per capita personal income change is based on historical data.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

JOE STEPHENSHAW
Director
By:

ERIKA LI
Chief Deputy Director

Attachment

A. **Price Factor**: Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2025-26 appropriation limit is:

Per Capita Personal Income

Fiscal Year (FY)	Percentage change over prior year
2025-26	6.44

B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2025-26 appropriation limit.

2025-26:

Per Capita Cost of Living Change = 6.44 percent
Population Change = 0.28 percent

Per Capita Cost of Living converted to a ratio: $\frac{6.44 + 100}{100} = 1.0644$

Population converted to a ratio: $\frac{0.28 + 100}{100} = 1.0028$

Calculation of factor for FY 2025-26: 1.0644 x 1.0028 = 1.0674

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.7
SUBJECT:	Resolutions of Intent to Levy Annual Assessments for Lighting and Landscaping Districts

Recommendation for Action: Staff recommend the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) 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 3) Call for a Public Hearing on July 1, 2025.

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 $4,856,637 in revenues to cover anticipated costs of operations. The proposed levy for each District for fiscal year (FY) 2025/26 is as follows:

District	Zoning	Maximum Levy	FY2025/26 Proposed Levy	FY2024/25 Actual Levy	Difference	Total Assessment
Gateway						
	Commercial per Acre	$ 4,474.58	$ 4,003.40	$ 3,957.51	$ 45.89	$ 206,335
Gibson Ranch		$ 382.59	$ 382.59	$ 371.08	$ 11.51	$ 852,353
North Park		$ 215.40	$ 215.40	$ 215.40	$ -	$ 26,710
Spring Lake						$ 3,726,032
	Single Family Residential R3	$ 1,670.51	$ 1,356.82	$ 1,162.81	$ 194.01	
	Single Family Residential R4	$ 1,436.71	$ 1,189.16	$ 1,025.48	$ 163.68	
	Single Family Residential R5	$ 1,296.43	$ 1,088.57	$ 943.08	$ 145.49	
	Single Family Residential R8	$ 1,086.01	$ 937.65	$ 819.48	$ 118.17	
	Single Family Residential R15	$ 710.25	$ 629.91	$ 565.13	$ 64.78	
	Single Family Residential R20	$ 663.49	n/a	n/a	n/a	
	Single Family Residential R25	$ 635.44	$ 576.26	$ 521.18	$ 55.08	
	Neighborhood Commercial per Acre	$ 17,222.07	$ 11,680.03	$ 10,248.75	$ 1,431.28	
Streng Pond		$ 79.10	$ 79.10	$ 79.10	$ -	$ 14,436
West Wood		$ 809.78	$ 809.78	$ 788.50	$ 21.28	$ 30,772
					Total	$ 4,856,637

Ideally, revenues generated by the assessments within each District would cover the total budgeted expenditures for FY2025/26. 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, and recreational improvements; as well as maintenance and servicing 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:

- Gateway L&L: Located in the southeast portion of the City, 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. The District was formed in 2008, includes only commercial properties and is currently being assessed less than the maximum allowable assessment. 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 the assessment at the maximum allowable level, the calculated revenues from the assessment will be less than budgeted expenditures by $220,622, which will come from fund balance/reserves, and will deplete the reserves to about $10,000. Future assessments will likely require subsidies from the General Fund, or changes to service levels may be required.

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 FY25/26 will require a General Fund Contribution of about $39,000 or an adjustment in the level of services and maintenance.

The Spring Lake L&L annual operating budget is projected to increase by $605,271, or 17%. This increased budget is due to the installation of additional trees and landscaping, which are maintained by the District. Other costs, such as electricity and various supplies, are also increasing due to rate adjustments and inflationary pressures. The addition of new housing units in Spring Lake that are able to participate in the cost-sharing of the L&L allows the costs to be spread over more units. During FY2024/25, in an effort to reduce overall rate increases, the approved Spring Lake L&L assessment was reduced by the utilization of $350,000 of reserve balances. Staff have proposed to utilize $440,000 in available District reserves to reduce the overall rate impact on residents within the District. Using these reserves, the annual rate increase varies from 14% to 20% for FY2025/26. Use of reserves will delay the impact of overall adjustments necessary for the rates to cover ongoing operations, but these adjustments will eventually be fully assessed in future years.

The proposed assessment for the Streng Pond District is100% of the maximum allowable assessment, and this District does not have an annual inflation factor built into the allowable assessments. The Streng Pond Assessment District receives a $30,799 General Fund contribution to make up for the funding deficiency in the District; this is likely to grow in future years or adjustments to levels of service and maintenance will be required.

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 1, 2025. 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 recommend the City Council adopt fourteen (14) resolutions, Resolution No. _____ through Resolution No. _____, to 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) 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 3) Call for a Public Hearing on July 1, 2025.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - Gibson Ranch L&L Intent to Levy FY2025-26
2. Proposed Resolution - Gibson Ranch L&L Prelim Approve ER FY2025-26
3. FY25-26 Gibson Ranch Engineer's Report
4. Proposed Resolution - North Park L&L Intent to Levy FY2025-26
5. Proposed Resolution - North Park L&L Prelim Approve ER FY2025-26
6. FY25-26 North Park Engineer's Report
7. Proposed Resolution - Streng Pond LMD Intent to Levy FY2025-26
8. Proposed Resolution - Streng Pond LMD Prelim Approve ER FY2025-26
9. FY25-26 Streng Pond Engineer's Report
10. Proposed Resolution - West Wood L&L Intent to Levy FY2025-26
11. Proposed Resolution - West Wood L&L Prelim Approve ER FY2025-26
12. FY25-26 West Wood Engineer's Report
13. Proposed Resolution - Spring Lake L&L Prelim Approve ER FY2025-26
14. Proposed Resolution - Spring Lake L&L Set PH FY2025-26
15. Proposed Resolution - Spring Lake L&L Intent to Levy FY2025-26
16. FY25-26 Spring Lake L&L Engineers Report
17. Proposed Resolution - Gateway L&L Intent to Levy FY2025-26
18. Proposed Resolution - Gateway L&L Prelim Approve ER FY2025-26
19. Proposed Resolution - Gateway L&L Set PH FY2025-26
20. FY25-26 Gateway L&L Engineers-Report

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 2025/2026

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 by the City Council of the City of Woodland, for the City of Woodland Gibson Ranch Landscaping and Lighting District, as follows:

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

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST: APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

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 2025/2026

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 2025/2026 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 2025/2026 (Beginning July 1, 2025 and ending June 30, 2026) in accordance with *Chapter 1, Article 4* of the Act; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland, for the City of Woodland 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 2025/2026.

SECTION 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in

accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

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

SECTION 5: The City Clerk is hereby directed to enter in 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 2025/2026.

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 2025/2026 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 1, 2025** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST: APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

City of Woodland

Gibson Ranch
Landscaping and Lighting District

Engineer's Annual Levy Report
Fiscal Year 2025/2026

Intent Meeting: May 20, 2025
Public Hearing: June 17, 2025

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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 2025/2026, 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 _______________, 2025.

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

By: ___________________________________

Chonney Gano
Project Manager, District Administration Services

By: ___________________________________

Tyrone Peter
P. E. # C 81888

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for Fiscal Year 2025/2026. 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 2025/2026 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 2025/2026.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

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 XIIID 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 XIIID 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 XIIID Section 4 (a) defines proportional special benefit assessments as follows:

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

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

California Constitution Article XIIID Assessment Exemption

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

Park Special Benefits

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

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

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

Street Lighting Special Benefits

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

LAND USES AND EQUIVALENT DWELLING UNITS

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

EDU Application by Land Use

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

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

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

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

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

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

D. ASSESSMENT RANGE FORMULA

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

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

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

Annual Maximum Assessment Cap Formula

If,

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

Then, the maximum amount shall be:

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

Otherwise,

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

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

The Annual Maximum Assessment Cap Formula has two components:

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

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

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

Table A

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

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

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

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

Table B

The following table reflects the history of Maximum Assessment Cap formula used for FY 2006/2007 through FY 2025/2026.

MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2025/2026 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
2025/26	Jan	2025	25,858.16	3.1018%	3.102%	$382.59

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

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

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

General Fund 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 2025/2026

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)	(176,769.52)	(33,885.61)	0.00	0.00	(210,655.13)
General Fund Replenishment/(Contribution)	0.00	0.00	34,181.52	39,596.86	73,778.37
Balance to Levy	**$597,340.37**	**$78,128.15**	**$65,113.44**	**$111,771.35**	**$852,353.32**
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)]	**$260.70**	**$40.05**	**$24.54**	**$57.29**	**$382.58**
Prior Year Levy Per EDU	$252.87	$38.84	$23.80	$55.57	$371.08
Maximum Assessment Per EDU	**$260.71**	**$40.05**	**$24.54**	**$57.29**	**$382.59**
Prior Year Maximum Assessment Per EDU	$252.87	$38.84	$23.80	$55.57	$371.08
Percent (%) change in Max Rate	3.10%	3.10%	3.10%	3.10%	3.10%
RESERVE INFORMATION					
Beginning Operating Reserve Balance	$173,533.24	$25,110.27	$6,934.05	$16,179.45	$221,757.02
Reserve Fund Collection/(Contribution)	(176,769.52)	(33,885.61)	0.00	0.00	(210,655.13)
Ending Operating Reserve Balance	**($3,236.27)**	**($8,775.34)**	**$6,934.05**	**$16,179.45**	**$11,101.89**

(1) Levy per EDU shown above is based on FY 2025/2026 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 2025/2026

Based on the Budget for fiscal year 2025/2026 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	508,633.24	78,128.15	47,880.66	111,771.35	746,413.41
Multi-Family Residential	74,411.37	0.00	7,318.45	0.00	81,729.82
Commercial/Institution	14,295.76	0.00	9,914.33	0.00	24,210.09
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	**$597,340.37**	**$78,128.15**	**$65,113.44**	**$111,771.35**	**$852,353.32**

[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 - 2025/2026 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 2025/2026 Preliminary Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-490-001-000	2 ARELLANO CT	1.0	$382.58	$382.58
027-490-002-000	6 ARELLANO CT	1.0	382.58	382.58
027-490-003-000	10 ARELLANO CT	1.0	382.58	382.58
027-490-004-000	14 ARELLANO CT	1.0	382.58	382.58
027-490-005-000	18 ARELLANO CT	1.0	382.58	382.58
027-490-006-000	22 ARELLANO CT	1.0	382.58	382.58
027-490-007-000	26 ARELLANO CT	1.0	382.58	382.58
027-490-008-000	939 FARNHAM AVE	1.0	382.58	382.58
027-490-009-000	935 FARNHAM AVE	1.0	382.58	382.58
027-490-010-000	931 FARNHAM AVE	1.0	382.58	382.58
027-490-011-000	927 FARNHAM AVE	1.0	382.58	382.58
027-490-012-000	1928 MAXWELL AVE	1.0	382.58	382.58
027-490-013-000	1932 MAXWELL AVE	1.0	382.58	382.58
027-490-014-000	1936 MAXWELL AVE	1.0	382.58	382.58
027-490-015-000	1940 MAXWELL AVE	1.0	382.58	382.58
027-490-016-000	1944 MAXWELL AVE	1.0	382.58	382.58
027-490-017-000	1948 MAXWELL AVE	1.0	382.58	382.58
027-490-018-000	1952 MAXWELL AVE	1.0	382.58	382.58
027-490-019-000	1956 MAXWELL AVE	1.0	382.58	382.58
027-490-020-000	900 BURNS WAY	1.0	382.58	382.58
027-490-021-000	904 BURNS WAY	1.0	382.58	382.58
027-490-022-000	908 BURNS WAY	1.0	382.58	382.58
027-490-023-000	912 BURNS WAY	1.0	382.58	382.58
027-490-024-000	916 BURNS WAY	1.0	382.58	382.58
027-490-025-000	920 BURNS WAY	1.0	382.58	382.58
027-490-026-000	1969 WITHAM DR	1.0	382.58	382.58
027-490-028-000	1947 MAXWELL AVE	1.0	382.58	382.58
027-490-029-000	1943 MAXWELL AVE	1.0	382.58	382.58
027-490-030-000	1939 MAXWELL AVE	1.0	382.58	382.58
027-490-031-000	1935 MAXWELL AVE	1.0	382.58	382.58
027-490-036-000	1973 WITHAM DR	1.0	382.58	382.58
027-490-037-000	1977 WITHAM DR	1.0	382.58	382.58
027-490-038-000	1981 WITHAM DR	1.0	382.58	382.58
027-490-039-000	1985 WITHAM DR	1.0	382.58	382.58
027-490-040-000	1989 WITHAM DR	1.0	382.58	382.58
027-490-041-000	1993 WITHAM DR	1.0	382.58	382.58
027-490-042-000	931 WITHAM DR	1.0	382.58	382.58
027-490-044-000	1967 SCHLOTZ CT	1.0	382.58	382.58
027-490-045-000	1971 SCHLOTZ CT	1.0	382.58	382.58
027-490-046-000	1975 SCHLOTZ CT	1.0	382.58	382.58
027-490-047-000	1979 SCHLOTZ CT	1.0	382.58	382.58
027-490-048-000	1983 SCHLOTZ CT	1.0	382.58	382.58
027-490-049-000	1987 SCHLOTZ CT	1.0	382.58	382.58
027-490-050-000	1991 SCHLOTZ CT	1.0	382.58	382.58
027-490-051-000	1995 SCHLOTZ CT	1.0	382.58	382.58
027-490-052-000	1996 SCHLOTZ CT	1.0	382.58	382.58
027-490-053-000	1992 SCHLOTZ CT	1.0	382.58	382.58
027-490-054-000	1988 SCHLOTZ CT	1.0	382.58	382.58
027-490-055-000	1984 SCHLOTZ CT	1.0	382.58	382.58
027-490-056-000	1980 SCHLOTZ CT	1.0	382.58	382.58
027-490-057-000	1976 SCHLOTZ CT	1.0	382.58	382.58
027-490-058-000	1972 SCHLOTZ CT	1.0	382.58	382.58
027-490-059-000	1968 SCHLOTZ CT	1.0	382.58	382.58
027-500-001-000	30 ROMAN CT	1.0	382.58	382.58
027-500-002-000	26 ROMAN CT	1.0	382.58	382.58
027-500-003-000	22 ROMAN CT	1.0	382.58	382.58
027-500-004-000	18 ROMAN CT	1.0	382.58	382.58
027-500-005-000	14 ROMAN CT	1.0	382.58	382.58
027-500-006-000	10 ROMAN CT	1.0	382.58	382.58
027-500-007-000	6 ROMAN CT	1.0	382.58	382.58

City of Woodland
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-500-008-000	932 FARNHAM AVE	1.0	382.58	382.58
027-500-009-000	936 FARNHAM AVE	1.0	382.58	382.58
027-500-010-000	50 ROMAN CT	1.0	382.58	382.58
027-500-011-000	46 ROMAN CT	1.0	382.58	382.58
027-500-012-000	42 ROMAN CT	1.0	382.58	382.58
027-500-013-000	38 ROMAN CT	1.0	382.58	382.58
027-500-014-000	34 ROMAN CT	1.0	382.58	382.58
027-500-015-000	960 FARNHAM AVE	1.0	382.58	382.58
027-500-016-000	956 FARNHAM AVE	1.0	382.58	382.58
027-500-017-000	952 FARNHAM AVE	1.0	382.58	382.58
027-500-018-000	948 FARNHAM AVE	1.0	382.58	382.58
027-500-019-000	54 ROMAN CT	1.0	382.58	382.58
027-500-020-000	1936 WITHAM DR	1.0	382.58	382.58
027-500-021-000	1940 WITHAM DR	1.0	382.58	382.58
027-500-022-000	1944 WITHAM DR	1.0	382.58	382.58
027-500-023-000	1948 WITHAM DR	1.0	382.58	382.58
027-500-024-000	1952 WITHAM DR	1.0	382.58	382.58
027-500-025-000	1956 WITHAM DR	1.0	382.58	382.58
027-500-026-000	1960 WITHAM DR	1.0	382.58	382.58
027-500-027-000	1964 WITHAM DR	1.0	382.58	382.58
027-500-028-000	1968 WITHAM DR	1.0	382.58	382.58
027-500-029-000	1972 WITHAM DR	1.0	382.58	382.58
027-500-030-000	1973 HACKETT DR	1.0	382.58	382.58
027-500-031-000	1969 HACKETT DR	1.0	382.58	382.58
027-500-032-000	1965 HACKETT DR	1.0	382.58	382.58
027-500-033-000	1961 HACKETT DR	1.0	382.58	382.58
027-500-034-000	1957 HACKETT DR	1.0	382.58	382.58
027-500-035-000	1953 HACKETT DR	1.0	382.58	382.58
027-500-036-000	1949 HACKETT DR	1.0	382.58	382.58
027-500-037-000	1945 HACKETT DR	1.0	382.58	382.58
027-500-038-000	1941 HACKETT DR	1.0	382.58	382.58
027-500-039-000	1972 HACKETT DR	1.0	382.58	382.58
027-500-040-000	1968 HACKETT DR	1.0	382.58	382.58
027-500-041-000	1964 HACKETT DR	1.0	382.58	382.58
027-500-042-000	1960 HACKETT DR	1.0	382.58	382.58
027-500-043-000	1956 HACKETT DR	1.0	382.58	382.58
027-500-044-000	1952 HACKETT DR	1.0	382.58	382.58
027-500-045-000	1948 HACKETT DR	1.0	382.58	382.58
027-500-046-000	1944 HACKETT DR	1.0	382.58	382.58
027-500-047-000	1947 HOWARD DR	1.0	382.58	382.58
027-500-048-000	971 FARNHAM AVE	1.0	382.58	382.58
027-500-049-000	975 FARNHAM AVE	1.0	382.58	382.58
027-500-050-000	979 FARNHAM AVE	1.0	382.58	382.58
027-500-051-000	983 FARNHAM AVE	1.0	382.58	382.58
027-500-052-000	987 FARNHAM AVE	1.0	382.58	382.58
027-500-053-000	991 FARNHAM AVE	1.0	382.58	382.58
027-500-054-000	995 FARNHAM AVE	1.0	382.58	382.58
027-500-056-000	1976 WITHAM DR	1.0	382.58	382.58
027-500-057-000	1980 WITHAM DR	1.0	382.58	382.58
027-500-058-000	1984 WITHAM DR	1.0	382.58	382.58
027-500-059-000	1988 WITHAM DR	1.0	382.58	382.58
027-500-060-000	1989 HACKETT DR	1.0	382.58	382.58
027-500-061-000	1985 HACKETT DR	1.0	382.58	382.58
027-500-062-000	1981 HACKETT DR	1.0	382.58	382.58
027-500-063-000	1977 HACKETT DR	1.0	382.58	382.58
027-500-064-000	1976 HACKETT DR	1.0	382.58	382.58
027-500-065-000	1980 HACKETT DR	1.0	382.58	382.58
027-500-066-000	1984 HACKETT DR	1.0	382.58	382.58
027-500-067-000	1988 HACKETT DR	1.0	382.58	382.58
027-500-068-000	951 WITHAM DR	1.0	382.58	382.58

City of Woodland
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-500-069-000	947 WITHAM DR	1.0	382.58	382.58
027-500-070-000	943 WITHAM DR	1.0	382.58	382.58
027-500-071-000	939 WITHAM DR	1.0	382.58	382.58
027-500-072-000	935 WITHAM DR	1.0	382.58	382.58
027-500-073-000	999 FARNHAM AVE	1.0	382.58	382.58
027-511-001-000	979 HUSTON CIR	1.0	382.58	382.58
027-511-002-000	983 HUSTON CIR	1.0	382.58	382.58
027-511-003-000	987 HUSTON CIR	1.0	382.58	382.58
027-511-004-000	991 HUSTON CIR	1.0	382.58	382.58
027-511-005-000	995 HUSTON CIR	1.0	382.58	382.58
027-511-006-000	999 HUSTON CIR	1.0	382.58	382.58
027-511-007-000	1003 HUSTON CIR	1.0	382.58	382.58
027-511-008-000	1007 HUSTON CIR	1.0	382.58	382.58
027-511-009-000	1011 HUSTON CIR	1.0	382.58	382.58
027-511-010-000	1015 HUSTON CIR	1.0	382.58	382.58
027-511-011-000	1019 HUSTON CIR	1.0	382.58	382.58
027-511-012-000	1023 HUSTON CIR	1.0	382.58	382.58
027-511-013-000	1027 HUSTON CIR	1.0	382.58	382.58
027-511-014-000	1031 HUSTON CIR	1.0	382.58	382.58
027-511-015-000	1035 HUSTON CIR	1.0	382.58	382.58
027-511-016-000	1039 HUSTON CIR	1.0	382.58	382.58
027-511-017-000	1992 HUSTON CIR	1.0	382.58	382.58
027-511-018-000	1988 HUSTON CIR	1.0	382.58	382.58
027-511-019-000	1984 HUSTON CIR	1.0	382.58	382.58
027-511-020-000	1980 HUSTON CIR	1.0	382.58	382.58
027-511-021-000	1976 HUSTON CIR	1.0	382.58	382.58
027-511-022-000	1972 HUSTON CIR	1.0	382.58	382.58
027-511-025-000	1960 MORRIS CIR	1.0	382.58	382.58
027-511-026-000	1956 MORRIS CIR	1.0	382.58	382.58
027-511-027-000	1964 MORRIS CIR	1.0	382.58	382.58
027-511-029-000	1968 HUSTON CIR	1.0	382.58	382.58
027-512-001-000	996 HUSTON CIR	1.0	382.58	382.58
027-512-002-000	992 HUSTON CIR	1.0	382.58	382.58
027-512-003-000	988 HUSTON CIR	1.0	382.58	382.58
027-512-004-000	984 HUSTON CIR	1.0	382.58	382.58
027-512-005-000	980 HUSTON CIR	1.0	382.58	382.58
027-512-006-000	976 HUSTON CIR	1.0	382.58	382.58
027-512-007-000	972 HUSTON CIR	1.0	382.58	382.58
027-512-008-000	968 HUSTON CIR	1.0	382.58	382.58
027-512-009-000	1959 STEPHENS LN	1.0	382.58	382.58
027-512-010-000	1963 STEPHENS LN	1.0	382.58	382.58
027-512-011-000	1967 STEPHENS LN	1.0	382.58	382.58
027-512-012-000	1971 STEPHENS LN	1.0	382.58	382.58
027-512-013-000	1975 STEPHENS LN	1.0	382.58	382.58
027-512-014-000	1979 STEPHENS LN	1.0	382.58	382.58
027-512-015-000	1983 STEPHENS LN	1.0	382.58	382.58
027-512-016-000	1987 STEPHENS LN	1.0	382.58	382.58
027-513-001-000	1988 STEPHENS LN	1.0	382.58	382.58
027-513-002-000	1984 STEPHENS LN	1.0	382.58	382.58
027-513-003-000	1980 STEPHENS LN	1.0	382.58	382.58
027-513-004-000	1976 STEPHENS LN	1.0	382.58	382.58
027-513-005-000	1972 STEPHENS LN	1.0	382.58	382.58
027-513-006-000	1968 STEPHENS LN	1.0	382.58	382.58
027-513-007-000	1967 HUSTON CIR	1.0	382.58	382.58
027-513-008-000	1971 HUSTON CIR	1.0	382.58	382.58
027-513-009-000	1975 HUSTON CIR	1.0	382.58	382.58
027-513-010-000	1979 HUSTON CIR	1.0	382.58	382.58
027-513-011-000	1983 HUSTON CIR	1.0	382.58	382.58
027-513-012-000	1987 HUSTON CIR	1.0	382.58	382.58
027-514-001-000	963 HUSTON CIR	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-514-002-000	967 HUSTON CIR	1.0	382.58	382.58
027-514-003-000	971 HUSTON CIR	1.0	382.58	382.58
027-515-003-000	1004 FARNHAM AVE	1.0	382.58	382.58
027-515-004-000	1008 FARNHAM AVE	1.0	382.58	382.58
027-515-005-000	1012 FARNHAM AVE	1.0	382.58	382.58
027-515-006-000	1016 FARNHAM AVE	1.0	382.58	382.58
027-515-007-000	1020 FARNHAM AVE	1.0	382.58	382.58
027-515-008-000	1024 FARNHAM AVE	1.0	382.58	382.58
027-515-009-000	1028 FARNHAM AVE	1.0	382.58	382.58
027-515-010-000	1032 FARNHAM AVE	1.0	382.58	382.58
027-515-011-000	1036 FARNHAM AVE	1.0	382.58	382.58
027-515-012-000	1040 FARNHAM AVE	1.0	382.58	382.58
027-520-095-000	1975 MAXWELL AVE	41.0	22,446.92	22,446.92
027-530-001-000	944 CAMPBELL CIR	1.0	382.58	382.58
027-530-002-000	940 CAMPBELL CIR	1.0	382.58	382.58
027-530-003-000	936 CAMPBELL CIR	1.0	382.58	382.58
027-530-004-000	932 CAMPBELL CIR	1.0	382.58	382.58
027-530-005-000	928 CAMPBELL CIR	1.0	382.58	382.58
027-530-006-000	924 CAMPBELL CIR	1.0	382.58	382.58
027-530-007-000	920 CAMPBELL CIR	1.0	382.58	382.58
027-530-008-000	916 CAMPBELL CIR	1.0	382.58	382.58
027-530-009-000	912 CAMPBELL CIR	1.0	382.58	382.58
027-530-010-000	1080 BARNES CIR	1.0	382.58	382.58
027-530-011-000	1076 BARNES CIR	1.0	382.58	382.58
027-530-012-000	1072 BARNES CIR	1.0	382.58	382.58
027-530-013-000	1068 BARNES CIR	1.0	382.58	382.58
027-530-014-000	1064 BARNES CIR	1.0	382.58	382.58
027-530-015-000	1060 BARNES CIR	1.0	382.58	382.58
027-530-016-000	1056 BARNES CIR	1.0	382.58	382.58
027-530-017-000	1052 BARNES CIR	1.0	382.58	382.58
027-530-018-000	1048 BARNES CIR	1.0	382.58	382.58
027-530-019-000	1044 BARNES CIR	1.0	382.58	382.58
027-530-020-000	1040 BARNES CIR	1.0	382.58	382.58
027-530-021-000	1036 BARNES CIR	1.0	382.58	382.58
027-530-022-000	1032 BARNES CIR	1.0	382.58	382.58
027-530-023-000	1028 BARNES CIR	1.0	382.58	382.58
027-530-024-000	1024 BARNES CIR	1.0	382.58	382.58
027-530-025-000	1020 BARNES CIR	1.0	382.58	382.58
027-530-026-000	1016 BARNES CIR	1.0	382.58	382.58
027-530-027-000	1012 BARNES CIR	1.0	382.58	382.58
027-530-028-000	1008 BARNES CIR	1.0	382.58	382.58
027-530-029-000	1004 BARNES CIR	1.0	382.58	382.58
027-530-030-000	1000 BARNES CIR	1.0	382.58	382.58
027-530-031-000	996 CAMPBELL CIR	1.0	382.58	382.58
027-530-032-000	992 CAMPBELL CIR	1.0	382.58	382.58
027-530-033-000	988 CAMPBELL CIR	1.0	382.58	382.58
027-530-034-000	984 CAMPBELL CIR	1.0	382.58	382.58
027-530-035-000	980 CAMPBELL CIR	1.0	382.58	382.58
027-530-036-000	976 CAMPBELL CIR	1.0	382.58	382.58
027-530-037-000	972 CAMPBELL CIR	1.0	382.58	382.58
027-530-038-000	968 CAMPBELL CIR	1.0	382.58	382.58
027-530-039-000	964 CAMPBELL CIR	1.0	382.58	382.58
027-530-040-000	960 CAMPBELL CIR	1.0	382.58	382.58
027-530-041-000	956 CAMPBELL CIR	1.0	382.58	382.58
027-530-042-000	952 CAMPBELL CIR	1.0	382.58	382.58
027-530-043-000	948 CAMPBELL CIR	1.0	382.58	382.58
027-530-044-000	939 CAMPBELL CIR	1.0	382.58	382.58
027-530-045-000	935 CAMPBELL CIR	1.0	382.58	382.58
027-530-046-000	931 CAMPBELL CIR	1.0	382.58	382.58
027-530-047-000	927 CAMPBELL CIR	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-530-048-000	923 CAMPBELL CIR	1.0	382.58	382.58
027-530-049-000	919 CAMPBELL CIR	1.0	382.58	382.58
027-530-050-000	915 CAMPBELL CIR	1.0	382.58	382.58
027-530-051-000	1077 BARNES CIR	1.0	382.58	382.58
027-530-052-000	1073 BARNES CIR	1.0	382.58	382.58
027-530-053-000	1069 BARNES CIR	1.0	382.58	382.58
027-530-054-000	1065 BARNES CIR	1.0	382.58	382.58
027-530-055-000	1061 BARNES CIR	1.0	382.58	382.58
027-530-056-000	1057 BARNES CIR	1.0	382.58	382.58
027-530-057-000	1053 BARNES CIR	1.0	382.58	382.58
027-530-058-000	1025 BARNES CIR	1.0	382.58	382.58
027-530-059-000	1021 BARNES CIR	1.0	382.58	382.58
027-530-060-000	1017 BARNES CIR	1.0	382.58	382.58
027-530-061-000	1013 BARNES CIR	1.0	382.58	382.58
027-530-062-000	1009 BARNES CIR	1.0	382.58	382.58
027-530-063-000	1005 BARNES CIR	1.0	382.58	382.58
027-530-064-000	1001 BARNES CIR	1.0	382.58	382.58
027-530-065-000	995 CAMPBELL CIR	1.0	382.58	382.58
027-530-066-000	991 CAMPBELL CIR	1.0	382.58	382.58
027-530-067-000	987 CAMPBELL CIR	1.0	382.58	382.58
027-530-068-000	983 CAMPBELL CIR	1.0	382.58	382.58
027-530-069-000	979 CAMPBELL CIR	1.0	382.58	382.58
027-530-070-000	975 CAMPBELL CIR	1.0	382.58	382.58
027-530-071-000	971 CAMPBELL CIR	1.0	382.58	382.58
027-540-001-000	985 BOURN DR	1.0	382.58	382.58
027-540-002-000	979 BOURN DR	1.0	382.58	382.58
027-540-003-000	973 BOURN DR	1.0	382.58	382.58
027-540-004-000	967 BOURN DR	1.0	382.58	382.58
027-540-005-000	961 BOURN DR	1.0	382.58	382.58
027-540-006-000	955 BOURN DR	1.0	382.58	382.58
027-540-007-000	949 BOURN DR	1.0	382.58	382.58
027-540-008-000	943 BOURN DR	1.0	382.58	382.58
027-540-009-000	937 BOURN DR	1.0	382.58	382.58
027-540-010-000	960 DUNCAN CIR	1.0	382.58	382.58
027-540-011-000	956 DUNCAN CIR	1.0	382.58	382.58
027-540-012-000	952 DUNCAN CIR	1.0	382.58	382.58
027-540-013-000	948 DUNCAN CIR	1.0	382.58	382.58
027-540-014-000	944 DUNCAN CIR	1.0	382.58	382.58
027-540-015-000	940 DUNCAN CIR	1.0	382.58	382.58
027-540-016-000	936 DUNCAN CIR	1.0	382.58	382.58
027-540-017-000	932 DUNCAN CIR	1.0	382.58	382.58
027-540-018-000	928 DUNCAN CIR	1.0	382.58	382.58
027-540-019-000	924 DUNCAN CIR	1.0	382.58	382.58
027-540-020-000	920 DUNCAN CIR	1.0	382.58	382.58
027-540-021-000	916 DUNCAN CIR	1.0	382.58	382.58
027-540-022-000	912 DUNCAN CIR	1.0	382.58	382.58
027-540-023-000	908 DUNCAN CIR	1.0	382.58	382.58
027-540-024-000	904 DUNCAN CIR	1.0	382.58	382.58
027-540-025-000	900 DUNCAN CIR	1.0	382.58	382.58
027-540-026-000	896 DUNCAN CIR	1.0	382.58	382.58
027-540-027-000	892 DUNCAN CIR	1.0	382.58	382.58
027-540-028-000	888 DUNCAN CIR	1.0	382.58	382.58
027-540-029-000	1665 BRENNEN DR	1.0	382.58	382.58
027-540-030-000	884 DUNCAN CIR	1.0	382.58	382.58
027-540-031-000	4 MAST CT	1.0	382.58	382.58
027-540-032-000	8 MAST CT	1.0	382.58	382.58
027-540-033-000	12 MAST CT	1.0	382.58	382.58
027-540-034-000	20 LUCERO PL	1.0	382.58	382.58
027-540-035-000	24 LUCERO PL	1.0	382.58	382.58
027-540-036-000	28 LUCERO PL	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-540-037-000	32 LUCERO PL	1.0	382.58	382.58
027-540-038-000	996 DUNCAN CIR	1.0	382.58	382.58
027-540-039-000	992 DUNCAN CIR	1.0	382.58	382.58
027-540-040-000	988 DUNCAN CIR	1.0	382.58	382.58
027-540-041-000	984 DUNCAN CIR	1.0	382.58	382.58
027-540-042-000	980 DUNCAN CIR	1.0	382.58	382.58
027-540-043-000	976 DUNCAN CIR	1.0	382.58	382.58
027-540-044-000	972 DUNCAN CIR	1.0	382.58	382.58
027-540-045-000	968 DUNCAN CIR	1.0	382.58	382.58
027-540-046-000	964 DUNCAN CIR	1.0	382.58	382.58
027-540-047-000	951 DUNCAN CIR	1.0	382.58	382.58
027-540-048-000	967 DUNCAN CIR	1.0	382.58	382.58
027-540-049-000	947 DUNCAN CIR	1.0	382.58	382.58
027-540-050-000	943 DUNCAN CIR	1.0	382.58	382.58
027-540-051-000	939 DUNCAN CIR	1.0	382.58	382.58
027-540-052-000	935 DUNCAN CIR	1.0	382.58	382.58
027-540-053-000	931 DUNCAN CIR	1.0	382.58	382.58
027-540-054-000	925 DUNCAN CIR	1.0	382.58	382.58
027-540-055-000	907 DUNCAN CIR	1.0	382.58	382.58
027-540-056-000	903 DUNCAN CIR	1.0	382.58	382.58
027-540-057-000	1655 SANTONI LN	1.0	382.58	382.58
027-540-058-000	1647 SANTONI LN	1.0	382.58	382.58
027-540-059-000	1643 SANTONI LN	1.0	382.58	382.58
027-540-060-000	1639 SANTONI LN	1.0	382.58	382.58
027-540-061-000	1635 SANTONI LN	1.0	382.58	382.58
027-540-062-000	1631 SANTONI LN	1.0	382.58	382.58
027-540-063-000	971 DUNCAN CIR	1.0	382.58	382.58
027-540-064-000	1627 SANTONI LN	1.0	382.58	382.58
027-540-065-000	1628 SANTONI LN	1.0	382.58	382.58
027-540-066-000	989 DUNCAN CIR	1.0	382.58	382.58
027-540-067-000	1632 SANTONI LN	1.0	382.58	382.58
027-540-068-000	1636 SANTONI LN	1.0	382.58	382.58
027-540-069-000	1640 SANTONI LN	1.0	382.58	382.58
027-540-070-000	1644 SANTONI LN	1.0	382.58	382.58
027-540-071-000	1648 SANTONI LN	1.0	382.58	382.58
027-540-072-000	1656 SANTONI LN	1.0	382.58	382.58
027-540-073-000	887 DUNCAN CIR	1.0	382.58	382.58
027-550-001-000	1112 POWERS CIR	1.0	382.58	382.58
027-550-002-000	1108 POWERS CIR	1.0	382.58	382.58
027-550-003-000	1104 POWERS CIR	1.0	382.58	382.58
027-550-004-000	1100 POWERS CIR	1.0	382.58	382.58
027-550-005-000	1096 POWERS CIR	1.0	382.58	382.58
027-550-006-000	1092 POWERS CIR	1.0	382.58	382.58
027-550-007-000	1088 POWERS CIR	1.0	382.58	382.58
027-550-008-000	1084 POWERS CIR	1.0	382.58	382.58
027-550-009-000	1080 POWERS CIR	1.0	382.58	382.58
027-550-010-000	1076 POWERS CIR	1.0	382.58	382.58
027-550-011-000	1072 POWERS CIR	1.0	382.58	382.58
027-550-012-000	1068 POWERS CIR	1.0	382.58	382.58
027-550-013-000	1064 POWERS CIR	1.0	382.58	382.58
027-550-014-000	1060 POWERS CIR	1.0	382.58	382.58
027-550-015-000	1056 POWERS CIR	1.0	382.58	382.58
027-550-016-000	1052 POWERS CIR	1.0	382.58	382.58
027-550-017-000	1048 POWERS CIR	1.0	382.58	382.58
027-550-018-000	1044 POWERS CIR	1.0	382.58	382.58
027-550-019-000	1040 POWERS CIR	1.0	382.58	382.58
027-550-020-000	1036 POWERS CIR	1.0	382.58	382.58
027-550-021-000	1051 BOURN DR	1.0	382.58	382.58
027-550-022-000	1045 BOURN DR	1.0	382.58	382.58
027-550-023-000	1039 BOURN DR	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-550-024-000	1033 BOURN DR	1.0	382.58	382.58
027-550-025-000	1027 BOURN DR	1.0	382.58	382.58
027-550-026-000	1021 BOURN DR	1.0	382.58	382.58
027-550-027-000	1608 AMMONS ST	1.0	382.58	382.58
027-550-028-000	1015 BOURN DR	1.0	382.58	382.58
027-550-029-000	1003 BOURN DR	1.0	382.58	382.58
027-550-030-000	1607 AMMONS ST	1.0	382.58	382.58
027-550-031-000	997 BOURN DR	1.0	382.58	382.58
027-550-032-000	991 BOURN DR	1.0	382.58	382.58
027-550-033-000	1000 DUNCAN CIR	1.0	382.58	382.58
027-550-034-000	1004 DUNCAN CIR	1.0	382.58	382.58
027-550-035-000	1008 DUNCAN CIR	1.0	382.58	382.58
027-550-036-000	1612 AMMONS ST	1.0	382.58	382.58
027-550-037-000	1016 POWERS CIR	1.0	382.58	382.58
027-550-038-000	1020 POWERS CIR	1.0	382.58	382.58
027-550-039-000	1024 POWERS CIR	1.0	382.58	382.58
027-550-040-000	1028 POWERS CIR	1.0	382.58	382.58
027-550-041-000	1032 POWERS CIR	1.0	382.58	382.58
027-550-042-000	1029 POWERS CIR	1.0	382.58	382.58
027-550-043-000	1025 POWERS CIR	1.0	382.58	382.58
027-550-044-000	1021 POWERS CIR	1.0	382.58	382.58
027-550-045-000	1017 POWERS CIR	1.0	382.58	382.58
027-550-046-000	1013 POWERS CIR	1.0	382.58	382.58
027-550-047-000	1009 DUNCAN CIR	1.0	382.58	382.58
027-550-048-000	4 LUCERO PL	1.0	382.58	382.58
027-550-049-000	8 LUCERO PL	1.0	382.58	382.58
027-550-050-000	12 LUCERO PL	1.0	382.58	382.58
027-550-051-000	16 LUCERO PL	1.0	382.58	382.58
027-550-052-000	16 MAST CT	1.0	382.58	382.58
027-550-053-000	20 MAST CT	1.0	382.58	382.58
027-550-054-000	24 MAST CT	1.0	382.58	382.58
027-550-055-000	28 MAST CT	1.0	382.58	382.58
027-550-056-000	1103 POWERS CIR	1.0	382.58	382.58
027-550-057-000	1099 POWERS CIR	1.0	382.58	382.58
027-550-058-000	1095 POWERS CIR	1.0	382.58	382.58
027-550-059-000	1091 POWERS CIR	1.0	382.58	382.58
027-550-060-000	1087 POWERS CIR	1.0	382.58	382.58
027-550-061-000	1069 POWERS CIR	1.0	382.58	382.58
027-550-062-000	4 BAIRD CT	1.0	382.58	382.58
027-550-063-000	8 BAIRD CT	1.0	382.58	382.58
027-550-064-000	12 BAIRD CT	1.0	382.58	382.58
027-550-065-000	16 BAIRD CT	1.0	382.58	382.58
027-550-066-000	20 BAIRD CT	1.0	382.58	382.58
027-550-067-000	24 BAIRD CT	1.0	382.58	382.58
027-550-068-000	28 BAIRD CT	1.0	382.58	382.58
027-550-069-000	32 BAIRD CT	1.0	382.58	382.58
027-550-070-000	36 BAIRD CT	1.0	382.58	382.58
027-550-071-000	40 BAIRD CT	1.0	382.58	382.58
027-550-072-000	1045 POWERS CIR	1.0	382.58	382.58
027-550-073-000	1049 POWERS CIR	1.0	382.58	382.58
027-570-001-000	850 PIONEER AVE	74.0	4,432.57	4,432.56
027-570-002-000	825 LAUGENOUR CT	1.0	382.58	382.58
027-570-003-000	829 LAUGENOUR CT	1.0	382.58	382.58
027-570-004-000	833 LAUGENOUR CT	1.0	382.58	382.58
027-570-005-000	837 LAUGENOUR CT	1.0	382.58	382.58
027-570-006-000	841 LAUGENOUR CT	1.0	382.58	382.58
027-570-007-000	845 LAUGENOUR CT	1.0	382.58	382.58
027-570-008-000	849 LAUGENOUR CT	1.0	382.58	382.58
027-570-009-000	853 LAUGENOUR CT	1.0	382.58	382.58
027-570-010-000	857 LAUGENOUR CT	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-570-011-000	861 LAUGENOUR CT	1.0	382.58	382.58
027-570-012-000	860 LAUGENOUR CT	1.0	382.58	382.58
027-570-013-000	856 LAUGENOUR CT	1.0	382.58	382.58
027-570-014-000	852 LAUGENOUR CT	1.0	382.58	382.58
027-570-015-000	848 LAUGENOUR CT	1.0	382.58	382.58
027-570-016-000	840 LAUGENOUR CT	1.0	382.58	382.58
027-570-017-000	836 LAUGENOUR CT	1.0	382.58	382.58
027-570-018-000	832 LAUGENOUR CT	1.0	382.58	382.58
027-570-019-000	828 LAUGENOUR CT	1.0	382.58	382.58
027-570-020-000	824 LAUGENOUR CT	1.0	382.58	382.58
027-570-021-000	1632 GILLETTE DR	1.0	382.58	382.58
027-570-022-000	1628 GILLETTE DR	1.0	382.58	382.58
027-570-023-000	1624 GILLETTE DR	1.0	382.58	382.58
027-570-024-000	1620 GILLETTE DR	1.0	382.58	382.58
027-570-025-000	1621 CRAFT DR	1.0	382.58	382.58
027-570-026-000	1625 CRAFT DR	1.0	382.58	382.58
027-570-027-000	1629 CRAFT DR	1.0	382.58	382.58
027-570-028-000	1633 CRAFT DR	1.0	382.58	382.58
027-570-029-000	1637 CRAFT DR	1.0	382.58	382.58
027-570-030-000	1641 CRAFT DR	1.0	382.58	382.58
027-570-031-000	1645 CRAFT DR	1.0	382.58	382.58
027-570-032-000	1649 CRAFT DR	1.0	382.58	382.58
027-570-033-000	1653 CRAFT DR	1.0	382.58	382.58
027-570-034-000	1657 CRAFT DR	1.0	382.58	382.58
027-570-035-000	1658 CRAFT DR	1.0	382.58	382.58
027-570-036-000	1654 CRAFT DR	1.0	382.58	382.58
027-570-037-000	1650 CRAFT DR	1.0	382.58	382.58
027-570-038-000	1632 CRAFT DR	1.0	382.58	382.58
027-570-039-000	1628 CRAFT DR	1.0	382.58	382.58
027-570-040-000	1624 CRAFT DR	1.0	382.58	382.58
027-570-041-000	1620 CRAFT DR	1.0	382.58	382.58
027-570-042-000	871 PRATHER CT	1.0	382.58	382.58
027-570-043-000	879 PRATHER CT	1.0	382.58	382.58
027-570-044-000	887 PRATHER CT	1.0	382.58	382.58
027-570-045-000	888 PRATHER CT	1.0	382.58	382.58
027-570-046-000	880 PRATHER CT	1.0	382.58	382.58
027-570-047-000	872 PRATHER CT	1.0	382.58	382.58
027-570-048-000	864 PRATHER CT	1.0	382.58	382.58
027-570-049-000	856 PRATHER CT	1.0	382.58	382.58
027-570-050-000	848 PRATHER CT	1.0	382.58	382.58
027-570-051-000	840 PRATHER CT	1.0	382.58	382.58
027-570-052-000	832 PRATHER CT	1.0	382.58	382.58
027-570-053-000	824 PRATHER CT	1.0	382.58	382.58
027-570-054-000	825 BOURN DR	1.0	382.58	382.58
027-570-055-000	833 BOURN DR	1.0	382.58	382.58
027-570-056-000	841 BOURN DR	1.0	382.58	382.58
027-570-057-000	849 BOURN DR	1.0	382.58	382.58
027-570-058-000	857 BOURN DR	1.0	382.58	382.58
027-570-059-000	865 BOURN DR	1.0	382.58	382.58
027-570-060-000	873 BOURN DR	1.0	382.58	382.58
027-570-061-000	881 BOURN DR	1.0	382.58	382.58
027-570-062-000	889 BOURN DR	1.0	382.58	382.58
027-570-063-000	897 BOURN DR	1.0	382.58	382.58
027-580-001-000	46 DARBY CT	1.0	382.58	382.58
027-580-002-000	42 DARBY CT	1.0	382.58	382.58
027-580-003-000	38 DARBY CT	1.0	382.58	382.58
027-580-004-000	34 DARBY CT	1.0	382.58	382.58
027-580-005-000	30 DARBY CT	1.0	382.58	382.58
027-580-006-000	26 DARBY CT	1.0	382.58	382.58
027-580-007-000	22 DARBY CT	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-580-008-000	18 DARBY CT	1.0	382.58	382.58
027-580-009-000	14 DARBY CT	1.0	382.58	382.58
027-580-010-000	10 DARBY CT	1.0	382.58	382.58
027-580-011-000	6 DARBY CT	1.0	382.58	382.58
027-580-012-000	2 DARBY CT	1.0	382.58	382.58
027-580-014-000	901 CRANSTON DR	1.0	382.58	382.58
027-580-015-000	905 CRANSTON DR	1.0	382.58	382.58
027-580-016-000	909 CRANSTON DR	1.0	382.58	382.58
027-580-017-000	913 CRANSTON DR	1.0	382.58	382.58
027-580-018-000	917 CRANSTON DR	1.0	382.58	382.58
027-581-001-000	1884 OLVERA DR	1.0	382.58	382.58
027-581-002-000	900 CRANSTON DR	1.0	382.58	382.58
027-581-003-000	902 CRANSTON DR	1.0	382.58	382.58
027-581-004-000	1880 OLVERA DR	1.0	382.58	382.58
027-581-005-000	1876 OLVERA DR	1.0	382.58	382.58
027-581-006-000	908 CRANSTON DR	1.0	382.58	382.58
027-581-007-000	912 CRANSTON DR	1.0	382.58	382.58
027-581-008-000	1872 OLVERA DR	1.0	382.58	382.58
027-581-009-000	1868 OLVERA DR	1.0	382.58	382.58
027-581-010-000	916 CRANSTON DR	1.0	382.58	382.58
027-581-011-000	1864 OLVERA DR	1.0	382.58	382.58
027-581-012-000	920 CRANSTON DR	1.0	382.58	382.58
027-581-013-000	1860 OLVERA DR	1.0	382.58	382.58
027-581-014-000	1856 OLVERA DR	1.0	382.58	382.58
027-581-015-000	1852 OLVERA DR	1.0	382.58	382.58
027-581-016-000	1848 OLVERA DR	1.0	382.58	382.58
027-581-017-000	1844 OLVERA DR	1.0	382.58	382.58
027-581-018-000	1840 OLVERA DR	1.0	382.58	382.58
027-581-019-000	16 OLVERA CT	1.0	382.58	382.58
027-581-020-000	12 OLVERA CT	1.0	382.58	382.58
027-581-021-000	8 OLVERA CT	1.0	382.58	382.58
027-581-022-000	1832 OLVERA DR	1.0	382.58	382.58
027-581-023-000	1828 OLVERA DR	1.0	382.58	382.58
027-581-024-000	1824 OLVERA DR	1.0	382.58	382.58
027-581-025-000	1812 OLVERA DR	1.0	382.58	382.58
027-581-026-000	835 WALKER ST	1.0	382.58	382.58
027-582-001-000	1883 OLVERA DR	1.0	382.58	382.58
027-582-002-000	1879 OLVERA DR	1.0	382.58	382.58
027-582-003-000	1875 OLVERA DR	1.0	382.58	382.58
027-582-004-000	1871 OLVERA DR	1.0	382.58	382.58
027-582-005-000	1867 OLVERA DR	1.0	382.58	382.58
027-582-006-000	1863 OLVERA DR	1.0	382.58	382.58
027-582-007-000	1855 OLVERA DR	1.0	382.58	382.58
027-582-008-000	1851 OLVERA DR	1.0	382.58	382.58
027-582-009-000	1843 OLVERA DR	1.0	382.58	382.58
027-582-010-000	1839 OLVERA DR	1.0	382.58	382.58
027-582-011-000	1835 OLVERA DR	1.0	382.58	382.58
027-582-012-000	1831 OLVERA DR	1.0	382.58	382.58
027-582-013-000	1827 OLVERA DR	1.0	382.58	382.58
027-582-014-000	1823 OLVERA DR	1.0	382.58	382.58
027-582-015-000	1819 OLVERA DR	1.0	382.58	382.58
027-582-016-000	1815 OLVERA DR	1.0	382.58	382.58
027-582-017-000	1811 OLVERA DR	1.0	382.58	382.58
027-582-018-000	1807 OLVERA DR	1.0	382.58	382.58
027-590-001-000	1848 E GUM AVE	1.0	382.58	382.58
027-590-002-000	1844 E GUM AVE	1.0	382.58	382.58
027-590-003-000	1840 E GUM AVE	1.0	382.58	382.58
027-590-004-000	1836 E GUM AVE	1.0	382.58	382.58
027-590-005-000	1832 E GUM AVE	1.0	382.58	382.58
027-590-006-000	1828 E GUM AVE	1.0	382.58	382.58

City of Woodland
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-590-007-000	1824 E GUM AVE	1.0	382.58	382.58
027-590-008-000	1820 E GUM AVE	1.0	382.58	382.58
027-590-009-000	1816 E GUM AVE	1.0	382.58	382.58
027-590-010-000	1812 E GUM AVE	1.0	382.58	382.58
027-590-011-000	1808 E GUM AVE	1.0	382.58	382.58
027-590-012-000	1804 E GUM AVE	1.0	382.58	382.58
027-590-013-000	1800 E GUM AVE	1.0	382.58	382.58
027-590-014-000	50 COLLINS PL	1.0	382.58	382.58
027-590-015-000	46 COLLINS PL	1.0	382.58	382.58
027-590-016-000	42 COLLINS PL	1.0	382.58	382.58
027-590-017-000	38 COLLINS PL	1.0	382.58	382.58
027-590-018-000	34 COLLINS PL	1.0	382.58	382.58
027-590-019-000	30 COLLINS PL	1.0	382.58	382.58
027-590-020-000	22 EATON CT	1.0	382.58	382.58
027-590-021-000	18 EATON CT	1.0	382.58	382.58
027-590-022-000	14 EATON CT	1.0	382.58	382.58
027-590-023-000	10 EATON CT	1.0	382.58	382.58
027-590-024-000	6 EATON CT	1.0	382.58	382.58
027-590-025-000	2 EATON CT	1.0	382.58	382.58
027-590-026-000	46 EATON CT	1.0	382.58	382.58
027-590-027-000	42 EATON CT	1.0	382.58	382.58
027-590-028-000	38 EATON CT	1.0	382.58	382.58
027-590-029-000	34 EATON CT	1.0	382.58	382.58
027-590-030-000	30 EATON CT	1.0	382.58	382.58
027-590-031-000	26 EATON CT	1.0	382.58	382.58
027-590-032-000	26 COLLINS PL	1.0	382.58	382.58
027-590-033-000	22 COLLINS PL	1.0	382.58	382.58
027-590-034-000	18 COLLINS PL	1.0	382.58	382.58
027-590-035-000	14 COLLINS PL	1.0	382.58	382.58
027-590-036-000	10 COLLINS PL	1.0	382.58	382.58
027-590-037-000	6 COLLINS PL	1.0	382.58	382.58
027-590-038-000	2 COLLINS PL	1.0	382.58	382.58
027-590-039-000	30 CLARK CT	1.0	382.58	382.58
027-590-040-000	26 CLARK CT	1.0	382.58	382.58
027-590-041-000	22 CLARK CT	1.0	382.58	382.58
027-590-042-000	18 CLARK CT	1.0	382.58	382.58
027-590-043-000	14 CLARK CT	1.0	382.58	382.58
027-590-044-000	10 CLARK CT	1.0	382.58	382.58
027-590-045-000	6 CLARK CT	1.0	382.58	382.58
027-590-046-000	2 CLARK CT	1.0	382.58	382.58
027-590-047-000	70 CLARK CT	1.0	382.58	382.58
027-590-048-000	66 CLARK CT	1.0	382.58	382.58
027-590-049-000	62 CLARK CT	1.0	382.58	382.58
027-590-050-000	58 CLARK CT	1.0	382.58	382.58
027-590-051-000	54 CLARK CT	1.0	382.58	382.58
027-590-052-000	50 CLARK CT	1.0	382.58	382.58
027-590-053-000	46 CLARK CT	1.0	382.58	382.58
027-590-054-000	42 CLARK CT	1.0	382.58	382.58
027-590-055-000	38 CLARK CT	1.0	382.58	382.58
027-590-056-000	34 CLARK CT	1.0	382.58	382.58
027-600-001-000	1096 LEAKE CIR	1.0	382.58	382.58
027-600-002-000	1092 LEAKE CIR	1.0	382.58	382.58
027-600-003-000	1088 LEAKE CIR	1.0	382.58	382.58
027-600-004-000	1084 LEAKE CIR	1.0	382.58	382.58
027-600-005-000	1080 LEAKE CIR	1.0	382.58	382.58
027-600-006-000	1076 LEAKE CIR	1.0	382.58	382.58
027-600-007-000	1072 LEAKE CIR	1.0	382.58	382.58
027-600-008-000	1068 LEAKE CIR	1.0	382.58	382.58
027-600-009-000	1064 LEAKE CIR	1.0	382.58	382.58
027-600-010-000	1060 LEAKE CIR	1.0	382.58	382.58

City of Woodland
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-600-011-000	1056 LEAKE CIR	1.0	382.58	382.58
027-600-012-000	1052 LEAKE CIR	1.0	382.58	382.58
027-600-013-000	1048 LEAKE CIR	1.0	382.58	382.58
027-600-014-000	1044 LEAKE CIR	1.0	382.58	382.58
027-600-015-000	1040 LEAKE CIR	1.0	382.58	382.58
027-600-016-000	1036 LEAKE CIR	1.0	382.58	382.58
027-600-017-000	1032 LEAKE CIR	1.0	382.58	382.58
027-600-018-000	1028 LEAKE CIR	1.0	382.58	382.58
027-600-019-000	1024 LEAKE CIR	1.0	382.58	382.58
027-600-020-000	1020 LEAKE CIR	1.0	382.58	382.58
027-600-021-000	1016 LEAKE CIR	1.0	382.58	382.58
027-600-022-000	1012 LEAKE CIR	1.0	382.58	382.58
027-600-023-000	1008 LEAKE CIR	1.0	382.58	382.58
027-600-024-000	1004 LEAKE CIR	1.0	382.58	382.58
027-600-026-000	1001 LEAKE CIR	1.0	382.58	382.58
027-600-027-000	1005 LEAKE CIR	1.0	382.58	382.58
027-600-028-000	1009 LEAKE CIR	1.0	382.58	382.58
027-600-029-000	1011 LEAKE CIR	1.0	382.58	382.58
027-600-030-000	1015 LEAKE CIR	1.0	382.58	382.58
027-600-031-000	1019 LEAKE CIR	1.0	382.58	382.58
027-600-032-000	1023 LEAKE CIR	1.0	382.58	382.58
027-600-033-000	1024 GUERRERO LN	1.0	382.58	382.58
027-600-034-000	1020 GUERRERO LN	1.0	382.58	382.58
027-600-035-000	1016 GUERRERO LN	1.0	382.58	382.58
027-600-036-000	1012 GUERRERO LN	1.0	382.58	382.58
027-600-037-000	1008 GUERRERO LN	1.0	382.58	382.58
027-600-038-000	1004 GUERRERO LN	1.0	382.58	382.58
027-600-039-000	1000 GUERRERO LN	1.0	382.58	382.58
027-600-040-000	1001 GUERRERO LN	1.0	382.58	382.58
027-600-041-000	1005 GUERRERO LN	1.0	382.58	382.58
027-600-042-000	1009 GUERRERO LN	1.0	382.58	382.58
027-600-043-000	1013 GUERRERO LN	1.0	382.58	382.58
027-600-044-000	1017 GUERRERO LN	1.0	382.58	382.58
027-600-045-000	1021 GUERRERO LN	1.0	382.58	382.58
027-600-046-000	1025 GUERRERO LN	1.0	382.58	382.58
027-600-047-000	1071 LEAKE CIR	1.0	382.58	382.58
027-600-048-000	1075 LEAKE CIR	1.0	382.58	382.58
027-600-049-000	1079 LEAKE CIR	1.0	382.58	382.58
027-600-050-000	1083 LEAKE CIR	1.0	382.58	382.58
027-600-051-000	1087 LEAKE CIR	1.0	382.58	382.58
027-600-052-000	1091 LEAKE CIR	1.0	382.58	382.58
027-600-053-000	1095 LEAKE CIR	1.0	382.58	382.58
027-600-054-000	1000 LEAKE CIR	1.0	382.58	382.58
027-621-001-000	800 WALKER ST	1.0	382.58	382.58
027-621-002-000	802 WALKER ST	1.0	382.58	382.58
027-621-003-000	806 WALKER ST	1.0	382.58	382.58
027-621-004-000	810 WALKER ST	1.0	382.58	382.58
027-621-005-000	814 WALKER ST	1.0	382.58	382.58
027-621-006-000	818 WALKER ST	1.0	382.58	382.58
027-621-007-000	820 WALKER ST	1.0	382.58	382.58
027-621-008-000	824 WALKER ST	1.0	382.58	382.58
027-621-009-000	828 WALKER ST	1.0	382.58	382.58
027-621-010-000	830 WALKER ST	1.0	382.58	382.58
027-621-011-000	834 WALKER ST	1.0	382.58	382.58
027-621-012-000	838 WALKER ST	1.0	382.58	382.58
027-621-013-000	803 WALLACE DR	1.0	382.58	382.58
027-621-014-000	815 WALLACE DR	1.0	382.58	382.58
027-621-015-000	827 WALLACE DR	1.0	382.58	382.58
027-621-016-000	839 WALLACE DR	1.0	382.58	382.58
027-621-017-000	851 WALLACE DR	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-621-018-000	863 WALLACE DR	1.0	382.58	382.58
027-621-019-000	875 WALLACE DR	1.0	382.58	382.58
027-621-020-000	879 WALLACE DR	1.0	382.58	382.58
027-621-021-000	883 WALLACE DR	1.0	382.58	382.58
027-621-022-000	887 WALLACE DR	1.0	382.58	382.58
027-621-023-000	891 WALLACE DR	1.0	382.58	382.58
027-621-024-000	895 WALLACE DR	1.0	382.58	382.58
027-621-025-000	899 WALLACE DR	1.0	382.58	382.58
027-621-026-000	903 WALLACE DR	1.0	382.58	382.58
027-621-027-000	907 WALLACE DR	1.0	382.58	382.58
027-621-028-000	911 WALLACE DR	1.0	382.58	382.58
027-621-029-000	915 WALLACE DR	1.0	382.58	382.58
027-621-030-000	919 WALLACE DR	1.0	382.58	382.58
027-621-031-000	923 WALLACE DR	1.0	382.58	382.58
027-621-032-000	927 WALLACE DR	1.0	382.58	382.58
027-622-001-000	990 GARCIA DR	1.0	382.58	382.58
027-622-002-000	898 WALLACE DR	1.0	382.58	382.58
027-622-003-000	906 WALLACE DR	1.0	382.58	382.58
027-622-004-000	910 WALLACE DR	1.0	382.58	382.58
027-622-006-000	980 GARCIA DR	1.0	382.58	382.58
027-622-007-000	931 LUSK DR	1.0	382.58	382.58
027-622-008-000	937 LUSK DR	1.0	382.58	382.58
027-622-009-000	965 LUSK DR	1.0	382.58	382.58
027-622-010-000	973 LUSK DR	1.0	382.58	382.58
027-622-011-000	977 LUSK DR	1.0	382.58	382.58
027-622-012-000	985 LUSK DR	1.0	382.58	382.58
027-623-001-000	920 WALLACE DR	1.0	382.58	382.58
027-623-003-000	956 GARCIA DR	1.0	382.58	382.58
027-623-004-000	952 GARCIA DR	1.0	382.58	382.58
027-623-005-000	948 GARCIA DR	1.0	382.58	382.58
027-623-006-000	944 GARCIA DR	1.0	382.58	382.58
027-623-007-000	940 GARCIA DR	1.0	382.58	382.58
027-623-008-000	936 GARCIA DR	1.0	382.58	382.58
027-623-009-000	932 GARCIA DR	1.0	382.58	382.58
027-623-010-000	928 GARCIA DR	1.0	382.58	382.58
027-623-011-000	924 GARCIA DR	1.0	382.58	382.58
027-623-012-000	920 GARCIA DR	1.0	382.58	382.58
027-623-013-000	916 GARCIA DR	1.0	382.58	382.58
027-623-014-000	912 GARCIA DR	1.0	382.58	382.58
027-623-015-000	908 GARCIA DR	1.0	382.58	382.58
027-623-016-000	904 GARCIA DR	1.0	382.58	382.58
027-623-017-000	900 GARCIA DR	1.0	382.58	382.58
027-623-018-000	960 GARCIA DR	1.0	382.58	382.58
027-623-019-000	966 GARCIA DR	1.0	382.58	382.58
027-623-020-000	976 GARCIA DR	1.0	382.58	382.58
027-623-021-000	928 LUSK DR	1.0	382.58	382.58
027-623-022-000	934 LUSK DR	1.0	382.58	382.58
027-623-023-000	938 LUSK DR	1.0	382.58	382.58
027-623-024-000	946 LUSK DR	1.0	382.58	382.58
027-623-025-000	950 LUSK DR	1.0	382.58	382.58
027-623-026-000	956 LUSK DR	1.0	382.58	382.58
027-623-027-000	960 LUSK DR	1.0	382.58	382.58
027-623-028-000	968 LUSK DR	1.0	382.58	382.58
027-623-029-000	974 LUSK DR	1.0	382.58	382.58
027-623-030-000	978 LUSK DR	1.0	382.58	382.58
027-623-031-000	986 LUSK DR	1.0	382.58	382.58
027-624-001-000	901 GARCIA DR	1.0	382.58	382.58
027-624-002-000	905 GARCIA DR	1.0	382.58	382.58
027-624-003-000	909 GARCIA DR	1.0	382.58	382.58
027-624-004-000	913 GARCIA DR	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-624-005-000	917 GARCIA DR	1.0	382.58	382.58
027-624-006-000	916 ROSS DR	1.0	382.58	382.58
027-624-007-000	912 ROSS DR	1.0	382.58	382.58
027-624-008-000	908 ROSS DR	1.0	382.58	382.58
027-624-009-000	904 ROSS DR	1.0	382.58	382.58
027-624-010-000	900 ROSS DR	1.0	382.58	382.58
027-625-001-000	901 ROSS DR	1.0	382.58	382.58
027-625-002-000	905 ROSS DR	1.0	382.58	382.58
027-625-003-000	909 ROSS DR	1.0	382.58	382.58
027-625-004-000	913 ROSS DR	1.0	382.58	382.58
027-625-005-000	917 ROSS DR	1.0	382.58	382.58
027-625-007-000	888 WALLACE DR	1.0	382.58	382.58
027-625-008-000	876 WALLACE DR	1.0	382.58	382.58
027-625-009-000	864 WALLACE DR	1.0	382.58	382.58
027-625-010-000	852 WALLACE DR	1.0	382.58	382.58
027-625-011-000	840 WALLACE DR	1.0	382.58	382.58
027-625-012-000	828 WALLACE DR	1.0	382.58	382.58
027-625-013-000	816 WALLACE DR	1.0	382.58	382.58
027-625-014-000	1768 E GUM AVE	1.0	382.58	382.58
027-625-015-000	36 JOYCE CT	1.0	382.58	382.58
027-625-016-000	32 JOYCE CT	1.0	382.58	382.58
027-625-017-000	28 JOYCE CT	1.0	382.58	382.58
027-625-018-000	24 JOYCE CT	1.0	382.58	382.58
027-625-019-000	20 JOYCE CT	1.0	382.58	382.58
027-625-020-000	16 JOYCE CT	1.0	382.58	382.58
027-625-021-000	12 JOYCE CT	1.0	382.58	382.58
027-625-022-000	8 JOYCE CT	1.0	382.58	382.58
027-625-023-000	4 JOYCE CT	1.0	382.58	382.58
027-625-024-000	959 GARCIA DR	1.0	382.58	382.58
027-625-025-000	963 GARCIA DR	1.0	382.58	382.58
027-625-026-000	967 GARCIA DR	1.0	382.58	382.58
027-625-027-000	971 GARCIA DR	1.0	382.58	382.58
027-625-028-000	975 GARCIA DR	1.0	382.58	382.58
027-625-029-000	981 GARCIA DR	1.0	382.58	382.58
027-625-030-000	989 GARCIA DR	1.0	382.58	382.58
027-631-001-000	1988 FISHER LN	1.0	382.58	382.58
027-631-002-000	1984 FISHER LN	1.0	382.58	382.58
027-631-003-000	1980 FISHER LN	1.0	382.58	382.58
027-631-004-000	1976 FISHER LN	1.0	382.58	382.58
027-631-005-000	987 NELSON WAY	1.0	382.58	382.58
027-631-006-000	991 NELSON WAY	1.0	382.58	382.58
027-631-007-000	995 NELSON WAY	1.0	382.58	382.58
027-631-008-000	994 HOPPIN CT	1.0	382.58	382.58
027-631-009-000	990 HOPPIN CT	1.0	382.58	382.58
027-631-010-000	986 HOPPIN CT	1.0	382.58	382.58
027-631-011-000	955 WITHAM DR	1.0	382.58	382.58
027-631-012-000	959 WITHAM DR	1.0	382.58	382.58
027-631-013-000	963 WITHAM DR	1.0	382.58	382.58
027-631-014-000	967 WITHAM DR	1.0	382.58	382.58
027-631-015-000	971 WITHAM DR	1.0	382.58	382.58
027-631-016-000	975 WITHAM DR	1.0	382.58	382.58
027-631-017-000	979 WITHAM DR	1.0	382.58	382.58
027-631-018-000	983 HOPPIN CT	1.0	382.58	382.58
027-631-019-000	987 HOPPIN CT	1.0	382.58	382.58
027-631-020-000	991 HOPPIN CT	1.0	382.58	382.58
027-631-021-000	995 HOPPIN CT	1.0	382.58	382.58
027-632-001-000	964 NELSON WAY	1.0	382.58	382.58
027-632-002-000	968 NELSON WAY	1.0	382.58	382.58
027-632-003-000	972 NELSON WAY	1.0	382.58	382.58
027-632-004-000	976 NELSON WAY	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-632-005-000	980 NELSON WAY	1.0	382.58	382.58
027-632-006-000	984 NELSON WAY	1.0	382.58	382.58
027-632-007-000	988 NELSON WAY	1.0	382.58	382.58
027-632-009-000	992 NELSON WAY	1.0	382.58	382.58
027-633-001-000	1983 HOWARD DR	1.0	382.58	382.58
027-633-002-000	1979 HOWARD DR	1.0	382.58	382.58
027-633-003-000	1975 HOWARD DR	1.0	382.58	382.58
027-633-004-000	1971 HOWARD DR	1.0	382.58	382.58
027-633-005-000	1967 HOWARD DR	1.0	382.58	382.58
027-633-006-000	1963 HOWARD DR	1.0	382.58	382.58
027-633-007-000	1959 HOWARD DR	1.0	382.58	382.58
027-633-008-000	1955 HOWARD DR	1.0	382.58	382.58
027-633-009-000	1951 HOWARD DR	1.0	382.58	382.58
027-634-001-000	1988 HOWARD DR	1.0	382.58	382.58
027-634-002-000	1984 HOWARD DR	1.0	382.58	382.58
027-634-003-000	1980 HOWARD DR	1.0	382.58	382.58
027-634-004-000	1976 HOWARD DR	1.0	382.58	382.58
027-634-005-000	1972 HOWARD DR	1.0	382.58	382.58
027-634-006-000	1968 HOWARD DR	1.0	382.58	382.58
027-634-007-000	1971 FISHER LN	1.0	382.58	382.58
027-634-008-000	1975 FISHER LN	1.0	382.58	382.58
027-634-009-000	1979 FISHER LN	1.0	382.58	382.58
027-634-010-000	1983 FISHER LN	1.0	382.58	382.58
027-634-011-000	1987 FISHER LN	1.0	382.58	382.58
027-640-002-000	1923 MAXWELL AVE	1.0	382.58	382.58
027-640-003-000	904 BROWNING CIR	1.0	382.58	382.58
027-640-004-000	900 BROWNING CIR	1.0	382.58	382.58
027-640-005-000	896 BROWNING CIR	1.0	382.58	382.58
027-640-006-000	892 BROWNING CIR	1.0	382.58	382.58
027-640-007-000	888 BROWNING CIR	1.0	382.58	382.58
027-640-008-000	884 BROWNING CIR	1.0	382.58	382.58
027-640-009-000	880 BROWNING CIR	1.0	382.58	382.58
027-640-010-000	876 BROWNING CIR	1.0	382.58	382.58
027-640-011-000	872 BROWNING CIR	1.0	382.58	382.58
027-640-012-000	868 BROWNING CIR	1.0	382.58	382.58
027-640-013-000	864 BROWNING CIR	1.0	382.58	382.58
027-640-014-000	860 BROWNING CIR	1.0	382.58	382.58
027-640-015-000	856 BROWNING CIR	1.0	382.58	382.58
027-640-016-000	852 BROWNING CIR	1.0	382.58	382.58
027-640-017-000	848 BROWNING CIR	1.0	382.58	382.58
027-640-018-000	844 BROWNING CIR	1.0	382.58	382.58
027-640-019-000	840 BROWNING CIR	1.0	382.58	382.58
027-640-020-000	876 KINCHELOE DR	1.0	382.58	382.58
027-640-021-000	845 BROWNING CIR	1.0	382.58	382.58
027-640-022-000	849 BROWNING CIR	1.0	382.58	382.58
027-640-023-000	853 BROWNING CIR	1.0	382.58	382.58
027-640-024-000	857 BROWNING CIR	1.0	382.58	382.58
027-640-025-000	30 MULCAHY CT	1.0	382.58	382.58
027-640-026-000	26 MULCAHY CT	1.0	382.58	382.58
027-640-027-000	22 MULCAHY CT	1.0	382.58	382.58
027-640-028-000	18 MULCAHY CT	1.0	382.58	382.58
027-640-029-000	14 MULCAHY CT	1.0	382.58	382.58
027-640-030-000	10 MULCAHY CT	1.0	382.58	382.58
027-640-031-000	6 MULCAHY CT	1.0	382.58	382.58
027-640-032-000	2 MULCAHY CT	1.0	382.58	382.58
027-640-033-000	891 BROWNING CIR	1.0	382.58	382.58
027-640-034-000	895 BROWNING CIR	1.0	382.58	382.58
027-640-035-000	899 BROWNING CIR	1.0	382.58	382.58
027-640-036-000	1951 MAXWELL AVE	1.0	382.58	382.58
027-640-037-000	888 KINCHELOE DR	1.0	382.58	382.58

City of Woodland
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-640-038-000	884 KINCHELOE DR	1.0	382.58	382.58
027-640-039-000	880 KINCHELOE DR	1.0	382.58	382.58
027-640-041-000	829 DINSDALE CIR	1.0	382.58	382.58
027-640-042-000	833 DINSDALE CIR	1.0	382.58	382.58
027-640-043-000	837 DINSDALE CIR	1.0	382.58	382.58
027-640-044-000	841 DINSDALE CIR	1.0	382.58	382.58
027-640-045-000	845 DINSDALE CIR	1.0	382.58	382.58
027-640-046-000	849 DINSDALE CIR	1.0	382.58	382.58
027-640-047-000	853 DINSDALE CIR	1.0	382.58	382.58
027-640-048-000	857 DINSDALE CIR	1.0	382.58	382.58
027-640-049-000	861 DINSDALE CIR	1.0	382.58	382.58
027-640-050-000	865 DINSDALE CIR	1.0	382.58	382.58
027-640-051-000	869 DINSDALE CIR	1.0	382.58	382.58
027-640-052-000	873 DINSDALE CIR	1.0	382.58	382.58
027-640-053-000	877 DINSDALE CIR	1.0	382.58	382.58
027-640-054-000	881 DINSDALE CIR	1.0	382.58	382.58
027-640-055-000	885 DINSDALE CIR	1.0	382.58	382.58
027-640-056-000	889 DINSDALE CIR	1.0	382.58	382.58
027-640-057-000	893 DINSDALE CIR	1.0	382.58	382.58
027-640-058-000	897 DINSDALE CIR	1.0	382.58	382.58
027-640-059-000	903 FARNHAM AVE	1.0	382.58	382.58
027-640-060-000	907 FARNHAM AVE	1.0	382.58	382.58
027-640-061-000	911 FARNHAM AVE	1.0	382.58	382.58
027-640-062-000	915 FARNHAM AVE	1.0	382.58	382.58
027-640-063-000	856 DINSDALE CIR	1.0	382.58	382.58
027-640-064-000	850 DINSDALE CIR	1.0	382.58	382.58
027-640-065-000	844 DINSDALE CIR	1.0	382.58	382.58
027-640-066-000	871 FARNHAM AVE	1.0	382.58	382.58
027-640-067-000	875 FARNHAM AVE	1.0	382.58	382.58
027-640-068-000	879 FARNHAM AVE	1.0	382.58	382.58
027-640-069-000	883 FARNHAM AVE	1.0	382.58	382.58
027-640-070-000	887 FARNHAM AVE	1.0	382.58	382.58
027-640-071-000	891 FARNHAM AVE	1.0	382.58	382.58
027-640-072-000	895 FARNHAM AVE	1.0	382.58	382.58
027-640-073-000	884 DINSDALE CIR	1.0	382.58	382.58
027-640-074-000	878 DINSDALE CIR	1.0	382.58	382.58
027-651-001-000	1000 MORRIS CIR	1.0	382.58	382.58
027-651-002-000	1004 MORRIS CIR	1.0	382.58	382.58
027-651-003-000	1008 MORRIS CIR	1.0	382.58	382.58
027-651-004-000	1012 MORRIS CIR	1.0	382.58	382.58
027-651-005-000	1016 MORRIS CIR	1.0	382.58	382.58
027-651-006-000	1020 MORRIS CIR	1.0	382.58	382.58
027-651-007-000	1024 MORRIS CIR	1.0	382.58	382.58
027-651-008-000	1028 MORRIS CIR	1.0	382.58	382.58
027-651-009-000	1032 MORRIS CIR	1.0	382.58	382.58
027-651-010-000	1916 MORRIS CIR	1.0	382.58	382.58
027-651-011-000	1920 MORRIS CIR	1.0	382.58	382.58
027-651-012-000	1924 MORRIS CIR	1.0	382.58	382.58
027-651-013-000	1928 MORRIS CIR	1.0	382.58	382.58
027-651-014-000	1932 MORRIS CIR	1.0	382.58	382.58
027-651-015-000	1936 MORRIS CIR	1.0	382.58	382.58
027-651-016-000	1940 MORRIS CIR	1.0	382.58	382.58
027-651-017-000	1944 MORRIS CIR	1.0	382.58	382.58
027-651-018-000	1948 MORRIS CIR	1.0	382.58	382.58
027-651-019-000	1952 MORRIS CIR	1.0	382.58	382.58
027-652-001-000	1001 MORRIS CIR	1.0	382.58	382.58
027-652-002-000	1000 FREDERICKS ST	1.0	382.58	382.58
027-652-003-000	1004 FREDERICKS ST	1.0	382.58	382.58
027-652-004-000	1005 MORRIS CIR	1.0	382.58	382.58
027-652-005-000	1009 MORRIS CIR	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-652-006-000	1008 FREDERICKS ST	1.0	382.58	382.58
027-652-007-000	1012 FREDERICKS ST	1.0	382.58	382.58
027-652-008-000	1013 MORRIS CIR	1.0	382.58	382.58
027-652-009-000	1017 MORRIS CIR	1.0	382.58	382.58
027-652-010-000	1016 FREDERICKS ST	1.0	382.58	382.58
027-652-011-000	1020 FREDERICKS ST	1.0	382.58	382.58
027-652-012-000	1021 MORRIS CIR	1.0	382.58	382.58
027-652-013-000	1025 MORRIS CIR	1.0	382.58	382.58
027-652-014-000	1024 FREDERICKS ST	1.0	382.58	382.58
027-652-015-000	1028 FREDERICKS ST	1.0	382.58	382.58
027-652-016-000	1029 MORRIS CIR	1.0	382.58	382.58
027-653-001-000	1944 BRANIGAN AVE	1.0	382.58	382.58
027-653-002-000	1940 BRANIGAN AVE	1.0	382.58	382.58
027-653-003-000	1936 BRANIGAN AVE	1.0	382.58	382.58
027-653-004-000	1932 BRANIGAN AVE	1.0	382.58	382.58
027-653-005-000	1005 FREDERICKS ST	1.0	382.58	382.58
027-653-006-000	30 FREDERICKS CT	1.0	382.58	382.58
027-653-007-000	26 FREDERICKS CT	1.0	382.58	382.58
027-653-008-000	22 FREDERICKS CT	1.0	382.58	382.58
027-653-009-000	18 FREDERICKS CT	1.0	382.58	382.58
027-653-010-000	14 FREDERICKS CT	1.0	382.58	382.58
027-653-011-000	10 FREDERICKS CT	1.0	382.58	382.58
027-653-012-000	6 FREDERICKS CT	1.0	382.58	382.58
027-653-013-000	1019 FREDERICKS ST	1.0	382.58	382.58
027-653-014-000	1023 FREDERICKS ST	1.0	382.58	382.58
027-653-015-000	1027 FREDERICKS ST	1.0	382.58	382.58
027-653-016-000	1939 MORRIS CIR	1.0	382.58	382.58
027-653-017-000	1943 MORRIS CIR	1.0	382.58	382.58
027-653-018-000	1947 MORRIS CIR	1.0	382.58	382.58
027-653-019-000	1951 MORRIS CIR	1.0	382.58	382.58
027-661-001-000	931 ANDERSON CIR	1.0	382.58	382.58
027-661-002-000	927 ANDERSON CIR	1.0	382.58	382.58
027-661-003-000	923 ANDERSON CIR	1.0	382.58	382.58
027-661-004-000	919 ANDERSON CIR	1.0	382.58	382.58
027-661-005-000	915 ANDERSON CIR	1.0	382.58	382.58
027-661-006-000	913 ANDERSON CIR	1.0	382.58	382.58
027-661-007-000	909 ANDERSON CIR	1.0	382.58	382.58
027-661-008-000	905 ANDERSON CIR	1.0	382.58	382.58
027-661-009-000	901 ANDERSON CIR	1.0	382.58	382.58
027-661-010-000	967 ANDERSON CIR	1.0	382.58	382.58
027-661-011-000	971 ANDERSON CIR	1.0	382.58	382.58
027-661-012-000	975 ANDERSON CIR	1.0	382.58	382.58
027-661-013-000	979 ANDERSON CIR	1.0	382.58	382.58
027-661-014-000	983 ANDERSON CIR	1.0	382.58	382.58
027-661-015-000	987 ANDERSON CIR	1.0	382.58	382.58
027-661-016-000	991 ANDERSON CIR	1.0	382.58	382.58
027-661-017-000	993 ANDERSON CIR	1.0	382.58	382.58
027-661-018-000	997 ANDERSON CIR	1.0	382.58	382.58
027-662-001-000	1789 LOSOYA DR	1.0	382.58	382.58
027-662-002-000	1785 LOSOYA DR	1.0	382.58	382.58
027-662-003-000	1781 LOSOYA DR	1.0	382.58	382.58
027-662-004-000	1777 LOSOYA DR	1.0	382.58	382.58
027-662-005-000	1773 LOSOYA DR	1.0	382.58	382.58
027-662-006-000	1769 LOSOYA DR	1.0	382.58	382.58
027-662-007-000	1765 LOSOYA DR	1.0	382.58	382.58
027-662-008-000	1761 LOSOYA DR	1.0	382.58	382.58
027-662-009-000	1757 LOSOYA DR	1.0	382.58	382.58
027-662-010-000	958 LOSOYA DR	1.0	382.58	382.58
027-662-011-000	962 LOSOYA DR	1.0	382.58	382.58
027-662-012-000	966 LOSOYA DR	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-662-013-000	970 LOSOYA DR	1.0	382.58	382.58
027-662-014-000	974 LOSOYA DR	1.0	382.58	382.58
027-662-015-000	978 LOSOYA DR	1.0	382.58	382.58
027-662-016-000	982 LOSOYA DR	1.0	382.58	382.58
027-662-017-000	986 LOSOYA DR	1.0	382.58	382.58
027-662-018-000	990 LOSOYA DR	1.0	382.58	382.58
027-662-019-000	994 LOSOYA DR	1.0	382.58	382.58
027-662-020-000	998 LOSOYA DR	1.0	382.58	382.58
027-662-021-000	900 ANDERSON CIR	1.0	382.58	382.58
027-662-022-000	904 ANDERSON CIR	1.0	382.58	382.58
027-662-023-000	908 ANDERSON CIR	1.0	382.58	382.58
027-662-024-000	912 ANDERSON CIR	1.0	382.58	382.58
027-662-025-000	914 ANDERSON CIR	1.0	382.58	382.58
027-662-026-000	918 ANDERSON CIR	1.0	382.58	382.58
027-662-027-000	922 ANDERSON CIR	1.0	382.58	382.58
027-662-028-000	926 ANDERSON CIR	1.0	382.58	382.58
027-662-029-000	930 ANDERSON CIR	1.0	382.58	382.58
027-662-030-000	932 ANDERSON CIR	1.0	382.58	382.58
027-662-031-000	936 ANDERSON CIR	1.0	382.58	382.58
027-662-032-000	940 ANDERSON CIR	1.0	382.58	382.58
027-662-033-000	942 ANDERSON CIR	1.0	382.58	382.58
027-662-034-000	946 ANDERSON CIR	1.0	382.58	382.58
027-662-035-000	950 ANDERSON CIR	1.0	382.58	382.58
027-662-036-000	954 ANDERSON CIR	1.0	382.58	382.58
027-662-037-000	958 ANDERSON CIR	1.0	382.58	382.58
027-662-038-000	960 ANDERSON CIR	1.0	382.58	382.58
027-662-039-000	964 ANDERSON CIR	1.0	382.58	382.58
027-662-040-000	968 ANDERSON CIR	1.0	382.58	382.58
027-662-041-000	972 ANDERSON CIR	1.0	382.58	382.58
027-662-042-000	976 ANDERSON CIR	1.0	382.58	382.58
027-662-043-000	980 ANDERSON CIR	1.0	382.58	382.58
027-662-044-000	984 ANDERSON CIR	1.0	382.58	382.58
027-662-045-000	988 ANDERSON CIR	1.0	382.58	382.58
027-662-046-000	992 ANDERSON CIR	1.0	382.58	382.58
027-662-047-000	994 ANDERSON CIR	1.0	382.58	382.58
027-662-048-000	998 ANDERSON CIR	1.0	382.58	382.58
027-663-001-000	966 HUNTER LN	1.0	382.58	382.58
027-663-002-000	970 HUNTER LN	1.0	382.58	382.58
027-663-003-000	974 HUNTER LN	1.0	382.58	382.58
027-663-004-000	978 HUNTER LN	1.0	382.58	382.58
027-663-005-000	982 HUNTER LN	1.0	382.58	382.58
027-663-006-000	986 HUNTER LN	1.0	382.58	382.58
027-663-007-000	990 HUNTER LN	1.0	382.58	382.58
027-663-008-000	994 HUNTER LN	1.0	382.58	382.58
027-663-009-000	998 HUNTER LN	1.0	382.58	382.58
027-663-010-000	965 LOSOYA DR	1.0	382.58	382.58
027-663-011-000	969 LOSOYA DR	1.0	382.58	382.58
027-663-012-000	973 LOSOYA DR	1.0	382.58	382.58
027-663-013-000	977 LOSOYA DR	1.0	382.58	382.58
027-663-014-000	981 LOSOYA DR	1.0	382.58	382.58
027-663-015-000	985 LOSOYA DR	1.0	382.58	382.58
027-663-016-000	989 LOSOYA DR	1.0	382.58	382.58
027-663-017-000	993 LOSOYA DR	1.0	382.58	382.58
027-663-018-000	997 LOSOYA DR	1.0	382.58	382.58
027-664-001-000	965 HUNTER LN	1.0	382.58	382.58
027-664-002-000	969 HUNTER LN	1.0	382.58	382.58
027-664-003-000	973 HUNTER LN	1.0	382.58	382.58
027-664-004-000	977 HUNTER LN	1.0	382.58	382.58
027-664-005-000	981 HUNTER LN	1.0	382.58	382.58
027-664-006-000	985 HUNTER LN	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-664-007-000	989 HUNTER LN	1.0	382.58	382.58
027-664-008-000	993 HUNTER LN	1.0	382.58	382.58
027-664-009-000	997 HUNTER LN	1.0	382.58	382.58
027-670-001-000	1793 LOSOYA DR	1.0	382.58	382.58
027-670-002-000	974 WALLACE DR	1.0	382.58	382.58
027-670-003-000	978 WALLACE DR	1.0	382.58	382.58
027-670-004-000	982 WALLACE DR	1.0	382.58	382.58
027-670-005-000	986 WALLACE DR	1.0	382.58	382.58
027-670-006-000	990 WALLACE DR	1.0	382.58	382.58
027-670-007-000	994 WALLACE DR	1.0	382.58	382.58
027-670-008-000	998 WALLACE DR	1.0	382.58	382.58
027-670-009-000	997 WALLACE DR	1.0	382.58	382.58
027-670-010-000	995 WALLACE DR	1.0	382.58	382.58
027-670-011-000	991 WALLACE DR	1.0	382.58	382.58
027-670-012-000	987 WALLACE DR	1.0	382.58	382.58
027-670-013-000	983 WALLACE DR	1.0	382.58	382.58
027-670-014-000	979 WALLACE DR	1.0	382.58	382.58
027-670-015-000	1802 LOSOYA DR	1.0	382.58	382.58
027-670-016-000	1801 LOSOYA DR	1.0	382.58	382.58
027-670-017-000	1805 LOSOYA DR	1.0	382.58	382.58
027-670-018-000	1809 LOSOYA DR	1.0	382.58	382.58
027-670-019-000	1815 LOSOYA DR	1.0	382.58	382.58
027-670-020-000	1821 LOSOYA DR	1.0	382.58	382.58
027-670-021-000	1827 LOSOYA DR	1.0	382.58	382.58
027-670-022-000	1830 LOSOYA DR	1.0	382.58	382.58
027-670-023-000	1826 LOSOYA DR	1.0	382.58	382.58
027-670-024-000	1822 LOSOYA DR	1.0	382.58	382.58
027-670-025-000	1818 LOSOYA DR	1.0	382.58	382.58
027-670-026-000	1814 LOSOYA DR	1.0	382.58	382.58
027-670-027-000	1810 LOSOYA DR	1.0	382.58	382.58
027-670-028-000	1806 LOSOYA DR	1.0	382.58	382.58
027-670-029-000	26 HILLER CT	1.0	382.58	382.58
027-670-030-000	30 HILLER CT	1.0	382.58	382.58
027-670-031-000	34 HILLER CT	1.0	382.58	382.58
027-670-032-000	38 HILLER CT	1.0	382.58	382.58
027-670-033-000	42 HILLER CT	1.0	382.58	382.58
027-670-034-000	22 HILLER CT	1.0	382.58	382.58
027-670-035-000	18 HILLER CT	1.0	382.58	382.58
027-670-036-000	14 HILLER CT	1.0	382.58	382.58
027-670-037-000	10 HILLER CT	1.0	382.58	382.58
027-670-038-000	6 HILLER CT	1.0	382.58	382.58
027-670-039-000	2 HILLER CT	1.0	382.58	382.58
027-670-040-000	54 EPPERSON CT	1.0	382.58	382.58
027-670-041-000	50 EPPERSON CT	1.0	382.58	382.58
027-670-042-000	46 EPPERSON CT	1.0	382.58	382.58
027-670-043-000	42 EPPERSON CT	1.0	382.58	382.58
027-670-044-000	38 EPPERSON CT	1.0	382.58	382.58
027-670-045-000	34 EPPERSON CT	1.0	382.58	382.58
027-670-046-000	30 EPPERSON CT	1.0	382.58	382.58
027-670-047-000	26 EPPERSON CT	1.0	382.58	382.58
027-670-048-000	22 EPPERSON CT	1.0	382.58	382.58
027-670-049-000	18 EPPERSON CT	1.0	382.58	382.58
027-670-050-000	14 EPPERSON CT	1.0	382.58	382.58
027-670-051-000	10 EPPERSON CT	1.0	382.58	382.58
027-670-052-000	6 EPPERSON CT	1.0	382.58	382.58
027-670-053-000	2 EPPERSON CT	1.0	382.58	382.58
027-681-001-000	840 WALKER ST	1.0	382.58	382.58
027-681-002-000	844 WALKER ST	1.0	382.58	382.58
027-681-003-000	2 TADLOCK PL	1.0	382.58	382.58
027-681-004-000	6 TADLOCK PL	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-681-005-000	10 TADLOCK PL	1.0	382.58	382.58
027-681-006-000	14 TADLOCK PL	1.0	382.58	382.58
027-681-007-000	18 TADLOCK PL	1.0	382.58	382.58
027-681-008-000	1831 LOSOYA DR	1.0	382.58	382.58
027-682-001-000	839 WALKER ST	1.0	382.58	382.58
027-682-002-000	843 WALKER ST	1.0	382.58	382.58
027-682-003-000	847 WALKER ST	1.0	382.58	382.58
027-682-004-000	851 WALKER ST	1.0	382.58	382.58
027-682-005-000	855 WALKER ST	1.0	382.58	382.58
027-682-006-000	859 WALKER ST	1.0	382.58	382.58
027-682-007-000	14 REIFF PL	1.0	382.58	382.58
027-682-008-000	10 REIFF PL	1.0	382.58	382.58
027-682-009-000	14 HILDEBRAND CT	1.0	382.58	382.58
027-682-010-000	10 HILDEBRAND CT	1.0	382.58	382.58
027-682-011-000	6 HILDEBRAND CT	1.0	382.58	382.58
027-682-012-000	924 CRANSTON DR	1.0	382.58	382.58
027-682-013-000	928 CRANSTON DR	1.0	382.58	382.58
027-682-014-000	932 CRANSTON DR	1.0	382.58	382.58
027-682-015-000	940 CRANSTON DR	1.0	382.58	382.58
027-682-016-000	944 CRANSTON DR	1.0	382.58	382.58
027-682-017-000	883 WALKER ST	1.0	382.58	382.58
027-682-018-000	879 WALKER ST	1.0	382.58	382.58
027-682-019-000	875 WALKER ST	1.0	382.58	382.58
027-682-020-000	871 WALKER ST	1.0	382.58	382.58
027-682-021-000	2 REIFF PL	1.0	382.58	382.58
027-682-022-000	6 REIFF PL	1.0	382.58	382.58
027-682-023-000	18 HILDEBRAND CT	1.0	382.58	382.58
027-682-024-000	22 HILDEBRAND CT	1.0	382.58	382.58
027-682-025-000	26 HILDEBRAND CT	1.0	382.58	382.58
027-683-001-000	927 CRANSTON DR	1.0	382.58	382.58
027-683-002-000	931 CRANSTON DR	1.0	382.58	382.58
027-683-003-000	935 CRANSTON DR	1.0	382.58	382.58
027-683-004-000	939 CRANSTON DR	1.0	382.58	382.58
027-683-005-000	943 CRANSTON DR	1.0	382.58	382.58
027-683-006-000	891 WALKER PL	1.0	382.58	382.58
027-683-007-000	895 WALKER PL	1.0	382.58	382.58
027-683-008-000	899 WALKER PL	1.0	382.58	382.58
027-683-009-000	903 WALKER PL	1.0	382.58	382.58
027-683-010-000	907 WALKER PL	1.0	382.58	382.58
027-684-001-000	1834 LOSOYA DR	1.0	382.58	382.58
027-684-002-000	868 WALKER ST	1.0	382.58	382.58
027-684-003-000	872 WALKER ST	1.0	382.58	382.58
027-684-004-000	876 WALKER ST	1.0	382.58	382.58
027-684-005-000	6 BARTH CT	1.0	382.58	382.58
027-684-006-000	10 BARTH CT	1.0	382.58	382.58
027-684-007-000	14 BARTH CT	1.0	382.58	382.58
027-684-008-000	18 BARTH CT	1.0	382.58	382.58
027-684-009-000	22 BARTH CT	1.0	382.58	382.58
027-684-010-000	26 BARTH CT	1.0	382.58	382.58
027-684-011-000	30 BARTH CT	1.0	382.58	382.58
027-684-012-000	34 BARTH CT	1.0	382.58	382.58
027-684-013-000	33 BARTH CT	1.0	382.58	382.58
027-684-014-000	29 BARTH CT	1.0	382.58	382.58
027-684-015-000	25 BARTH CT	1.0	382.58	382.58
027-684-016-000	21 BARTH CT	1.0	382.58	382.58
027-684-017-000	17 BARTH CT	1.0	382.58	382.58
027-684-018-000	13 BARTH CT	1.0	382.58	382.58
027-684-019-000	9 BARTH CT	1.0	382.58	382.58
027-684-020-000	5 BARTH CT	1.0	382.58	382.58
027-684-021-000	1 BARTH CT	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-690-001-000	776 LAUGENOUR DR	1.0	382.58	382.58
027-690-002-000	1628 SILBERSTEIN PL	1.0	382.58	382.58
027-690-003-000	1622 SILBERSTEIN PL	1.0	382.58	382.58
027-690-004-000	1616 SILBERSTEIN PL	1.0	382.58	382.58
027-690-005-000	1612 SILBERSTEIN PL	1.0	382.58	382.58
027-690-006-000	1608 SILBERSTEIN PL	1.0	382.58	382.58
027-690-007-000	1604 SILBERSTEIN PL	1.0	382.58	382.58
027-690-008-000	1600 SILBERSTEIN PL	1.0	382.58	382.58
027-690-009-000	1603 SILBERSTEIN PL	1.0	382.58	382.58
027-690-010-000	1607 SILBERSTEIN PL	1.0	382.58	382.58
027-690-011-000	1611 SILBERSTEIN PL	1.0	382.58	382.58
027-690-012-000	1617 SILBERSTEIN PL	1.0	382.58	382.58
027-690-013-000	1623 SILBERSTEIN PL	1.0	382.58	382.58
027-690-014-000	1629 SILBERSTEIN PL	1.0	382.58	382.58
027-690-015-000	1633 SILBERSTEIN PL	1.0	382.58	382.58
027-690-016-000	780 LAUGENOUR DR	1.0	382.58	382.58
027-690-017-000	1635 GILLETTE DR	1.0	382.58	382.58
027-690-018-000	1631 GILLETTE DR	1.0	382.58	382.58
027-690-019-000	1625 GILLETTE DR	1.0	382.58	382.58
027-690-020-000	1619 GILLETTE DR	1.0	382.58	382.58
027-690-021-000	1615 GILLETTE DR	1.0	382.58	382.58
027-690-022-000	1609 GILLETTE DR	1.0	382.58	382.58
027-690-023-000	1605 GILLETTE DR	1.0	382.58	382.58
027-690-024-000	1601 GILLETTE DR	1.0	382.58	382.58
027-690-026-000	777 LAUGENOUR DR	1.0	382.58	382.58
027-690-027-000	781 LAUGENOUR DR	1.0	382.58	382.58
027-690-028-000	785 LAUGENOUR DR	1.0	382.58	382.58
027-690-029-000	789 LAUGENOUR DR	1.0	382.58	382.58
027-690-030-000	793 LAUGENOUR DR	1.0	382.58	382.58
027-690-031-000	797 LAUGENOUR DR	1.0	382.58	382.58
027-690-032-000	771 BOURN DR	1.0	382.58	382.58
027-690-033-000	767 BOURN DR	0.5	382.58	382.58
027-690-034-000	763 BOURN DR	0.5	382.58	382.58
027-690-035-000	759 BOURN DR	1.0	382.58	382.58
027-690-036-000	755 BOURN DR	1.0	382.58	382.58
027-690-037-000	751 BOURN DR	1.0	382.58	382.58
027-690-038-000	747 BOURN DR	1.0	382.58	382.58
027-690-039-000	743 BOURN DR	1.0	382.58	382.58
027-690-040-000	739 BOURN DR	1.0	382.58	382.58
027-690-042-000	1614 FARNHAM AVE	1.0	382.58	382.58
027-690-043-000	1618 FARNHAM AVE	1.0	382.58	382.58
027-690-044-000	1622 FARNHAM AVE	1.0	382.58	382.58
027-690-045-000	1626 FARNHAM AVE	1.0	382.58	382.58
027-690-046-000	1630 FARNHAM AVE	1.0	382.58	382.58
027-690-047-000	1634 FARNHAM AVE	1.0	382.58	382.58
027-690-048-000	768 LAUGENOUR DR	1.0	382.58	382.58
027-690-049-000	772 LAUGENOUR DR	1.0	382.58	382.58
027-690-050-000	773 LAUGENOUR DR	1.0	382.58	382.58
027-690-051-000	769 LAUGENOUR DR	1.0	382.58	382.58
027-690-052-000	765 LAUGENOUR DR	1.0	382.58	382.58
027-701-001-000	1601 LAUGENOUR DR	1.0	382.58	382.58
027-701-002-000	1605 LAUGENOUR DR	1.0	382.58	382.58
027-701-003-000	1609 LAUGENOUR DR	1.0	382.58	382.58
027-701-004-000	1613 LAUGENOUR DR	1.0	382.58	382.58
027-701-005-000	1619 LAUGENOUR DR	1.0	382.58	382.58
027-701-006-000	605 LAUGENOUR DR	1.0	382.58	382.58
027-701-007-000	611 LAUGENOUR DR	1.0	382.58	382.58
027-701-008-000	617 LAUGENOUR DR	1.0	382.58	382.58
027-701-009-000	623 LAUGENOUR DR	1.0	382.58	382.58
027-701-010-000	629 LAUGENOUR DR	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-701-011-000	635 LAUGENOUR DR	1.0	382.58	382.58
027-701-012-000	641 LAUGENOUR DR	1.0	382.58	382.58
027-701-013-000	647 LAUGENOUR DR	1.0	382.58	382.58
027-701-014-000	653 LAUGENOUR DR	1.0	382.58	382.58
027-701-015-000	659 LAUGENOUR DR	1.0	382.58	382.58
027-701-016-000	665 LAUGENOUR DR	1.0	382.58	382.58
027-701-017-000	671 LAUGENOUR DR	1.0	382.58	382.58
027-701-018-000	677 LAUGENOUR DR	1.0	382.58	382.58
027-701-019-000	1643 FARNHAM AVE	1.0	382.58	382.58
027-701-020-000	1647 FARNHAM AVE	1.0	382.58	382.58
027-701-021-000	1651 FARNHAM AVE	1.0	382.58	382.58
027-701-022-000	1655 FARNHAM AVE	1.0	382.58	382.58
027-702-001-000	601 BOURN DR	1.0	382.58	382.58
027-702-002-000	613 BOURN DR	1.0	382.58	382.58
027-702-003-000	625 BOURN DR	1.0	382.58	382.58
027-702-004-000	637 BOURN DR	1.0	382.58	382.58
027-702-005-000	649 BOURN DR	1.0	382.58	382.58
027-702-006-000	661 BOURN DR	1.0	382.58	382.58
027-702-007-000	673 BOURN DR	1.0	382.58	382.58
027-702-008-000	685 BOURN DR	1.0	382.58	382.58
027-702-009-000	697 BOURN DR	1.0	382.58	382.58
027-702-010-000	709 BOURN DR	1.0	382.58	382.58
027-702-011-000	721 BOURN DR	1.0	382.58	382.58
027-702-013-000	684 WOODARD DR	1.0	382.58	382.58
027-702-014-000	676 WOODARD DR	1.0	382.58	382.58
027-702-015-000	668 WOODARD DR	1.0	382.58	382.58
027-702-016-000	660 WOODARD DR	1.0	382.58	382.58
027-702-017-000	652 WOODARD DR	1.0	382.58	382.58
027-702-018-000	644 WOODARD DR	1.0	382.58	382.58
027-702-019-000	636 WOODARD DR	1.0	382.58	382.58
027-702-020-000	628 WOODARD DR	1.0	382.58	382.58
027-702-021-000	620 WOODARD DR	1.0	382.58	382.58
027-702-022-000	1610 LAUGENOUR DR	1.0	382.58	382.58
027-702-023-000	1618 LAUGENOUR DR	1.0	382.58	382.58
027-703-001-000	672 LAUGENOUR DR	1.0	382.58	382.58
027-703-002-000	680 LAUGENOUR DR	1.0	382.58	382.58
027-703-003-000	688 LAUGENOUR DR	1.0	382.58	382.58
027-703-004-000	1631 FARNHAM AVE	1.0	382.58	382.58
027-703-005-000	1627 FARNHAM AVE	1.0	382.58	382.58
027-703-006-000	1623 FARNHAM AVE	1.0	382.58	382.58
027-703-007-000	1619 FARNHAM AVE	1.0	382.58	382.58
027-703-008-000	1615 FARNHAM AVE	1.0	382.58	382.58
027-703-009-000	667 WOODARD DR	1.0	382.58	382.58
027-703-010-000	659 WOODARD DR	1.0	382.58	382.58
027-703-011-000	651 WOODARD DR	1.0	382.58	382.58
027-703-012-000	643 WOODARD DR	1.0	382.58	382.58
027-703-013-000	635 WOODARD DR	1.0	382.58	382.58
027-703-014-000	622 LAUGENOUR DR	1.0	382.58	382.58
027-703-015-000	626 LAUGENOUR DR	1.0	382.58	382.58
027-703-016-000	632 LAUGENOUR DR	1.0	382.58	382.58
027-703-017-000	638 LAUGENOUR DR	1.0	382.58	382.58
027-703-018-000	8 GWINN CT	1.0	382.58	382.58
027-703-019-000	6 GWINN CT	1.0	382.58	382.58
027-703-020-000	4 GWINN CT	1.0	382.58	382.58
027-703-021-000	2 GWINN CT	1.0	382.58	382.58
027-711-001-000	761 HATCHER DR	1.0	382.58	382.58
027-711-002-000	765 HATCHER DR	1.0	382.58	382.58
027-711-003-000	769 HATCHER DR	1.0	382.58	382.58
027-711-004-000	773 HATCHER DR	1.0	382.58	382.58
027-711-005-000	777 HATCHER DR	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-711-006-000	3 HAZEMAN CT	1.0	382.58	382.58
027-711-007-000	5 HAZEMAN CT	1.0	382.58	382.58
027-711-008-000	7 HAZEMAN CT	1.0	382.58	382.58
027-711-010-000	10 HAZEMAN CT	1.0	382.58	382.58
027-711-011-000	8 HAZEMAN CT	1.0	382.58	382.58
027-711-012-000	6 HAZEMAN CT	1.0	382.58	382.58
027-711-013-000	4 HAZEMAN CT	1.0	382.58	382.58
027-711-014-000	2 HAZEMAN CT	1.0	382.58	382.58
027-711-015-000	781 HATCHER DR	1.0	382.58	382.58
027-711-016-000	785 HATCHER DR	1.0	382.58	382.58
027-711-017-000	789 HATCHER DR	1.0	382.58	382.58
027-711-018-000	1649 HATCHER DR	1.0	382.58	382.58
027-711-019-000	1653 HATCHER DR	1.0	382.58	382.58
027-711-020-000	1657 HATCHER DR	1.0	382.58	382.58
027-711-021-000	1661 HATCHER DR	1.0	382.58	382.58
027-711-022-000	1665 HATCHER DR	1.0	382.58	382.58
027-711-023-000	1671 HATCHER DR	1.0	382.58	382.58
027-712-001-000	762 HATCHER DR	1.0	382.58	382.58
027-712-002-000	766 HATCHER DR	1.0	382.58	382.58
027-712-003-000	770 HATCHER DR	1.0	382.58	382.58
027-712-004-000	774 HATCHER DR	1.0	382.58	382.58
027-712-005-000	778 HATCHER DR	1.0	382.58	382.58
027-712-006-000	782 HATCHER DR	1.0	382.58	382.58
027-712-007-000	786 HATCHER DR	1.0	382.58	382.58
027-712-008-000	790 HATCHER DR	1.0	382.58	382.58
027-712-009-000	794 HATCHER DR	1.0	382.58	382.58
027-712-010-000	1636 HATCHER DR	1.0	382.58	382.58
027-712-011-000	1640 HATCHER DR	1.0	382.58	382.58
027-712-012-000	1644 HATCHER DR	1.0	382.58	382.58
027-712-013-000	1648 HATCHER DR	1.0	382.58	382.58
027-712-014-000	1652 HATCHER DR	1.0	382.58	382.58
027-712-015-000	1656 HATCHER DR	1.0	382.58	382.58
027-712-016-000	1660 HATCHER DR	1.0	382.58	382.58
027-712-017-000	1664 HATCHER DR	1.0	382.58	382.58
027-712-018-000	1668 HATCHER DR	1.0	382.58	382.58
027-712-019-000	1672 HATCHER DR	1.0	382.58	382.58
027-721-001-000	852 ATWELL CIR	1.0	382.58	382.58
027-721-002-000	850 ATWELL CIR	1.0	382.58	382.58
027-721-003-000	848 ATWELL CIR	1.0	382.58	382.58
027-721-004-000	846 ATWELL CIR	1.0	382.58	382.58
027-721-005-000	844 ATWELL CIR	1.0	382.58	382.58
027-721-006-000	842 ATWELL CIR	1.0	382.58	382.58
027-721-007-000	840 ATWELL CIR	1.0	382.58	382.58
027-721-008-000	838 ATWELL CIR	1.0	382.58	382.58
027-721-009-000	836 ATWELL CIR	1.0	382.58	382.58
027-721-010-000	834 ATWELL CIR	1.0	382.58	382.58
027-721-011-000	832 ATWELL CIR	1.0	382.58	382.58
027-721-012-000	830 ATWELL CIR	1.0	382.58	382.58
027-721-013-000	828 ATWELL CIR	1.0	382.58	382.58
027-721-014-000	826 ATWELL CIR	1.0	382.58	382.58
027-721-015-000	824 ATWELL CIR	1.0	382.58	382.58
027-721-016-000	822 ATWELL CIR	1.0	382.58	382.58
027-721-017-000	820 ATWELL CIR	1.0	382.58	382.58
027-721-018-000	818 ATWELL CIR	1.0	382.58	382.58
027-721-019-000	816 ATWELL CIR	1.0	382.58	382.58
027-721-020-000	814 ATWELL CIR	1.0	382.58	382.58
027-721-021-000	812 ATWELL CIR	1.0	382.58	382.58
027-721-022-000	810 ATWELL CIR	1.0	382.58	382.58
027-721-023-000	808 ATWELL CIR	1.0	382.58	382.58
027-721-024-000	806 ATWELL CIR	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-721-025-000	804 ATWELL CIR	1.0	382.58	382.58
027-721-026-000	802 ATWELL CIR	1.0	382.58	382.58
027-721-027-000	800 ATWELL CIR	1.0	382.58	382.58
027-722-001-000	801 ATWELL CIR	1.0	382.58	382.58
027-722-002-000	803 ATWELL CIR	1.0	382.58	382.58
027-722-003-000	805 ATWELL CIR	1.0	382.58	382.58
027-722-004-000	807 ATWELL CIR	1.0	382.58	382.58
027-722-005-000	809 ATWELL CIR	1.0	382.58	382.58
027-722-006-000	811 ATWELL CIR	1.0	382.58	382.58
027-722-007-000	813 ATWELL CIR	1.0	382.58	382.58
027-722-008-000	815 ATWELL CIR	1.0	382.58	382.58
027-722-009-000	817 ATWELL CIR	1.0	382.58	382.58
027-722-010-000	837 ATWELL CIR	1.0	382.58	382.58
027-722-011-000	839 ATWELL CIR	1.0	382.58	382.58
027-722-012-000	841 ATWELL CIR	1.0	382.58	382.58
027-722-013-000	843 ATWELL CIR	1.0	382.58	382.58
027-722-014-000	845 ATWELL CIR	1.0	382.58	382.58
027-722-015-000	847 ATWELL CIR	1.0	382.58	382.58
027-722-016-000	849 ATWELL CIR	1.0	382.58	382.58
027-722-017-000	851 ATWELL CIR	1.0	382.58	382.58
027-722-018-000	853 ATWELL CIR	1.0	382.58	382.58
027-731-001-000	1802 ELSTON CIR	1.0	382.58	382.58
027-731-002-000	1806 ELSTON CIR	1.0	382.58	382.58
027-731-003-000	1810 ELSTON CIR	1.0	382.58	382.58
027-731-004-000	1814 ELSTON CIR	1.0	382.58	382.58
027-731-005-000	1818 ELSTON CIR	1.0	382.58	382.58
027-731-006-000	1822 ELSTON CIR	1.0	382.58	382.58
027-731-007-000	1826 ELSTON CIR	1.0	382.58	382.58
027-731-008-000	1813 GABLE DR	1.0	382.58	382.58
027-731-009-000	1809 GABLE DR	1.0	382.58	382.58
027-731-010-000	1805 GABLE DR	1.0	382.58	382.58
027-731-011-000	1801 GABLE DR	1.0	382.58	382.58
027-731-012-000	1817 HOMESTEAD WAY	1.0	382.58	382.58
027-731-013-000	1813 HOMESTEAD WAY	1.0	382.58	382.58
027-731-014-000	1809 HOMESTEAD WAY	1.0	382.58	382.58
027-731-015-000	1805 HOMESTEAD WAY	1.0	382.58	382.58
027-731-016-000	1801 HOMESTEAD WAY	1.0	382.58	382.58
027-732-001-000	1734 ELSTON CIR	1.0	382.58	382.58
027-732-002-000	1738 ELSTON CIR	1.0	382.58	382.58
027-732-003-000	1742 ELSTON CIR	1.0	382.58	382.58
027-732-004-000	1746 ELSTON CIR	1.0	382.58	382.58
027-732-005-000	1750 ELSTON CIR	1.0	382.58	382.58
027-732-006-000	1754 ELSTON CIR	1.0	382.58	382.58
027-732-007-000	1758 ELSTON CIR	1.0	382.58	382.58
027-732-008-000	1762 ELSTON CIR	1.0	382.58	382.58
027-732-009-000	1766 ELSTON CIR	1.0	382.58	382.58
027-732-010-000	1770 ELSTON CIR	1.0	382.58	382.58
027-732-011-000	1774 ELSTON CIR	1.0	382.58	382.58
027-732-012-000	1775 HOMESTEAD WAY	1.0	382.58	382.58
027-732-013-000	1771 HOMESTEAD WAY	1.0	382.58	382.58
027-732-014-000	1767 HOMESTEAD WAY	1.0	382.58	382.58
027-732-015-000	1763 HOMESTEAD WAY	1.0	382.58	382.58
027-732-016-000	1759 HOMESTEAD WAY	1.0	382.58	382.58
027-732-017-000	1755 HOMESTEAD WAY	1.0	382.58	382.58
027-732-018-000	1751 HOMESTEAD WAY	1.0	382.58	382.58
027-732-019-000	1747 HOMESTEAD WAY	1.0	382.58	382.58
027-732-020-000	759 MERRITT CIR	1.0	382.58	382.58
027-733-001-000	754 MERRITT CIR	1.0	382.58	382.58
027-733-002-000	758 MERRITT CIR	1.0	382.58	382.58
027-733-003-000	762 MERRITT CIR	1.0	382.58	382.58

City of Woodland
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-733-004-000	766 MERRITT CIR	1.0	382.58	382.58
027-733-005-000	770 MERRITT CIR	1.0	382.58	382.58
027-733-006-000	774 MERRITT CIR	1.0	382.58	382.58
027-733-007-000	778 MERRITT CIR	1.0	382.58	382.58
027-733-008-000	782 MERRITT CIR	1.0	382.58	382.58
027-733-009-000	786 MERRITT CIR	1.0	382.58	382.58
027-733-010-000	790 MERRITT CIR	1.0	382.58	382.58
027-733-011-000	794 MERRITT CIR	1.0	382.58	382.58
027-733-012-000	798 MERRITT CIR	1.0	382.58	382.58
027-733-013-000	799 ELSTON CIR	1.0	382.58	382.58
027-733-014-000	795 ELSTON CIR	1.0	382.58	382.58
027-733-015-000	791 ELSTON CIR	1.0	382.58	382.58
027-733-016-000	787 ELSTON CIR	1.0	382.58	382.58
027-733-017-000	783 ELSTON CIR	1.0	382.58	382.58
027-733-018-000	779 ELSTON CIR	1.0	382.58	382.58
027-733-019-000	775 ELSTON CIR	1.0	382.58	382.58
027-733-020-000	771 ELSTON CIR	1.0	382.58	382.58
027-733-021-000	767 ELSTON CIR	1.0	382.58	382.58
027-733-022-000	763 ELSTON CIR	1.0	382.58	382.58
027-733-023-000	759 ELSTON CIR	1.0	382.58	382.58
027-734-001-000	796 ELSTON CIR	1.0	382.58	382.58
027-734-002-000	792 ELSTON CIR	1.0	382.58	382.58
027-734-003-000	788 ELSTON CIR	1.0	382.58	382.58
027-734-004-000	784 ELSTON CIR	1.0	382.58	382.58
027-734-005-000	780 ELSTON CIR	1.0	382.58	382.58
027-734-006-000	776 ELSTON CIR	1.0	382.58	382.58
027-734-007-000	772 ELSTON CIR	1.0	382.58	382.58
027-734-008-000	768 ELSTON CIR	1.0	382.58	382.58
027-734-009-000	764 ELSTON CIR	1.0	382.58	382.58
027-735-001-000	1726 MERRITT CIR	1.0	382.58	382.58
027-735-002-000	1722 MERRITT CIR	1.0	382.58	382.58
027-735-003-000	1718 MERRITT CIR	1.0	382.58	382.58
027-735-004-000	1714 MERRITT CIR	1.0	382.58	382.58
027-735-005-000	1710 MERRITT CIR	1.0	382.58	382.58
027-735-006-000	1706 MERRITT CIR	1.0	382.58	382.58
027-735-007-000	1702 MERRITT CIR	1.0	382.58	382.58
027-741-001-000	1799 FARNHAM AVE	1.0	382.58	382.58
027-741-002-000	1801 FARNHAM AVE	1.0	382.58	382.58
027-741-003-000	1805 FARNHAM AVE	1.0	382.58	382.58
027-741-004-000	1809 FARNHAM AVE	1.0	382.58	382.58
027-741-005-000	1813 FARNHAM AVE	1.0	382.58	382.58
027-741-006-000	1817 FARNHAM AVE	1.0	382.58	382.58
027-741-007-000	1821 FARNHAM AVE	1.0	382.58	382.58
027-741-008-000	1825 FARNHAM AVE	1.0	382.58	382.58
027-741-011-000	1829 FARNHAM AVE	1.0	382.58	382.58
027-742-001-000	1796 FARNHAM AVE	1.0	382.58	382.58
027-742-002-000	1785 ELSTON CIR	1.0	382.58	382.58
027-743-001-000	1800 FARNHAM AVE	1.0	382.58	382.58
027-743-002-000	1804 FARNHAM AVE	1.0	382.58	382.58
027-743-003-000	1808 FARNHAM AVE	1.0	382.58	382.58
027-743-004-000	1812 FARNHAM AVE	1.0	382.58	382.58
027-743-005-000	1816 FARNHAM AVE	1.0	382.58	382.58
027-743-006-000	1820 FARNHAM AVE	1.0	382.58	382.58
027-743-007-000	1824 FARNHAM AVE	1.0	382.58	382.58
027-743-008-000	1828 FARNHAM AVE	1.0	382.58	382.58
027-743-009-000	1832 FARNHAM AVE	1.0	382.58	382.58
027-743-010-000	1836 FARNHAM AVE	1.0	382.58	382.58
027-743-011-000	1840 FARNHAM AVE	1.0	382.58	382.58
027-743-012-000	1844 FARNHAM AVE	1.0	382.58	382.58
027-743-013-000	1837 ELSTON CIR	1.0	382.58	382.58

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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-743-014-000	1833 ELSTON CIR	1.0	382.58	382.58
027-743-015-000	1829 ELSTON CIR	1.0	382.58	382.58
027-743-016-000	1825 ELSTON CIR	1.0	382.58	382.58
027-743-017-000	1821 ELSTON CIR	1.0	382.58	382.58
027-743-018-000	1817 ELSTON CIR	1.0	382.58	382.58
027-743-019-000	1813 ELSTON CIR	1.0	382.58	382.58
027-743-020-000	1809 ELSTON CIR	1.0	382.58	382.58
027-743-021-000	1805 ELSTON CIR	1.0	382.58	382.58
027-743-022-000	1801 ELSTON CIR	1.0	382.58	382.58
027-744-001-000	1802 GABLE DR	1.0	382.58	382.58
027-744-002-000	1806 GABLE DR	1.0	382.58	382.58
027-744-003-000	1810 GABLE DR	1.0	382.58	382.58
027-744-004-000	1814 GABLE DR	1.0	382.58	382.58
027-744-005-000	1818 GABLE DR	1.0	382.58	382.58
027-744-006-000	1822 GABLE DR	1.0	382.58	382.58
027-744-007-000	1826 GABLE DR	1.0	382.58	382.58
027-744-008-000	1830 GABLE DR	1.0	382.58	382.58
027-744-009-000	1834 GABLE DR	1.0	382.58	382.58
027-751-001-000	1747 LEE DR	1.0	382.58	382.58
027-751-002-000	1749 LEE DR	1.0	382.58	382.58
027-751-003-000	1751 LEE DR	1.0	382.58	382.58
027-751-004-000	1753 LEE DR	1.0	382.58	382.58
027-751-005-000	1755 LEE DR	1.0	382.58	382.58
027-751-006-000	1757 LEE DR	1.0	382.58	382.58
027-751-007-000	1759 LEE DR	1.0	382.58	382.58
027-751-008-000	1761 FARNHAM AVE	1.0	382.58	382.58
027-751-009-000	1765 FARNHAM AVE	1.0	382.58	382.58
027-751-010-000	1769 FARNHAM AVE	1.0	382.58	382.58
027-751-011-000	1773 FARNHAM AVE	1.0	382.58	382.58
027-751-012-000	1777 FARNHAM AVE	1.0	382.58	382.58
027-751-013-000	1781 FARNHAM AVE	1.0	382.58	382.58
027-751-014-000	1785 FARNHAM AVE	1.0	382.58	382.58
027-751-015-000	1789 FARNHAM AVE	1.0	382.58	382.58
027-751-016-000	1793 FARNHAM AVE	1.0	382.58	382.58
027-751-017-000	1797 FARNHAM AVE	1.0	382.58	382.58
027-752-001-000	1740 FARNHAM AVE	1.0	382.58	382.58
027-752-002-000	1744 FARNHAM AVE	1.0	382.58	382.58
027-752-003-000	1748 FARNHAM AVE	1.0	382.58	382.58
027-752-004-000	1752 FARNHAM AVE	1.0	382.58	382.58
027-752-005-000	1756 FARNHAM AVE	1.0	382.58	382.58
027-752-006-000	1760 FARNHAM AVE	1.0	382.58	382.58
027-752-007-000	1764 FARNHAM AVE	1.0	382.58	382.58
027-752-008-000	1768 FARNHAM AVE	1.0	382.58	382.58
027-752-009-000	1772 FARNHAM AVE	1.0	382.58	382.58
027-752-010-000	1776 FARNHAM AVE	1.0	382.58	382.58
027-752-011-000	1780 FARNHAM AVE	1.0	382.58	382.58
027-752-012-000	1784 FARNHAM AVE	1.0	382.58	382.58
027-752-013-000	1788 FARNHAM AVE	1.0	382.58	382.58
027-752-014-000	1792 FARNHAM AVE	1.0	382.58	382.58
027-752-015-000	1781 ELSTON CIR	1.0	382.58	382.58
027-752-016-000	1777 ELSTON CIR	1.0	382.58	382.58
027-752-017-000	1773 ELSTON CIR	1.0	382.58	382.58
027-752-018-000	1769 ELSTON CIR	1.0	382.58	382.58
027-752-019-000	1765 ELSTON CIR	1.0	382.58	382.58
027-752-020-000	1761 ELSTON CIR	1.0	382.58	382.58
027-752-021-000	1757 ELSTON CIR	1.0	382.58	382.58
027-752-022-000	1753 ELSTON CIR	1.0	382.58	382.58
027-752-023-000	1749 ELSTON CIR	1.0	382.58	382.58
027-752-024-000	1745 ELSTON CIR	1.0	382.58	382.58
027-752-025-000	1741 ELSTON CIR	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-752-026-000	1737 ELSTON CIR	1.0	382.58	382.58
027-761-001-000	1745 LEE DR	1.0	382.58	382.58
027-761-002-000	1741 LEE DR	1.0	382.58	382.58
027-761-003-000	1737 LEE DR	1.0	382.58	382.58
027-761-004-000	1733 LEE DR	1.0	382.58	382.58
027-761-005-000	1729 LEE DR	1.0	382.58	382.58
027-761-006-000	1725 LEE DR	1.0	382.58	382.58
027-761-007-000	1721 LEE DR	1.0	382.58	382.58
027-761-008-000	1717 LEE DR	1.0	382.58	382.58
027-761-009-000	1713 LEE CT	1.0	382.58	382.58
027-761-010-000	1709 LEE CT	1.0	382.58	382.58
027-761-011-000	1705 LEE CT	1.0	382.58	382.58
027-761-012-000	1703 LEE CT	1.0	382.58	382.58
027-761-013-000	1701 LEE CT	1.0	382.58	382.58
027-761-015-000	1706 LEE CT	1.0	382.58	382.58
027-761-016-000	1710 LEE CT	1.0	382.58	382.58
027-761-017-000	1714 LEE CT	1.0	382.58	382.58
027-761-018-000	603 EAKLE LN	1.0	382.58	382.58
027-761-019-000	607 EAKLE LN	1.0	382.58	382.58
027-761-020-000	1715 FARNHAM AVE	1.0	382.58	382.58
027-761-021-000	1711 FARNHAM AVE	1.0	382.58	382.58
027-761-022-000	1707 FARNHAM AVE	1.0	382.58	382.58
027-761-023-000	1703 FARNHAM AVE	1.0	382.58	382.58
027-762-001-000	1726 LEE DR	1.0	382.58	382.58
027-762-002-000	1730 LEE DR	1.0	382.58	382.58
027-762-003-000	1734 LEE DR	1.0	382.58	382.58
027-762-004-000	1738 LEE DR	1.0	382.58	382.58
027-762-005-000	1742 LEE DR	1.0	382.58	382.58
027-762-006-000	1746 LEE DR	1.0	382.58	382.58
027-762-007-000	1748 LEE DR	1.0	382.58	382.58
027-762-008-000	1752 LEE DR	1.0	382.58	382.58
027-762-009-000	1751 FARNHAM AVE	1.0	382.58	382.58
027-762-010-000	1747 FARNHAM AVE	1.0	382.58	382.58
027-762-011-000	1743 FARNHAM AVE	1.0	382.58	382.58
027-762-012-000	1739 FARNHAM AVE	1.0	382.58	382.58
027-762-013-000	1735 FARNHAM AVE	1.0	382.58	382.58
027-762-014-000	1731 FARNHAM AVE	1.0	382.58	382.58
027-762-015-000	1727 FARNHAM AVE	1.0	382.58	382.58
027-762-016-000	1723 FARNHAM AVE	1.0	382.58	382.58
027-763-001-000	1704 FARNHAM AVE	1.0	382.58	382.58
027-763-002-000	1708 FARNHAM AVE	1.0	382.58	382.58
027-763-003-000	1712 FARNHAM AVE	1.0	382.58	382.58
027-763-004-000	1716 FARNHAM AVE	1.0	382.58	382.58
027-763-005-000	1720 FARNHAM AVE	1.0	382.58	382.58
027-763-006-000	1724 FARNHAM AVE	1.0	382.58	382.58
027-763-007-000	1728 FARNHAM AVE	1.0	382.58	382.58
027-763-008-000	1732 FARNHAM AVE	1.0	382.58	382.58
027-763-009-000	1736 FARNHAM AVE	1.0	382.58	382.58
027-763-010-000	1733 ELSTON CIR	1.0	382.58	382.58
027-763-011-000	1729 ELSTON CIR	1.0	382.58	382.58
027-763-012-000	1725 ELSTON CIR	1.0	382.58	382.58
027-763-013-000	1721 ELSTON CIR	1.0	382.58	382.58
027-763-014-000	1717 ELSTON CIR	1.0	382.58	382.58
027-763-015-000	1713 ELSTON CIR	1.0	382.58	382.58
027-763-016-000	1709 ELSTON CIR	1.0	382.58	382.58
027-763-017-000	1705 ELSTON CIR	1.0	382.58	382.58
027-763-018-000	760 ELSTON CIR	1.0	382.58	382.58
027-771-001-000	1953 HECKE DR	1.0	382.58	382.58
027-771-002-000	1957 HECKE DR	1.0	382.58	382.58
027-771-003-000	1961 HECKE DR	1.0	382.58	382.58

City of Woodland
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Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-771-004-000	1965 HECKE DR	1.0	382.58	382.58
027-771-005-000	1969 HECKE DR	1.0	382.58	382.58
027-771-006-000	1973 HECKE DR	1.0	382.58	382.58
027-771-007-000	1977 HECKE DR	1.0	382.58	382.58
027-771-008-000	1981 HECKE DR	1.0	382.58	382.58
027-771-010-000	1985 HECKE DR	1.0	382.58	382.58
027-771-011-000	1989 HECKE DR	1.0	382.58	382.58
027-771-012-000	1993 HECKE DR	1.0	382.58	382.58
027-771-013-000	1997 HECKE DR	1.0	382.58	382.58
027-772-001-000	1954 HECKE DR	1.0	382.58	382.58
027-772-002-000	1958 HECKE DR	1.0	382.58	382.58
027-772-003-000	1962 HECKE DR	1.0	382.58	382.58
027-772-004-000	1966 HECKE DR	1.0	382.58	382.58
027-772-005-000	1970 HECKE DR	1.0	382.58	382.58
027-772-006-000	1972 HECKE DR	1.0	382.58	382.58
027-772-007-000	1971 HERSHEY DR	1.0	382.58	382.58
027-772-008-000	1967 HERSHEY DR	1.0	382.58	382.58
027-772-009-000	1963 HERSHEY DR	1.0	382.58	382.58
027-772-010-000	1959 HERSHEY DR	1.0	382.58	382.58
027-772-011-000	1955 HERSHEY DR	1.0	382.58	382.58
027-772-012-000	1951 HERSHEY DR	1.0	382.58	382.58
027-773-001-000	1952 HERSHEY DR	1.0	382.58	382.58
027-773-002-000	1956 HERSHEY DR	1.0	382.58	382.58
027-773-003-000	1960 HERSHEY DR	1.0	382.58	382.58
027-773-004-000	1964 HERSHEY DR	1.0	382.58	382.58
027-773-005-000	1968 HERSHEY DR	1.0	382.58	382.58
027-773-006-000	1972 HERSHEY DR	1.0	382.58	382.58
027-773-007-000	1976 HERSHEY DR	1.0	382.58	382.58
027-773-008-000	1980 HERSHEY DR	1.0	382.58	382.58
027-773-009-000	1984 HERSHEY DR	1.0	382.58	382.58
027-773-010-000	1988 HERSHEY DR	1.0	382.58	382.58
027-781-001-000	1801 HARDY DR	1.0	382.58	382.58
027-781-002-000	1805 HARDY DR	1.0	382.58	382.58
027-781-003-000	1809 HARDY DR	1.0	382.58	382.58
027-781-004-000	1813 HARDY DR	1.0	382.58	382.58
027-781-005-000	1817 HARDY DR	1.0	382.58	382.58
027-781-006-000	1821 HARDY DR	1.0	382.58	382.58
027-781-007-000	1825 HARDY DR	1.0	382.58	382.58
027-781-008-000	1829 HARDY DR	1.0	382.58	382.58
027-781-009-000	1833 HARDY DR	1.0	382.58	382.58
027-782-001-000	1802 HARDY DR	1.0	382.58	382.58
027-782-002-000	1806 HARDY DR	1.0	382.58	382.58
027-782-003-000	1810 HARDY DR	1.0	382.58	382.58
027-782-004-000	1814 HARDY DR	1.0	382.58	382.58
027-782-005-000	1818 HARDY DR	1.0	382.58	382.58
027-782-006-000	1822 HARDY DR	1.0	382.58	382.58
027-782-007-000	1826 HARDY DR	1.0	382.58	382.58
027-782-008-000	1830 HARDY DR	1.0	382.58	382.58
027-782-009-000	1834 HARDY DR	1.0	382.58	382.58
027-782-010-000	1833 LOWE DR	1.0	382.58	382.58
027-782-011-000	1829 LOWE DR	1.0	382.58	382.58
027-782-012-000	1825 LOWE DR	1.0	382.58	382.58
027-782-013-000	1821 LOWE DR	1.0	382.58	382.58
027-782-014-000	1817 LOWE DR	1.0	382.58	382.58
027-782-015-000	1813 LOWE DR	1.0	382.58	382.58
027-782-016-000	1809 LOWE DR	1.0	382.58	382.58
027-782-017-000	1805 LOWE DR	1.0	382.58	382.58
027-782-018-000	1801 LOWE DR	1.0	382.58	382.58
027-783-001-000	1802 LOWE DR	1.0	382.58	382.58
027-783-002-000	1806 LOWE DR	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-783-003-000	1810 LOWE DR	1.0	382.58	382.58
027-783-004-000	1814 LOWE DR	1.0	382.58	382.58
027-783-005-000	1818 LOWE DR	1.0	382.58	382.58
027-783-006-000	1822 LOWE DR	1.0	382.58	382.58
027-783-007-000	1826 LOWE DR	1.0	382.58	382.58
027-783-008-000	1830 LOWE DR	1.0	382.58	382.58
027-783-009-000	1834 LOWE DR	1.0	382.58	382.58
027-783-010-000	1833 E GUM AVE	0.5	382.58	382.58
027-783-011-000	1829 E GUM AVE	0.5	382.58	382.58
027-783-012-000	1825 E GUM AVE	0.5	382.58	382.58
027-783-013-000	1821 E GUM AVE	0.5	382.58	382.58
027-783-014-000	1817 E GUM AVE	1.0	382.58	382.58
027-783-015-000	1813 E GUM AVE	1.0	382.58	382.58
027-783-016-000	1809 E GUM AVE	1.0	382.58	382.58
027-783-017-000	1805 E GUM AVE	1.0	382.58	382.58
027-783-018-000	1801 E GUM AVE	0.5	382.58	382.58
027-784-001-000	1948 HERSHEY DR	0.5	382.58	382.58
027-784-002-000	1944 HERSHEY DR	0.5	382.58	382.58
027-784-003-000	1940 HERSHEY DR	1.0	382.58	382.58
027-784-004-000	1936 HERSHEY DR	1.0	382.58	382.58
027-784-005-000	1932 HERSHEY DR	1.0	382.58	382.58
027-784-006-000	1928 HERSHEY DR	1.0	382.58	382.58
027-784-007-000	1924 HERSHEY DR	1.0	382.58	382.58
027-784-008-000	1920 HERSHEY DR	1.0	382.58	382.58
027-784-009-000	1916 HERSHEY DR	1.0	382.58	382.58
027-784-010-000	1912 HERSHEY DR	1.0	382.58	382.58
027-784-011-000	1908 HERSHEY DR	1.0	382.58	382.58
027-784-012-000	1904 HERSHEY DR	1.0	382.58	382.58
027-784-013-000	1900 HERSHEY DR	1.0	382.58	382.58
027-784-014-000	1896 HERSHEY DR	1.0	382.58	382.58
027-784-015-000	1892 HERSHEY DR	1.0	382.58	382.58
027-784-016-000	1888 HERSHEY DR	1.0	382.58	382.58
027-784-017-000	1884 HERSHEY DR	1.0	382.58	382.58
027-784-018-000	725 FARNHAM AVE	1.0	382.58	382.58
027-784-019-000	729 FARNHAM AVE	1.0	382.58	382.58
027-784-020-000	733 FARNHAM AVE	1.0	382.58	382.58
027-784-021-000	737 FARNHAM AVE	1.0	382.58	382.58
027-784-022-000	741 FARNHAM AVE	1.0	382.58	382.58
027-784-023-000	745 FARNHAM AVE	1.0	382.58	382.58
027-784-024-000	749 FARNHAM AVE	1.0	382.58	382.58
027-784-025-000	753 FARNHAM AVE	1.0	382.58	382.58
027-784-026-000	757 FARNHAM AVE	1.0	382.58	382.58
027-784-027-000	761 FARNHAM AVE	1.0	382.58	382.58
027-785-001-000	1950 HECKE DR	1.0	382.58	382.58
027-785-002-000	1946 HECKE DR	1.0	382.58	382.58
027-785-003-000	1942 HECKE DR	1.0	382.58	382.58
027-785-004-000	1938 HECKE DR	1.0	382.58	382.58
027-785-005-000	1934 HECKE DR	1.0	382.58	382.58
027-785-006-000	1930 HECKE DR	1.0	382.58	382.58
027-785-007-000	1919 HERSHEY DR	1.0	382.58	382.58
027-785-008-000	1923 HERSHEY DR	1.0	382.58	382.58
027-785-009-000	1927 HERSHEY DR	1.0	382.58	382.58
027-785-010-000	1931 HERSHEY DR	1.0	382.58	382.58
027-785-011-000	1935 HERSHEY DR	1.0	382.58	382.58
027-785-012-000	1939 HERSHEY DR	1.0	382.58	382.58
027-785-013-000	1943 HERSHEY DR	1.0	382.58	382.58
027-785-014-000	1947 HERSHEY DR	1.0	382.58	382.58
027-791-001-000	645 BLOWERS DR	1.0	382.58	382.58
027-791-002-000	643 BLOWERS DR	1.0	382.58	382.58
027-791-003-000	641 BLOWERS DR	1.0	382.58	382.58

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-791-004-000	637 BLOWERS DR	1.0	382.58	382.58
027-791-005-000	633 BLOWERS DR	1.0	382.58	382.58
027-791-006-000	629 BLOWERS DR	1.0	382.58	382.58
027-791-007-000	625 BLOWERS DR	1.0	382.58	382.58
027-791-008-000	621 BLOWERS DR	1.0	382.58	382.58
027-791-009-000	617 BLOWERS DR	1.0	382.58	382.58
027-791-010-000	613 BLOWERS DR	1.0	382.58	382.58
027-791-011-000	609 BLOWERS DR	1.0	382.58	382.58
027-791-012-000	605 BLOWERS DR	1.0	382.58	382.58
027-791-013-000	601 BLOWERS DR	1.0	382.58	382.58
027-791-014-000	1899 BLOWERS DR	1.0	382.58	382.58
027-791-015-000	1895 BLOWERS DR	1.0	382.58	382.58
027-791-016-000	1891 BLOWERS DR	1.0	382.58	382.58
027-791-017-000	1887 BLOWERS DR	1.0	382.58	382.58
027-791-018-000	1883 BLOWERS DR	1.0	382.58	382.58
027-791-019-000	1879 BLOWERS DR	1.0	382.58	382.58
027-791-020-000	1875 BLOWERS DR	1.0	382.58	382.58
027-791-021-000	1871 BLOWERS DR	1.0	382.58	382.58
027-791-022-000	1867 BLOWERS DR	1.0	382.58	382.58
027-791-023-000	1863 BLOWERS DR	1.0	382.58	382.58
027-791-024-000	1859 BLOWERS DR	0.5	382.58	382.58
027-791-025-000	1855 BLOWERS DR	0.5	382.58	382.58
027-791-026-000	1851 BLOWERS DR	0.5	382.58	382.58
027-791-027-000	1847 BLOWERS DR	0.5	382.58	382.58
027-791-028-000	1843 BLOWERS DR	0.5	382.58	382.58
027-791-029-000	1839 BLOWERS DR	0.5	382.58	382.58
027-791-030-000	1835 BLOWERS DR	0.5	382.58	382.58
027-791-031-000	1831 BLOWERS DR	0.5	382.58	382.58
027-791-032-000	1827 BLOWERS DR	0.5	382.58	382.58
027-791-033-000	1823 BLOWERS DR	0.5	382.58	382.58
027-791-034-000	1819 BLOWERS DR	0.5	382.58	382.58
027-792-001-000	1870 HARDY DR	1.0	382.58	382.58
027-792-002-000	1917 HECKE DR	1.0	382.58	382.58
027-792-003-000	1921 HECKE DR	1.0	382.58	382.58
027-792-004-000	1925 HECKE DR	1.0	382.58	382.58
027-792-005-000	1929 HECKE DR	1.0	382.58	382.58
027-792-006-000	1933 HECKE DR	1.0	382.58	382.58
027-792-007-000	1937 HECKE DR	1.0	382.58	382.58
027-792-008-000	1894 HARDY DR	1.0	382.58	382.58
027-792-009-000	1890 HARDY DR	1.0	382.58	382.58
027-792-010-000	1886 HARDY DR	1.0	382.58	382.58
027-792-011-000	1882 HARDY DR	1.0	382.58	382.58
027-792-012-000	1878 HARDY DR	1.0	382.58	382.58
027-792-013-000	1874 HARDY DR	1.0	382.58	382.58
027-793-003-000	1841 HARDY DR	1.0	382.58	382.58
027-793-004-000	1845 HARDY DR	1.0	382.58	382.58
027-793-005-000	1849 HARDY DR	1.0	382.58	382.58
027-793-006-000	1853 HARDY DR	1.0	382.58	382.58
027-793-007-000	1857 HARDY DR	1.0	382.58	382.58
027-793-008-000	1861 HARDY DR	1.0	382.58	382.58
027-793-009-000	1865 HARDY DR	1.0	382.58	382.58
027-793-010-000	1869 HARDY DR	1.0	382.58	382.58
027-793-011-000	1873 HARDY DR	1.0	382.58	382.58
027-793-012-000	1877 HARDY DR	1.0	382.58	382.58
027-793-013-000	1881 HARDY DR	1.0	382.58	382.58
027-793-014-000	1885 HARDY DR	1.0	382.58	382.58
027-793-015-000	1889 HARDY DR	1.0	382.58	382.58
027-793-016-000	1893 HARDY DR	1.0	382.58	382.58
027-793-017-000	1896 GABLE DR	1.0	382.58	382.58
027-793-018-000	1892 GABLE DR	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-793-019-000	1888 GABLE DR	1.0	382.58	382.58
027-793-020-000	1884 GABLE DR	1.0	382.58	382.58
027-793-021-000	1880 GABLE DR	1.0	382.58	382.58
027-793-022-000	1876 GABLE DR	1.0	382.58	382.58
027-793-023-000	1872 GABLE DR	1.0	382.58	382.58
027-793-024-000	1868 GABLE DR	1.0	382.58	382.58
027-793-025-000	1864 GABLE DR	1.0	382.58	382.58
027-793-026-000	1860 GABLE DR	1.0	382.58	382.58
027-793-027-000	1856 GABLE DR	1.0	382.58	382.58
027-793-028-000	1852 GABLE DR	1.0	382.58	382.58
027-793-029-000	1848 GABLE DR	1.0	382.58	382.58
027-793-030-000	1844 GABLE DR	1.0	382.58	382.58
027-793-031-000	1840 GABLE DR	1.0	382.58	382.58
027-794-001-000	1828 BLOWERS DR	1.0	382.58	382.58
027-794-002-000	1832 BLOWERS DR	1.0	382.58	382.58
027-794-003-000	1836 BLOWERS DR	1.0	382.58	382.58
027-794-004-000	1840 BLOWERS DR	1.0	382.58	382.58
027-794-005-000	1844 BLOWERS DR	1.0	382.58	382.58
027-794-006-000	1848 BLOWERS DR	1.0	382.58	382.58
027-794-007-000	1852 BLOWERS DR	1.0	382.58	382.58
027-794-008-000	1856 BLOWERS DR	1.0	382.58	382.58
027-794-009-000	1860 BLOWERS DR	1.0	382.58	382.58
027-794-010-000	1864 BLOWERS DR	1.0	382.58	382.58
027-794-011-000	1868 BLOWERS DR	1.0	382.58	382.58
027-794-012-000	1872 BLOWERS DR	1.0	382.58	382.58
027-794-013-000	1876 BLOWERS DR	1.0	382.58	382.58
027-794-014-000	1880 BLOWERS DR	1.0	382.58	382.58
027-794-015-000	1884 BLOWERS DR	1.0	382.58	382.58
027-794-016-000	1888 BLOWERS DR	1.0	382.58	382.58
027-794-017-000	1892 BLOWERS DR	1.0	382.58	382.58
027-794-018-000	1896 BLOWERS DR	1.0	382.58	382.58
027-794-019-000	1899 GABLE DR	1.0	382.58	382.58
027-794-020-000	1895 GABLE DR	1.0	382.58	382.58
027-794-021-000	1891 GABLE DR	1.0	382.58	382.58
027-794-022-000	1887 GABLE DR	1.0	382.58	382.58
027-794-023-000	1883 GABLE DR	1.0	382.58	382.58
027-794-024-000	1879 GABLE DR	1.0	382.58	382.58
027-794-025-000	1875 GABLE DR	1.0	382.58	382.58
027-794-026-000	1871 GABLE DR	1.0	382.58	382.58
027-794-027-000	1867 GABLE DR	1.0	382.58	382.58
027-794-028-000	1863 GABLE DR	1.0	382.58	382.58
027-794-029-000	1859 GABLE DR	1.0	382.58	382.58
027-794-030-000	1855 GABLE DR	1.0	382.58	382.58
027-794-031-000	1851 GABLE DR	1.0	382.58	382.58
027-794-032-000	1847 GABLE DR	1.0	382.58	382.58
027-794-033-000	1843 GABLE DR	1.0	382.58	382.58
027-794-034-000	1843 FARNHAM AVE	1.0	382.58	382.58
027-794-035-000	1837 FARNHAM AVE	1.0	382.58	382.58
027-800-001-000	1849 E GIBSON RD		447.82	447.82
027-800-002-000	1837 E GIBSON RD		2,348.80	2,348.80
027-800-003-000	1813 E GIBSON RD		868.23	868.22
027-800-004-000	1801 E GIBSON RD		1,023.60	1,023.60
027-800-005-000	1897 E GIBSON RD		667.17	667.16
027-800-006-000	1885 E GIBSON RD		5,136.30	5,136.30
027-800-007-000	1861 E GIBSON RD		1,005.32	1,005.32
027-810-001-000	1950 VALLEJO CT	1.0	382.58	382.58
027-810-002-000	1954 VALLEJO CT	1.0	382.58	382.58
027-810-003-000	1968 MILLER CT	1.0	382.58	382.58
027-810-004-000	1972 MILLER CT	1.0	382.58	382.58
027-810-005-000	1971 GREGORY CT	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-810-006-000	1967 GREGORY CT	1.0	382.58	382.58
027-810-007-000	1963 GREGORY CT	1.0	382.58	382.58
027-810-008-000	1953 GREGORY CT	1.0	382.58	382.58
027-810-009-000	1949 GREGORY CT	1.0	382.58	382.58
027-810-010-000	1950 GREGORY CT	1.0	382.58	382.58
027-810-011-000	1954 GREGORY CT	1.0	382.58	382.58
027-810-012-000	1964 GREGORY CT	1.0	382.58	382.58
027-810-013-000	1968 GREGORY CT	1.0	382.58	382.58
027-810-014-000	1972 GREGORY CT	1.0	382.58	382.58
027-810-015-000	1971 OCHOA CT	1.0	382.58	382.58
027-810-016-000	1967 OCHOA CT	1.0	382.58	382.58
027-810-017-000	1963 OCHOA CT	1.0	382.58	382.58
027-810-018-000	1953 OCHOA CT	1.0	382.58	382.58
027-810-019-000	1949 OCHOA CT	1.0	382.58	382.58
027-810-020-000	1950 OCHOA CT	1.0	382.58	382.58
027-810-021-000	1954 OCHOA CT	1.0	382.58	382.58
027-810-022-000	1964 OCHOA CT	1.0	382.58	382.58
027-810-023-000	1968 OCHOA CT	1.0	382.58	382.58
027-810-024-000	1972 OCHOA CT	1.0	382.58	382.58
027-820-002-000	1950 HAWKINS CT	1.0	382.58	382.58
027-820-003-000	1954 HAWKINS CT	1.0	382.58	382.58
027-820-004-000	1958 HAWKINS CT	1.0	382.58	382.58
027-820-005-000	1968 HAWKINS CT	1.0	382.58	382.58
027-820-006-000	1974 HAWKINS CT	1.0	382.58	382.58
027-820-007-000	1978 HAWKINS CT	1.0	382.58	382.58
027-820-008-000	648 AZEVEDO CT	1.0	382.58	382.58
027-820-009-000	647 AZEVEDO CT	1.0	382.58	382.58
027-820-010-000	642 RICO CT	1.0	382.58	382.58
027-820-011-000	1992 STONEHAVEN LP	1.0	382.58	382.58
027-820-012-000	1996 STONEHAVEN LP	1.0	382.58	382.58
027-820-013-000	738 STONEHAVEN LP	1.0	382.58	382.58
027-820-014-000	742 STONEHAVEN LP	1.0	382.58	382.58
027-820-015-000	746 STONEHAVEN LP	1.0	382.58	382.58
027-820-017-000	755 STONEHAVEN LP	1.0	382.58	382.58
027-820-018-000	751 STONEHAVEN LP	1.0	382.58	382.58
027-820-019-000	747 STONEHAVEN LP	1.0	382.58	382.58
027-820-020-000	748 STONEHAVEN LP	1.0	382.58	382.58
027-820-021-000	752 STONEHAVEN LP	1.0	382.58	382.58
027-820-022-000	756 STONEHAVEN LP	1.0	382.58	382.58
027-820-023-000	755 BREEN CT	1.0	382.58	382.58
027-820-024-000	751 BREEN CT	1.0	382.58	382.58
027-820-025-000	747 BREEN CT	1.0	382.58	382.58
027-820-026-000	748 BREEN CT	1.0	382.58	382.58
027-820-027-000	752 BREEN CT	1.0	382.58	382.58
027-820-028-000	756 BREEN CT	1.0	382.58	382.58
027-820-029-000	1971 MILLER CT	1.0	382.58	382.58
027-820-030-000	1967 MILLER CT	1.0	382.58	382.58
027-820-031-000	758 HALL CT	1.0	382.58	382.58
027-820-032-000	754 HALL CT	1.0	382.58	382.58
027-820-033-000	1957 VALLEJO CT	1.0	382.58	382.58
027-820-034-000	1953 VALLEJO CT	1.0	382.58	382.58
027-820-035-000	1949 VALLEJO CT	1.0	382.58	382.58
027-820-036-000	1950 VACA CT	1.0	382.58	382.58
027-820-037-000	1954 VACA CT	1.0	382.58	382.58
027-820-038-000	1958 VACA CT	1.0	382.58	382.58
027-820-039-000	1957 VACA CT	1.0	382.58	382.58
027-820-040-000	1953 VACA CT	1.0	382.58	382.58
027-820-041-000	1949 VACA CT	1.0	382.58	382.58
027-830-001-000	1948 COOK CT	1.0	382.58	382.58
027-830-002-000	1952 COOK CT	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-830-003-000	1956 COOK CT	1.0	382.58	382.58
027-830-004-000	1957 SAVALA CT	1.0	382.58	382.58
027-830-005-000	1953 SAVALA CT	1.0	382.58	382.58
027-830-006-000	1949 SAVALA CT	1.0	382.58	382.58
027-830-007-000	1948 SAVALA CT	1.0	382.58	382.58
027-830-008-000	1952 SAVALA CT	1.0	382.58	382.58
027-830-009-000	1956 SAVALA CT	1.0	382.58	382.58
027-830-010-000	1945 DAY CT	1.0	382.58	382.58
027-830-011-000	1949 HAWKINS CT	1.0	382.58	382.58
027-830-012-000	1953 HAWKINS CT	1.0	382.58	382.58
027-830-013-000	1957 HAWKINS CT	1.0	382.58	382.58
027-830-014-000	1967 HAWKINS CT	1.0	382.58	382.58
027-830-015-000	1971 HAWKINS CT	1.0	382.58	382.58
027-830-016-000	623 WATERMAN LN	1.0	382.58	382.58
027-830-017-000	1966 COOK CT	1.0	382.58	382.58
027-830-018-000	1970 COOK CT	1.0	382.58	382.58
027-830-019-000	1974 COOK CT	1.0	382.58	382.58
027-830-020-000	640 AZEVEDO CT	1.0	382.58	382.58
027-830-021-000	644 AZEVEDO CT	1.0	382.58	382.58
027-830-022-000	643 AZEVEDO CT	1.0	382.58	382.58
027-830-023-000	638 RICO CT	1.0	382.58	382.58
027-860-024-000	463 PIONEER AVE	6.0	712.86	712.86
027-860-025-000	475 PIONEER AVE	9.2	1,096.71	1,096.70
027-860-026-000	PIONEER AVE	20.9	1,252.08	1,252.08
027-860-027-000	521 PIONEER AVE	45.8	26,092.14	26,092.14
027-860-031-000	700 KINCHELOE CT		33,190.74	33,190.74
027-860-035-000	18440 CR 102	9.3	1,105.85	1,105.84
027-860-039-000	451 PIONEER AVE		4,112.69	4,112.68
027-871-001-000	1814 MEZGER DR	1.0	382.58	382.58
027-871-002-000	1818 MEZGER DR	1.0	382.58	382.58
027-871-003-000	1822 MEZGER DR	1.0	382.58	382.58
027-871-004-000	1826 MEZGER DR	1.0	382.58	382.58
027-871-005-000	1830 MEZGER DR	1.0	382.58	382.58
027-871-006-000	1834 MEZGER DR	1.0	382.58	382.58
027-871-007-000	1836 MEZGER DR	1.0	382.58	382.58
027-871-008-000	1840 MEZGER DR	1.0	382.58	382.58
027-871-009-000	1811 ROMINGER CT	1.0	382.58	382.58
027-871-010-000	1815 ROMINGER CT	1.0	382.58	382.58
027-871-011-000	1819 ROMINGER CT	1.0	382.58	382.58
027-871-012-000	1823 ROMINGER CT	1.0	382.58	382.58
027-871-013-000	1827 ROMINGER CT	1.0	382.58	382.58
027-871-014-000	1831 ROMINGER CT	1.0	382.58	382.58
027-871-015-000	1835 ROMINGER CT	1.0	382.58	382.58
027-871-017-000	1838 ROMINGER CT	1.0	382.58	382.58
027-871-018-000	1834 ROMINGER CT	1.0	382.58	382.58
027-871-019-000	1828 ROMINGER CT	1.0	382.58	382.58
027-871-020-000	1824 ROMINGER CT	1.0	382.58	382.58
027-871-021-000	1820 ROMINGER CT	1.0	382.58	382.58
027-871-022-000	1816 ROMINGER CT	1.0	382.58	382.58
027-871-023-000	1812 ROMINGER CT	1.0	382.58	382.58
027-871-024-000	1808 ROMINGER CT	1.0	382.58	382.58
027-871-025-000	1804 ROMINGER ST	1.0	382.58	382.58
027-871-026-000	1800 ROMINGER ST	1.0	382.58	382.58
027-871-028-000	1796 ROMINGER ST	1.0	382.58	382.58
027-871-029-000	1792 ROMINGER ST	1.0	382.58	382.58
027-871-030-000	1788 ROMINGER ST	1.0	382.58	382.58
027-871-031-000	1784 ROMINGER ST	1.0	382.58	382.58
027-871-032-000	1780 ROMINGER ST	1.0	382.58	382.58
027-871-033-000	1776 ROMINGER ST	1.0	382.58	382.58
027-871-034-000	1020 MEZGER DR	1.0	382.58	382.58

City of Woodland
Gibson Ranch Landscaping and Lighting District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-871-035-000	1016 MEZGER DR	1.0	382.58	382.58
027-871-036-000	1012 MEZGER DR	1.0	382.58	382.58
027-871-037-000	1008 MEZGER DR	1.0	382.58	382.58
027-871-038-000	1004 MEZGER DR	1.0	382.58	382.58
027-871-039-000	1000 MEZGER DR	1.0	382.58	382.58
027-871-040-000	1787 MEZGER DR	1.0	382.58	382.58
027-871-041-000	1791 MEZGER DR	1.0	382.58	382.58
027-871-042-000	1795 MEZGER DR	1.0	382.58	382.58
027-871-043-000	1799 MEZGER DR	1.0	382.58	382.58
027-871-044-000	1803 MEZGER DR	1.0	382.58	382.58
027-871-045-000	1807 MEZGER DR	1.0	382.58	382.58
027-871-046-000	1811 MEZGER DR	1.0	382.58	382.58
027-871-047-000	1796 BRANIGAN AVE	1.0	382.58	382.58
027-871-048-000	1792 BRANIGAN AVE	1.0	382.58	382.58
027-871-049-000	1788 BRANIGAN AVE	1.0	382.58	382.58
027-871-050-000	1784 BRANIGAN AVE	1.0	382.58	382.58
027-871-051-000	1780 BRANIGAN AVE	1.0	382.58	382.58
027-871-052-000	1776 BRANIGAN AVE	1.0	382.58	382.58
027-871-053-000	1772 BRANIGAN AVE	1.0	382.58	382.58
027-871-054-000	1768 BRANIGAN AVE	1.0	382.58	382.58
027-872-001-000	1816 BRANIGAN AVE	1.0	382.58	382.58
027-872-002-000	1820 BRANIGAN AVE	1.0	382.58	382.58
027-872-003-000	1824 BRANIGAN AVE	1.0	382.58	382.58
027-872-004-000	1828 BRANIGAN AVE	1.0	382.58	382.58
027-872-005-000	1832 BRANIGAN AVE	1.0	382.58	382.58
027-872-006-000	1836 BRANIGAN AVE	1.0	382.58	382.58
027-872-007-000	1842 BRANIGAN AVE	1.0	382.58	382.58
027-872-008-000	1841 MEZGER DR	1.0	382.58	382.58
027-872-009-000	1837 MEZGER DR	1.0	382.58	382.58
027-872-010-000	1833 MEZGER DR	1.0	382.58	382.58
027-872-011-000	1831 MEZGER DR	1.0	382.58	382.58
027-872-012-000	1827 MEZGER DR	1.0	382.58	382.58
027-872-013-000	1823 MEZGER DR	1.0	382.58	382.58
027-872-014-000	1819 MEZGER DR	1.0	382.58	382.58
027-872-015-000	1815 MEZGER DR	1.0	382.58	382.58
027-873-009-000	1810 MEZGER DR	1.0	382.58	382.58
027-873-010-000	1806 MEZGER DR	1.0	382.58	382.58
027-873-011-000	1802 MEZGER DR	1.0	382.58	382.58
027-873-012-000	1798 MEZGER DR	1.0	382.58	382.58
027-873-013-000	1794 MEZGER DR	1.0	382.58	382.58
027-873-014-000	1790 MEZGER DR	1.0	382.58	382.58
027-873-015-000	1787 ROMINGER ST	1.0	382.58	382.58
027-873-016-000	1791 ROMINGER ST	1.0	382.58	382.58
027-873-017-000	1795 ROMINGER ST	1.0	382.58	382.58
027-873-018-000	1799 ROMINGER ST	1.0	382.58	382.58
027-873-019-000	1803 ROMINGER ST	1.0	382.58	382.58
027-873-020-000	1807 ROMINGER ST	1.0	382.58	382.58
Totals:			**$852,353.38**	**$852,353.32**
Parcel Count:				**1,967**

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 2025/2026

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 by the City Council of the City of Woodland, for the City of Woodland North Park 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, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

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 2025/2026

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 2025/2026, 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 2025/2026 (Beginning July 1, 2025 and ending June 30, 2026) in accordance with *Chapter 1, Article 4* of the Act; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland, for the City of Woodland North Park Landscaping and Lighting District, as follows:

<u>SECTION 1</u>. The above recitals are all true and correct.

<u>SECTION 2</u>. The Report as presented, consists of the following:

a) A Description of Improvements.
b) A Description of the District.
c) The proposed Annual Budget for the fiscal year (costs and expenses).
d) The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
e) The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2025/2026.

<u>SECTION 3</u>. The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in

accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

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

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

<u>SECTION 6</u>. The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2025/2026.

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

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

<u>SECTION 9</u>. The proposed assessment for Fiscal Year 2025/2026 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

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

<u>SECTION 11</u>. Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, July 1, 2025** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:	APPROVED AS TO FORM:
____________________________	________________________________
Sarah Lansburgh, CMC, City Clerk	Ethan Walsh, City Attorney

City of Woodland

North Park
Lighting and Landscaping District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2025/2026

Intent Meeting: May 20, 2025
Public Hearing: June 17, 2025

27368 Via Industria
Suite 200
Temecula, California 92590
T 951.587.3500 | 800.755.6864
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www.willdan.com

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 2025/2026, 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 ______________, 2025.

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 2025/2026. 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 2025/2026 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 2025/2026.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

- The installation or planting of landscaping.

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

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

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

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

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

D. SPECIFIC IMPROVEMENTS

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

SPECIFIC AREAS OF IMPROVEMENT

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

III. METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

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

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

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

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

California Constitution

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

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

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

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

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

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

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

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

California Constitution Article XIIID Assessment Exemption

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

Park Special Benefits

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

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

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

Street Lighting Special Benefits

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

Total Balance to Levy / Total EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2025/2026

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
Levy Per EDU	**$215.40**
Maximum Assessment Per EDU	**$215.40**
Prior Year Maximum Assessment Per EDU	$215.40
RESERVE INFORMATION	
Operating Reserve Balance	$0.00
Reserve Fund Collection/(Contribution)	0.00
Estimated Ending Reserve Balance	**$0.00**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2025/2026 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 2025/2026 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs	Address	EBU	Max Tax	Charge
027-470-002-000	320	QUAIL DR	1.0	$215.40	$215.40
027-470-003-000	324	QUAIL DR	1.0	215.40	215.40
027-470-004-000	328	QUAIL DR	1.0	215.40	215.40
027-470-005-000	332	QUAIL DR	1.0	215.40	215.40
027-470-007-000	331	QUAIL DR	1.0	215.40	215.40
027-470-008-000	332	REDWING DR	1.0	215.40	215.40
027-470-009-000	336	REDWING DR	1.0	215.40	215.40
027-470-010-000	340	REDWING DR	1.0	215.40	215.40
027-470-011-000	344	REDWING DR	1.0	215.40	215.40
027-470-012-000	348	REDWING DR	1.0	215.40	215.40
027-470-013-000	352	REDWING DR	1.0	215.40	215.40
027-470-014-000	356	REDWING DR	1.0	215.40	215.40
027-470-015-000	360	REDWING DR	1.0	215.40	215.40
027-470-016-000	364	REDWING DR	1.0	215.40	215.40
027-470-017-000	368	REDWING DR	1.0	215.40	215.40
027-470-018-000	372	REDWING DR	1.0	215.40	215.40
027-470-019-000	429	FALCON DR	1.0	215.40	215.40
027-470-020-000	425	FALCON DR	1.0	215.40	215.40
027-470-021-000	421	FALCON DR	1.0	215.40	215.40
027-470-022-000	367	REDWING DR	1.0	215.40	215.40
027-470-023-000	363	REDWING DR	1.0	215.40	215.40
027-470-024-000	359	REDWING DR	1.0	215.40	215.40
027-470-025-000	355	REDWING DR	1.0	215.40	215.40
027-470-026-000	351	REDWING DR	1.0	215.40	215.40
027-470-027-000	347	REDWING DR	1.0	215.40	215.40
027-470-028-000	343	REDWING DR	1.0	215.40	215.40
027-470-029-000	339	REDWING DR	1.0	215.40	215.40
027-470-030-000	335	REDWING DR	1.0	215.40	215.40
027-470-031-000	331	REDWING DR	1.0	215.40	215.40
027-470-032-000	327	REDWING DR	1.0	215.40	215.40
027-470-033-000	323	REDWING DR	1.0	215.40	215.40
027-470-034-000	319	REDWING DR	1.0	215.40	215.40
027-470-035-000	315	REDWING DR	1.0	215.40	215.40
027-470-037-000	416	FALCON DR	1.0	215.40	215.40
027-470-038-000	412	FALCON DR	1.0	215.40	215.40
027-470-039-000	408	FALCON DR	1.0	215.40	215.40
027-470-041-000	381	CARDINAL DR	1.0	215.40	215.40
027-470-042-000	385	CARDINAL DR	1.0	215.40	215.40
027-470-043-000	389	CARDINAL DR	1.0	215.40	215.40
027-470-044-000	390	CARDINAL DR	1.0	215.40	215.40
027-470-045-000	386	CARDINAL DR	1.0	215.40	215.40
027-470-046-000	382	CARDINAL DR	1.0	215.40	215.40
027-470-061-000	404	FALCON DR	1.0	215.40	215.40
027-480-001-000	336	QUAIL DR	1.0	215.40	215.40
027-480-002-000	340	QUAIL DR	1.0	215.40	215.40
027-480-003-000	344	QUAIL DR	1.0	215.40	215.40
027-480-004-000	348	QUAIL DR	1.0	215.40	215.40
027-480-005-000	352	QUAIL DR	1.0	215.40	215.40
027-480-006-000	360	QUAIL DR	1.0	215.40	215.40
027-480-007-000	364	QUAIL DR	1.0	215.40	215.40
027-480-008-000	368	QUAIL DR	1.0	215.40	215.40
027-480-009-000	372	QUAIL DR	1.0	215.40	215.40
027-480-010-000	376	QUAIL DR	1.0	215.40	215.40
027-480-011-000	380	QUAIL DR	1.0	215.40	215.40
027-480-012-000	384	QUAIL DR	1.0	215.40	215.40
027-480-013-000	388	QUAIL DR	1.0	215.40	215.40
027-480-014-000	392	QUAIL DR	1.0	215.40	215.40
027-480-015-000	396	QUAIL DR	1.0	215.40	215.40
027-480-016-000	451	ROBIN DR	1.0	215.40	215.40
027-480-017-000	447	ROBIN DR	1.0	215.40	215.40

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-480-018-000	443 ROBIN DR	1.0	215.40	215.40
027-480-019-000	439 ROBIN DR	1.0	215.40	215.40
027-480-020-000	435 ROBIN DR	1.0	215.40	215.40
027-480-021-000	431 ROBIN DR	1.0	215.40	215.40
027-480-022-000	427 ROBIN DR	1.0	215.40	215.40
027-480-023-000	423 ROBIN DR	1.0	215.40	215.40
027-480-024-000	419 ROBIN DR	1.0	215.40	215.40
027-480-025-000	415 ROBIN DR	1.0	215.40	215.40
027-480-026-000	411 ROBIN DR	1.0	215.40	215.40
027-480-028-000	397 CARDINAL DR	1.0	215.40	215.40
027-480-029-000	393 CARDINAL DR	1.0	215.40	215.40
027-480-030-000	394 CARDINAL DR	1.0	215.40	215.40
027-480-031-000	420 ROBIN DR	1.0	215.40	215.40
027-480-032-000	424 ROBIN DR	1.0	215.40	215.40
027-480-033-000	428 ROBIN DR	1.0	215.40	215.40
027-480-034-000	432 ROBIN DR	1.0	215.40	215.40
027-480-035-000	436 ROBIN DR	1.0	215.40	215.40
027-480-036-000	391 QUAIL DR	1.0	215.40	215.40
027-480-037-000	387 QUAIL DR	1.0	215.40	215.40
027-480-038-000	383 QUAIL DR	1.0	215.40	215.40
027-480-039-000	379 QUAIL DR	1.0	215.40	215.40
027-480-040-000	375 QUAIL DR	1.0	215.40	215.40
027-480-041-000	371 QUAIL DR	1.0	215.40	215.40
027-480-042-000	367 QUAIL DR	1.0	215.40	215.40
027-480-043-000	363 QUAIL DR	1.0	215.40	215.40
027-480-044-000	359 QUAIL DR	1.0	215.40	215.40
027-480-045-000	355 QUAIL DR	1.0	215.40	215.40
027-480-046-000	351 QUAIL DR	1.0	215.40	215.40
027-480-047-000	347 QUAIL DR	1.0	215.40	215.40
027-480-048-000	343 QUAIL DR	1.0	215.40	215.40
027-480-049-000	339 QUAIL DR	1.0	215.40	215.40
027-480-050-000	335 QUAIL DR	1.0	215.40	215.40
027-560-001-000	426 HAWK DR	1.0	215.40	215.40
027-560-002-000	422 HAWK DR	1.0	215.40	215.40
027-560-003-000	418 HAWK DR	1.0	215.40	215.40
027-560-004-000	414 HAWK DR	1.0	215.40	215.40
027-560-005-000	410 HAWK DR	1.0	215.40	215.40
027-560-006-000	406 HAWK DR	1.0	215.40	215.40
027-560-007-000	405 DOVE DR	1.0	215.40	215.40
027-560-008-000	409 DOVE DR	1.0	215.40	215.40
027-560-009-000	413 DOVE DR	1.0	215.40	215.40
027-560-010-000	417 DOVE DR	1.0	215.40	215.40
027-560-011-000	421 DOVE DR	1.0	215.40	215.40
027-560-012-000	425 DOVE DR	1.0	215.40	215.40
027-560-018-000	284 QUAIL DR	1.0	215.40	215.40
027-560-019-000	288 QUAIL DR	1.0	215.40	215.40
027-560-020-000	292 QUAIL DR	1.0	215.40	215.40
027-560-021-000	296 QUAIL DR	1.0	215.40	215.40
027-560-022-000	425 HAWK DR	1.0	215.40	215.40
027-560-023-000	421 HAWK DR	1.0	215.40	215.40
027-560-024-000	417 HAWK DR	1.0	215.40	215.40
027-560-025-000	413 HAWK DR	1.0	215.40	215.40
027-560-026-000	409 HAWK DR	1.0	215.40	215.40
027-560-027-000	405 HAWK DR	1.0	215.40	215.40
027-560-028-000	401 HAWK DR	1.0	215.40	215.40
027-560-029-000	285 SWALLOW DR	1.0	215.40	215.40
027-560-030-000	281 SWALLOW DR	1.0	215.40	215.40
027-560-031-000	277 SWALLOW DR	1.0	215.40	215.40
027-560-032-000	273 SWALLOW DR	1.0	215.40	215.40
027-560-033-000	269 SWALLOW DR	1.0	215.40	215.40

City of Woodland
North Park Lighting and Landscaping District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs	Address	EBU	Max Tax	Charge
027-560-039-000	280	QUAIL DR	1.0	215.40	215.40
027-560-040-000	276	QUAIL DR	1.0	215.40	215.40
027-560-041-000	272	QUAIL DR	1.0	215.40	215.40
027-560-042-000	268	QUAIL DR	1.0	215.40	215.40
Totals:			**124.0**	**$26,709.60**	**$26,709.60**
Parcel Count:					**124**

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 2025/2026

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, by the City Council of the City of Woodland for the Streng Pond Landscaping Maintenance District as follows:

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

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. _____

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 2025/2026

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 2025/2026, 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 2025/2026 (Beginning July 1, 2025 and ending June 30, 2026) in accordance with *Chapter 1, Article 4* of the Act; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland 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 2025/2026.

SECTION 3. The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in

accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

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

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

SECTION 6. The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2025/2026.

SECTION 7. The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

SECTION 8. The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: North of West Gibson Road; East of County Road 98; and West of Cottonwood Street; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Streng Pond Landscaping Maintenance District."

SECTION 9. The proposed assessment for Fiscal Year 2025/2026 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 1, 2025** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

____
Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

City of Woodland

Streng Pond Landscaping Maintenance District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2025/2026

Intent Meeting: May 20, 2025
Public Hearing: June 17, 2025

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

www.willdan.com

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 2025/2026, 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 ______________, 2025.

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

By: ________________________________

Chonney Gano
Project Manager, District Administration Services

By: ________________________________

Tyrone Peter
P. E. # C 81888

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for Fiscal Year 2025/2026. 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 2025/2026 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 2025/2026.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

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

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

D. DISTRICT BUDGET CHANGES

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

III. METHOD OF APPORTIONMENT

A. LEGISLATIVE AUTHORITY AND PROVISIONS

1972 Act

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

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

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

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

California Constitution

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

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

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

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

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

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

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

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

California Constitution Article XIIID Assessment Exemption

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

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

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

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

B. BENEFIT ANALYSIS

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

Special Benefits

Landscaping Special Benefits

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for calculating benefit in districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land-use type, size and development. The following outlines the EDU applied to the various parcels and properties within this District.

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

The Total Equivalent Dwelling Unit (EDU) for the District in Fiscal Year 2025/2026 is 182.50 EDU.

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

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

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

DISTRICT STATISTICS:

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

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

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

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

Maximum Assessment per EDU — This amount represents the maximum rate to each EDU.

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2025/2026

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)	0.00
General Fund Repayments/(Contribution)	(30,799.11)
Balance to Levy	**$14,435.75**
DISTRICT STATISTICS	
Total Number of Parcels	166
Total Parcels Levied	166
Total Equivalent Dwelling Units	183
Levy Per EDU	**$79.10**
Maximum Assessment Per EDU	**$79.10**
Prior Year Maximum Assessment Per EDU	**$79.10**
OPERATING RESERVE INFORMATION	
Previous Operating Reserve Balance	$0.00
Reserve Fund Collection/(Contribution)	0.00
Estimated Ending Operating Reserve Balance	**$0.00**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2025/2026 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 2025/2026 Preliminary Assessment Roll".

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2025/2026 Preliminary Assessment Roll

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

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs	Address	EBU	Max Tax	Charge
065-310-057-000	913	PURDUE DR	1.0	79.10	79.10
065-310-059-000	923	PURDUE DR	1.0	79.10	79.10
065-310-061-000	829	RIDGEVIEW DR	1.0	79.10	79.10
065-310-062-000	4	RIDGEVIEW PL	1.0	79.10	79.10
065-310-063-000	3	RIDGEVIEW PL	1.0	79.10	79.10
065-310-064-000	2	RIDGEVIEW PL	1.0	79.10	79.10
065-310-065-000	811	RIDGEVIEW DR	1.0	79.10	79.10
065-310-066-000	805	RIDGEVIEW DR	1.0	79.10	79.10
065-310-067-000	801	RIDGEVIEW DR	1.0	79.10	79.10
065-310-068-000	1206	ASHLEY AVE	1.0	79.10	79.10
065-310-069-000	1210	ASHLEY AVE	1.0	79.10	79.10
065-310-071-000	830	NOTRE DAME DR	1.0	79.10	79.10
065-310-072-000	820	NOTRE DAME DR	1.0	79.10	79.10
065-310-073-000	814	NOTRE DAME DR	1.0	79.10	79.10
065-310-074-000	808	NOTRE DAME DR	1.0	79.10	79.10
065-310-075-000	802	NOTRE DAME DR	1.0	79.10	79.10
065-310-076-000	801	NOTRE DAME DR	1.0	79.10	79.10
065-310-077-000	807	NOTRE DAME DR	1.0	79.10	79.10
065-310-078-000	813	NOTRE DAME DR	1.0	79.10	79.10
065-310-079-000	819	NOTRE DAME DR	1.0	79.10	79.10
065-310-080-000	829	NOTRE DAME DR	1.0	79.10	79.10
065-310-081-000	916	NOTRE DAME DR	2.0	158.20	158.20
065-321-001-000	1324	COLUMBIA DR	16.5	1,305.14	1,305.14
065-321-023-000	901	TUFTS PL	1.0	79.10	79.10
065-321-024-000	905	TUFTS PL	1.0	79.10	79.10
065-321-025-000	909	TUFTS PL	1.0	79.10	79.10
065-321-026-000	913	TUFTS PL	1.0	79.10	79.10
065-321-027-000	917	TUFTS PL	1.0	79.10	79.10
065-321-028-000	921	TUFTS PL	1.0	79.10	79.10
065-321-029-000	925	TUFTS PL	1.0	79.10	79.10
065-321-030-000	929	TUFTS PL	1.0	79.10	79.10
065-321-031-000	933	TUFTS PL	1.0	79.10	79.10
065-321-032-000	932	TUFTS PL	1.0	79.10	79.10
065-321-033-000	928	TUFTS PL	1.0	79.10	79.10
065-321-034-000	924	TUFTS PL	1.0	79.10	79.10
065-321-035-000	920	TUFTS PL	1.0	79.10	79.10
065-321-036-000	914	TUFTS PL	1.0	79.10	79.10
065-321-037-000	910	TUFTS PL	1.0	79.10	79.10
065-321-038-000	906	TUFTS PL	1.0	79.10	79.10
065-321-039-000	900	TUFTS PL	1.0	79.10	79.10
065-322-013-000	1301	COLUMBIA DR	1.0	79.10	79.10
065-322-014-000	875	TUFTS CT	1.0	79.10	79.10
065-322-015-000	871	TUFTS CT	1.0	79.10	79.10
065-322-016-000	867	TUFTS CT	1.0	79.10	79.10
065-322-017-000	863	TUFTS CT	1.0	79.10	79.10
065-322-021-000	864	TUFTS CT	1.0	79.10	79.10
065-322-022-000	868	TUFTS CT	1.0	79.10	79.10
065-322-023-000	872	TUFTS CT	1.0	79.10	79.10
065-322-024-000	876	TUFTS CT	1.0	79.10	79.10
065-322-025-000	880	TUFTS CT	1.0	79.10	79.10
065-322-027-000	840	FORDHAM DR	1.0	79.10	79.10
065-322-028-000	844	FORDHAM DR	1.0	79.10	79.10
065-322-029-000	850	FORDHAM DR	1.0	79.10	79.10
065-322-030-000	856	FORDHAM DR	1.0	79.10	79.10
065-322-031-000	860	FORDHAM DR	1.0	79.10	79.10
065-322-032-000	864	FORDHAM DR	1.0	79.10	79.10
065-322-033-000	868	FORDHAM DR	1.0	79.10	79.10
065-322-034-000	874	FORDHAM DR	1.0	79.10	79.10
065-322-035-000	878	FORDHAM DR	1.0	79.10	79.10
065-322-036-000	859	TUFTS CT	1.0	79.10	79.10
065-322-038-000	856	TUFTS CT	1.0	79.10	79.10

City of Woodland
Streng Pond Landscaping Maintenance District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
065-322-040-000	860 TUFTS CT	1.0	79.10	79.10
065-322-045-000	830 COLBY CT	1.0	79.10	79.10
065-322-046-000	826 COLBY CT	1.0	79.10	79.10
065-310-058-000	919 PURDUE DR	1.0	79.10	79.10
065-322-047-000	822 COLBY CT	1.0	79.10	79.10
065-322-048-000	818 COLBY CT	1.0	79.10	79.10
065-322-049-000	814 COLBY CT	1.0	79.10	79.10
065-322-050-000	810 COLBY CT	1.0	79.10	79.10
065-322-051-000	806 COLBY CT	1.0	79.10	79.10
065-322-052-000	802 COLBY CT	1.0	79.10	79.10
065-322-053-000	801 COLBY CT	1.0	79.10	79.10
065-322-054-000	805 COLBY CT	1.0	79.10	79.10
065-322-055-000	809 COLBY CT	1.0	79.10	79.10
065-322-056-000	813 COLBY CT	1.0	79.10	79.10
065-322-057-000	817 COLBY CT	1.0	79.10	79.10
065-322-058-000	821 COLBY CT	1.0	79.10	79.10
065-322-059-000	825 COLBY CT	1.0	79.10	79.10
065-322-060-000	829 COLBY CT	1.0	79.10	79.10
065-322-061-000	832 FORDHAM DR	1.0	79.10	79.10
065-322-062-000	826 FORDHAM DR	1.0	79.10	79.10
065-322-063-000	822 FORDHAM DR	1.0	79.10	79.10
065-322-064-000	818 FORDHAM DR	1.0	79.10	79.10
065-322-065-000	814 FORDHAM DR	1.0	79.10	79.10
065-322-066-000	810 FORDHAM DR	1.0	79.10	79.10
065-322-067-000	806 FORDHAM DR	1.0	79.10	79.10
065-322-068-000	802 FORDHAM DR	1.0	79.10	79.10
065-323-016-000	875 FORDHAM DR	1.0	79.10	79.10
065-323-017-000	871 FORDHAM DR	1.0	79.10	79.10
065-323-018-000	867 FORDHAM DR	1.0	79.10	79.10
065-323-019-000	863 FORDHAM DR	1.0	79.10	79.10
065-323-020-000	859 FORDHAM DR	1.0	79.10	79.10
065-323-021-000	855 FORDHAM DR	1.0	79.10	79.10
065-323-022-000	851 FORDHAM DR	1.0	79.10	79.10
065-323-023-000	847 FORDHAM DR	1.0	79.10	79.10
065-323-024-000	843 FORDHAM DR	1.0	79.10	79.10
065-323-027-000	837 FORDHAM DR	1.0	79.10	79.10
065-323-028-000	833 FORDHAM DR	1.0	79.10	79.10
065-323-029-000	827 FORDHAM DR	1.0	79.10	79.10
065-323-030-000	821 FORDHAM DR	1.0	79.10	79.10
065-323-031-000	817 FORDHAM DR	1.0	79.10	79.10
065-323-032-000	811 FORDHAM DR	1.0	79.10	79.10
065-323-033-000	805 FORDHAM DR	1.0	79.10	79.10
065-323-034-000	801 FORDHAM DR	1.0	79.10	79.10
065-323-015-000	879 FORDHAM DR	1.0	79.10	79.10
Totals:		**182.5**	**$14,435.74**	**$14,435.74**
Parcel Count:				**166**

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 2025/2026

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, by the City Council of the City of Woodland, for the City of Woodland West Wood Unit No. 1 Landscaping and Lighting district, as follows:

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

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

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 2025/2026

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 2025/2026, 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 2025/2026 (Beginning July 1, 2025 and ending June 30, 2026) in accordance with *Chapter 1, Article 4* of the Act; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Woodland, for the City of Woodland 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 2025/2026.

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

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

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

<u>SECTION 6</u>. The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the District improvements related thereto, for Fiscal Year 2025/2026.

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

<u>SECTION 8</u>. The boundaries of the District are described in the Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: 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.”

<u>SECTION 9</u>. The proposed assessment for Fiscal Year 2025/2026 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Report, which details any changes or increases in the annual assessments.

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

<u>SECTION 11</u>. Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, July 1, 2025** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST: APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

City of Woodland

West Wood Unit No. 1 Landscaping and Lighting District

Engineer's Annual Levy Report Fiscal Year 2025/2026

Intent Meeting: May 20, 2025
Public Hearing: June 17, 2025

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Temecula, California 92590
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ENGINEER'S REPORT AFFIDAVIT

West Wood Unit No. 1 Landscaping and Lighting District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2025/2026, 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 ______________, 2025.

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

By: ________________________________

Chonney Gano
Project Manager, District Administration Services

By: ________________________________

Tyrone Peter
P. E. # C 81888

TABLE OF CONTENTS

I. OVERVIEW

A. INTRODUCTION

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for Fiscal Year 2025/2026. 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 2025/2026 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 2025/2026.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

In conjunction with the formation of the District, the City Council initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIIID. At the conclusion of the Public Hearing on October 5, 2004 the property owner ballots returned were tabulated to determine if majority protest existed. The tabulation of the ballots indicated that majority protest did not exist and the property owners approved the special benefit assessment for maintaining the improvements within the District and assessment range formula connected therewith. The Assessment Range Formula is described in more detail within Section III (D) of this Report. Any increase to the assessment greater than the maximum assessment rate approved will require the City Council to once again conduct property owner protest ballot proceedings for the increase. The proposed assessment rate for Fiscal Year 2025/2026 is within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index ("CPI") (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Hayward California factor and a property owner ballot proceeding is not required for the levy of the proposed assessments.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

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

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

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

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

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

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

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

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

B. BENEFIT ANALYSIS

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

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

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

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

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

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

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

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

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

GENERAL BENEFIT

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

Equivalent Dwelling Units:

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Total Balance to Levy / Total EDU = Levy per EDU

Levy per EDU x Parcel EDU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

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

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

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

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

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

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

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

General Fund Repayment/(Contribution) — This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/(Contribution) line item, this item directly impacts the Reserve Fund 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 2025/2026

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)	(5,537.24)
General Fund Repayment/(Contribution)	0.00
Balance to Levy	**$30,772.15**
Total Charge	**$30,771.64**
Difference (due rounding)	**($0.51)**
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38.00
Levy Per EDU	**$809.78**
Maximum Assessment Per EDU	**$809.7933**
Prior Year Maximum Assessment Per EDU	$788.5037
OPERATING RESERVE INFORMATION	
Operating Reserve Balance	$145,321.08
Reserve Fund Collection/(Contribution)	(5,537.24)
Ending Operating Reserve Balance	**$139,783.84**

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 - 2025/2026 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 2025/2026 Preliminary Assessment Roll".

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	EBU	Max Tax	Charge
027-560-046-000	248 QUAIL DR	1.0	$809.79	$809.78
027-560-047-000	252 QUAIL DR	1.0	809.79	809.78
027-560-048-000	256 QUAIL DR	1.0	809.79	809.78
027-560-049-000	260 QUAIL DR	1.0	809.79	809.78
027-560-050-000	264 QUAIL DR	1.0	809.79	809.78
027-560-051-000	269 QUAIL DR	1.0	809.79	809.78
027-560-052-000	265 QUAIL DR	1.0	809.79	809.78
027-560-053-000	261 QUAIL DR	1.0	809.79	809.78
027-560-054-000	257 QUAIL DR	1.0	809.79	809.78
027-560-055-000	253 QUAIL DR	1.0	809.79	809.78
027-560-056-000	249 QUAIL DR	1.0	809.79	809.78
027-560-057-000	245 QUAIL DR	1.0	809.79	809.78
027-560-058-000	244 PHEASANT CT	1.0	809.79	809.78
027-560-059-000	248 PHEASANT CT	1.0	809.79	809.78
027-560-060-000	252 PHEASANT CT	1.0	809.79	809.78
027-560-061-000	256 PHEASANT CT	1.0	809.79	809.78
027-560-062-000	260 PHEASANT CT	1.0	809.79	809.78
027-560-063-000	264 PHEASANT CT	1.0	809.79	809.78
027-560-064-000	268 PHEASANT CT	1.0	809.79	809.78
027-560-065-000	269 PHEASANT CT	1.0	809.79	809.78
027-560-066-000	265 PHEASANT CT	1.0	809.79	809.78
027-560-067-000	261 PHEASANT CT	1.0	809.79	809.78
027-560-068-000	257 PHEASANT CT	1.0	809.79	809.78
027-560-069-000	399 MALLARD DR	1.0	809.79	809.78
027-560-070-000	395 MALLARD DR	1.0	809.79	809.78
027-560-072-000	390 MALLARD DR	1.0	809.79	809.78
027-560-073-000	394 MALLARD DR	1.0	809.79	809.78
027-560-074-000	398 MALLARD DR	1.0	809.79	809.78
027-560-075-000	402 MALLARD DR	1.0	809.79	809.78
027-560-076-000	406 MALLARD DR	1.0	809.79	809.78
027-560-077-000	410 MALLARD DR	1.0	809.79	809.78
027-560-078-000	414 MALLARD DR	1.0	809.79	809.78
027-560-079-000	418 MALLARD DR	1.0	809.79	809.78
027-560-080-000	420 MALLARD DR	1.0	809.79	809.78
027-560-081-000	424 MALLARD DR	1.0	809.79	809.78
027-560-082-000	428 MALLARD DR	1.0	809.79	809.78
027-560-083-000	432 MALLARD DR	1.0	809.79	809.78
027-560-085-000	244 QUAIL DR	1.0	809.79	809.78
Totals:		**38.0**	**$30,772.15**	**$30,771.64**
Parcel Count:				**38**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025/2026

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2025/2026 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, 2025 and ending June 30, 2026, 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 2025/2026" (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, BE IT RESOLVED by the City Council of the City of Woodland, for the City of Woodland Spring Lake 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) 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 2025/2026; 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.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:	APPROVED AS TO FORM:
____________________________	________________________________
Sarah Lansburgh, CMC, City Clerk	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 SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2025/2026 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 2025/2026 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"); 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 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, BE IT RESOLVED by the City Council of the City of Woodland, for the City of Woodland Spring Lake Landscaping and Lighting District, 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, 2025, and ending June 30, 2026, 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 4. The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

<u>SECTION 4</u>. The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2025/2026 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

<u>SECTION 5</u>. The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, July 1st, 2025**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2025/2026, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

<u>SECTION 6</u>. Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

<u>SECTION 7</u>. The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

____
Sarah Lansburgh, CMC, City Clerk

____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025/2026 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 2025/2026 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.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland, for the City of Woodland Spring Lake Landscaping and Lighting District, 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 2025/2026, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

SECTION 2. 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 2025/2026.
d) An exhibit showing the boundaries of the District.
e) 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 3. 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 4. 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 5. The Finance Officer of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

____
Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

City of Woodland
Spring Lake Landscaping and Lighting District

Engineer's Report
Fiscal Year 2025/2026

June 17, 2025

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

TABLE OF CONTENTS

I. Overview

A. Introduction

This report constitutes the annual update of the Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District") for Fiscal Year 2025/2026 which provides updated information regarding the budget and factors that affect the assessment amount. This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIIC and XIIID* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year ("FY") commencing July 1, 2025 and ending June 30, 2026 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2025/2026 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 2025/2026 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 1, 2025, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for FY 2025/2026.

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. Fourty final subdivision maps were approved in 2005 through early 2025 covering portions of the Spring Lake Area representing 3,314 single family lots and 369 apartment units. The assessments for all of the parcels within the District will be calculated based on 2025/2026 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 2025/2026.

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 2025/2026.

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 2025/2026 Estimated Costs

	ZONE DENSITY TYPE COSTS[1]	PRODUCT/FRONT FOOTAGE TYPE COSTS[2]	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	$297,553	$644,153	$941,705
Greenbelts & Parks	0	1,277,706	1,277,706
Tree Maintenance	297,021	133,539	430,560
Street Lights	562,809	159,470	722,279
Traffic Signals	74,905	524,337	599,242
Graffiti & Wall/Fence Repairs	3,438	4,312	7,750
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	**$1,235,726**	**$2,743,517**	**$3,979,243**
INCIDENTAL COSTS/EXPENSES			
City Administration	$0	$168,789	$168,789
Consultant/County Administration	0	18,000	18,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	**$0**	**$186,789**	**$186,789**
ESTIMATED MAXIMUM ASSESSMENT	**$1,235,726**	**$2,930,306**	**$4,166,032**
LESS RESERVE CONTRIBUTION TO PROJECT[3]			**(440,000)**
ADJUSTED FY 2025/2026 ASSESSMENT			**$3,726,032**
Total Assessor Parcels FY 2025/2026			3,285
		Maximum Levy Amount Per EBU[4]	**Adjusted Fiscal Year 2025/2026 Levy Amount After Reserve Contribution**
Estimated Single Family Developed Residential R3 Per EBU		**$1,670.51**	**$1,356.82**
Estimated Single Family Developed Residential R4 Per EBU		**$1,436.71**	**$1,189.16**
Estimated Single Family Developed Residential R5 Per EBU		**$1,296.43**	**$1,088.57**
Estimated Single Family Developed Residential R8 Per EBU		**$1,086.01**	**$937.68**
Estimated Multi Family Developed Residential R15 Per EBU		**$710.25**	**$629.91**
Estimated Multi Family Developed Residential R20 Per EBU[5]		**$663.49**	**n/a**
Estimated Multi Family Developed Residential R25 Per EBU		**$635.44**	**$576.26**
Estimated Neighborhood Commercial Per Acre		**$17,222.07**	**$11,680.03**

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 2025/2026 the City is utilizing Spring Lake LLD Reserve Funds in order to reduce the annual assessment increase for each property located within the boundaries of the CFD.
4. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) for more information.
5. For FY 2025/2026 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeverloped Rate of $249.40 per proposed unit.

B. Description of Cost Items

The following is a brief description of the costs of maintenance and services for the District included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the landscaping, lighting and traffic signal improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the items that provide a direct benefit to the District.

The line items listed in this section are summarized into the following categories: Landscaping, Greenbelt and Parks, Trees, Street Lights, Traffic Signals, Walls and Fencing and Capital, all of which are included in a more detailed budget provided in the appendix section of this report.

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

- City Administration – This includes the cost or a portion of the costs to coordinate District services including responding to property owner inquiries relating the assessments and services and contracting with professionals to provide administration, legal, and engineering services to the District that are required on an annual basis. Additionally, this includes the City's administration cost of managing the Storm Drainage Conservation Habitat Preservation Management Plan contract that is required as a condition of development of the Spring Lake Specific Plan Area.
- Consultant/County Administration – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- Reserve Fund/Contingency – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July.

IV. Method of Apportionment

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

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

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

Section 22574 of the 1972 Act also allows the designation of zones of benefit within an assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements."

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

B. Special Benefit Analysis

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

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

Landscaping Special Benefit

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

- Street trees within the parkways and greenbelts provide special benefit to those properties directly adjacent to those tree-lined parkways and to those that drive along them to get to their property;
- Landscaping within the parkways provide special benefit to those developments that are directly adjacent to the public parkways and to those that drive through them to get to their property; and,
- Landscaping and play equipment within the park sites provide special benefit to those developments that are within the general vicinity of the parks.

Landscaping General Benefit

There are no general benefits associated with local parkway landscaping.

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

Street Lights Special Benefit

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

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

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

Street Lights General Benefit

There are no general benefits related to street lights, signals or appurtenant facilities.

C. Assessment Methodology

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

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

1. Zone Density Equivalent Benefit Units

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

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

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

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

TABLE 2
EBU Application By Land Use Zoning

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

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

Definitions and Formulas Related to Zoning EBU Method

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

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

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

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

2. Product Type Equivalent Benefit Units

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

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

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

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

TABLE 3
EBU Application by Product

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

Definitions and Formulas Related to the Product Type EBU Method

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

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

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

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

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

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

3. Front Footage Method for Public Owned Properties

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

4. Benefit Formula

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

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

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

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

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

Maintenance Cost/ Total Number of EBUs = Levy per EBU

Levy per EBU x Parcel EBU = Maximum Parcel Levy Amount

5. Table of EBUs and Rate by Product Type

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

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

Zoning	Allocation Method Land Use	Number of Projected Units/Acres	* * * PRODUCT TYPE * * * EBU Per Product Type (Traffic)	Total EBUs or Front Footage (Traffic)	* * * PRODUCT TYPE * * * EBU Per Product Type (Drainage)	Total EBUs or Front Footage (Drainage)	* * * PRODUCT TYPE * * * EBU Per Product Type (Parks)	Total EBUs or Front Footage (Parks)	Traffic (1) Arterial Roads (Pioneer, Parkway, Rd 102, E. Gibson, Rd 25A)	Drainage (2) Mixed Use Channel	(3) Other Administration Costs	(1)+(2)+(3)=(4) Base Costs Allocated To Developed & Undeveloped Property	Traffic (5) Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Drainage (6) Developed Parcels Only (Offsite Channels, Offsite Ponds)	Parks (7) Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	(5)+(6)+(7) = (8) Developed Parcel Costs Only	(4) + (8) = (9) Product Type Total Developed & Undeveloped Parcels
Main Project (East of Highway 113)																	
R-3	Single Family Residential	150	1.00	150.00	1.00	150.00	1.00	150.00	$42,861	$5,430	7,557	$55,848	$0	4,820	42,262	$47,082	$102,929
R-4	Single Family Residential	751	1.00	751.00	1.00	751.00	1.00	751.00	214,590	27,187	37,833	279,610	0	24,131	211,592	235,722	515,333
R-5	Single Family Residential	1,132	1.00	1,132.00	1.00	1,132.00	1.00	1,132.00	323,457	40,980	57,027	421,463	0	34,702	304,286	338,988	760,452
R-8	Single Family Residential	922	1.00	922.00	1.00	922.00	1.00	922.00	263,451	33,378	46,448	343,277	0	27,344	239,766	267,110	610,387
R-15	Multi-Family Residential	223	0.70	156.10	0.39	86.97	0.83	185.09	44,604	3,148	7,864	55,616	0	2,794	52,148	54,943	110,559
R-20	Multi-Family Residential	46	0.70	32.20	0.39	17.94	0.83	38.18	9,201	649	1,622	11,472	0	0	0	0	11,472
R-25	Multi-Family Residential	369	0.70	258.30	0.39	143.91	0.83	306.27	73,806	5,210	13,012	92,029	0	4,624	86,291	90,915	182,943
NC	Neighborhood Commercial	2.33	32.71	76.31	18.97	44.26	3.05	7.12	21,803	1,602	3,844	27,250	0	0	0	0	27,250
	Sub Total			**3,477.91**		**3,248.08**		**3,491.66**	**$993,773**	**$117,584**	**$175,207**	**$1,286,565**	**$0**	**$98,415**	**$936,345**	**$1,034,760**	**$2,321,325**
Project West of Highway 113																	
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	$0	5,864.60	8,161.11	$14,026	$0	5,205.30	45,642.95	$50,848	$64,874
R-8A	Single Family Residential	0	1.00	-	1.00	-	1.00	-	0	0	0	$0	0	0	0	0	0
R-15A	Multi-Family Residential	97	0.70	67.90	0.39	37.83	0.83	80.51	0	1,369	3,421	$4,790	0	1,216	22,683	23,899	28,689
	Sub Total	**259**		**229.90**		**199.83**		**242.51**	**$0**	**$7,234**	**$11,582**	**$18,816**	**$0**	**$6,421**	**$68,326**	**$74,747**	**$93,563**
School & County Sites (Front Footage)																	
FF	High School	50.00	n/a	4,830.00	n/a	0	n/a	0	$0	$0	$0	$0	$0	$0	$0	0	$0
FF	Woodland Community College	120.50	n/a	4,106.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
FF	Yolo County	31.00	n/a	3,627.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
	Sub Total	**201.50**		**12,563.00**		**0**		**0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	Total								**$993,773**	**$124,818**	**$186,789**	**$1,305,381**	**$0**	**$104,836**	**$1,004,672**	**$1,109,507**	**$2,414,888**

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

	Allocation Method	(X)	* * * ZONING TYPE * * * *		Zone Type (A)	Front Footage (B)	(A)+ (B) = (C)		(8)	(C) + (8) = (D)	(9)	(C) + (9) = (D)	(D) / (X) = (10)	(D) / (X) = (11)	(10)+(11)=(12)
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Zone Type	Total EBUs or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Matmor, Collector and Local Streets, Ag channels)	Developed Parcels Only School and Public Owned Sites	Zoning & Front Footage Total Costs (Developed Property)		(From Above Table) Product Type Total Developed Parcels Only	Total for All Developed Property	(From Above Table) Product Type Total Developed & Undeveloped Parcels	Total Cost for All Properties	Base Rate Per Unit/Acre for Either Developed or Undeveloped	Addt'l Rate per Unit/Acre for Developed Property Only	Total Rate per Unit/Acre for Developed Property
Main Project (East of Highway 113)															
R-3	Single Family Residential	150	1.67	250.00	100,593.58	$0	$100,594	671	$47,082	$147,675	$102,929	$203,523	$372.32	$984.50	$1,356.82
R-4	Single Family Residential	751	1.25	938.75	377,729	0	377,729		235,722	613,451	515,333	893,062	372.32	816.85	1,189.16
R-5	Single Family Residential	1,080	1.00	1,080.00	434,564	0	434,564	402	338,988	773,553	760,452	1,195,016	372.32	716.25	1,088.57
R-8	Single Family Residential	851	0.63	531.88	214,013	0	214,013	251	267,110	481,123	610,387	824,400	372.32	565.36	937.68
R-15	Multi-Family Residential	223	0.33	74.33	29,910	0	29,910	134	54,943	84,853	110,559	140,469	249.40	380.51	629.91
R-20	Multi-Family Residential	0	0.25	-	0	0	0		0	0	11,472	11,472	249.40	0.00	249.40
R-25	Multi-Family Residential	369	0.20	73.80	29,695	0	29,695		90,915	120,610	182,943	212,638	249.40	326.86	576.26
NC	Neighborhood Commercial	0	5.00	-	0	0	0		0	0	27,250	27,250	11,680.03	0.00	11,680.03
	Sub Total	**3,424**		**2,948.76**	**$1,186,505**	**$0**	**$1,186,505**		**$1,034,760**	**$2,221,265**	**$2,321,325**	**$3,507,830**			
Project West of Highway 113															
R-5A	Single Family Residential	162	1.00	162.00	65,184.64	$0	$65,185		$50,848	$116,033	$64,874	$130,059	$86.58	$716.25	$802.83
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	13,010	0	13,010		23,899	36,909	28,689	41,699	49.38	380.51	429.89
	Sub Total	**259**		**194.33**	**$78,195**	**$0**	**$78,195**		**$74,747**	**$152,942**	**$93,563**	**$171,758**			
School & County Sites (Front Footage)															
FF	High School	50.00	n/a	4,830.00	$0	$17,799	$17,799		$0	$17,799	$0	$17,799	$0.00	$355.99	$355.99
FF	Woodland Community College	120.50	n/a	4,106.00	0	14,469	14,469		0	14,469	0	14,469	0.00	120.07	120.07
FF	Yolo County	31.00	n/a	3,627.00	0	14,176	14,176		0	14,176	0	14,176	0.00	457.30	457.30
	Sub Total	**201.50**		**12,563.00**	**$0**	**$46,444**	**$46,444**		**$0**	**$46,444**	**$0**	**$46,444**			
	Total				**$1,264,699**	**$46,444**	**$1,311,144**		**$1,109,507**	**$2,420,651**	**$2,414,888**	**$3,726,032**			

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 2024 to January 2025 is 1.031%.

V. Assessment Roll

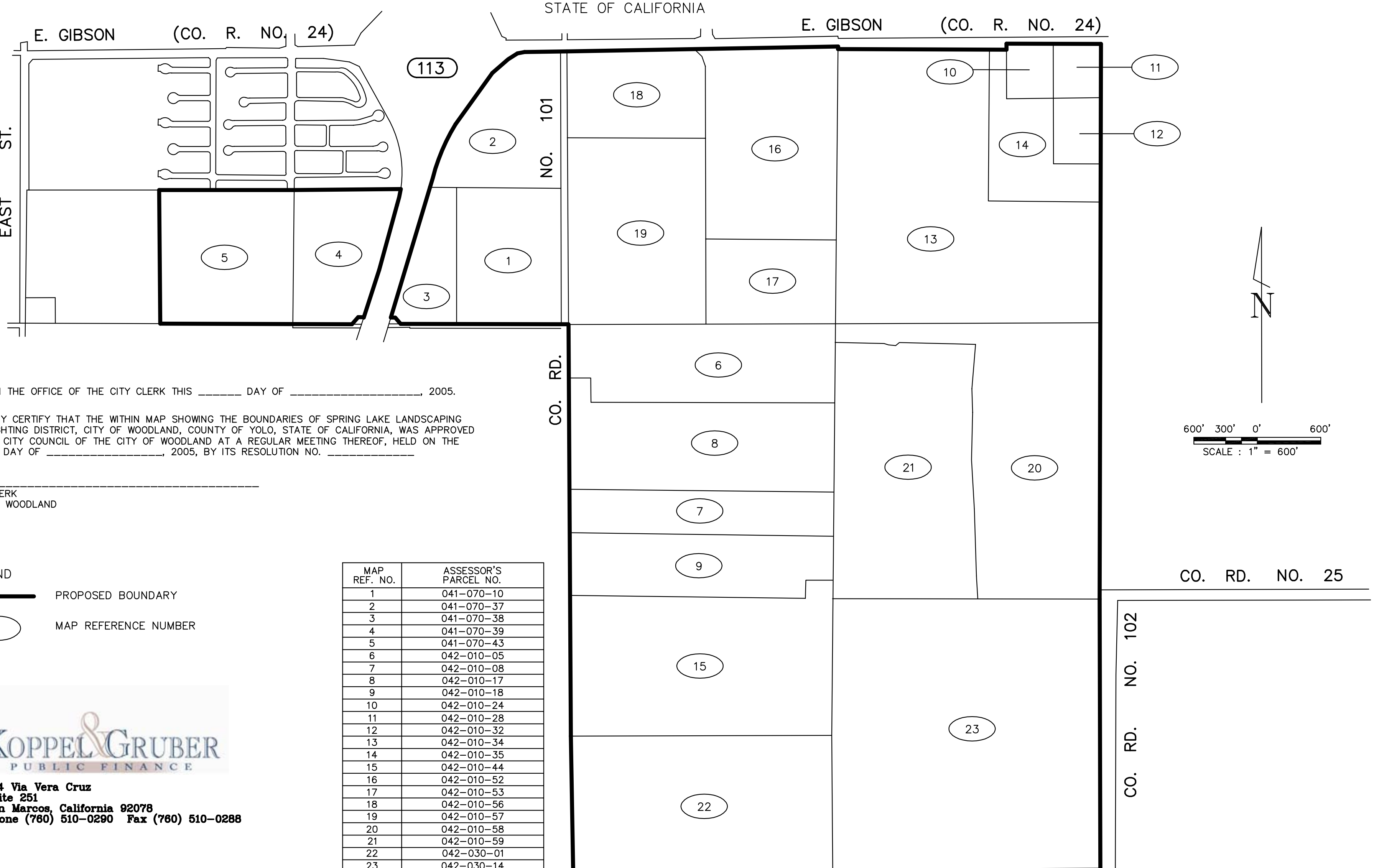
The assessment roll is a listing of the proposed Assessment for Fiscal Year 2025/2026 apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to 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.

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, 35-84. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



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

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

____

CITY CLERK
CITY OF WOODLAND

LEGEND

PROPOSED BOUNDARY

1 MAP REFERENCE NUMBER

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

KOPPEL & GRUBER
PUBLIC FINANCE

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

(04-110) NOVEMBER 2004

CITY OF WOODLAND

Spring Lake Landscaping and Lighting District

Engineer's Report
Fiscal Year 2025/2026

Report Submitted by:

____

Scott Koppel
Koppel & Gruber Public Finance

____

Registered Engineer

APPENDIX

Appendix 1
Detail Fiscal Year 2025/2026 Maintenance Costs

SEGMNT	AREA	ALLOCATION METHOD	APPR. LENGTH (lf)	APPR. WIDTH (sf)	PARKS (costs in 2006 dollars): LANDSCAPING ($0.18/sq.ft.) Quantity	LANDSCAPING ($0.18/sq.ft.) Cost	GREENBELTS & PARKS ($15,000/ac.) Quantity	GREENBELTS & PARKS ($15,000/ac.) Cost	WALLS & FENCING ($1.10/ln. ft.) Level of effort (%)	WALLS & FENCING ($1.10/ln. ft.) Cost	CAPITAL Lump Sum	PUBLIC WORKS (costs is 2006 dollars): LANDSCAPING Quantitiy	LANDSCAPING Lump Sum	TREES ($60/ea @ maturity) Quantitiy	TREES ($60/ea @ maturity) Cost	LIGHTING ($153/each) Quantitiy	LIGHTING ($153/each) Cost	SIGNALIZED INTERSECTIONS ($11,498/each) Quantitiy	SIGNALIZED INTERSECTIONS ($11,498/each) Cost	LINE ITEM TOTAL	PUBLIC AGENCY COST[1] Landscaping, Trees & Lights Area Cost
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Undev (Base)	7825	Varies (41-53)	196,135	$60,461	0.0	$0	3,219	$636				500	$24,503	79	$33,506	4	$149,811	$268,916	
A2	Pioneer Avenue *(Fronting High School Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1815	16	40,196	$12,391	0.0		581	$115				78	$3,822	27	$11,451	2	$74,905	$102,685	$10,903.85
B	Parkway Drive	PRODUCT TYPE - Dev/Undev (Base)	5181	53	217,814	$67,144	0.0	$0	5,465	$1,080				758	$37,146	51	$21,630	2	$74,905	$201,905	
C1	Road 102	PRODUCT TYPE - Dev/Undev (Base)	5300	37	153,962	$47,461	0.0		4,299	$849				329	$16,123	45	$19,085	2	$74,905	$158,424	
C2	Road 102 *(Fronting College Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1186	37	41,447	$12,777	0.0		0	$0				78	$3,822	12	$5,089	0	$0	$21,688	$7,083.93
C3	Road 102 *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1433	37	42,055	$12,964	0.0		0	$0				89	$4,361	13	$5,514	0	$0	$22,839	$7,516.92
D1	East Gibson Road (Includes total 1/2 median sf = 25656	PRODUCT TYPE - Dev/Undev (Base)	1400	24.5	0	$0	0.0		1,283	$254				10	$490	11	$4,665	1	$37,453	$42,862	
D2	East Gibson Road *(Fronting High School)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1200	24.5	43,366	$13,368	0.0		0	$0				27	$1,323	14	$5,938	0	$0	$20,629	$6,895.62
D3	East Gibson Road *(Fronting College)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1460	24.5	24,808	$7,647	0.0		0	$0				47	$2,303	17	$7,210	1	$37,453	$54,613	$7,384.66
D4	East Gibson Road *(Fronting Yolo County Property)*	PRODUCT TYPE - Dev/Undev (Base) & Front Footag	1097	24.5	34,394	$10,603	0.0		0	$0				54	$2,646	13	$5,514	1	$37,453	$56,215	$6,659.33
E	Road 25A	PRODUCT TYPE - Dev/Undev (Base)	5250	33	137,967	$42,530	0.0	$0	4,161	$822				352	$17,250	68	$28,840	0	$0	$89,442	
F1	Farmer's Central Road	ZONING - Dev Only	6604	varies (13-37)	38,005	$11,716	0.01	$459	1,209	$239				63	$3,087	9	$3,817	0	$0	$19,318	
F2	Farmer's Central Road *(Fronting School "A")*	ZONING - Dev Only	696	8	104	$32	0.6	$23,180	37	$7				17	$833	0	$0	0	$0	$24,053	
G	Mixed Use Channel*	PRODUCT TYPE - Dev/Undev (Drainage)	3560		316,079	$97,435	0.0		0	$0				403	$19,749	18	$7,634	0	$0	$124,818	
H	Road 24C	ZONING - Dev Only	2000		160	$49	0.0	$0	0	$0				42	$2,058	31	$13,148	0	$0	$15,255	
I1	Road 101	ZONING - Dev Only	5817	Varies (5-16)	26,754	$8,247	0.0	$0	0	$0				85	$4,165	6	$2,545	0	$0	$14,957	
I2	Road 101 *(Fronting School "A")*	ZONING - Dev Only	647	8	4,358	$1,344	0.0		0	$0				16	$784	2	$848	0	$0	$2,976	
J1	Matmor Road (West Side Only)	ZONING - Dev Only	1280		684	$211	0.0	$0	0	$0				46	$2,254	8	$3,393	0	$0	$5,858	
J2	Matmor Road *(Fronting Private School - East Side Only)*	ZONING - Dev Only	1280	8	5,513	$1,700	0.0		0	$0				23	$1,127		$0	0	$0	$2,827	
K1	Collector One	ZONING - Dev Only	5200	varies	11,871	$3,659	0.1	$5,334	2	$0				143	$7,008	48	$20,358	0	$0	$36,359	
K2	Collector One *(Fronting School "B")* (680lf of Local)	ZONING - Dev Only	625	8	0	$0	0.0		0	$0				19	$931	10	$4,241	0	$0	$5,172	
K3	Collector One *(Fronting School "C")* (630lf of Local)	ZONING - Dev Only	490	8	10,428	$3,214	0.0		0	$0				47	$2,303	8	$3,393	0	$0	$8,911	
L	Collector Two (Greenbelt Corri	ZONING - Dev Only	3200		84,479	$26,042	0.0	$0	40	$8				145	$7,106	14	$5,938	0	$0	$39,093	
M	Collector Four	ZONING - Dev Only	1300		5,712	$1,761	0.0	$0	0	$0				35	$1,715	12	$5,089	0	$0	$8,565	
N	Collector "A" Street	ZONING - Dev Only	5200	varies	34,877	$10,751	0.0		143	$28				178	$8,723	60	$25,447	0	$0	$44,950	
	Subdivision Trail Corridor	PRODUCT TYPE - Dev only (Parks)				$0									$0		$0		$0	$0	
	Greenbelts	PRODUCT TYPE - Dev only (Parks)			42,908	$13,227	27	$987,495	2,816	$556					$0	8	$3,393		$0	$1,004,672	
	Highway 113 Buffer	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0	
	Central Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "A" (Landscaping Strips Included in Road 101 & Loca	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "B" (Landscaping Strips Included in Coll. 1 & Loc	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Park "C" (Landscaping Strips Included in Coll. 1 & Loc	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Mini-Park	PRODUCT TYPE - Dev only (Parks)													$0		$0		$0	$0	
	Gateway Entries ($0.70/sq. ft.)	PRODUCT TYPE - Dev only (Base)													$0		$0		$0	$0	
	Local Streets	ZONING - Dev Only			742,314	$228,827	0	$0	15,967	$3,155				5,202	$254,925	1,119	$474,592	2	$74,905	$1,036,405	
O	Local Streets *(Fronting School "B")*	ZONING - Dev Only	680	6		$0		$0		$0					$0		$0		$0	$0	
	Local Streets *(Fronting School "C")*	ZONING - Dev Only	630	6		$0		$0		$0					$0		$0		$0	$0	
	Off-Site Inlet Channel (South Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Inlet Channel (North Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Interceptor/Conveyance Facility (East Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0	
	Off-Site Interceptor/Conveyance Facility (West Area Agricultural Interceptor)*	ZONING - Dev Only													$0		$0		$0	$0	
	Off-Site Outlet Channel*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site East Regional Pond (East Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site East Regional Pond (West Area)*	PRODUCT TYPE - Dev Only (Drainage)													$0		$0		$0	$0	
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)			0	$0				$0		0	$67,383	0	$0		$0	1	$37,453	$104,836	
	On-Site Temporary Agricultural Interceptor*	ZONING - Dev Only																		$0	
	Administration Costs	PRODUCT TYPE - Dev/Undev (Base)									$186,789									$186,789	
	TOTALS				2,256,390	$695,560	28	$1,016,469	39,222	$7,750	$186,789	0	$67,383	8,786	$430,560	1,703	$722,279	16	$599,242	$3,726,032	$46,444

(1) (8)

TOTAL ADMIN COST =	$186,789	
TOTAL PARKS =	$1,719,779	
**TOTAL PUBLIC WORKS =	$1,819,464	
SUBTOTAL -	$3,726,032	**4,166,032 Gross w/t Reserve Fund Contribution**
TOTAL PUBLIC AGENCY =	-$46,444	
OVERALL TOTAL DEVELOPERS' COST	$3,539,243	

Segments refer to map (SLSP On-site Exibit)

*Cost estimated as a lump sum basis.

**Public Works phasing capital costs are shown in attached memo.

[1]Public Agency Formula = (12' of Landscaping*$.15)+(Tree Total/2)+(Lighting Total/2)

[2]Developers' Cost = Total Area Cost - Public Agency Cost

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CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2025/2026 Assessment Calculation

Subdivision Number	Developer	Project	Approval Date	No. of Units	ZONING[1] R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units
For Fiscal Year 2006/2007[2]											
4711	Monley Cronin	Heritage Park 1A	May-05	41		41					
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May-05	51	51						
4736	Russell Ranch Dev. Inc.	Heritage Unit 2	Jul-05	16	16						
4752	KB Home	TOC Village 2	Sep-05	145			145				
4764	Russell Ranch Dev. Inc.	Heritage Unit 3/Heritage Village	Aug-05	10					10		
4765	Monley Cronin	Heritage Park 1B/Liberty Village	Jul-05	10					10		
For Fiscal Year 2007/2008											
4648	KB Home North Bay Inc.	TOC Village 1-B	Mar-06	112				112			
4649	KB Home North Bay, Inc.	TOC Village 1-A	Mar-06	87				87			
4670	Pioneer Investors LLC	Heidrick Ranch, Phase 1	Jun-06	59			59				
4753	KB Home North Bay, Inc.	Village 3	May-06	134			134				
4754	Centex Homes	Village 4	Mar-06	140			140				
4821	HTW West Ventures LLC	Turn of the Century Large Lot Subdivision	Jan-06 n/a[2]	156							156
For Fiscal Year 2008/2009											
4778	Centex Homes	Beeghly Ranch	Mar-07	216		81	135				
For Fiscal Year 2010/2011											
4675	Standard Pacific Corp	Parkside at Spring Lake	Feb-11	42			42				
4993	Standard Pacific Corp	Huntington Square (Parkside)	Jun-11	120			120				
For Fiscal Year 2012/2013											
5019	Lennar Homes of CA Inc	Units 4A & 4C Miekle Lots[3]	Feb-13	13		13					
For Fiscal Year 2013/2014											
5004	Taylor Morrison of CA LLC	Parkview	Jul-13	108				108			
5029	Lennar Homes of CA Inc	Heritage Units 4C & 7	Sep-13	65		65					
5030	Lennar Homes of CA Inc	Heritage Units 4C	Sep-13	20		20					
For Fiscal Year 2015/2016											
4670	Spring Lake Housing Assoc	Heidrick Ranch - Phase 1		62							62
For Fiscal Year 2016/2017											
4853	Western Pacific Housing	Solara Ranch	Dec-14	94			94				
4986	Lennar Homes of CA Inc	Heidrick Ranch - Phase 2 & 3		99			99				
For Fiscal Year 2017/2018											
4986	Lennar Homes of CA Inc	Cal West Phase 1		74				74			

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2025/2026 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 2018/2019											
5107	Lennar Homes of CA Inc	Heritage Rem Area Phase 2		103		103					
5101	Lennar Homes of CA Inc	Cal West Phase 2		69				69			
For Fiscal Year 2019/2020											
5120	Lennar Homes of CA Inc	Cal West Phases 3 & 4		83				83			
5027	Taylor Morrison of CA LLC	Spring Lake Central Phase 1		100			100				
5103	Taylor Morrison of CA LLC	Spring Lake Central Phase 2		70				70			
5111	Western Pacific Housing Inc	Spring Lake Central Phase 5		77				77			
5110	Taylor Morrison of CA LLC	Spring Lake Central Phase 4		44		44					
5091	KB Home Sacramento	Oyang North Village 1,2 & 3		222			60	50			112
5092	Lennar Homes of CA Inc	Oyang South Phase 1		120	45	75					
For Fiscal Year : 2020/21											
5137	Lennar Homes of CA Inc	Oyang South Phase 2		130	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 LP	Pioneer Village Unit 1		111			111				
5162	AG Essential Housing CA 2 LP	Pioneer Village Unit 2		120				120			
For Fiscal Year 2025/2026											
5221	AG Essential Housing CA 2 LP/Lennar	Ruby Estates		87					87		
			TOTAL	**3,463**	**150**	**618**	**1,239**	**850**	**276**	**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.

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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 2025/2026 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 2025/2026 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.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland, for the City of Woodland Gateway Landscaping and Lighting District, as follows:

<u>SECTION 1</u>. 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 2025/2026, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

<u>SECTION 2</u>. 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 2025/2026; and
d) An exhibit showing the boundaries of the District upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

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

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

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

____
Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025/2026

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2025/2026 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, 2025, and ending June 30, 2026, 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 2025/2026" (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, BE IT RESOLVED by the City Council of the City of Woodland, for the City of Woodland Gateway Landscaping and Lighting District, as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Engineer's 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 2025/2026; 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.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

____
Sarah Lansburgh, CMC, 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 2025/2026 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 2025/2026 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"); 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 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, BE IT RESOLVED by the City Council of the City of Woodland, for the City of Woodland Gateway Landscaping and Lighting District 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, 2025, and ending June 30, 2026, 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 4. The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Engineer's Report describes in more detail the items to be maintained and serviced.

SECTION 5. 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 2025/2026 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 6. 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 1, 2025**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2025/2026, 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 7. 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 8. The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

____
Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA

City of Woodland Gateway Landscaping and Lighting District

Engineer's Report Fiscal Year 2025/2026

June 17, 2025

KOPPEL & GRUBER PUBLIC FINANCE
334 Via Vera Cruz, Suite 256
San Marcos, California 92078
760-510-0290
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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 2025/2026 which provides updated information regarding the budget and factors that affect the assessment. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District's boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer's Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIIID of the Constitution of the State of California ("Article XIIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year ("FY") commencing July 1, 2025 and ending June 30, 2026 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2025/2026 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 2025/2026 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 2025/2026 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 2025/2026 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 1, 2025, the City Council will confirm the Engineer's Report as submitted or amended and may order the collection of assessments for FY 2025/2026.

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 2025/2026 budget.

DIRECT COST ITEMS	MAXIMUM BUDGET[1]	PROPOSED FY 2025/2026 BUDGET
Landscaping Maintenance	$113,126.46	$125,818.00
Tree Maintenance	40,479.07	19,615.00
Street Lighting	9,043.99	23,282.00
Traffic Signals	36,329.23	26,707.00
Fence Repairs and Maintenance	2,276.33	2,000.00
Graffiti and Entry Way Maintenance	1,457.38	2,350.00
Bus Shelter Repair and Maintenance	2,510.86	1,013.00
Appurtenant Facility Maintenance	6,714.01	0.00
DIRECT COST SUBTOTAL	**$211,937.32**	**$200,785.00**
INCIDENTAL COSTS/EXPENSES		
City Administration	$5,202.52	$2,696.50
Consultant/County Administration	5,202.52	2,696.50
Reserve Fund Contingency	8,277.55	157.00
INCIDENTAL COSTS SUBTOTAL	**$18,682.58**	**$5,550.00**
ASSESSMENT		
Estimated Assessment	$230,619.90	$206,335.00
Less Reserve Contribution to Project	n/a	$0.00
TOTAL ASSESSMENT	**$230,619.90**	**$206,335.00**
Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	$4,474.58	$4,003.40

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

B. Description of Cost Items

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

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

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

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

IV. Method of Apportionment

A. General

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

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

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

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

B. Special Benefit Analysis

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

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

Landscaping Special Benefit

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

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

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

Landscaping General Benefit

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

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

Public Lighting Special Benefit

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

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

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

Street lights General Benefit

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

C. Assessment Methodology

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

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

Based on the above formula the Table below provides the proposed rates for FY 2025/2026.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed FY 2025/2026 Acreage Rate
12	51.54	$4,474.58 per acre or portion thereof	$4,003.40 per acre or portion thereof

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

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

Parcel Acreage x Maximum Acreage Rate =
Maximum Levy Rate

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

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

Parcel Acreage x FY Acreage Rate =
FY Levy Rate

D. Assessment Range Formula

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in FY 2025/2026. 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 2024 to April 2025 is 3.12%.

V. Assessment Roll

The assessment roll is a listing of both Maximum Assessment and the FY 2025/2026 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 2025/2026 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	$45,014.28	$40,274.14
027-852-004-000	Costco Wholesale Corporation	15.170	67,879.39	60,731.50
027-852-010-000	Woodland Development Co. LLC	4.680	20,941.04	18,735.88
027-852-011-000	Woodland Development Co. LLC	1.300	5,816.96	5,204.40
027-852-029-000	Woodland Development Co. LLC	2.220	9,933.57	8,887.52
027-852-030-000	Merrimac Development Co Llc	3.280	14,676.63	13,131.12
027-852-018-000	Woodland Development Co. LLC	1.590	7,114.58	6,365.38
027-852-019-000	Woodland Development Co. LLC	0.810	3,624.41	3,242.74
027-852-022-000	Woodland Development Co. LLC	7.420	33,201.39	29,705.18
027-852-023-000	In-N-Out Burgers	1.530	6,846.11	6,125.18
027-852-024-000	Kim Hong Seok & Flora T	0.970	4,340.34	3,883.28
027-852-025-000	Woodland Development Co. LLC	2.510	11,231.20	10,048.52
	Total*	**51.540**	**$230,619.90**	**$206,334.84**

*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 2025-2026

Report Submitted by:

____

Scott Koppel
Koppel & Gruber Public Finance

____

Registered Engineer

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.8
SUBJECT:	Waiver of Second Reading and Adoption of an Ordinance Amending Woodland Municipal Code Title 16 "Subdivisions" Sections 16.08.020, 16.12.010, 16.12.020, and adding new Section 16.12.025 related to Small Lot Subdivisions with Residential Development

Recommendation for Action: Staff recommend the City Council 1) Waive the second reading and adopt Ordinance No. _____, amending Woodland Municipal Code Title 16 "Subdivisions" Sections 16.08.020, 16.12.010, 16.12.020, and adding new Section 16.12.025; and 2) Find that the adoption of the proposed Ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17.

Staff Contact:
Anna Canales, Assistant Planner, (530) 661-5819, anna.canales@cityofwoodland.gov

Background:
At its May 20, 2025 meeting, the Woodland City Council introduced and waived the first reading of an Ordinance amending Woodland Municipal Code Title 16 "Subdivisions" Sections 16.08.020, 16.12.010, 16.12.020, and adding new Section 16.12.025; and 2) Find that the adoption of the proposed Ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17.

In recent years, the California Legislature has approved, and the Governor has signed into law, a number of bills that amended various sections of the Government Code aimed at streamlining residential development. In 2023 and 2024, the California Legislature approved, and the Governor signed into law, two new bills — Senate Bill 684 (SB 684) and Senate Bill 1123 (SB 1123) — that further amend state infill development and subdivision law to encourage missing middle housing development as summarized below.

Subject to limited exceptions, existing state law, the Subdivision Map Act has placed the authority to regulate and control the design and improvement of subdivisions with the legislative body of local agencies. It established specific procedures for how local agencies such as the City of Woodland should process, approve, conditionally approve or deny, and file tentative, final, and parcel maps, and the modifications of these maps. The aforementioned acts have generally required an applicant to file a tentative map or vesting tentative map with the local agency, as specified under the Subdivision Map Act, and the local agency, in turn, to approve, conditionally approve, or deny the map within a specified time period.

SB 684 - By-right Small-Lot Subdivisions in Multifamily Zones
On October 11, 2023 Governor Newsom signed California SB 684 into law, aiming to simplify the approval process for small lot subdivisions and housing developments by requiring local agencies to consider parcel maps or tentative and final maps without discretionary review or a hearing. It applies to projects creating 10 or fewer parcels and housing developments with 10 or fewer residential units on urban infill sites of less than 5 acres, aiming to expedite the process and promote homeownership

opportunities. The bill took effect on January 1, 2024.

<u>SB 1123 - By-right Small-Lot Subdivisions in Single-Family Zones</u>
On September 19, 2024 Governor Newsom signed California SB 1123 into law aimed at expanding on SB 684 by allowing the streamlined approval process for small lot subdivisions to apply to vacant/undeveloped lots (except for nonresidential structures) in single-family zones. This bill aimed to create more affordable homeownership opportunities by making it legal to build up to 10 homes on these lots, provided they met specific criteria, such as being located near jobs, schools, transit, and other amenities. This bill takes effect on July 1, 2025.

The City's current residential zones include the R-L: Low-Density Residential zone; N-P: Neighborhood Preservation; R-LM: Residential Low-Medium; R-M: Residential Medium; and R-H: Residential High. The City's Mixed Use and Downtown Zones also allow for multifamily land use. As part of the proposed modifications to the City Subdivision Ordinance, the revised standards will apply to all city zones that allow for single-family and multifamily residential land use.

The City's 2035 General Plan and the City's 2021-2029 Housing Element encourage providing for a greater array of housing types, thereby increasing housing choice and options. Increasing density, even incrementally over time, will increase transit ridership, ultimately improving transit choices. Increased density also improves the possibility of the inclusion of future embedded retail, service, or office uses within a neighborhood, thereby reducing vehicle miles traveled and greenhouse gas emissions. The legislation specifically exempts from CEQA any ordinance adopted to implement SB 684 or SB 1123.

<u>Discussion</u>:
Adopting the proposed ordinance (Attachment 2) will ensure that the City's Subdivision Ordinance complies with SB 684 and SB 1123. The provisions discussed below summarize the relevant provisions of SB 684 and SB 1123 and local objective standards for reference and discussion and do not include every potential planning and/or building regulation that would apply to projects submitted pursuant to SB 684 and SB 1123.

<u>Zoning Objective Standards That Cannot Be Applied Under SB 684 and SB 1123</u>
Rear/Side Lot Line Setbacks. Any side or rear setback imposed from the original property line of the pre-subdivided lot must align with Government Code Section 65852.21, which outlines provisions for ministerial review of certain proposed housing development. This prohibits cities from imposing setbacks from the original rear or side lot lines beyond four feet, as well as any setbacks for existing structures or a structure constructed in the same location with the same dimensions as an existing structure.

Building Separation. No zoning setbacks or other building separation requirements between units may be enforced. However, any building separation requirements from the California Building Code would still apply.

Parking. No automobile parking requirements may be applied that exceed what is permitted by SB 9. This section precludes cities from requiring more than one automobile parking space per unit. However, no onsite parking spaces can be required if the site is within one block of a car share vehicle or is within one-half mile walking distance from a high-quality transit corridor or a major transit stop, which would generally entail a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with frequencies of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. In addition, there can be no requirement that onsite parking be covered or enclosed.

Minimum Lot Width. No minimum width or depth may be required for lots created pursuant to SB 684 or SB 1123. All newly created parcels must have a minimum area of 600 square feet for projects proposed in zones where multifamily residential development is permitted by-right, except as otherwise specified under the provisions for SB 684 and SB 1123. If the project site parcels are zoned for single-family residential use, the newly created parcels shall be no smaller than 1,200 square feet.

Zoning Objective Standards That Can be Applied Under SB 684 and SB 1123
Height & Floor Area Ratio (FAR). Requirements for building height and FAR from the site's underlying zone will apply to all SB 684 and SB 1123 projects.

Dedications of Rights-Of-Way and Off-Site Improvements. SB 684 and SB 1123 allow local governments to require dedications of rights-of-way or the construction of off-site improvements, such as sidewalk and lighting installation, for the parcels created through an SB 684 or SB 1123 project.

City of Woodland 2021-2029 Housing Element in Accordance with SB 684 and SB 1123
If the project site parcel has been identified in the City of Woodland's 2021-2029 Housing Element, the development shall result in at least as many units as projected for that parcel in the housing element.

For developments on parcels not identified in the City of Woodland's 2021-2029 Housing Element, proposed developments would only have to result in the greater of either: (i) at least 66% of the maximum allowable residential density as specified by local zoning or (ii) at least 66% of the applicable residential density under Government Code section 65583.2, subdivision (c)(3)(B), which outlines state provisions related to what are considered appropriate densities to accommodate housing for lower income households.

Environmental Review
Under California Public Resources Code section 21080.17, under the general provisions chapter of the California Environmental Quality Act and CEQA Guidelines section of the California Government Code, CEQA does not apply to the adoption of an ordinance by a city or county to implement the provisions of SB 684 or SB 1123.

Planning Commission Recommendation
At its March 20, 2025, meeting, the Woodland Planning Commission voted 7-0 to recommend City Council approval of the proposed amendments to Woodland Municipal Code, Subdivision Ordinance Sections 16.08.020, 16.12.010, and 16.12.020, and the addition of new Section 16.12.025.

Application Process
Per California Housing Law and Effective as of January 1, 2024 a development proponent may submit an application pursuant to SB 684, within a zone where multifamily residential development is permitted by-right, for a ministerial review of a parcel map or a tentative and final map for the subdivision of 10 or fewer parcels and corresponding housing development projects of 10 or fewer units. Also, per California Housing Law and effective July 1, 2025 a development proponent may submit an application also pursuant to SB 1123, within a zone where single family residential development is permitted by-right, for a ministerial review of a parcel map or a tentative and final map for the subdivision of 10 or fewer parcels and corresponding housing development projects of 10 or fewer units. As part of a ministerial review process, SB 684 and SB 1123 projects will be reviewed at the staff level for consistency with applicable objective criteria. The ministerial process would generally not require public notice or a public hearing, and as discussed in the aforementioned staff

analysis, the California Environmental Quality Act (CEQA) would not apply to ministerial reviews that qualify for these projects.

Per California Housing Law and provisions adopted by the state under SB 684 and SB 1123, an application for a parcel/tentative map for a housing development project or a housing development project submitted pursuant to SB 684 or SB 1123 must be approved or denied within 60 days from the date the local government receives a completed application. If the local government does not approve or deny a completed application within 60 days, the application shall be deemed approved.

Fees

The City Planning Division application fee will depend on whether the project requires a Tentative Parcel Map (up to four units) or a Subdivision Map (five-ten units). Projects requiring permit clearances or other procedures will be assessed additional fees, in addition to typical plan check, final map processing, and permit fees.

Under SB 684 and SB 1123, dwelling units will also be assessed for applicable city development impact fees.

Conclusion:

Staff recommend the City Council 1) Waive the second reading and adopt Ordinance No. _____, amending Woodland Municipal Code Title 16 "Subdivisions" Sections 16.08.020, 16.12.010, 16.12.020, and adding new Section 16.12.025; and 2) Find that the adoption of the proposed Ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17.

Prepared by: Anna Canales, Assistant Planner

Reviewed by: Erika Bumgardner, Deputy Director of Community Development

Ken Hiatt
City Manager

Attachments:

1. Proposed Ordinance - WMC Title 16 Amendments SB 684-1123

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTIONS 16.08.020, 16.12.010, AND 16.12.020 OF THE CITY OF WOODLAND MUNICIPAL CODE; AND ADDING NEW SECTION 16.12.025

WHEREAS, on October 11, 2023, the Governor signed into law Senate Bill (SB) 684, which generally became operative on July 1, 2024; and

WHEREAS, SB 684 added Government Code Sections 65852.28, 65913.4.5, and 66499.41 to State law to require local agencies to ministerially approve certain types of subdivisions for housing development projects consisting of ten or fewer units on qualified multi-family zoned infill sites, subject to certain criteria; and

WHEREAS, SB 684 further requires local agencies to ministerially approve housing development projects consisting of ten or fewer units on a parcel resulting from such a subdivision; and

WHEREAS, the City's existing subdivision ordinance in Title 16 of the City of Woodland Municipal Code requires amendments and additions to conform to the new State law requirements of SB 684; and

WHEREAS, on September 19, 2024, SB 1123 amended Government Code sections 65852.28 and 66499.41 to clarify and update certain provisions; and

WHEREAS, this ordinance ("Ordinance") therefore updates WMC sections 16.08.020, 16.12.010, and 16.12.020, and adds new section 16.12.025, to adopt the applicable state standards and provide for local regulation as appropriate; and

WHEREAS, on March 20, 2025 the Planning Commission conducted a duly noticed public hearing to consider the staff report, recommendations by staff, and public testimony concerning the Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, an ordinance implementing the provisions of SB 684 is not considered a project under the California Environmental Quality Act (CEQA Pub. Res. Code Sections 21000, *et seq.*) pursuant to Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

WHEREAS, on May 15, 2025 the City gave public notice of a City Council public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation; and

WHEREAS, on May 20, 2025 the City Council conducted a duly noticed public hearing to consider the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance; (2) the policy considerations discussed therein; and (3) the consideration and recommendation of the Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Woodland hereby ordain as follows:

SECTION 1. Incorporation of Recitals. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. CEQA. The City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15358 (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, the City Council finds that this Ordinance is also exempt under CEQA pursuant to Guidelines Section 15061(b)(3) (there exists no possibility that the activity will have a significant adverse effect on the environment) because this Ordinance will not cause a change in any of the physical conditions within the area affected by the Ordinance. Finally, pursuant to Government Code sections 65852.28, 65913.4.5, and 66499.41, this Ordinance implementing the provisions of SB 684 is not a "project" for purposes of CEQA because it establishes a streamlined, ministerial process to which CEQA does not apply.

SECTION 3. Code Amendment. Sections 16.08.020, 16.12.010, and 16.12.020 of Title 16 of the Woodland Municipal Code are hereby amended and restated to read in their entirety as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

SECTION 4. Code Addition. Section 16.12.025 of Title 16 of the Woodland Municipal Code is hereby added to read in its entirety as set forth in Exhibit "A," attached hereto and incorporated herein by this reference

SECTION 5. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 6. Certification and Publication. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Woodland, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with California Government Code, section 36933.

SECTION 7. Effective Date. This Ordinance shall become effective 30 days after its adoption.

INTRODUCED at a regular meeting of the City Council held on the 20th day of May 2025 and **PASSED AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:	APPROVED AS TO FORM:
______________________________	______________________________
Sarah Lansburgh, CMC, City Clerk	Ethan Walsh, City Attorney

EXHIBIT A

Amended City of Woodland Municipal Code Sections

(follows this page)

CHAPTER 16.08

DEFINITIONS

…

§ 16.08.020. Definitions.

"Advisory agency" means the Planning Commission or Community Development Director, who shall constitute the advisory agency for divisions of real property which require preparation of a map pursuant to this title and the Subdivision Map Act.

"Alley" means a public thoroughfare less than 30 feet in width.

"Appeal Board" means the City Council shall constitute the Appeal Board for appeals from the decisions of the Planning Commission acting in its capacity as the advisory agency. The Planning Commission shall constitute the "Appeal Board" for divisions of real property which do not require preparation of a final map or a parcel map pursuant to this chapter and the Subdivision Map Act.

"Certificate of compliance" means a certificate recorded by the City which determines that the subdivision of real property complies with the provision of the Subdivision Map Act and the City ordinances enacted pursuant thereto. A recorded parcel or final map shall constitute a certificate of compliance with respect to the parcels of real property described therein.

"City Engineer" means the City Engineer or the City Engineer's duly authorized representative.

"Community Development Director" means the Community Development Director or the Director's duly authorized representative.

“Community land trust” means a nonprofit corporation organized pursuant to California Government Code Section 501 (c)(3) of the Internal Revenue Code that satisfies all of the following:

1. Has as its primary purposes the creation and maintenance of permanently affordable single-family or multi-family residences;
2. All dwellings and units located on the land owned by the nonprofit corporation are sold to qualified owners to be occupied as the qualified owner’s primary residence or rented to persons and families of low or moderate income. For the purpose of this subparagraph, “Qualified owner” means a person of family of low or moderate income who owns a dwelling or unit collectively as a member occupant or resident shareholder of a limited-equity housing cooperative; and
3. The land owned by the nonprofit corporation, on which a dwelling or unit sold to a qualified owner is situated, is leased by the nonprofit corporation to the qualified owner for the convenient occupation and use of that dwelling or unit for a renewable term of 99 years.

"Cul-de-sac" means a street which connects to other streets only at one end and has provision for a turnaround at the other end.

"General Plan" means the General Plan of the City of Woodland as amended from time to time.

"Geologically hazardous area" means a geologically hazardous area is one which may be affected by one or more of the geologic hazards discussed in the General Plan.

"Housing Cooperative" or "Limited-equity housing cooperative" or "workforce housing cooperative trust" means a corporation organized on a cooperative basis that meets all applicable requirements outlined under California Civil Code Section 817.

"Lot" means a parcel of land. The word "lot" shall have the same meaning as the word "parcel" and the two words shall be synonymous.

"Lot area" means the total horizontal net area within the lot lines of a lot or parcel exclusive of streets, high-ways, roads and alleys.

"Lot depth" means the horizontal distance between the front and rear lot lines measured on the longitudinal center line.

"Lot line adjustment" means any adjustment of boundary lines between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and a greater number of parcels than originally existed is not created.

Lot Line, Front. "Front lot line" means, in the case of an interior lot, a line separating the lot from the public right-of-way. In the case of a corner lot, the owner may choose which street shall be designated as the front of the lot. Once the choice of frontage has been made, it cannot be changed unless all requirements for yard space are satisfied.

Lot Line, Rear. "Rear lot line" means a lot line which is opposite and most distant from the front lot line or, in the case of an irregular lot or triangular shaped lot, a line 10 feet in length within the lot, parallel to and at the maximum distance from the front lot line.

"Lot lines" mean the lines bounding a lot or parcel.

"Lot width" means the horizontal distance between the side lot lines, measured at a right angle to the lot depth at a point midway between the front and rear lot lines.

Lot, Corner. "Corner lot" means a lot situated at the intersection of two or more streets having an angle of intersection of not more than 135 degrees.

Lot, Interior. "Interior lot" means a lot other than a corner lot.

Lot, Through. "Through lot" means a lot having frontage on two parallel or approximately parallel streets.

Map, Final. "Final map" means a map prepared by a registered civil engineer or a licensed land surveyor and presented for recording, which conforms to an approved tentative subdivision map, the Subdivision Map Act and this title.

Map, Parcel. "Parcel map" means a map prepared and processed in accordance with the Subdivision Map Act and creating four or fewer lots or parcels or four or fewer condominiums as defined in California Civil Code Section 783 and for community apartment projects containing four or fewer parcels.

Map, Tentative. "Tentative map" means a map prepared for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it.

Map, Vesting. "Vesting map" means a tentative map prepared in accordance with California Government Code Section 66452 of the Subdivision Map Act that confers a vested right to proceed with the development in substantial compliance with the ordinances, policies and standards in effect at the time the application is determined, or deemed, to be complete.

"Merger" means the joining of two or more contiguous parcels of land under common ownership into one parcel.

"Parcel" means all contiguous lands not otherwise legally divided which are under one ownership according to record in the office of the County Clerk-Recorder.

"Public improvements" means streets, highways, monuments, utilities or any facility, fixture or object installed or constructed in accordance with the City standard specifications for acceptance by the City or other public agencies.

"Qualified urban use" means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

"Registered civil engineer" means a civil engineer registered by the State of California and doing work consistent with the engineer's authority under the Business and Professions Code and the State Board of Registration for Professional Engineers and Land Surveyors (California Business and Professions Code Sections 6700, 8700).

"Reversion to acreage" means abandonment of a previously recorded subdivision map.

"Street" means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, road, avenue, boulevard, lane, place, court, circle, drive or way, which has been dedicated to public use and accepted by the City, County, or State or laid out or constructed as such by the City, County, or State or made a public street pursuant to law. "Street" shall not include a private road or alley.

"Subdivider" means a person, firm, corporation, partnership or association who proposes to divide, divides or causes to be divided real property into a subdivision for him or herself or for others except that employees and consultants of such persons or entities, acting in such capacity, are not "subdividers."

"Subdivision" means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes a condominium project, as defined in California Civil Code Section 4125 or 6542, a community apartment project, as defined in California Civil Code Section 4105, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in California Civil Code Section 4190 or 6566.

"Subdivision improvement agreement" means a contract between the City and the subdivider in a form approved by the City Attorney, requiring the subdivider to complete, install or construct improvements as required by the provision of this chapter.

"Subdivision Map Act" means the provisions of California Government Code, Title 7, Division 2, Section 66410 et seq., and such amendments and additions thereto as may be made.

"Substantially surrounded" means at least 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was certified.

CHAPTER 16.12
MAP REQUIREMENTS

§ 16.12.010. Subdivisions creating five or more lots or parcels.

Except as otherwise provided in Section 16.12.025, a tentative map and a final map shall be required for all subdivisions creating five or more lots or parcels, five or more condominiums as defined in California Civil Code Section 783, a community apartment project containing five or more parcels or for the conversion of a dwelling to a stock cooperative containing five or more dwelling units, except where excepted by California Government Code Section 66426 of the Subdivision Map Act. A tentative map and a parcel map shall be required for those subdivisions so excepted.
(Prior code § 21-3-1)

§ 16.12.020. Subdivisions creating four or fewer lots or parcels.

Except as otherwise provided in Section 16.12.025, a tentative map and a parcel map shall be required for all subdivisions creating four or fewer lots or parcels or four or fewer condominiums as defined in California Civil Code Section 783, and for community apartment projects containing four or fewer parcels or for the conversion of a dwelling to a stock cooperative containing four or fewer dwelling units.
(Prior code § 21-3-2)

§ 16.12.025. Streamlined approval process for certain subdivisions and related housing development project approvals.

A. The Community Development Director shall ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets all of the following requirements set forth in California Government Code Section 66499.41:

1. The proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units.

2. The lot is zoned for multifamily residential development.

3. The lot is no larger than five acres and is substantially surrounded by qualified urban uses.

4. The lot is a legal parcel located within the jurisdiction of the City.

5. The lot was not established pursuant to this Chapter 16.12.025.

6. The lot proposed to be subdivided is the subject of an application filed on or after July 1, 2025 and meets one of the following:

a. The lot is vacant and zoned for single-family residential development and no larger than 1.5 acres.

i. For purposes of this paragraph, “vacant” means having no permanent structure, unless the permanent structure is abandoned and uninhabitable. All of the following types of housing shall not be defined as “vacant”:

1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rent or sales price to levels affordable to persons and families of low, very low, or extremely low income.

2. Housing that is subject to any form of rent or sales price control.

3. Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.

7. The newly created parcels on parcels that are zoned for multifamily residential land uses are no smaller than 600 square feet.

8. The newly created parcels on parcels zoned for single-family residential development are no less than 1,200 square feet on or after July 1, 2025.

9. The residential units on the lot proposed to be subdivided are one of the following:

a. Constructed on fee simple ownership lots.

b. Part of a common interest development.

c. Part of a housing cooperative.

d. Constructed on land owned by a community land trust.

e. Part of a tenancy in common as described in California Civil Code section 685.

10. The proposed housing development project will meet one of the following, as applicable:

a. If the parcel is identified in the City’s Housing Element for the current planning period, the housing development project will result in at least as many units as projected for that parcel in the housing element. If the parcel is identified to accommodate any portion of the City’s share of the regional housing need for low- or very low income households, the development will result in at least as many low- or very low income units as projected in the housing element. These units shall be subject to a recorded affordability restriction of at least 45 years.

b. If the parcel is not identified in the City's Housing Element for the current planning period, the housing development project shall either:

i. Result in at least 66 percent of the maximum allowable residential density as specified by local zoning; or

ii. Result in at least 66 percent of the applicable residential density specified in subparagraph (B) of paragraph (3) of subdivision (c) of California Government Code Section 65583.2, whichever is greater.

(ii) Where local zoning does not specify a maximum allowable residential density, the development will result in at least 66 percent of the applicable residential density as specified in subparagraph (B) of paragraph (3) of subdivision (c) of California Government Code Section 65583.2.

11. The average total area of floorspace for the units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet. For purposes of this paragraph, "net habitable square feet" means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.

12. The housing development project on the lot proposed to be subdivided complies with Chapter 15.16, Affordable Housing.

13. The housing development project on the lot proposed to be subdivided does not require the demolition or alteration of any of the following types of housing:

a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rent to levels affordable to persons and families of low, very low, or extremely low income.

b. Housing that is subject to any form of rent or price control.

c. Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for development permit.

d. A parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with California Government Code Section 7060) of Division 7 of Title 1 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

14. The lot proposed to be subdivided is not located on a site that is any of the following:

a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

c. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to California Government Code Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to California Public Resources Code, Section 4202.

d. A hazardous waste site that is listed pursuant to California Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to former California Health and Safety Code Section 25356, unless either of the following applies:

   i. The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of California Health and Safety Code Section 25296.10, based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to California Government Code Section 65962.5.

   ii. The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the California Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.

e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with California Government Code Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with California Government Code Section 8875) of Division 1 of Title 2 of the Government Code.

f. Within a special flood hazard area subject to inundation by the 1-percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this paragraph and is otherwise eligible for streamlined approval under this section, the City shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following is met:

i. The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

ii. The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Government Code Section 59.1) and Part 60 (commencing with Government Code Section 60.1) of Subchapter B of Chapter 1 of Title 44 of the Code of Federal Regulations.

g. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Government Code Section 60.3 (d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the City shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that side.

h. Land identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Government Code Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or another adopted natural resource protection plan.

i. Habitat for protected species identified as candidate, sensitive, or species, of special status by state or federal agencies, fully protected species, or species by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Government Code Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Government Code Section 1900) of Division 2 of the Fish and Game Code).

j. Land under conservation easement.

15. The proposed subdivision conforms to all applicable objective requirements of the Map Act and section 16.12.025, except as otherwise expressly provided in this Chapter 16.12.

16. Any parcels proposed to be created pursuant to this section will be served by a public water system and a municipal sewer system.

17. If an application is filed after July 1, 2025, the proposed subdivision will not result in any existing dwelling unit being alienable separate from the title to any other existing dwelling unit on the lot.

B. Nothing in this Section 16.12.025 shall be construed to prohibit the City from requiring a mechanism for the maintenance of common space within the subdivision, including but not limited to a road maintenance agreement.

C. The Community Development Director shall approve or deny an application pursuant to Subsection A within 60 days from the date the City receives a completed application.

D. The Community Development Director may condition the approval and recordation of a subdivision map upon the completion of a residential structure that complies with all applicable provisions of the California Building Standards Code that contains at least one dwelling unit on each resulting parcel that does not already contain an existing legally permitted residential structure or which is reserved for internal circulation, open space, or common area.

E. Nothing in this Section 16.12.025 affects the City's ability to deny a parcel map, tentative map, or final map if it makes certain written findings about the specific, adverse impact of the proposed housing development project as defined and determined in Government Code Section 65589.5(d)(2).

G. Notwithstanding state law regarding accessory and junior accessory dwelling units, the City is not required to permit an accessory or junior accessory dwelling unit on parcels created pursuant to this Section 16.12.025.

H. Notwithstanding state law regarding urban lot splits, the City is not required to permit an urban lot split on a parcel created pursuant to this Section 16.12.025.

I. Upon approval of a tentative map or parcel map for a subdivision in accordance with this Section 16.12.025, the City shall issue a building permit for one or more residential units that are part of a housing development project of 10 or fewer units on a lot subdivided in accordance with this Section 16.12.025, so long as the applicant has submitted a building permit application that the Chief Building Official or designee has deemed complete pursuant to the requirements of Government Code Section 65913.3(b).

1. Issuance of a building permit under this subsection may be conditioned the applicant submitting proof, to the satisfaction of the Chief Building Official or designee, that the applicant and its successors and assignees agree that a certificate of occupancy or equivalent final approval for the building will not be issued unless and until the final map is recorded.

2. The City reserves the right to require a security instrument to ensure faithful performance of the requirements identified in the associated approved tentative or parcel map and related conditions of approval. The amount and form of the security shall be determined by the City in its sole discretion, in accordance with legal requirements.

J. A housing development project constructed on a subdivided lot approved pursuant to this Section 16.12.025 shall comply with all applicable objective zoning standards, subdivision standards, and design standards, consistent with state and local law. The City shall not impose on such qualifying housing development projects any objective zoning, subdivision, or design standards that:

1. Physically preclude the development of a project built to densities specified in Government Code Section 65583.2(c)(3)(B).

2. Imposes any requirement that applies to a project solely or partially on the basis that the subdivision or housing development receives approval pursuant to this Section.

3. Requires a setback between the units, except as required in the California Building Code.

4. Requires that parking be enclosed or covered.

5. Imposes side and rear setbacks from the original lot line inconsistent with Government Code Section 65852.21(b)(2)(B).

6. Imposes parking requirements inconsistent with Government Code Section 65852.21(c)(1).

7. If the housing development project consists of three to seven units, imposes a floor area ratio standard that is less than 1.0

8. If the housing development project consists of eight to ten units, imposes a floor area ratio standard that is less than 1.25.

K. Notwithstanding the foregoing subsections, a housing development project located on a site proposed to be subdivided pursuant to this Section 16.12.025 is not required to comply with the following requirements:

1. A minimum requirement on the size, width, depth, or dimensions of an individual parcel created by the housing development, beyond the minimum parcel size specified in Section 16.12.025(E).

2. The formation of a homeowners 'association, except as required by the Davis-Stirling Common Interest Development Act. This shall not be construed as prohibiting the City from requiring a mechanism for the maintenance of common space within the subdivision, including but not limited to a road maintenance agreement.

L. The Community Development Director shall ministerially consider, without discretionary review or hearing, a housing development application submitted pursuant to this Section 16.12.025. The Community Development Director shall approve or deny such application within 60 days from the date a completed application is received. If the Community Development Director denies the application, the Community Development Director shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the applicant can remedy the application.

M. The Community Development Director may disapprove a housing development project that meets the requirements of this Section 16.12.025 if it makes a written finding, based upon a preponderance of the evidence, that the proposed housing development would have a specific, adverse impact, as defined by Government Code Section 65589.5(d)(2), upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

N. The City Building Official shall issue a building permit for one or more residential units that are part of a housing development project, consisting of ten or fewer units, on a lot proposed to be subdivided pursuant to this Section 16.12.025, if the applicant has met both of the following requirements:

1. The applicant has received a tentative map approval or parcel map approval for the subdivision.

2. The applicant has submitted a building permit application that the Building Official deemed complete pursuant to Government Code Section 65913.3(b).

O. The Building Official may condition the issuance of a building permit under this Section on the applicant submitting proof, to the satisfaction of the Building Official, of a recorded covenant and agreement, enforceable by the City, that states that the applicant and the applicant's successors and assignees agree that the building permit is issued on the condition that a certificate of occupancy or equivalent final approval for the building will not be issued unless the final map has been recorded.

P. The Building Official shall issue the building permit based upon the tentative or parcel map and its conditions of approval. Any dedication, improvement, and sewer requirements identified in the approved tentative or parcel map or its conditions of approval shall be guaranteed to the satisfaction of the City at the time the building permit is issued. The Building Official may require security to ensure faithful performance of the requirements identified in the approved tentative or parcel map or its conditions of approval.

Q. Notwithstanding the foregoing, the Building Official may deny issuance of a building permit under this Section if the Building Official makes a written finding, based upon a preponderance of the evidence, that construction of the proposed structure or structures before recordation of the final map would have a specific, adverse impact, as defined by Government Code Section 65589.5(d)(2), upon public health and safety and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

…

	TO:	THE HONORABLE MAYOR AND CITY COUNCIL
	AGENDA:	City Council Regular Meeting
CITY OF WOODLAND CALIFORNIA	DATE:	June 17, 2025
	ITEM #:	F.9
	SUBJECT:	Approve Sole Source Finding for the Grit System and Screw Pump Rehabilitation Project, CIP 24-12

Recommendation for Action: Staff recommend the City Council adopt Resolution No. _____, determining and designating certain products, things, or services from a Sole Source are required in the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, for the continued functionality of the City's Water Pollution Control Facility.

Staff Contact:
Mark Miller, Associate Engineer – (530) 661-5968, mark.miller@cityofwoodland.gov

Fiscal Impact:
The Grit System and Screw Pump Rehabilitation Project, CIP 24-12, (hereafter "Project") is included in the Capital Improvement Program budget approved on June 18, 2024. The Project is currently in the bidding phase and the budget will be updated after construction bids are received. At that time, any necessary additional funds would be transferred to the Project from the parent project, WPCF Asset Replacement Project, CIP 14-02, and the Sewer Enterprise Fund.

Background:
City staff continually review the status of assets at the Water Pollution Control Facility (WPCF), which allows the facility to continuously receive, treat and discharge wastewater in compliance with its operating permit. Improvements to the WPCF's influent pump station and grit removal facility were identified from these periodic assessments. The Grit System and Screw Pump Rehabilitation Project, CIP 24-12, is currently in the bidding stage and will replace existing equipment and treatment processes that have failed or have reached the end of their service life. Because the treatment of wastewater is a specialized process, the City has established a need for uniform and compatible mechanical, electrical and instrumentation equipment for the continued operation of the WPCF.

Discussion:
Public Contract Code section 3400 allows the City to specify "sole source" products, brands or trade names in its public works projects if the City Council has made certain findings related to the product or item. One of the statutorily permissible grounds for a sole source finding is that the product or item is needed to match other products in use at City facilities in order to establish uniform, complete and compatible systems/specifications for City facilities (See Pub. Cont. Code § 3400(b)(2)). Further, competitive bidding is not required when the City determines it would produce no advantage for the City, or the advertising of bids is futile, undesirable, impractical or impossible (*Graydon v. Pasadena Redevelopment Agency* (1980) 104 Cal. App.3d 631; see also *Los Angeles Dredging Co. v. City of Long Beach* (1930) 210 Cal. 348; *Los Angeles Gas & Electric Corp. v. City of Los Angeles* (1922) 188 Cal. 307, 319).

Staff undertook considerable research into the various options for submersible wastewater pumps, variable frequency drives (VFDs), relays, indicators, and terminal blocks and have determined the mechanical, electrical, instrumentation and telemetry equipment listed on the attached Exhibit A to be the most compatible with equipment currently in use at the WPCF. The City needs to use the specified items to minimize and simplify operations and maintenance costs that arise from using products that do not match or are otherwise incompatible with existing products and equipment at the WPCF and to meet specific design objectives in the wastewater treatment process. There is, therefore, no advantage to the City in requiring the mechanical, electrical, instrumentation and telemetry equipment listed in Exhibit A to be competitively bid.

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, determining and designating certain products, things, or services from a Sole Source are required in the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, for the continued functionality of the City's Water Pollution Control Facility.

Prepared by: Mark Miller, Associate Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, Community Development Director/City Engineer

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - Sole Source for CIP 24-12
2. Exhibit A - Sole Source Products 24-12

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND DESIGNATING CERTAIN PRODUCTS, BRANDS, OR SERVICES PURSUANT TO PUBLIC CONTRACT CODE SECTION 3400 FOR THE GRIT SYSTEM AND SCREW PUMP REHABILITATION PROJECT, CIP 24-12

WHEREAS, pursuant to Public Contract Code Section 3400(c), the City of Woodland (City) may make findings designating certain products, things, or services by specific brand or trade name for the statutorily enumerated purposes; and

WHEREAS, the City has undertaken considerable research of various options for the procurement of the variable frequency drives ("VFDs"), submersible wastewater pumps and other electrical, instrumentation and telemetry equipment listed on the attached Exhibit A in order to determine the equipment and company that provides this equipment will best meet the City's needs; and

WHEREAS, the City Council has reviewed the City's current facilities, general contracts, plans, and specifications in order to evaluate the City's need to establish uniform, complete, and compatible mechanical, electrical and instrumentation components at the Water Pollution Control Facility ("WPCF") that are consistent with equipment being used for wastewater treatment systems for City-wide use in order to facilitate the most reliable, dependable, and cost efficient system throughout the City; and

WHEREAS, in accordance with Public Contract Code Section 3400(c)(2), the submersible pumps, VFD's, relays, indicators and terminal blocks that are listed in the attached Exhibit A will allow the City to ensure that the components utilized on the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, ("Project") match those components currently in use at other City facilities; and

WHEREAS, City staff have determined that the mechanical, electrical and instrumentation components listed in Exhibit A have demonstrated ease of maintenance, reliability, durability and quality; and

WHEREAS, City operations and maintenance personnel have been trained in the operation, maintenance, and replacement of the mechanical, electrical and instrumentation components listed in Exhibit A and maintain a stock of the equipment needed for repairs or replacements; and

WHEREAS, the City has identified reliable operation of the Water Pollution Control Facility to be a priority; and

WHEREAS, based on the City Council's above-described review and Public Contract Code Section 3400(c)(2), the Council has determined the City must require and specify the use of the wastewater pumps, VFD's, relays, indicators and terminal blocks listed in the attached Exhibit A for the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The above recitals are true and correct and incorporated as if fully set forth herein.

SECTION 2. The City, pursuant to Public Contract Code Section 3400, intends to procure uniform components for the Project that are compatible with the system currently being utilized at the WPCF in order to facilitate the most reliable, dependable, and cost-efficient system throughout the City.

SECTION 3. The City has found compatibility, cost, ease of maintenance and use of different types of mechanical, electrical, instrumentation and telemetry equipment to be problematic and believes it necessary to establish a uniform equipment manufacturer requirement in order to avoid incompatibility issues as well as to ensure security, durability, and reliability of WPCF equipment and to avoid the waste of City funds associated with addressing incompatible components.

SECTION 4. The City's research also indicates that including multiple brands of submersible wastewater pumps, VFD's and other mechanical, electrical, instrumentation and telemetry equipment may cause incompatibility issues and make data retrieval and transmitting more difficult to implement. Furthermore, the City's WPCF is already equipped with the products listed in Exhibit A and can be readily configured with this equipment.

SECTION 5. City operations and maintenance staff has been trained in the operation, maintenance, and replacement of the components listed in Exhibit A and maintain a stock of the equipment needed for repairs or replacements; and

SECTION 6. The City Council further finds that the submersible pumps, VFD's, relays, indicators and terminal blocks listed in Exhibit A have demonstrated reliability, durability, and quality.

SECTION 7. The City and its consultants have undertaken research into the products/brands of equipment listed in Exhibit A. Pursuant to Public Contract Code Section 3400(c)(2), the City Council hereby designates the equipment listed in Exhibit A for use in the Project so as to match other mechanical, electrical and instrumentation components in use throughout the City's specialized wastewater treatment system, thus avoiding incompatibility of products, as well as security, replacement, and maintenance problems.

SECTION 8. This Resolution shall be effective as of the date of adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh CMC, City Clerk

Ethan Walsh, City Attorney

EXHIBIT A

The following specific product(s), thing(s), and/or service(s) shall be utilized for the Grit System and Screw Pump Rehabilitation Project, CIP 24-12:

	Equipment	Manufacturer/Model
1)	Control Relay	IDEC Type RR
3)	Timer Relay	IDEC GTS
3)	Indicating Lights	Allen-Brady 800H
4)	Level Indicating Transmitter	Milltronics HydroRanger 200
5)	Terminal Blocks	Phoenix Contact
6)	Variable Frequency Drive	Allen-Brady 753 Power Flex
7)	Submersible Wastewater Pumps	Flygt Model NP 3202 MT 3~ 643

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.10
SUBJECT:	Approve Amendment #1 to the Agreement with The Gualco Group for State Representation and Advocacy Services for Flood Mitigation for the Lower Cache Creek Flood Risk Reduction Project, CIP 22-16

Recommendation for Action: Staff recommend the City Council adopt Resolution No. _____, authorizing Amendment # 1 to extend The Gualco Group agreement for an additional 12 months for an amount not to exceed $90,000.

Staff Contact:
Tim Busch, Principal Utilities Civil Engineer (530) 661-5963, tim.busch@cityofwoodland.gov

Fiscal Impact:
The Gualco Group has been providing state representation and advocacy services for flood mitigation to the City for nearly 2 years. The cost of the advocacy services is considered part of the projects budget. Approval of amendment #1 will bring the total not to exceed cost for the Lower Cache Creek Flood Risk Reduction Project (LCCFRRP) services to $180,000. The amendment covers The Gualco Group services through the attached scope of work.

This project is included in the Capital Budget approved by Council with $3,400,000 being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund as approved by Council on June 18, 2024. In addition, as part of the long-term financing plan for the project, the team will pursue cost-sharing, including project management services, with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

Background:
In January 2024 the City entered into an agreement with The Gualco Group to provide state advocacy on the City's behalf to help with the City's need to develop comprehensive state government relations to secure state financial assistance for solving flood problems associated with Cache Creek. The original agreement was for at least a 12 month period. The contract amendment is necessary to continue this work for an additional 12 months.

Discussion:
Addressing the flood risk from Cache Creek is a complex process involving the City, County, State and Federal governments. The Gualco Group helps the City maintain a presence in the State Capitol to assist the City in developing and maintaining a relationship with the goal of ultimately receiving state funding for a future flood protection project. Approval of this amendment will allow the City to utilize the services of The Gualco Group to continue to advocate for additional state funding to chart a path forward for flood protection.

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, authorizing Amendment # 1 to extend The Gualco Group agreement for an additional 12 months for an amount not to exceed $90,000.

Prepared by: Tim Busch, Principal Utilities Civil Engineer

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

Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Gualco Group Agmt Amend 1 for CIP 22-16
2. WoodlandProposalinBrief_5-07-25

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONTRACT AMENDMENT #1 WITH THE GUALCO GROUP FOR STATE REPRESENTATION AND ADVOCACY SERVICES FOR FLOOD MITIGATION

WHEREAS, the City entered into an agreement with The Gualco Group in January of 2024 to provide state advocacy on the City's behalf to help with the City's need to develop comprehensive state government relations to secure state financial assistance for solving flood problems associated with Cache Creek; and

WHEREAS, the City desires the consultant to continue in necessary advocacy efforts with the State of California with a goal of ultimately receiving state funding for flood protection; and

WHEREAS, The Gualco Group has agreed to extend their contract through this amendment for an additional 12 months at a cost not to exceed $90,000 with a new contract limit of $180,000; and

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

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The City Council hereby authorizes the City Manager to execute the amendment with The Gualco Group 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 amendment does not change.

SECTION 2. The total cost of the contract amendment is $90,000 and a total contract amount of $180,000.

SECTION 3. An executed copy of the Agreement is available and on file in the City Clerk's office and is incorporated herein by reference and made part of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

Sarah Lansburgh CMC, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

The Gualco Group, Inc.®

MEMO

DATE: May 7, 2025

TO: City of Woodland
Ken Hiatt, City Manager

FROM: Jackson R. Gualco

RE: Proposal-in-Brief

Below you will find the essential elements of a proposal to continue to provide the City of Woodland with State government relations advocacy and consulting services relative to the authorization and/or funding of elements of your pending flood control project.

Scope of Representation
Continue to advocate for the authorization and/or funding of elements of the Cache Creek Flood Control Project via all available and appropriate legislative and Executive Branch avenues. In addition, provide monitoring and possible advocacy engagement on flood control legislation, funding (including Proposition 4), and regulations that could benefit or adversely impact the city's efforts to bolster flood protection and habitat enhancement along Cache Creek.

Term
Effective upon execution of a written agreement through June 30, 2026.

Fee Structure
A monthly retainer of $7,500 plus expenses incurred to be billed at actual cost through the term of the agreement.

500 Capitol Mall, Suite 2600
Sacramento, CA 95814
(916) 441-1392
FAX: (916) 446-6003
E-mail: tgg@gualcogroup.com
www.gualcogroup.com

Assigned Professionals
Jackson R. Gualco, President/Lead Professional
Daniel J. Merkley, Senior Advisor
Clifford Moriyama, Senior Advisor

Please feel free to contact me with any questions or comments. Thank you for the opportunity to provide you with this updated proposal.

cc: Mr. Tim Busch
Ms. Jasmine Liseth

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.11
SUBJECT:	Contract with the Woodland Joint Unified School District for School Resource Officer Services

Recommendation for Action: Staff recommend the City Council adopt Resolution No. ______, authorizing the Chief of Police to execute a three-year contract with the Woodland Joint Unified School District for School Resource Officer services during the school year.

Staff Contact:
Ryan Kinnan, Chief of Police, 530-661-7813, ryan.kinnan@cityofwoodland.gov

Fiscal Impact:
The Woodland Joint Unified School District pays the following amount for up to ten months during each contract year:

FY26 Billing			
Monthly Cost	# Months	Total	Comment
$19,462.71	4	$77,850.83	Billing for Sep-Dec 2025
$20,630.47	6	$123,782.82	Billing for Jan-June 2026
	10	$201,633.65	Total Contract Cost

The amount covers the personnel cost of one full-time top-step police officer. The contract allows for an increase of up to 6% for Year 2 and Year 3 to cover salary increases specified in the City's Memorandum of Understanding (MOU) with the Woodland Police Officers Association and projected increases in healthcare costs.

The remaining balance of the personnel costs associated with the two full-time School Resource Officers is already included in the department's approved annual budget.

Background:
The City of Woodland and the Woodland Joint Unified School District (District) agree that School Resource Officers (SROs) provide an invaluable service to students and the community as a whole. Historically, there have been two full-time School Resource Officers with the associated costs split between the City of Woodland and the District. With the passage of Measure R, the City of Woodland added a third SRO dedicated to gang-resistance measures within the schools, and diverting at-risk youth. SRO services include the following:

1. SROs work in partnership with WJUSD and school administrators to create a safe and healthy learning environment for students and staff.
    a. SROs promote safety and security on campuses throughout WJUSD by providing guidance, workshops, and information to students, parents, and staff.

    b. Participate in meetings that support maintaining a safe school environment through building emergency response protocols, understanding current trends in the community and establishing plans that are preventative in nature.
2. SROs partner with students and staff to implement Positive Behavior Intervention Support programs and restorative practices.
    a. SROs work with the District to ensure restorative practices are primarily used to address bullying and/ or other negative behaviors that compromise the physical and mental safety of members throughout the WJUSD community.
    b. Build positive relationships with students, staff, and community members, resulting in a reduction in the number of school-based arrests and disciplinary infractions throughout the City of Woodland.
3. Partner with staff to support student attendance and engagement, with a special focus on assisting students who are chronically absent. SROs build and maintain healthy relationships with students, families, and staff through mentorship connections to necessary resources and other interventions that facilitate improved student attendance and participation.

The current contract between the City and WJUSD for School Resource Officer services expires on June 30, 2025 and the proposed three year contract will serve as a successor agreement to allow these services to continue.

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, authorizing the Chief of Police to execute a three-year contract with the Woodland Joint Unified School District for School Resource Officer services during the school year.

Prepared by: Anuelle Jumuad, Management Analyst I

Reviewed by: Ryan Kinnan, Chief of Police

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - WJUSD SRO Contract 2025
2. WPD SRO MOU

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE POLICE CHIEF TO EXECUTE A 3-YEAR CONTRACT WITH THE WOODLAND JOINT UNIFIED SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER SERVICES

WHEREAS, the City of Woodland ("City") through its Police Department desires to promote cooperation and mutual understanding with the Woodland Unified School District ("District"); and

WHEREAS, the District desires the services of School Resource Officers on the District's school campuses; and

WHEREAS, the District aims to improve the conditions of Health and Safety, the implementation of Restorative Practices, and to re-engage students to the school setting by securing the services of a School Resources Officer; and

WHEREAS, in furtherance of their respective goals, the City and District desire to enter into a 3-year contract whereby the City through its Police Department will provide a School Resource Officer on the District's school campuses; and

WHEREAS, the annual contact amount covers the personnel cost of one full-time top step School Resource Officer for 10 months; and

WHEREAS, the contract cost in Year 2 and Year 3 will increase by 6% to cover the cost of salary increase specified in the employee MOU and projected increases in health care benefits.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. That the City Council hereby authorizes the Police Chief to execute a 3-year contract with Woodland Joint Unified School District for School Resource Officer Services during the school year.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

AGREEMENT

FOR THE PROVISION OF SCHOOL RESOURCE OFFICER

BETWEEN

CITY OF WOODLAND

AND

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

This Agreement for the Provision of School Resource Officer (the "Agreement") is made and entered into this 1st day of September 2025, by and between the City of Woodland, hereinafter referred to a "City", and the Woodland Joint Unified School District, hereinafter referred to as "District". The City and the District may be referred to in this Agreement as "Party" or "Parties" as the context may require.

RECITALS

- WHEREAS, the City desires to promote cooperation and mutual understanding through its Police Department; and
- WHEREAS, the District desires to create opportunities for positive interactions between police officers, students, families, and staff for the purpose of gaining community trust.
- WHEREAS, the District desires the services of the school resource officers on the District's school campuses; and
- WHEREAS, the District aims to improve the conditions of Health and Safety, the implementation of Restorative Practices, and to re-engage students to the school setting; and

TERMS

NOW, THEREFORE, be it agreed as follows:

1. **School Resource Officers will work in partnership with District and site administrators to create safe and healthy learning environments for students and staff.**

    a. School Resource Officers will promote safety and security on campuses throughout the district by providing guidance, workshops and information to students, parents and staff. The effectiveness of these services will be measured monthly, by the number of individuals that participate in group and individual workshops and/or interventions promoting safe behaviors. Actions to support this goal include:

        i. Provide students, parents and staff workshops and presentations on topics including:

            1. Technology Safety/Social Media Safety
            2. Domestic Violence
            3. Dating Violence

4. Suicide Prevention
5. Traffic Safety
6. Bullying prevention
7. Human trafficking
8. Signs of substance abuse in students
9. Community resources available to support families
10. Gang Involvement Prevention/Intervention
11. Additional topics as related to needs associated with current trends demonstrated throughout the community.

ii. Develop and deliver Intervention, skill-development, and healthy-lifestyle programs for elementary, middle, and high school students on topics including:

1. Drug Abuse Resistance Education (DARE) training for all 4th grade students.
2. Positive Action training for all 7th grade students.
3. Anti-tobacco education addresses not only cigarettes, but also e-cigarettes, vapes, cigars, hookahs, and other such products on campus and in the community.

iii. Partner with District staff to provide support and appropriate referrals for victims of abuse and trafficking.

iv. In partnership with school administrators, conduct home visits and welfare checks to:

1. Make contact with parents and at-risk students who are identified as not engaged in school to provide assistance to those families.
2. Make contact and offer support and resources to families dealing with:
   a. Domestic violence
   b. Suicide Threats
   c. Mental Health •
   d. Unfulfilled basic needs

b. School Resource Officers will participate in meetings that will support maintaining a safe school environment through building emergency response protocols, understanding current trends *in* the community, and establishing plans that are preventative in nature. Actions to support this goal may include:

i. Respond swiftly to major disruptions and flagrant criminal offenses throughout the Woodland Joint Unified School District Woodland Police Officers should not make arrests on school grounds unless one or more of the following conditions apply:

1. The arrest is directly related to a crime is committed on the school campus.
2. The arrest is necessary to protect the immediate safety of the students, staff, or others.
3. The arrest is made in execution of a valid arrest warrant.

ii. When making an arrest on campus, officers shall make every reasonable effort to minimize disruption to the educational environment. School administration shall be notified as soon as practicable following the arrest. Officers are encouraged to use discretion and consider alternative methods to effectuate the arrest, when feasible, to reduce the impact on the school community.

iii. To promote a safe and secure learning environment, under the 4th amendment, a law enforcement officer, including a school district police officer, cannot for the purpose of investigating non-criminal immigration violations, detain a student by preventing them from leaving or take the student our of class
iv. Partner with District staff during and after events that necessitate criminal investigations.
v. Provide annual ALICE Training (Active Shooter Response Training) for District staff members.
vi. Work with school administrators to review and update the School Emergency Management Plan and **give** input on Comprehensive School Safety Plans.
vii. Train Campus Supervisors on a variety of topics (i.e. gang awareness, tobacco awareness, active supervision, etc.) annually and as needed throughout the *year.*
viii. Provide additional law enforcement personnel and resources to assist with large public events on school campuses such as athletic events, dances, and community functions.
ix. Meet with principals regularly to exchange information gathered from parents, community members, and social media relating to the safety and well-being of students and the school community.
x. Serve as a consultant in improving the effectiveness in implementing emergency drills in conjunction with other local agencies.

2. School Resource Officers will partner with students and staff to implement Positive Behavior Intervention Support programs and Restorative Practices.

a. School Resource Officers will work with WJUSD to ensure Restorative Practices are primarily used to address bullying and/or other negative behaviors that compromise the physical and mental safety of members throughout the WJUSD community.

Success of these efforts will be measured by the monthly reports of educational and penal code violations of WJUSD students. Actions to support this goal may include:

i. In cooperation with school administrators, address concerns from students, families, staff, and community associated with bullying by other students.
ii. In cooperation with school administrators, address student behavior concerns at the lowest level of intervention appropriate.
iii. In cooperation with school administrators, counselors, social workers, and school staff, participate in Restorative Practices to facilitate student discussion and conflict resolution when appropriate.
iv. Connect victims and friends of victims of violence to the appropriate resources.
v. Refer students to Yolo Conflict Resolution Center (YCRC) for students who violate Educational Codes associated with drug use/possession, truancy, crimes, etc...
    1. YCRC is a Yolo County Restorative Justice program designed to provide intervention to students struggling to make positive choices. YCRC is a community effort including SRO participation) designed to speak to youth about their choices and provide guidance, with the hopes of preventing penal code violations, resulting in life changing consequences.
    2. SRO's will use their discretion to use YCRC in lieu of an arrest, a pre-arrest diversion program, to keep youth away from criminal justice system involvement in cases where it is appropriate.

b. School Resource Officers will build positive relationships with students, staff, and community members, resulting in a reduction in the number of school-based arrest and disciplinary infractions throughout the city of Woodland. Meas~~urement of~~-sueeesi ~~w~~ill ~~b~~e ~~inclu~~sive ~~of~~ ~~stud~~ent-~~participafen~~ i~~n community out~~re~~a~~ch ~~effo~~rts-~~designed~~-te

Actions to support this goal may include:

i. Participate in schools' Positive Behavior Intervention Support (PBIS) Program. This may include:
    1. Provide incentives, i.e. stickers, snacks, lunch with SRO, etc.
    2. Make a SRO available to serve as a mentor and role model for students.
    3. Arrange for guest speakers to visit science classes i.e. Crime Scene Investigator, Coroner, Detective.
    4. Participate in school functions like rallies, games, lunch time assemblies, etc.
    5. Participate in PBIS staff development and site meetings.
ii. Participate in Back to School shopping and-~~^~~ho~~p~~ wit~~b~~-a-Gop^^-sfre~~pping spre~~e with students during the winter break in partnership with other community agencies and service providers.
iii. Coordinate the "Fill The Trunk" toy drive in December for students in the

WJUSD community and invite WJUSD Board and staff to attend.

iv. Coordinate and participate in the Annual 3x3 Middle School Basketball tournament between Woodland Police Officers and WJUSD students'/staff members and other charity games for various sports throughout the year.

v. Participate in National Walk to School Day, providing information on safe routes for students to take when walking to school.

vi. Coordinate and staff the Police Activity League (P.A.L.) After School and Summer Programs

vii. Meet with school counselors and community mental health professionals to understand when and how at home issues may be motivating a student's disruptive behavior in order to assist school staff to ensure effective and supportive responses.

viii. Conduct home visits (See Goal 1A iv.)

ix. In partnership with site administration provide a re-entry orientation for students who are returning from expulsion and or other extended removals from campus due to educational code violations. The purpose being to help the students feel welcomed and to help them understand what is expected of them.

x. Participate in District staff development opportunities related to student engagement, family involvement, youth development, social emotional learning, anti-bias education and youth development, etc.

3. School Resource Officers will partner with district staff to support student attendance and engagement, with special focus on assisting students who are chronically absent.

a. School Resource Officers will build and maintain healthy relationships with students, families and staff through providing mentorship, connections to necessary resources, and other interventions that facilitate an improved student attendance and participation in their educational experience. A measurement of success will be reflected in the reduction of chronic absenteeism, increase in graduation rates, and the implementation of other interventions that contribute to post-secondary success. Actions to support this goal may include:

i. Working to establish and maintain connections with students and families. (See Goal 2 Action **Bi-Bx)**

ii. Connect with students who are not attending school or participating in online learning. This may include:

1. Home visits (See Goal 1 A iv.)

2. Recruit for Police Cadet Explorer Program (Grades 9-12).

3. Recruit for Youth Academy (Grades 7-8).

iii. Partner with District staff, school administrators, social workers, and staff, and community service providers to connect students and families to available resources necessary to enable students to re-engage and improve their attendance.

iv. In cooperation with District staff and school administration, work to reduce student truancy and chronic absenteeism. This may include:

i. Conduct home visits. (See Goal 1 A iv.)

ii. Attend and participate in Student Study Team meetings, School Attendance Review Board (SARB) Hearings, Yolo Truancy Abatement Committee (Y-TAC) meetings, and District Attorney (DA) Mediation Meetings.

v. In cooperation with District staff, partner to help identify the outcomes of the identified interventions, as per tier 3 (see second figure of the SRO tiers of support (p. 16).

4. Agreement Logistics:

a. This agreement shall be effective as of September 1, 2025, and shall terminate June 30, 2028, unless the Parties earlier terminate this Agreement as provided herein or agree in writing to extend this Agreement. Either Party may terminate this Agreement at any time by providing thirty (30) days prior written notice to the other Party.

b. The City agrees to cover the cost of two trained officers in the field of law enforcement ("School Resource Officer") to the District for the Woodland Joint Unified School District (WJUSD). The District shall pay for all compensation costs of one additional School Resource Officer, resulting in three School Resource Officers, including, but not limited to all salary, overtime, and benefits costs. Such total compensation costs shall be based on actual City total compensation rates for the law enforcement officer classification from which each School Resource Officer is selected, not to exceed the classification of Police Officer at Step G of the City of Woodland's salary schedule. **(See Appendix B)**

i. The City shall provide the District an estimate of the SROs salary for the September to June period at the start of each school year and then bill the District in arrears on a semi-annual basis in January and June of each year, ii. Payment(s) shall be made to the City within thirty (30) days following receipt of accurate invoice. Payment not to exceed $202,535 for the first year, and allow for up to 6% increase in payment for each year associated with COLA (Cost of Living Adjustments) reflected in the City's salary schedule and increase health care benefits.

c. The precise responsibilities of the School Resource Officer shall be mutually agreed upon between the District's designated representative and the City's designated Police Department representative. The School Resource Officer shall be evaluated by their immediate City Police Department supervisor according to The City's evaluation timeline and protocols, with input from the District's designated representative. The
School Resource Officer shall fall under the direct supervision of the Woodland Police Department at all times. The School Resource Officer will be supervised by a sworn officer on duty during the officer's shift.

d. Information sharing is critical for the success for this agreement. Unless barred by specific statute including without limitation the Family Educational Rights and Privacy Act of 1974, the Health Insurance Portability and Accountability Act of 1996, the California Public Records Act of 1996, the California Public Records Act, or other state and federal privacy laws, both the City and District will freely and proactively share all pertinent information and whereas it does not violate state and federal privacy laws information shall be unredacted and made available to the Superintendent or designee of the school district as stated in Welfare and Institutions Code (WIC),
Division 2, Part 1, Chapter 2 .

i. If confidential student records information is needed, but no emergency situation exists, the information may be released only upon the issuance of a court order, or by written authorization of the parent/guardian, ii. The City supervisors and SROs will comply with policies of the District relative to release of student information.

iii. All records, files, and supporting data accumulated and/or prepared by the City in the course of performance of this Agreement shall be and remain the property of the District. All records shall be maintained and permanently stored on District premises. The City may not reproduce and/or use the data for any purpose without District approval.

iv. Meet with site principal on a regular basis to communicate contacts made with pupils, families, staff, and community members.

v. Provide a monthly report of SRO activity to measure program effectiveness. **{See Appendix A)**

e. It is the expectation that SROs will be readily identifiable as Police Officers. During regular duty on campuses, they may wear a uniform and appropriate safety equipment, to include sidearm, as prescribed by the City uniform manual. For activities and occasions for which a uniform would not be appropriate, the supervisors and SROs may wear a modified uniform or other apparel all approved by his/her division commander in consultation with the District representative(s).

f. The District may terminate this Agreement by giving thirty (30) calendar days' written notice to the City. In the event the District elects to terminate the Agreement without cause, it shall pay the City for services rendered to such date.

i. If either the District or City fail to perform any of its obligations under this Agreement, within the time and in the manner provided or otherwise violates any of the terms of this Agreement, either party may terminate this Agreement by giving seven (7) days written notice of such termination, stating the reason for such termination. In such an event, the City shall be entitled to receive payment for all services satisfactorily rendered to such date.

g. The City and District recognize the importance of ongoing professional development. As professionals and the quality of The City's training requirements are essential to continued growth and development as professionals. The City has identified a list of training SRO's have participated in leading up to their role as professionals. **(Appendix C)**

i. The City of Woodland Police Department shall provide a list of training SRO officers have participated throughout the month and identify whether the training was provided by The City or The District.

ii School Resource Officers will attend District workshops and trainings associated with topics such as implicit bias, restorative justice practices, equity and access, cultural awareness/sensitivity, anti-bias, and youth development.

h. If the regularly assigned School Resource Officer is unavailable, the City will make every reasonable effort to provide coverage for assignments requiring coverage, when possible.

1. No more than one SRO to be on paid vacation during the days in which the students are present on campus.

i. The City in collaboration with the District shall have the power to assign and remove an individual from the position of SRO. The City, in its sole discretion, shall have the power and authority to discharge and discipline of SROs.

i. As employees of the City, the SROs shall follow the chain of command, reporting first to the assigned SRO supervisor.

j. The City will make available City police motor vehicles to the School Resource Officer for the performance of the services to be rendered under this Agreement.

i. Only the Associate Superintendent of Business Services may authorize extra (an/or changed) work. The parties expressly recognize that the District and school personnel are without authorization to either order extra (an/or changed) work or waive contract requirements. Failure of the City to secure proper authorization for extra work shall constitute a waiver of any and all right to adjustment in the contract price or contract time due to such unauthorized extra work and the City thereafter shall be entitled to no compensation whatsoever for the performance of such work.

1. A planning meeting will be held at the beginning of the school year to identify which events will require additional SRO coverage throughout the year.
2. Community and school climate will also necessitate adjustments to initial anticipated coverage for evening events.

3. All plans and adjustments to plans will require input and an agreement from both parties within this Agreement.

ii. The City further expressly waives any and all right or remedy by way of restitution and quantum merit for any and all extra work performed by the City without the express and prior written authorization of the Assistant Superintendent of Business Services.

k. The City shall be responsible for carrying its own workers' compensation insurance. The District shall not withhold or set aside state or federal income tax, FICA taxes, unemployment insurance, disability insurance, or any other federal or state taxes or payments whatsoever. IRS regulations require the District to report all payments to individuals for consultant services. The City shall be responsible for collection and payment of any and all sales and/or use taxes. It shall be the sole responsibility of the City to account for all of the above and the City agrees to hold the District harmless for all liability for these taxes.

l. As an independent contractor, it shall be the sole responsibility of the City to obtain any needed business licenses or permits to conduct business under this Agreement.

m. The Parties hereto agree that the School Resource Officer partnership outcomes shall be reviewed and evaluated annually in May during the term of the Agreement. Said evaluation shall be made by District representative(s), School Resource Officer(s), and City Police Department representative(s).

i. Program evaluation will be inclusive of identified goals within the Agreement, supported by monthly data reports, as well as positive progress on the agreed upon outcomes.

n. During the term of this Agreement, the District shall defend, indemnify, and hold harmless the City, its elected officials, officers, agents, and employees from and against any and all claims, demands, judgements or liabilities arising from any and all alleged acts or omissions of the District and its elected officials, officers, agents, and employees from and against any and all claims, demands, judgments or liabilities arising from any and all alleged acts or omissions of the City and its elected officials, officers, agenda, and employees during those times when said elected officials, officers, agents, and employees are acting pursuant to the terms of this Agreement.

o. During the term of this Agreement, the City shall defend, indemnify, and hold harmless the District, its elected officials, officers, agents, and employees from and against any and all claims, demands, judgements or liabilities arising from any and all alleged acts or omissions of the City and its elected officials, officers, agents, and employees from and against any and all claims, demands, judgments or liabilities arising from any and all alleged acts or omissions of the District and its elected officials, officers, agenda, and employees during those times when said elected officials, officers, agents, and employees are acting pursuant to the terms of this Agreement.

p. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

q. As the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, not strictly for or against any Party, and under the laws of the State of California.

r. The Parties warrant that they have all requisite power and authority to execute and perform this Agreement. Each person executing this Agreement warrants that he or she has the legal power, right, and authority to make this Agreement and bind himself or his or her respective Party.

s. Except as otherwise provided herein, the duties, obligations, and liabilities of the Parties are intended to be several and not joint or collective, and nothing contained herein shall ever be construed to create an association, trust or partnership or impose a trust or partnership duty, obligation or liability on or with regard to any of the Parties. Each Party shall be individually responsible for its own obligations as herein provided.

t. This Agreement may be supplemented, amended, or modified only by the mutual agreement of the Parties. No supplement, amendment, or modification of this Agreement will be binding unless it is in writing and signed by both parties.

u. No waiver of a breach, failure of any condition or any right or remedy contained in or granted by this Agreement will be effective unless it is in writing and signed by the Party waiving the breach, failure, or right or remedy, whether or not similar, nor will any waiver constitute a continuing warier unless the writing so specifies.

v. Any provision of this Agreement that is declared invalid by a court of competent jurisdiction shall be considered separable and inapplicable and will not affect any other provision or provisions of this agreement.

w. This Agreement will ensure to the benefit of and be binding on the successors and assigns of City and District.

x. This Agreement may be executed in counterparts each of which shall constitute an original.

WOODLAND POLICE DEPARTMENT

By: ____ Date: _________________

Ryan L. Kinnan, Chief of Police

Address: Woodland Police Department 1000 Lincoln Ave. Woodland. CA 95695

EIN/SSN: On file/please attach a W-9

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

By: Elodia Ortega-Lampkin Date:

Elodia Ortega-Lampkin, Superintendent

By: ____ Date:

Associate/Superintendent or Designee, Educational Services

By: Laura C Benson Date:

Assistant Superintendent or Designee, Human Resources

Budget Line(s): ____

Check One:

| Certification of Fingerprinting Attached

| Or Certification of Fingerprinting Waived - Continually under supervision of Woodland Joint Unified School District Employee(s) and/or has only limited contact with pupils.

Date:

Associate Superintendent or Designee, Business Services

WOODAND JOINT UNIFIED SCHOOL DISTRICT
LETTER TO CONTRACTORS/CONSULTANTS

New Education Code Section 45125.1, effective September 30, 1997, requires that contractors/consultants providing services in specified areas to school district and county offices of education conduct criminal background checks of employees. The Woodland Joint Unified School District has determined that your contract with the District is covered by this new law as you are providing services in one or more of the following areas:

____ Administration Maria Sierra
____ Janitorial Omar Flores
____ Landscape CarlosBarrera
____ Food services
____ Transportation
XX Other: **School Resource Officers Services**

The Woodland Joint Unified School District has also determined that your employees will have more than limited contact with students, will not always be under the supervision of Woodland District employees, and will be on school grounds or in contact with students for more than a short period of time.

In order to comply with the new law, you must conduct criminal background checks through the California Department of Justice of all employees providing services the Woodland School District. No employee shall come in contact with pupils until the Department of Justice has determined that he or she has not been convicted of a serious or violent felony, as specified.

The Department of Justice will not process your criminal background checks until you have received its authorization by completing the “Request for Authorization to Receive State Summary Criminal History Information - Contract Employer for Public School Education Code Section 45125.1.” Once you have received that authorization, you may then proceed with the Live Scan process and the appropriate fees.

You must complete the attached certificate and return it to the Woodland School District, prior to the commencement of work pursuant to the contract. You must also send a list of all employees providing services to the Woodland School District indicating at which site(s) each employee will be working.

If an employee providing services to the Woodland School District is subsequently convicted of a serious or violent felony, as specified, following the original certification, the employee must immediately cease performing services for the Woodland School District, and you must immediately provide notice to the Woodland School District of the conviction. In order to comply with this provision, you must complete a subsequent arrest notification contract with the California Department of Justice.

Failure to comply with this law may result in termination of the contract.

CERTIFICATION OF FINGERPRINTING

TO THE GOVERNING BOARD OF THE WOODLAND JOINT UNIFIED SCHOOL DISTRICT AND THE DISTRICT ADMINISTRATOR IN CHARGE OF THE FOLLOWING SERVICES:

I. Identification Of Parties

I, **Chief Ryan L. Kinnan.** ____ am an individual contractor and/or vendor or I am an authorized representative of the **City of Woodland Police Department** . My entity is seeking to contract with the Woodland Joint Unified School to provide school and classroom janitorial, school site administrative, school site tutorial services, school site ground and landscape maintenance, pupil transportation, school site food-related or other services to the District, and I am aware of the requirements of Education Code section 45125.1.

II. Certifications

I make the following certifications, under penalty of perjury:

A. I shall not begin to provide services to the District nor shall I permit any of my employees or independent contractors to come in contact with pupils until the Department of Justice has ascertained that the person has not been convicted of a serious or violent felony as defined in Penal Code sections 1192.7(c) and 667.5(c). (Education Code §§ 45125.1(e) and 45122.1(c).)

B. I certify that I have reviewed the results of the fingerprinting information ascertained by the Department of Justice, and I certify that none of my employees or independent contractors, including myself, who may come in contact with pupils have been convicted of a felony as noted in Paragraph A, above. (Education Code §§ 45125.1(e), (f) and (g).)

C. I have attached a list of the names of my employees or independent contractors who may come in contact with pupils to this certification form.

I declare under penalty of perjury under the laws of the State of California that the information provided above is true and correct. Executed this______________**1st**_____ day of **September. 2025** _______________ , at **Woodland** _________ , California.

Chief Ryan L. Kinnan
[Name of Contractor/Vendor and/or Authorized Representative]

APPENDIX A

MONTHLY REPORT

Woodland Police Department

v	Totals
Fighting	21
Gang Activity	2
Drugs f Alcohol	2
TobaccofVaoe	4
Truancy	4
Theft	0
Vandafem	2
Weapons	4
Parent Contact	73
Attest f Citations	5
YCRC (no citation)	0
On Campus Citation	2
□ff Campus Oatioct	2
On Campus Arrest	0
Off Campus Arrest	1
Other	*m*
Case t's Puled	5
Referral to agency	0
Parking/ traffic	28
Field Interviest Card	0
Game *1* Activity	3
Patio1 Cal For Service	13
CSstfSUe Safety MTG	2
Staff MTG Pardo.	12
Mental Hkhthrt asses	12
Home Visits	21
| Admin Support Req	
Student UrlaefU Behavior	*t*
Bulyfog hvesdgadon	2
Patent Support	32
Community Support	1
Other	15
MDUDATA	43
YGRPIYDN	0
TVJPE Class Session	0
I Great Presentations	35
PAL *1* Com. Outreach	4
Parent Eduoat MTG	3
SARBfOAMedadon	1

APPENDIX B

SALARY SCHEDULE

APPENDIX C

SRO ONGOING TRAINING

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	F.12
SUBJECT:	Request for the Appropriation of Reserve Balance and Approval to Purchase a Fleet Vehicle

Recommendation for Action: Staff recommend the City Council adopt Resolution No. _____, 1) Authorizing the appropriation of $100,000 from the City's reserve balance into Fund 2012 for the purpose of purchasing a replacement fleet vehicle; and 2) Approving the purchase of a fleet replacement vehicle for the water department totaling $100,000.

Staff Contact:
Reece Ulrich, Fleet and Facilities Manager, (530) 661-5828, reece.ulrich@cityofwoodland.gov

Fiscal Impact:
The appropriation of $100,000 into Fund 2012 will be fully funded through the City's reserve balances. This allocation will be used exclusively for the purchase of a replacement fleet vehicle. The reserve fund is sufficient to cover the cost, and there will be no adverse impact on the City's General Fund or operating budget.

Background:
The City of Woodland maintains a reserve fund designated for capital expenditures, including vehicle replacement. This fund supports the sustainability and operational readiness of City services. Many of the City's fleet vehicles, essential to departments such as Public Works and Parks, are aging and require replacement to maintain safety, efficiency, and service standards.

Recently, the Water Division's electric fleet truck was evaluated and determined to be beyond repair. This vehicle, which is critical to daily operations, now requires unexpected replacement. The total cost of this replacement is estimated at $100,000.

Discussion:
Fleet vehicles are critical to the operation of various City departments. As vehicles age, maintenance costs and downtime due to repairs increase significantly, negatively impacting service delivery and staff productivity.

In this case, the Water Division's electric vehicle has reached the end of its service life sooner than expected and cannot be repaired. To avoid operational disruptions, it is necessary to proceed with an immediate replacement.

Appropriating $100,000 from reserve balances into Fund 2012 will allow the City to replace this vehicle and maintain continuity in essential services. This investment will reduce further risk of service interruption, lower maintenance costs, and enhance overall fleet reliability.

Timely approval of this appropriation and purchase will ensure continued support for vital water services without disruption.

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, 1) Authorizing the appropriation of

$100,000 from the City's reserve balance into Fund 2012 for the purpose of purchasing a replacement fleet vehicle; and 2) Approving the purchase of a fleet replacement vehicle for the water department totaling $100,000.

Prepared by: Courtney Morgan, Management Analyst

Reviewed by: Reece Ulrich, Fleet and Facilities Manager

Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Appropriation and Vehicle Replacement Purchase

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND REQUESTING THE APPROPRIATION OF RESERVE BALANCE AND APPROVAL TO PURCHASE A FLEET VEHICLE

WHEREAS, the City of Woodland maintains a reserve fund designated for capital expenditures and vehicle purchases to support the continuity of City operations; and

WHEREAS, the City has identified an urgent need to replace the Water Division's electric truck, which has been deemed beyond repair and is no longer operable; and

WHEREAS, the immediate replacement of this vehicle is necessary to maintain operational efficiency and avoid service disruptions within the Water Division; and

WHEREAS, the City wishes to appropriate a total of $100,000 from reserve balances into Fund 2012 for the purpose of purchasing a replacement vehicle for the Water Division; and

WHEREAS, the total cost for the purchase of the replacement vehicle is estimated to be $100,000;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby authorizes and approves the following:

SECTION 1. The purchase of a replacement vehicle for the Water Division, at a total cost not to exceed $100,000.

SECTION 2. The appropriation of $100,000 from reserve balances into Fund 2012 for the purpose of purchasing the replacement fleet vehicle.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST: APPROVED AS TO FORM:

____
Sarah Lansburgh, CMC, City Clerk

____
Ethan Walsh, City Attorney

	TO:	THE HONORABLE MAYOR AND CITY COUNCIL
	AGENDA:	City Council Regular Meeting
CITY OF WOODLAND CALIFORNIA	DATE:	June 17, 2025
	ITEM #:	G.13
	SUBJECT:	Woodland Tourism Business Improvement District Annual Assessment FY 2025/2026

Recommendation for Action: Staff recommend 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; 2) Determine whether a legally sufficient protest is made; 3) If a legally sufficient protest is made, do not continue the annual assessment for the Woodland Tourism Business Improvement District for the 2025-26 fiscal year; or 4) If no legally sufficient protest is made, adopt Resolution No. _____, approving the Woodland Tourism Business Improvement District FY 2025-26 Budget and affirming the continuation of the annual assessment for the Woodland Tourism Business Improvement District for 2025-26 fiscal year.

Staff Contact:
Amanda Portier, Marketing & Business Relations Specialist, (530) 661-5920, amanda.portier@cityofwoodland.gov

Fiscal Impact:
The purpose of the Woodland Tourism Business Improvement District (WTBID) is to increase the occupancy of Woodland hotels, resulting in continued and enhanced transient occupancy tax and other visitor-supported revenues. Other than administrative support and collections, there are no costs to the City of Woodland associated with the renewal of the WTBID. Increased occupancy will result in a positive impact on the City's general fund revenue through the transient occupancy tax (TOT) collected on each room night.

Background:
Tourism promotion is a specific purpose named in California Business Improvement District (BID) law. A BID is a benefit district where an industry or area assesses itself to spend collective funds on goals for mutually-beneficial purposes. BIDs are frequently used by hotels to fund tourism marketing and promotion efforts. Through BID self-assessment, business owners collectively pay for activities that single businesses cannot afford and serve to champion a destination area, as opposed to typical marketing efforts designed to promote individual businesses. The Parking and Business Improvement Area Law of 1989 under the California Streets and Highway Code sets forth specific actions to renew Business Improvement Districts annually. State law makes it clear that BID assessments are not taxes.

Since a BID fee is a benefit assessment and not a tax, BIDs are able to pay for programs and activities without relying on public funding. Tourism BIDs (TBIDs) can provide destination marketing in ways distinctly different from municipal governments or individual businesses. TBIDs are public-private partnerships which benefit both destination cities and businesses located in those cities.

In the fall of 2021 Woodland hoteliers sent a letter to the City requesting the establishment of a Woodland-focused tourism business improvement district. Subsequently, on June 21, 2022, the Woodland City Council adopted Ordinance No. 1691 establishing the WTBID. The WTBID requires annual renewals to continue the assessment. Consideration of each annual renewal is subject to the process stipulated in the Parking and Business Improvement Area Law of 1989.

Discussion:
The 2025/2026 fiscal year annual assessments to be levied against hotels within the District are based on the benefits they derive from the program of activities. In accordance with Ordinance No. 1691, in addition to any assessments, fees, charges, or taxes imposed otherwise in the City, except where funds are otherwise available, the City Council proposes to levy assessments for fiscal year 2025/2026 against hotels in the WTBID for the purpose of funding the programs, activities, and services that will promote the City and hotels as a visitor and tourist destination. Each hotel shall pay an assessment of two percent (2%) of the total room rents charged and received from transient hotel guests who do not make the hotel their principal place of residence.

These assessments shall be due and payable and shall be paid at the same time and in the same manner that the transient occupancy tax is due and payable and shall be subject to the same penalties and interest for nonpayment. Assessments will be collected by the City of Woodland, with the funds being remitted to a special fund of the City for expenditure in accordance with its adopted annual budget as presented by the Advisory Board appointed by the City Council.

Annual Report - Woodland Tourism Business Improvement District
In May 2025 the Woodland Hoteliers Group submitted their Annual Report that describes the improvements and activities for which assessments are to be levied and collected for the 2025/2026 fiscal year. This Annual Report was presented to the City Council for review and approval on June 3, 2025.

At the June 3 meeting, the City Council approved the Annual Report from the Advisory Board and adopted a resolution of intention to levy the annual assessment for Fiscal Year 2025/2026. A representative of the Woodland Hoteliers Group was present at the City Council meeting to share highlights of activities over the past year and plans for the coming fiscal year to promote Woodland as a visitor and tourism destination.

Examples of proposed uses of the revenues derived from charges levied against hotels/businesses in the WTBID for fiscal year 2025/2026 as outlined in the Annual Report are:

a. Promoting the identity of Woodland through financial support of key regional and national events that support tourism, and result in an economic impact; and
b. Developing and implementing a destination marketing strategy and promotions targeting potential hotel guests; and
c. Developing and undertaking an advertising and public relations program focusing on the business and leisure travel trade; and
d. Subsidization of high quality, high economic impact events; and
e. Annual operating expenses including but not limited to annual district administration functions and expenses, printing, postage and meetings; and
f. Support and funding of contract services and/or programs that support hotel operations and tourism, including, but not limited to, security, transportation services, vouchers, and special events; and
g. Attendance at key meetings and consumer trade shows.

Process for adoption
Under the 1989 law, the State requires a series of steps to renew the WTBID. On June 3, 2025 the Annual Report was presented to the City Council for review and approval. Additionally, City Council is required to hold a public hearing to receive public testimony regarding the levy for the annual assessment for fiscal year 2025/2025. The following is a synopsis of the activity necessary to renew

the WTBID:

Prior to end of fiscal year 2025 – SUBMISSION OF ANNUAL REPORT (COMPLETED)
The Woodland Hoteliers Group submitted its Annual Report in May. This report covers the overall description of the proposed programs and activities to be funded by the assessments, the estimated annual budget of expenses, the method of assessment and estimated revenues for the 2025/2026 fiscal year, commencing July 1, 2025 and ending on June 30, 2026.

June 3, 2025 – PRESENTATION OF ANNUAL REPORT AND BUDGET TO CITY COUNCIL AND CITY COUNCIL'S DECLARATION OF INTENTION (COMPLETED)
The Annual Report shall be presented to the City Council for review and approval. Pursuant to the 1989 BID Law, the City Council shall declare its intention to levy and collect assessments on businesses within the WTBID for fiscal year 2025/2026, adopting the Resolution of Intention. City Council reviewed and approved the Annual Report, and adopted the Resolution of Intention on June 3, 2025.

June 6, 2025 – PUBLICATION OF PUBLIC HEARING NOTICE (COMPLETED)
At least seven (7) days before the Public Hearing, the Resolution of Intention shall be published in the local newspaper, informing the public about the Hearing. The hearing notice was published in the Daily Democrat on June 6, 2025.

June 17, 2025 – PUBLIC HEARING OF ANNUAL ASSESSMENT
At the public hearing, written and oral protests may be presented to the City Council. The form and manner of protests shall comply with Sections 36524 and 36525 of the 1989 BID Law, which generally establish that if written protests are received from the owners of businesses that will pay 50 percent or more of the assessments to be levied and protests are not withdrawn, no further proceedings to levy the proposed assessment shall be taken for a period of one year from the date of the finding of a majority protest by the City Council. If the majority protest is only against the furnishing of a specified type or types of improvement or activity, those types of improvements or activities shall be eliminated. Every written protest shall be filed with the City Clerk at or before the time fixed for the public hearing. The City Council may waive any irregularity in the form or content of any written protest and may correct minor defects in the proceedings. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.

Conclusion:
Staff recommend 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; 2) Determine whether a legally sufficient protest is made; 3) If a legally sufficient protest is made, do not continue the annual assessment for the Woodland Tourism Business Improvement District for the 2025-26 fiscal year; or 4) If no legally sufficient protest is made, adopt Resolution No. _____, approving the Woodland Tourism Business Improvement District FY 2025-26 Budget and affirming the continuation of the annual assessment for the Woodland Tourism Business Improvement District for 2025-26 fiscal year.

Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Continue WTBID Annual Assessment FY25-26

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF WOODLAND APPROVING THE WOODLAND TOURISM BUSINESS IMPROVEMENT DISTRICT 2025-26 BUDGET AND AFFIRMING THE CONTINUATION OF THE ANNUAL ASSESSMENT OF THE DISTRICT FOR FISCAL YEAR 2025-2026

WHEREAS, the Parking and Business Improvement Law of 1989, sections 36500 et seq. of the Streets and Highways Code, authorizes cities to establish business improvement districts for several purposes, one of which is promotion of tourism; and

WHEREAS, the lodging businesses within the proposed City of Woodland Tourism Business Improvement District had requested the City of Woodland establish such a self-assessment improvement district in 2022; and

WHEREAS, the Woodland Tourism Business Improvement District was established in June 2022 by Ordinance No. 1691; and

WHEREAS, the City Council appointed an advisory board to carry out the functions specified in Street and Highways Code Section 36530, and to provide oversight, guidance, and recommendations regarding the use of the assessment funds; and

WHEREAS, the Woodland Tourism Business Improvement District Law and the Parking and Business Improvement Law of 1989 requires the advisory body to prepare and submit an annual report stating proposed changes, improvements and activities for the fiscal year; and

WHEREAS, such report was filed and approved by the City Council on June 3, 2025; and

WHEREAS, on June 3, 2025 the City Council adopted Resolution No. 8323 declaring its intention to continue the Woodland Tourism Business Improvement District for fiscal year 2025-26; and

WHEREAS, the City Council held a duly noticed Public Hearing on June 17, 2025 to allow for protests, as contemplated by Streets and Highway Code Section 36524; and

WHEREAS, sufficient written or oral protest was not received from hotel businesses in the district which pay fifty percent or more of the assessment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. The Woodland Tourism and Business Improvement District FY 2025-26 Budget is approved.

SECTION 2. The continuation of the annual assessment for the Woodland Tourism Business Improvement District in the City of Woodland in accordance with City of Woodland Ordinance No. 1691 and the California Streets and Highways Code, section 36500 et seq. (Parking and Business Improvement Law of 1989) is affirmed.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

Sarah Lansburgh CMC, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA:	City Council Regular Meeting
DATE:	June 17, 2025
ITEM #:	G.14
SUBJECT:	Assembly Bill 2561: Local Public Employees Vacant Positions

Recommendation for Action: Staff recommend the City Council 1) Hold a public hearing; and 2) Receive the informational report on the City of Woodland Vacancies, and Recruitment and Retention Efforts Pursuant to Government Code Section 3502.3.

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

Fiscal Impact:
No fiscal impact results from this informational item.

Background:
Assembly Bill (AB) 2561 was introduced to address the issue of job vacancies in local government, which adversely affects the delivery of public services and employee workload. Among other requirements, the bill mandates that public agencies conduct a public hearing to present the status of vacancies, recruitment, and retention efforts during a public hearing before the agency's governing body at least once per fiscal year prior to the adoption of the next fiscal year's budget and identify any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process.

The bill was enacted into law and is codified as Government Code section 3502.3, effective January 1, 2025.

Discussion:
As of May 31, 2025 there were 325 full-time authorized positions in the City of Woodland. Of those, 15 were vacant, indicating an overall citywide vacancy rate of 4.6%. Vacancies within each of the City's recognized employee organizations are under 20% and are illustrated below:

Bargaining Unit	Authorized Positions	Vacant Positions	Vacancy Rate
Fire Mid-Management Association (FMMA)	4	-	0.0%
Mid-Management Professional Association (MMPA)	45	1	2.2%
Police Mid-Management Association (PMMA)	4	-	0.0%
Woodland City Employees' Association (WCEA)	133	6	4.5%
Woodland Professional Firefighters' Association (WPFA)	44	2	4.5%
Woodland Police Officers' Association (WPOA)	73	5	6.8%
Woodland Police Supervisor's Association (WPSA)	11	-	0.0%
Contract Employees/Management	11	1	9.1%
Total	**325**	**15**	**4.6%**

The provisions of AB 2561 require certain additional disclosures and discussion if the vacancy rate within any specific bargaining unit exceeds 20%. As none of the vacancy rates exceed this threshold, no additional reporting is required.

The City's Human Resources division completed 67 recruitments during calendar year 2024 (not including police officers), including 44 for full-time positions and another 23 for part-time positions. More than 1,700 applications were received and reviewed, and the average length of time for the City to complete a recruitment, from original posting on the website to starting a new hire, was 72 days (about 2.5 months), which is a faster recruitment time than many other government agencies. Public safety appointments can take substantially more time to complete the hiring process due to extensive background checks involved with hiring candidates.

The City continues to explore opportunities to improve recruitment efforts and outcomes, including reviewing advertising efforts, beginning the implementation of a new recruiting website, assessing pre-employment medical screening providers and options, and enhancing department training.

Conclusion:
Staff recommend the City Council 1) Hold a public hearing; and 2) Receive the informational report on the City of Woodland Vacancies, and Recruitment and Retention Efforts Pursuant to Government Code Section 3502.3.

Prepared by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
None

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 17, 2025
ITEM #: H.15
SUBJECT: Approval of the Fiscal Year 2025/26 Budget

Recommendation for Action: Staff recommend the City Council adopt Resolution No. _____, approving the Fiscal Year 2025/26 Annual Budget of $225.1 million, and approving 327 full-time equivalent positions by classification.

Staff Contact:
Karie Farnham, Financial Services Manager, (530) 661-5846, karie.farnham@cityofwoodland.gov

Fiscal Impact:
Adoption of the Fiscal Year (FY) 2025/26 budget will appropriate $225.1 million across all City funds. Included in this number is $584,390 for the Successor Agency to the former Woodland Redevelopment Agency, and $6.11 million in debt service related to debt issues by the Woodland Finance Authority, General Fund appropriations total $74.7 million, which includes $179,500 in one-time funding allocations.

Background:
Over the last several months, the City Council has received a series of presentations and updates related to the FY2025/26 financial outlook for the City. These discussions began with the FY2024/25 Mid-Year Budget update in March, followed by the Spring Budget Workshop and proposed spending plans for Measures F and R, and finally budget recommendations for the FY2025/26 budget and the City's Capital Improvement Program (CIP) on June 3, 2025. All of these discussions and topics have been included in the Proposed Budget document summary that accompanies this report.

Discussion:
With the post-pandemic inflationary economy and decreases in citywide sales tax revenue growth, the City has been faced with some budgetary challenges over the last few years. These challenges have affected our revenue projections beginning in FY2022/23 and continuing throughout the remainder of the General Fund five-year forecast. City staff will continue to work through these challenges and will work with the City Council to address any budgetary issues that may arise as the local economy continues to gain or lose momentum. The City’s prudent financial practices, including long-term financial planning and a conservative budget approach, have allowed reserve balances to be built up and maintained, providing the City with the ability to address projected General Fund annual operating deficits in a thoughtful and strategic manner while continuing to address priority needs.

The proposed budget totals $225.1 million, supporting City operating funds ($190.8 million), capital projects ($10.7 million) and debt service obligations ($23.6 million) and represents an increase of less than 1% from the FY2024/25 adopted budget. Consistent with previous years, costs associated with the City's investment management function ($130,000) are not shown as expenditure appropriations, but instead are netted against total investment income for the fiscal year.

The overall FY2025/26 Budget has been carefully developed with critical one-time funding recommendations necessary to address specific priority needs and limited recurring additions to the baseline budget. These additions (one-time and recurring costs) are aligned with City Council priorities. The budget includes anticipated revenues developed in coordination with the City's tax revenue consultants based on economic indicators. Tax revenue impacts, along with other impacted revenues, are reflected in the five-year General Fund forecast.

The budget includes a set of specific funding recommendations totaling $5.13 million, including $3.66 million in one-time funding allocations and $1.47 in ongoing budget augmentations. Funding recommendations include items previously discussed and approved in the Measure F and Measure R spending plans. The proposed FY2025/26 full-time equivalent staffing level of 327 positions remains 49 positions fewer than the pre-recession staffing levels of FY2007/08.

The General Fund budget, totaling $74.7 million, as proposed, represents an increase of $2.5 million (3.5%) from the prior year, including $179,500 of one-time funding allocations from available excess General Fund reserves and $121,243 for ongoing budget augmentations. The overall budget proposal, including funding recommendations, would result in an anticipated year-end fund balance in the General Fund of $15.2 million (25.4%), or $3.2 million above the Council's adopted reserve policy level of 20% of revenues.

The proposed FY2025/26 CIP budget includes funding recommendations totaling $10.7 million, of which $5.3 million is allocated for investment in transportation infrastructure, $4.8 million to advance capital projects within water, sewer, and storm drain utility funds, $100,000 for park facilities, $450,000 for Spring Lake related projects, and $85,000 supports the Library.

The overall budget proposal remains consistent with the City's framework for advancing the Council's goal of fiscal stability. The proposed FY2025/26 budget uses minimal amount of budget flexibility to address priority needs. As the City continues to make progress in addressing its long-term structural budget deficit, focus remains on efforts to manage personnel costs, address unfunded liabilities, and explore opportunities for revenue enhancement. Specifically, the budget proposal presented herein shows a deficit of $3.5 million in FY2025/26 and reflects a growing deficit of $7.4 million by the end of the five-year forecast's planning horizon. This ongoing budget gap is attributable to expenditures outpacing revenues, especially related to inflationary costs for essentially all City purchases, ongoing increases in utility rates charged by PG&E, rising premiums in an increasingly volatile insurance market, and continued increases in retirement contribution rates resulting from under-performing investments and the shifting of assumptions at CalPERS.

Overall, the Proposed Budget is consistent with the budget framework developed over the past several fiscal years as well as feedback provided by the City Council through its regular quarterly budget updates and the Spring Budget Workshops held in April 2025.

As has been the case in recent years, the budget incorporates fairly conservative revenue estimates, which contribute to limited discretionary budget flexibility. The ability of the City to maintain and increase reserve levels over the last several years has provided an opportunity to exercise diligence in implementing long-term, sustainable structural budget changes, while also providing the ability to utilize a prudent amount of one-time funding to address priority needs, above what can be supported by the baseline budget.

Several baseline General Fund budget adjustments are recommended in order to provide for a balanced budget and contribute to additional budget flexibility to support priority unmet needs.

The following summarizes the specific General Fund one-time funding recommendations included as part of the FY2025/26 Proposed Budget:

Temporary Staff - Code Enforcement	$	25,000
City Hall Maintenance Projects	$	105,000
PD Reserve Officer	$	40,000
Elm Tree Study	$	9,500
Total General Fund One-Time Funding Recommendations	**$**	**179,500**

The following table summarizes the recommendations for limited supplemental funding for recurring annual appropriations specific to the General Fund:

Adjust Standby Pay	$	51,060
PD Training Budget Augmentation (reimbursable)	$	60,000
Annual Traffic Count Costs	$	3,500
Misc Corrections/Adjustments	$	6,683
Total General Fund Recurring Funding Recommendations	**$**	**121,243**

The following also summarizes the specific Other Funds one-time funding recommendations included as part of the FY2025/26 Proposed Budget:

ARC Flash Analysis at City Facilities	$	15,000
AFG Grant Matching Funds	$	25,000
Fire Station 3 Alerting System Replacement	$	150,000
PD Equipment Replacement	$	66,000
Upgrade AMI Base Station and Antenna	$	120,000
Woodland Regional Park Preserve Projects/Events	$	100,000
MSC Roof Replacement	$	3,000,000
Total Other Funds One-Time Funding Recommendations	**$**	**3,476,000**

The following table summarizes the recommendations for limited supplemental funding for recurring annual appropriations specific to Other Funds:

Bodyworn Camera Purchase/Replacement	$	83,479
Cyclical Tree Pruning Supplement	$	150,000
New Landscaping Maintenance/Irrigation	$	22,614
Mental Health Clinician	$	60,000
FLOCK Camera Purchase	$	25,000
Woodland Aquatic Center Operations	$	840,000
Utility Budget - PG&E	$	123,096
Parks Temp Augmentation	$	24,040
Upgrade Utility Maintenance Worker II to III	$	13,080
Misc Corrections/Adjustments	$	11,084
Total Other Funds Recurring Funding Recommendations	**$**	**1,352,393**

The proposed budget also includes funding recommendations that have been previously approved by the City Council in the American Rescue Plan, Measure F Spending Plan, Measure J Spending Plan, and Measure R Spending Plan.

<u>Measure F</u>

Measure F (MSF) revenues are estimated to total $88.4 million through the 12-year life of the sales tax measure. Fiscal year 2025/26 revenues are estimated at approximately $7.33 million, which is consistent with the assumption used for the sales tax forecast in the preliminary Operations and Maintenance budget. Recommended appropriations for FY2025/26 total $7.01 million, which includes $241,000 in one-time funding recommendations above the baseline budget and $83,479 in recurring expenses.

Measure R

The Measure R (MSR) revenues are estimated to total $31 million over the 8-year life of the sales tax measure. Actual appropriation of MSR, which includes staffing and programming, occurs annually with the adoption of the City's budget. Included in the spending plan for fiscal year 2025/26 is an anticipated $3.8 million in revenues, with recommended appropriations of $3.8 million.

Capital Budget Overview

A major component of the city's annual budget process is the update to the five-year CIP. For FY2025/26, the CIP budget proposes funding projects totaling $10.7 million, allocated to various categories as follows:

Project Type	Previous Funding	2025	2026	2027	2028	2029
Transportation	$ 86,431,146.00	$ 8,994,232.00	$ 5,307,000.00	$ 4,602,000.00	$ 7,702,000.00	$ 1,912,000.00
Sewer	$ 22,995,299.00	$ 3,860,000.00	$ 4,325,000.00	$ 3,500,000.00	$ 2,900,000.00	$ -
Water	$ 31,774,635.00	$ 2,101,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ -
Storm Drain	$ 16,506,000.00	$ 100,000.00	$ 250,000.00	$ 9,000,000.00	$ -	$ -
Park Facilities	$ 10,523,405.00	$ 3,960,000.00	$ 100,000.00	$ 400,000.00	$ 2,000,000.00	$ -
SLIF Infrastructure	$ 10,721,000.00	$ 400,000.00	$ 450,000.00	$ -	$ -	$ -
General	$ 10,151,307.00	$ 318,800.00	$ -	$ -	$ -	$ -
Fire	$ 1,214,000.00	$ 3,400,000.00	$ -	$ -	$ -	$ -
Library	$ 85,000.00	$ 85,000.00	$ 85,000.00	$ 85,000.00	$ 85,000.00	$ -
Grand Total	**$ 190,401,792.00**	**$ 23,219,032.00**	**$ 10,717,000.00**	**$ 17,787,000.00**	**$ 12,887,000.00**	**$ 1,912,000.00**

Selected highlights of the proposed FY2025/26 CIP include:

Water/Sewer/Storm Drain

1. ASR Wells #31 Project $1,530,033
2. Annual Sewer Repair/Replacement $700,000
3. Water Systems Leak Detection, Maintenance & Repairs $1,114,000
4. Water Pollution Asset Replacement $2,400,000
5. North Canal Pump Station Pupe Rehabilitation Project $1,000,000

Transportation

1. 2025 Road Maintennance $1,225,000
2. College, Beamer and Cross Rehabilitation $ 700,000
3. Annual In-House Road Maintenance Program Support $1,000,000
4. Pedestrian Crossing Improvement Project $ 100,000
5. I-5 /SR113 Freeway to Freeway Connector Project $1,772,000

Other

1. Spring Lake Central Park $ 100,000
2. Spring Lake 2019 CIP Update $ 30,000
3. Spots Park Improvement Project $ 420,000
4. Library Material Collection $ 85,000

As has been the case for the last ten years, CIP funding relies heavily on grants, sales tax measures and utility funds. While development impact fee funds have improved over recent years due to healthy development activity, many categories continue to face challenges with accumulated deficits, ongoing debt service and limited availability of money for project expenditures.

Looking Ahead
To prepare for the transition to a new fiscal year, there are a number of issues on the horizon that will have a direct impact on the City's ability to sustain the current and proposed service levels and/or provide additional budget flexibility to advance specific priority needs not provided for in this budget proposal.

Revenue Updates
This City's fiscal outlook has historically reflected increases in expenditures that outpace forecasted revenue growth. Fortunately, for the last several years, actual revenue growth, particularly in the areas of sales tax and development related fees, has been better than expected. This helped to cushion the continued growth of total City expenditures over the same time, and to help increase the City's reserve balance. However, beginning in FY2022/23, the City's sales tax revenue, which is the single largest revenue source for the General Fund, began to decline. This decline continued into FY2023/24, and is expected to continue through FY2025/26, when moderate growth is projected to return. The five-year forecast was significantly impacted by the changed sales tax assumptions, and contributed to the growing deficit. Other revenue sources are expected to grow, but at moderate rates, particularly in the short term. In order to correct the forecasted deficits, new revenue sources and/or enhancements to existing revenues will be required. There are opportunities for revenue growth in the near term, but to remain conservative and await better information, staff have not yet included new revenue for these items. For example, although there is progress toward active commercial cannabis dispensaries operating in Woodland, no revenues have been assumed within the forecast. Similarly, several new hotels are under construction in the City and will likely open for business in the coming year, but the forecast does not assume collection of any new transient occupancy taxes (TOT) related to these hotels.

Ongoing Labor Negotiations
The City has seven employee bargaining groups with contracts that expire at various times. Management has met with two bargaining groups whose labor agreements expire on June 30, 2025, and tentative agreements have been reached and will be brought to the Council on June 17, 2025. The assumptions used in the development of the FY2025/26 budget are sufficient to cover the costs associated with contract provisions. The five-year forecast incorporates assumptions relative to personnel costs for employees represented in all bargaining groups, but the terms of successor agreements may have direct short-term and long-term budget implications.

CalPERS Pension Costs
The Proposed Budget for FY2025/26 reflects the city's costs associated with employer contributions for CalPERS pension obligations, as set by CalPERS for the coming fiscal year, and the five-year forecast, in turn, includes assumptions consistent with projected pension costs provided by CalPERS. In FY2025/26 staff is estimating the cost of retirement to be $10.43 attributed to the General Fund and $16.17 million across all City funds.

In late July or early August 2025, updated CalPERS valuation reports are provided that will establish the pension contribution levels for FY2026/27 as well as updated five-year projections. The upcoming valuation reports (and those to follow) are expected to continue to have a significant impact on the City budget, particularly in light of recent actual and projected investment losses and continued volatility in the investment market.

Inflationary Pressures and Other
The City's cost of operations, unrelated to personnel cost changes, continues to increase, but at rates much higher than previously expected. Items that are particularly impactful to the budget and forecast are the costs paid to PG&E for utilities, which have increased significantly over the last few years. Additionally, the cost to purchase replacement vehicles in the City's fleet continues to increase due to both inflation and lack of inventory. The volatile insurance market has resulted in significant changes to the City's worker's compensation and liability insurance premiums, with rates increasing by more than 30% each year over the last three years. Items such as these are expected to continue to present challenges for funding in the short term, and have been reflected in the forecast as such.

Conclusion
As we look forward to implementing the budget for FY2025/26, staff continue to look for ways to leverage local funding to enhance programs and services consistent with City Council and community priorities. Through ongoing partnerships and collaborations with public and private sector partners, we are seeing progress of key initiatives undertaken over the past few years. With Measure F and Measure R, the City has more resources and certainty to be able to provide essential programs and services as well as implement Council priorities. It is the overall goal of the Proposed Budget and long-term financial plan of the City to ensure that the City of Woodland can continue to deliver quality services and invest in the future of the community, while sustaining a fiscally prudent budgetary framework.

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, approving the Fiscal Year 2025/26 Annual Budget of $225.1 million, and approving 327 full-time equivalent positions by classification.

Prepared by: Karie Farnham, Financial Services Manager

Reviewed by: Kim McKinney, Administrative Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - FY2025-26 Budget Adoption
2. Exhibit A - FY26 Total Appropriations by Fund
3. Exhibit B - FY26 Authorized FTE Listing
4. Measure F Spending Plan FY26
5. Measure R Spending Plan FY26
6. CIP Summary by Project

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING THE FISCAL YEAR 2025-2026 ANNUAL BUDGET

WHEREAS, a balanced annual budget for the City of Woodland has been prepared for fiscal year 2025-2026 and presented to the City Council and reviewed at public meetings on April 1, 2025 and June 3, 2025; and

WHEREAS, the proposed budget also includes the fiscal year 2025-2026 budgets for the Woodland Finance Authority and the Successor Agency to the former Woodland Redevelopment Agency; and

WHEREAS, the budget for Capital Improvement Plan for fiscal year 2025-2026 has been prepared; and

WHEREAS, all appropriations for the prior fiscal year shall lapse at the end of fiscal year 2025-2026 and any remaining amounts shall be credited against their respective fund balances, except for:

a. Any unexpended but encumbered amounts for specific orders outstanding at the end of the Fiscal Year, and
b. Any appropriations for incomplete capital projects at the end of fiscal year 2025-2026; and

WHEREAS, for these exceptions, such carry-overs may be made without further City Council action.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Woodland hereby as follows:

SECTION 1. The 2025-2026 Annual Budget is hereby adopted for the following funds (detail shown as Exhibit A):

General Fund	$74,742,383
Enterprise Funds	64,103,796
Special Revenue Funds	22,284,112
Internal Service Funds	26,006,097
Capital Funds	14,243,347
Spring Lake Funds	15,514,963
Debt Service Funds	1,550,345
Successor Agency	584,390
Agency Funds	6,109,225
Total	$225,138,658

SECTION 2. The one-time and ongoing funding recommendations outlined in the proposed budget are hereby approved.

SECTION 3. Full-time Equivalent positions are hereby approved, by classification, as detailed in Exhibit B.

SECTION 4. Appropriations are hereby made at the individual fund level. The City Manager, and Administrative Services Director are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged. Interfund loans and/or transfers necessary to support fund level appropriations are hereby approved and authorized. Any changes to total fund level appropriations require further Council action.

SECTION 5. The City Manager and Administrative Services Director are hereby authorized to implement this resolution, including issuing the 2025-2026 Budget, together with any non-substantive corrections to the proposed budget adopted by this Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Richard Lansburgh, Mayor

ATTEST: APPROVED TO FORM:

____
Sarah Lansburgh, CMC, City Clerk

____
Ethan Walsh, City Attorney

CITY OF WOODLAND
FISCAL YEAR 2025/26
TOTAL APPROPRIATIONS BY FUND

Fund	Title	Proposed FY2025/26
1101	GENERAL FUND	74,742,383
1102	MEASURE R	3,754,381
1103	INVESTMENT FUND	447,242
1301	LITERACY GRANT	95,922
1320	COMMUNITY DEVELOPMENT BLOCK GRANT	648,838
1322	SUPPORTIVE HOUSING PROGRAM	346,826
1325	STATE GRANTS	221,139
1326	HOUSING ASSISTANCE	22,589
1330	OTHER FEDERAL GRANTS	546,000
1334	OPIOID FUNDS	67,585
1340	POLICE GRANTS	27,830
1351	TRANSPORTATION GRANT	1,123,353
1352	SUPPLEMENTAL LAW ENFORCEMENT SERVICES	26,004
1353	PROPOSTION 172	502,826
1354	TRANSPORTATION DEVELOPMENT ACT (SB325)	4,544,164
1355	GAS TAX FUND	2,604,396
1357	ASSET FORFEITURE FUND	10,313
1358	HOUSING MONITORING FUND	126
1359	FIRE SUPPRESSION DISTRICT	6,075
1361	ROAD MAINT AND REHAB ACCOUNT	700,000
1365	ENVIRONMENTAL COMPLIANCE	266,036
1372	WRPP CONSERVATION EASEMENT	120,000
1381	GIBSON RANCH L&L	1,071,734
1383	NORTH PARK L&L DISTRICT	68,337
1384	STRENG POND LANDSCAPE MAINT	45,773
1386	USED OIL RECYCLING GRANT	15,000
1387	WOODLAND WEST L&L	38,482
1389	SPRINGLAKE L&L	3,969,288
1391	SPORTS PARK O&M CFD	595,583
1392	GATEWAY L&L	220,621
1393	PRUDLER SERVICES CFD	139,150
1501	CAPITAL PROJECTS	194,510
1507	MEASURE F	9,425,321
1510	GENERAL CITY DEVELOPMENT	1,701
1522	RECOGNIZED OBLIGATION RETIREMENT FUND	584,390
1540	PARK DEVELOPMENT	1,416,900
1550	POLICE DEVELOPMENT FUND	66,735
1560	FIRE DEVELOPMENT	133,470
1570	LIBRARY DEVELOPMENT FUND	171,672
1580	SURFACE WATER DEVELOPMENT	230
1582	ROAD DEVELOPMENT	909,356
1583	TREE RESERVE	5,000
1585	SEWER DEVELOPMENT FUND	1,918,452
1594	SPRING LAKE CAPITAL	15,013,647

Fund	Title	Proposed FY2025/26
1601	SPRINGLAKE ADMINISTRATION	141,316
1640	SLIF PARKS & RECREATION	360,000
1883	2014 REFUNDING LEASE REVENUE BONDS	1,550,345
1917	LIBRARY TRUST FUND	38,500
2010	EQUIPMENT SERVICES	2,999,724
2011	FACILITIES REPLACEMENT	123,879
2012	EQUIPMENT REPLACEMENT	1,148,430
2013	BENEFITS FUND	11,712,317
2014	VEHICLE-EQUIPMENT LEASES	676,190
2015	INFORMATION SYSTEMS FUND	3,543,539
2091	SELF INSURANCE	5,802,018
2210	WATER ENTERPRISE FUND	35,007,347
2220	SEWER ENTERPRISE FUND	25,242,973
2221	STORM DRAIN ENTERPRISE FUND	1,356,614
2222	WASTEWATER PRE-TREATMENT	693,146
2240	CEMETERY	576,436
2250	SOLID WASTE RECYCLING	393,533
2252	CONST/DEMO DEBRIS RECYCLE	41,847
2253	RECREATION ENTERPRISE	791,899
3830	SOUTHEAST AREA DEBT SERVICE	511,913
3870	CFD#2 SPRINGLAKE DEBT SERVICE	5,597,312
		225,138,658

CITY ORGANIZATION

Employee Summary - Citywide

Classification	Adopted FY2025/26
Administrative Services Director	1
Accountant I/II	1
Administrative Clerk I/II	2
Administrative Clerk III	3
Administrative Secretary	1
Administrative Supervisor	1
Assistant Planner	2
Associate Engineer	4
Building Inspector I/II	1
Chief Building Official	1
Chief Information Officer	1
Chief Collection System Operator	1
City Clerk	1
City Manager	1
Code Compliance Officer I/II	1
Community Development Clerk I/II	2
Community Development Director	1
Community Development Technician I	2
Community Risk Reduction Specialist II	2
Communications & Strategic Policy Manager	1
Community Enhancement Specialist	1
Community Services Director	1
Community Services Officer	5
Community Services Program Manager	2
Conservation Coordinator	2
Crime & Intelligence Analyst	1
Crime Prevention Specialist	1
Data Services Manager	1
Deputy CDD Director	1
Deputy PW Director - Utilities	1
Electrical Supervisor	1
Electrician's Assistant	2
Engineering Assistant	2
Engineering Technician I/II	2
Engineering Technician III	1
Environmental Compliance Inspector II	1
Environmental Compliance Specialist	1
Equipment Services Clerk	1
Executive Assistant to the City Manager	1
Facilities Maintenance Worker I/II	2

CITY ORGANIZATION

Employee Summary - Citywide

Classification	Adopted FY2025/26
Facilities Maintenance Worker III	3
Finance Clerk II	2
Finance Services Manager	1
Finance Specialist	4
Finance Supervisor	1
Fire Battalion Chief	3
Fire Captain	12
Fire Chief	1
Fire Engineer	12
Fire Marshal	1
Firefighter	18
Fleet & Facilities Manager	1
GIS Analyst	1
GIS Technician I/II	1
Heavy Equipment Mechanic	1
Housing Analyst I/II	1
Human Resources Analyst I/II	1
Human Resources Clerk	1
Human Resources Manager	1
Ind Electrical Tech	2
Information Systems Technician I	2
Information Systems Technician II	1
Infrastructure Administrator	1
Laboratory Supervisor	1
Laboratory Technician I/II	2
Library Program Manager I	3
Library Program Manager II	2
Library Services Director	1
Library Technician Assistant II	2
Library Technician Assistant III	2
Light Equipment Mechanic	2
Maintenance Supervisor	1
Maintenance Worker I/II	5
Maintenance Worker III	2
Management Analyst I/II	6
Marketing & Business Relations Specialist	1
Meter Services Technician	2
Park Maintenance Worker I	1
Park Maintenance Worker II	3
Park Superintendent	1

CITY ORGANIZATION

Employee Summary - Citywide

Classification	Adopted FY2025/26
Park Supervisor	3
Police Captain	1
Police Chief	1
Police Lieutenant	3
Police Officer	57
Police Records Specialist	8
Police Records Supervisor	1
Police Sergeant	10
Pool Facilities Technician	2
Principal Civil Engineer	2
Principal Utilities Civil Engineer	1
Programmer Analyst	1
Public Works Director	1
Recreation Coordinator	3
Recreation Supervisor	4
Senior Building Inspector	1
Senior Building Plans Examiner	1
Senior Associate Civil Engineer	1
Senior Engineering Assistant	1
Senior Environmental Analyst	1
Senior Equipment Mechanic	1
Senior Planner	1
Senior Traffic Sig/Street Light Tech	1
Senior Water/Waste Instr Tech	1
Signs and Marking Tech II	1
Social Services Manager	1
Senior Construction Project Manager	1
Senior Police Records Specialist	1
Senior Utilities Maint Wrk Sewer	1
Senior Water System Operator	1
Senior Water Pollution Control Operator	1
Senior Signs & Markings Technician	1
Traffic Sig/Street Light Tech	1
Technical Services Manager	1
Treatment Plant Mechanic	1
Treatment Plant Superintendent	1
Tree Trimmer I/II	2
Underground Utility Service Locator	1
Utilities Maintenance Worker I	7
Utilities Maintenance Worker II	13

CITY ORGANIZATION

Employee Summary - Citywide

Classification	**Adopted FY2025/26**
Utilities Maintenance Worker III	7
Water Pollution Control Operator III	2
Water Pollution Control Operator IV	1
Water Pollution Control O-I-T	1
Water Systems Administrator	1
Water Systems Operator I/II	2
Water Quality Specialist	1
Water/Waste Inst Tech	1
Total Full-Time Equivalents Positions	**327**

MEASURE F SPENDING PLAN

	FY2018/19 Actual	FY2019/20 Actual	FY2020/21 Actual	FY2021/22 Actual	FY2022/23 Actual	FY2023/24 Actual	FY2024/25 Budget	FY2025/26 Budget	FY2026/27 Planned	FY2027/28 Planned	FY2028/29 Planned	FY2029/30 Planned	FY2030/31 Planned	Total Over 12 Years
Revenues														
MSF Annual Revenue	4,053,546	5,935,626	6,846,066	7,305,294	8,619,040	7,729,577	7,505,405	7,332,800	7,450,300	7,609,500	7,749,900	7,837,785	2,420,809	88,395,649
Other Revenue		22,011	89,246	260,733	439,747	1,728,200								2,539,937
Expenditures														
Parks/Pool														
Park Debt Service	-	-	24,184	151,529		206,160	1,169,541	1,139,939						2,691,354
Clark Field Maintenance	15,000	15,000	15,000	15,000										60,000
Sports Park Turf Replacement (19-19)	-	-	149,966	11,516										161,481
Southeast Area Pool Project (19-18)							4,500,000							4,500,000
Cyclical Tree Pruning Addition							150,000	150,000	150,000	150,000	150,000	150,000		900,000
Hiddleson Park Phase I/II (25-10)							660,000							660,000
Woodland Aquatic Center Operations								450,000	634,776	666,515	699,841	734,833	385,787	3,571,751
Other Park Projects	-	-	-	645,097	236,111	1,193,732	478,830	-	465,224	433,485	400,159	365,167		4,217,806
Parks Subtotal	15,000	15,000	189,150	823,141	236,111	1,399,892	6,958,371	1,739,939	1,250,000	1,250,000	1,250,000	1,250,000	312,500	16,762,392
Roads														
Measure F - Planning Management (06-06)	19,142	22,351	20,990	50,204	149,927	80,417	50,000	50,000	50,000	50,000	50,000	50,000		643,032
Curb Gutter Sidewalk					50,000									50,000
Annual In-House Road Program Support (06-14)	583,695	536,359	657,872	626,250	1,135,620	1,049,237	926,105	1,000,000	1,100,000	1,100,000	1,100,000	1,100,000	275,000	11,190,138
Public Works Road Improvements							90,000							90,000
West Woodland Safe Routes to School (17-09)				107,000										107,000
West Main St Bicycle/Ped Mobility & Safety Improvements (17-16)		1,300,459	709,964	2,140	142		137,295							2,150,000
Gibson Road (West to East Streets; 20-01)			112,617	38,835	546,758	267,144	794,646							1,760,000
Gibson Road - West to CR98 (20-08)				5,965	193,902	230,055	330,078							760,000
Local Roadway Safety Plan Project (21-13)			365	9,597	7,257	2,853	(1,073)							19,000
Matmor Rd & E. Gum Rehab (19-05)						2,034,510	-							2,034,510
Main Street Feasilbility Project (22-13)				3,284	9,453	58,543	(21,279)							50,000
East and Main Street Signal Project (22-14)						460	177,990							178,450
2022 ADA Improvements (22-01)							10,000							10,000
East Main St. Improvement Project (13-05)						2,017	73,783							75,800
Grant Planning and Application (24-04)						30,422	19,578	25,000	25,000	25,000	25,000	25,000		175,000
I-5/SR113 Freeway to Freeway (24-06)						8,415	37,585	12,000	12,000	12,000	12,000	12,000		106,000
Parking Lot Rehabilitation (24-09)							575,000							575,000
First St Public Parking Lot Rehabilitation (24-13)							750,000							750,000
Beamer Underpass Erosion Control (25-11)							50,000							50,000
Annual Pavement Maintenance - Summer 2021 (20-02)				1,464,153										1,464,153
Annual Pavement Maintenance - Summer 2022 (22-06)				60,778	924,758		14,463							1,000,000
Annual Pavement Maintenance - Summer 2023 (23-01)					50,236	311,594	632,170							994,000
Annual Pavement Maintenance - Summer 2024 (24-01)						292,087	1,328,000							1,620,087
Annual Pavement Maintenance - Summer 2025 (25-02)							766,205	1,200,000						1,966,205
Annual Pavement Maintenance - Summer 2026 (26-01)								10,000	1,500,000					1,510,000
Other Road Projects	285								500,000	2,250,000	2,250,000	2,250,000	750,000	8,000,285
Roads Subtotal	603,122	1,859,169	1,501,809	2,368,207	3,068,054	4,367,755	6,740,545	2,297,000	3,187,000	3,437,000	3,437,000	3,437,000	1,025,000	37,328,661
Public Safety														
Fire Staffing	437,748	515,788	611,338	594,533	610,870	611,705	853,790	894,490	939,215	986,175	1,035,484	1,087,258	1,141,621	10,320,016
Police Staffing	224,048	577,395	842,656	822,155	1,015,506	916,004	1,333,756	1,286,263	1,350,576	1,418,105	1,489,010	1,563,461	1,641,634	14,480,569
Fire Facility Maintenance (25-09)							250,000							250,000
Fire Station Construction Set-Aside (16-10)						1,941	1,998,059							2,000,000
Pubic Safety Radio Replacement (25-05)							800,000							800,000
Traffic Signal Emergency Vehicle Preemption Installation (24-11)							200,000							200,000
Public Safety Subtotal	661,796	1,093,184	1,453,994	1,416,688	1,626,376	1,529,651	5,435,605	2,180,753	2,289,791	2,404,280	2,524,494	2,650,719	2,783,255	28,050,585
Economic Development														
Economic Development Staffing	235,687	223,060	185,766	177,064	274,666	284,503	323,121	419,023	434,527	456,253	479,066	503,019	132,043	4,127,798
Overhead	20,947	51,465	84,473	310,904	154,253	141,267	296,680	49,680	51,518	54,094	56,799	59,639	62,621	1,394,339
Total Expenditures	1,536,552	3,241,877	3,415,192	5,096,005	5,359,460	7,723,067	19,754,322	6,686,395	7,212,836	7,601,627	7,747,359	7,900,377	4,315,418	87,590,488
Proposed Funding Recommendations														
Fire AFG Grant Match								25,000						25,000
Police Bodyworn/Car Camera Replacement								83,479	83,479	83,479	83,479	83,479		417,395
Police PP&E Replacement								66,000						66,000
Fire Station 3 Alerting System Replacement								150,000						150,000
														-
Net Revenues/Expenditures	2,516,994	2,715,760	3,520,120	2,470,022	3,699,327	1,734,709	(12,248,917)	321,926	153,985	(75,606)	(80,938)	(146,071)	(1,894,609)	2,686,703
Reserve Set Aside	125,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000		1,225,000
														-
Sports Park Reserve		500,000												500,000
Fund Balance	2,391,994	4,507,754	7,927,874	10,297,896	13,897,223	15,531,933	3,183,016	3,404,941	3,458,927	3,283,320	3,102,383	2,856,312	961,703	961,703

MEASURE R SPENDING PLAN

	FY2022/23*	FY2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	FY2028/29	FY2029/30	FY2030/31**	Total
	Actual	Actual	Amended Budget	Budget			Forecast			
Revenues										
MSR Annual Revenue Projection	$ 3,339,527	$ 3,819,138	$ 3,780,188	$ 3,754,676	$ 3,708,900	$ 3,790,100	$ 3,861,800	$ 3,922,500	$ 1,016,908	$ 30,993,737
Other Revenue	$ 21,945	$ -	$ 200,000							$ 221,945
Expenditures										
Utility Assistance	$ 247,800	$ 267,581	$ 253,179	$ 187,734	$ 185,445	$ 189,505	$ 193,090	$ 196,125	$ 49,031	$ 1,769,490
General Recreation	216,487	488,763	593,869	872,832	905,563	939,522	974,754	1,011,307	262,940	$ 6,266,037
Middle School Programs	113,975	178,663	284,701	-	-	-	-	-	-	$ 577,339
Aquatics (Brooks Swim Center)	20,000	321,681	294,085	294,478	305,521	316,978	328,865	341,197	88,711	$ 2,311,516
Rec-to-Go Program	98,152	92,723	119,922	-	-	-	-	-	-	$ 310,797
Summer Camp	128,146	145,766	200,136	134,198	139,230	144,452	149,868	155,489	40,233	$ 1,237,518
Youth Advisory Committee & Academy	3,305	1,170	5,000	5,000	5,000	5,000	5,000	5,000	1,250	$ 35,725
At-Risk Youth	263,243	293,094	334,403	324,863	337,045	349,685	362,798	376,403	97,394	$ 2,738,927
Woodland Aquatic Center	-	-	-	390,000	409,500	429,975	451,474	474,047	123,252	$ 2,278,249
GREAT Program	43,574	13,014	50,000	-	-	-	-	-	-	$ 106,588
Crime Prevention	444,397	385,617	857,243	606,607	630,871	656,106	680,710	706,237	183,180	$ 5,150,969
Library	657,734	816,344	974,729	938,669	973,869	1,010,389	1,048,279	1,087,589	282,773	$ 7,790,376
Total Expenditures	$ 2,236,813	$ 3,004,416	$ 3,967,267	$ 3,754,381	$ 3,892,045	$ 4,041,611	$ 4,194,837	$ 4,353,394	$ 1,128,765	$ 30,573,529
Proposed Additions										$ -
Net Revenue/(Expenditures)	$ 1,124,658	$ 814,722	$ 12,921	$ 295	$ (183,145)	$ (251,511)	$ (333,037)	$ (430,894)	$ (111,857)	$ 642,153
Fund Balance	$ 1,124,658	$ 1,939,381	$ 1,952,302	$ 1,952,597	$ 1,769,452	$ 1,517,941	$ 1,184,903	$ 754,009	$ 642,153	$ 642,153

*First Measure R Revenue/Program Year: Includes three-quarters of revenue in FY2022/23
**Final Measure R Revenue/Program Year: Only one-quarter of revenue is received in FY2030/31

FY2025-FY2030
Funding Summary by Project

Project Status Active

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2025	2026	2027	2028	2029	2030
02-28	**Traffic Engineering Services**	Fund 582 - Road Development	$ 200,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ -	$ -
04-07	**Kentucky Avenue Widening and Reconstruction**	Fund 210 - Water Enterprise	$ 1,190,000.00	$ 1,190,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 220 - Sewer Enterprise	$ 300,000.00	$ 300,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 351- Transportation Grants	$ 13,076,950.00	$ 13,076,950.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 2,600,650.00	$ 2,600,650.00	$ -	$ -	$ -	$ -	$ -	$ -
06-06	**Measure E/Measure F - Planning-Management**	Fund 507 - Measure "F"	$ 238,000.00	$ 38,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ -	$ -
06-12	**Spring Lake East Regional Pond Landscaping**	Fund 681 - SLIF Storm Drain	$ 484,000.00	$ 484,000.00	$ -	$ -	$ -	$ -	$ -	$ -
06-14	**Annual In-House Road Program Support**	Fund 507 - Measure "F"	$ 5,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ -	$ -
07-07	**Zoning Ordinance & CEQA**	Fund 325 - State Grants	$ 537,700.00	$ 537,700.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 501 - Capital Projects	$ 130,000.00	$ 130,000.00	$ -	$ -	$ -	$ -	$ -	$ -
08-21	**Annual Sewer Repair and Replacement**	Fund 220 - Sewer Enterprise	$ 7,269,180.00	$ 4,679,180.00	$ 1,190,000.00	$ 700,000.00	$ 700,000.00	$ -	$ -	$ -
08-22	**Preliminary Odor Abatement**	Fund 220 - Sewer Enterprise	$ 414,500.00	$ 414,500.00	$ -	$ -	$ -	$ -	$ -	$ -
09-15	**FloodSAFE Yolo/Cache Creek Feasibility Study**	Fund 220 - Sewer Enterprise	$ 5,250,000.00	$ 5,250,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 581 - Storm Drain Development	$ 429,000.00	$ 429,000.00	$ -	$ -	$ -	$ -	$ -	$ -
09-23	**Water System Leak Detection, Maintenance & Repairs**	Fund 210 - Water Enterprise	$ 3,648,898.00	$ 1,834,898.00	$ 700,000.00	$ 1,114,000.00	$ -	$ -	$ -	$ -
10-11	**Treatment Plant Exp-Biosolids**	Fund 220 - Sewer Enterprise	$ 5,960,000.00	$ 5,190,000.00	$ 770,000.00	$ -	$ -	$ -	$ -	$ -
13-05	**East Main Street Improvement Project**	Fund 351- Transportation Grants	$ 6,002,000.00	$ 6,002,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 361 - RMRA	$ 2,019,000.00	$ 2,019,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 364,838.00	$ 364,838.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 75,800.00	$ 75,800.00	$ -	$ -	$ -	$ -	$ -	$ -
14-02	**Water Pollution Asset Replacement Project**	Fund 220 - Sewer Enterprise	$ 10,622,119.00	$ 3,322,119.00	$ 1,400,000.00	$ 2,400,000.00	$ 1,700,000.00	$ 1,800,000.00	$ -	$ -
14-03	**Replacement of Orangeberg Sewer Laterals**	Fund 220 - Sewer Enterprise	$ 3,032,000.00	$ 1,532,000.00	$ -	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ -	$ -
14-07	**Sewer/Wastewater Treatment Master Plan**	Fund 220 - Sewer Enterprise	$ 1,041,500.00	$ 1,041,500.00	$ -	$ -	$ -	$ -	$ -	$ -
14-15	**Large Diameter Wastewater Pipeline Repair, Replacement, & Lining**	Fund 220 - Sewer Enterprise	$ 5,296,000.00	$ 2,996,000.00	$ 500,000.00	$ 600,000.00	$ 600,000.00	$ 600,000.00	$ -	$ -
14-16	**Pioneer Avenue High School Entrance to Farmer's Central Rd**	Fund 682 - SLIF Roads	$ 2,300,000.00	$ 2,300,000.00	$ -	$ -	$ -	$ -	$ -	$ -
15-04	**Chromium 6 Investigations**	Fund 210 - Water Enterprise	$ 75,000.00	$ 75,000.00	$ -	$ -	$ -	$ -	$ -	$ -
15-07	**Camarena Ball Field - Grant Match**	Fund 506 - Measure "E"	$ 50,000.00	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -
16-02	**Install traffic signal at Freeway Drive & E. Main Street**	Fund 582 - Road Development	$ 450,000.00	$ 450,000.00	$ -	$ -	$ -	$ -	$ -	$ -
16-03	**Stormwater Quality Design Manual Update & Hydromodification Exemption E**	Fund 581 - Storm Drain Development	$ 150,000.00	$ 150,000.00	$ -	$ -	$ -	$ -	$ -	$ -
16-10	**Fire Station #3 Relocation**	Fund 101 - General Fund	$ 1,154,000.00	$ 1,154,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 2,000,000.00		$ 2,000,000.00					
		Fund 560 - Fire Development	$ 60,000.00	$ 60,000.00	$ -	$ -	$ -	$ -	$ -	$ -
17-02	**Install Traffic Signal at Kentucky/Cottonwood**	Fund 582 - Road Development	$ 450,000.00	$ 450,000.00	$ -	$ -	$ -	$ -	$ -	$ -
17-05	**ASR Wells #31**	Fund 210 - Water Enterprise	$ 7,087,033.00	$ 5,557,000.00	$ -	$ 1,530,033.00	$ -	$ -	$ -	$ -
17-07	**Recycled Water Master Plan**	Fund 210 - Water Enterprise	$ 4,005,000.00	$ 4,005,000.00	$ -	$ -	$ -	$ -	$ -	$ -

FY2025-FY2030
Funding Summary by Project

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2025	2026	2027	2028	2029	2030
17-09	**West Woodland Safe Routes to School**	Fund 210 - Water Enterprise	$ 525,000.00	$ 475,000.00	$ 50,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 351- Transportation Grants	$ 1,592,000.00	$ 1,592,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 3,006,000.00	$ 1,972,000.00	$ 1,034,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 1,416,000.00	$ 1,250,000.00	$ 166,000.00	$ -	$ -	$ -	$ -	$ -
17-16	**West Main Street Bicycle/Pedestrian Mobility & Safety Improvements**	Fund 210 - Water Enterprise	$ 2,892,000.00	$ 2,892,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 351- Transportation Grants	$ 5,842,500.00	$ 5,842,500.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 1,947,000.00	$ 1,947,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 2,150,000.00	$ 2,150,000.00	$ -	$ -	$ -	$ -	$ -	$ -
17-22	**Sports Park Drive Pedestrian Overcrossing**	Fund 210 - Water Enterprise	$ 350,000.00	$ 350,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 501 - Capital Projects	$ 3,660,000.00	$ 3,660,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 582 - Road Development	$ 2,609,000.00	$ 2,609,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 593 - Gibson Ranch Infrastructure	$ 1,450,000.00	$ 1,450,000.00	$ -	$ -	$ -	$ -	$ -	$ -
17-23	**Main Street Sanitary Sewer and Storm Repairs**	Fund 220 - Sewer Enterprise	$ 60,000.00	$ 60,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 40,000.00	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ -
18-04	**Park/Recreation Facility Planning**	Fund 506 - Measure "E"	$ 65,000.00	$ 65,000.00	$ -	$ -	$ -	$ -	$ -	$ -
19-01	**GIBSON LANDSCAPE - Pioneer Avenue to Harry Lorenzo Ave**	Fund 582 - Road Development	$ 57,000.00	$ 57,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 682 - SLIF Roads	$ 400,000.00	$ 400,000.00	$ -	$ -	$ -	$ -	$ -	$ -
19-05	**Matmor Rd & E. Gum Ave Rehab (2020 Road Rehabilitation)**	Fund 220 - Sewer Enterprise	$ 100,000.00	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 361 - RMRA	$ 4,396,000.00	$ 2,996,000.00	$ 1,400,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 2,753,443.00	$ 2,753,443.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 2,366,000.00	$ 1,266,000.00	$ 1,100,000.00	$ -	$ -	$ -	$ -	$ -
19-06	**Traffic Calming Program**	Fund 501 - Capital Projects	$ 600,000.00	$ 500,000.00	$ 100,000.00	$ -	$ -	$ -	$ -	$ -
19-11	**Spring Lake Central Park**	Fund 640 - SLIF Parks & Recreation	$ 3,060,000.00	$ 560,000.00	$ -	$ 100,000.00	$ 400,000.00	$ 2,000,000.00	$ -	$ -
19-12	**Spring Lake 2019 CIP Update**	Fund 601 - Spring Lake Administration	$ 185,000.00	$ 155,000.00	$ -	$ 30,000.00	$ -	$ -	$ -	$ -
19-13	**Gibson Road Interchange Modification**	Fund 582 - Road Development	$ 35,000.00	$ 35,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 682 - SLIF Roads	$ 2,765,000.00	$ 2,365,000.00	$ 400,000.00	$ -	$ -	$ -	$ -	$ -
19-14	**South Area Flowage Easement**	Fund 681 - SLIF Storm Drain	$ 190,000.00	$ 190,000.00	$ -	$ -	$ -	$ -	$ -	$ -
19-15	**2019 Water Main Replacement Project**	Fund 210 - Water Enterprise	$ 200,000.00	$ 200,000.00	$ -	$ -	$ -	$ -	$ -	$ -
19-17	**Regional Park Site**	Fund 501 - Capital Projects	$ 100,000.00	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 502 - CA State Park Grants	$ 616,500.00	$ 616,500.00	$ -	$ -	$ -	$ -	$ -	$ -
19-18	**Southeast Area Pool Project**	Fund 501 - Capital Projects	$ 5,591,905.00	$ 6,391,905.00	$ (800,000.00)	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 4,500,000.00	$ 2,500,000.00	$ 2,000,000.00	$ -	$ -	$ -	$ -	$ -
19-22	**Permanent Supportive Housing**	Fund 331 - Homeless Housing	$ 4,083,972.00	$ 4,083,972.00	$ -	$ -	$ -	$ -	$ -	$ -
19-23	**Charles Brooks Pool Bleacher Project**	Fund 506 - Measure "E"	$ 40,000.00	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ -
20-01	**Gibson Road Bicycle/Pedestrian Mobility Project - East to West Street**	Fund 351- Transportation Grants	$ 3,933,000.00	$ 3,933,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 361 - RMRA	$ 940,000.00	$ 940,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 1,063,617.00	$ 1,063,617.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 1,760,000.00	$ 1,760,000.00	$ -	$ -	$ -	$ -	$ -	$ -
20-02	**2021 Road Maintenance**	Fund 210 - Water Enterprise	$ 63,976.00	$ 63,976.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 94,262.00	$ 94,262.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 1,540,000.00	$ 1,540,000.00	$ -	$ -	$ -	$ -	$ -	$ -
20-04	**E. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal**	Fund 582 - Road Development	$ 1,355,000.00	$ 1,355,000.00	$ -	$ -	$ -	$ -	$ -	$ -

FY2025-FY2030
Funding Summary by Project

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2025	2026	2027	2028	2029	2030
20-06	**Storm Drainage Outfall Channel Outlet Structure**	Fund 221 - Storm Drain Enterprise	$ 3,270,000.00	$ 3,270,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 581 - Storm Drain Development	$ 300,000.00	$ 300,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 681 - SLIF Storm Drain	$ 525,000.00	$ 525,000.00	$ -	$ -	$ -	$ -	$ -	$ -
20-08	**W. Gibson Road Safe Routes to School - West Street to CR 98**	Fund 351- Transportation Grants	$ 3,816,000.00	$ 3,816,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 361 - RMRA	$ 1,127,700.00	$ 1,127,700.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 506 - Measure "E"	$ 300,000.00	$ 300,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 760,000.00	$ 760,000.00	$ -	$ -	$ -	$ -	$ -	$ -
20-12	**Homeless Shelter**	Fund 331 - Homeless Housing	$ 3,074,595.00	$ 2,755,795.00	$ 318,800.00	$ -	$ -	$ -	$ -	$ -
20-13	**WPCF Pond #11 Biosolids Removal**	Fund 220 - Sewer Enterprise	$ 1,530,000.00	$ 1,530,000.00	$ -	$ -	$ -	$ -	$ -	$ -
21-01	**2022 Water & Sewer Repair & Replacement (Pendegast & College)**	Fund 210 - Water Enterprise	$ 3,140,000.00	$ 3,140,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 220 - Sewer Enterprise	$ 1,800,000.00	$ 1,800,000.00	$ -	$ -	$ -	$ -	$ -	$ -
21-02	**Groundwater Monitoring Wells**	Fund 210 - Water Enterprise	$ 24,967.00	$ 1,555,000.00	$ -	$ (1,530,033.00)	$ -	$ -	$ -	$ -
21-05	**Groundwater Wells Demolition Project**	Fund 210 - Water Enterprise	$ 400,000.00	$ 400,000.00	$ -	$ -	$ -	$ -	$ -	$ -
21-07	**Storm Drain Channel south of Woodland Christian School**	Fund 681 - SLIF Storm Drain	$ 400,000.00	$ 400,000.00	$ -	$ -	$ -	$ -	$ -	$ -
21-08	**Local Early Action Planning (LEAP) Grant**	Fund 325 - State Grants	$ 157,300.00	$ 157,300.00	$ -	$ -	$ -	$ -	$ -	$ -
21-09	**Enterprise System Replacement**	Fund 015 - Information Systems	$ 1,751,790.00	$ 1,751,790.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 510 - General City Development	$ 500,000.00	$ 500,000.00	$ -	$ -	$ -	$ -	$ -	$ -
21-13	**Local Roadway Safety Plan Project**	Fund 351- Transportation Grants	$ 56,700.00	$ 56,700.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 19,000.00	$ 16,000.00	$ 3,000.00	$ -	$ -	$ -	$ -	$ -
21-14	**SR 113/CR 25A Ultimate Interchange Modifications (Roundabouts)**	Fund 582 - Road Development	$ 300,000.00	$ 300,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 682 - SLIF Roads	$ 1,567,082.00	$ 1,567,082.00	$ -	$ -	$ -	$ -	$ -	$ -
22-01	**2022 ADA Improvements**	Fund 210 - Water Enterprise	$ 25,000.00	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 320 - CDBG	$ 196,645.00	$ 196,645.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 10,000.00	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -
22-02	**Storm Drainage Pump Station Emergency Generator Rehabilitation Project**	Fund 221 - Storm Drain Enterprise	$ 310,000.00	$ 310,000.00	$ -	$ -	$ -	$ -	$ -	$ -
22-03	**Water Meter Replacement**	Fund 210 - Water Enterprise	$ 1,200,000.00	$ 400,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ -	$ -
22-04	**2023 Water & Sewer Replacement Project**	Fund 210 - Water Enterprise	$ 3,421,000.00	$ 3,820,000.00	$ -	$ (399,000.00)	$ -	$ -	$ -	$ -
		Fund 220 - Sewer Enterprise	$ 100,000.00	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	$ -
22-05	**E. Gibson Trunk Sewer Repairs**	Fund 220 - Sewer Enterprise	$ 1,000,000.00	$ 1,000,000.00	$ -	$ -	$ -	$ -	$ -	$ -
22-06	**2022 Road Maintenance/Rehabilitation**	Fund 210 - Water Enterprise	$ 25,000.00	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 1,000,000.00	$ 1,000,000.00	$ -	$ -	$ -	$ -	$ -	$ -
22-08	**North Canal Pump Station Pipe Rehabilitation Project**	Fund 220 - Sewer Enterprise	$ 170,000.00	$ 170,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 221 - Storm Drain Enterprise	$ 180,000.00	$ 180,000.00	$ -	$ -	$ -	$ -	$ -	$ -
22-12	**Armfield-Lemen Ave REAP Grant**	Fund 325 - Work Force Housing Grant	$ 234,750.00	$ 234,750.00	$ -	$ -	$ -	$ -	$ -	$ -
22-13	**Main Street Feasibility Project**	Fund 351- Transportation Grants	$ 400,000.00	$ 100,000.00	$ 300,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 50,000.00	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 582 - Road Development	$ 135,000.00	$ 55,000.00	$ 80,000.00	$ -	$ -	$ -	$ -	$ -
22-14	**East and Main Street Signal Project**	Fund 351- Transportation Grants	$ 158,450.00	$ 158,450.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 308,450.00	$ 178,450.00	$ -	$ 130,000.00	$ -	$ -	$ -	$ -
22-15	**Pedestrian Crossing Improvement Project**	Fund 351- Transportation Grants	$ 250,000.00	$ 250,000.00	$ -	$ -	$ -	$ -	$ -	$ -

FY2025-FY2030
Funding Summary by Project

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2025	2026	2027	2028	2029	2030
22-15	**Pedestrian Crossing Improvement Project**	Fund 582 - Road Development	$ 210,000.00	$ 35,000.00	$ 75,000.00	$ 100,000.00	$ -	$ -	$ -	$ -
22-16	**Lower Cache Creek Flood Risk Reduction Project**	Fund 220 - Sewer Enterprise	$ 3,400,000.00	$ 3,400,000.00	$ -	$ -	$ -	$ -	$ -	$ -
22-17	**Active Transportation Plan**	Fund 351- Transportation Grants	$ 161,125.00	$ 161,125.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 582 - Road Development	$ 65,000.00	$ 50,000.00	$ 15,000.00	$ -	$ -	$ -	$ -	$ -
23-01	**2023 Road Maintenance**	Fund 210 - Water Enterprise	$ 63,976.00	$ 63,976.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 1,090,000.00	$ 1,100,000.00	$ -	$ (10,000.00)	$ -	$ -	$ -	$ -
23-02	**2024 Water & Sewer Replacement**	Fund 210 - Water Enterprise	$ 2,485,000.00	$ 3,200,000.00	$ -	$ (715,000.00)	$ -	$ -	$ -	$ -
		Fund 220 - Sewer Enterprise	$ 800,000.00	$ 800,000.00	$ -	$ -	$ -	$ -	$ -	$ -
23-03	**Sewer System Hydraulic Model Update**	Fund 220 - Sewer Enterprise	$ 215,000.00	$ 90,000.00	$ -	$ 125,000.00	$ -	$ -	$ -	$ -
23-04	**Spring Lake Lift Station Pump Replacement Project**	Fund 220 - Sewer Enterprise	$ 600,000.00	$ 600,000.00	$ -	$ -	$ -	$ -	$ -	$ -
23-05	**Storm Drainage Trash Capture Project**	Fund 501 - Capital Projects	$ 50,000.00	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 681 - SLIF Storm Drain	$ 100,000.00	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	$ -
23-06	**E. Gibson Road/Matmor Road Signal Modification Project**	Fund 582 - Road Development	$ 550,000.00	$ 550,000.00	$ -	$ -	$ -	$ -	$ -	$ -
23-07	**New Traffic Signal - CR102 and Kentucky Avenue**	Fund 582 - Road Development	$ 525,000.00	$ 525,000.00	$ -	$ -	$ -	$ -	$ -	$ -
23-08	**2023 ADA Improvements**	Fund 210 - Water Enterprise	$ 25,000.00	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 320 - CDBG	$ 200,000.00	$ 200,000.00	$ -	$ -	$ -	$ -	$ -	$ -
24-01	**2024 Road Maintenance**	Fund 210 - Water Enterprise	$ 25,000.00	$ -	$ 25,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 1,657,000.00	$ 650,000.00	$ 1,007,000.00	$ -	$ -	$ -	$ -	$ -
24-02	**2025 Water and Sewer Replacement Project**	Fund 210 - Water Enterprise	$ 3,887,737.00	$ 3,887,737.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 220 - Sewer Enterprise	$ 1,500,000.00	$ 1,000,000.00	$ 500,000.00	$ -	$ -	$ -	$ -	$ -
24-03	**2024 ADA Improvements**	Fund 210 - Water Enterprise	$ 25,000.00	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -
		Fund 320 - CDBG	$ 317,232.00	$ 200,000.00	$ 117,232.00	$ -	$ -	$ -	$ -	$ -
24-04	**Grant Planning and Application**	Fund 507 - Measure "F"	$ 125,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ -	$ -
24-05	**County Road 25A (Parkland Ave to Meikle Ave)**	Fund 682 - SLIF Roads	$ 4,735,000.00	$ 4,735,000.00	$ -	$ -	$ -	$ -	$ -	$ -
24-06	**I-5/SR113 Freeway to Freeway Connector Project**	Fund 351- Transportation Grants	$ 1,050,000.00	$ -	$ -	$ 1,050,000.00	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 94,000.00	$ 22,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00
		Fund 582 - Road Development	$ 769,982.00	$ 29,982.00	$ 10,000.00	$ 710,000.00	$ 10,000.00	$ 10,000.00	$ -	$ -
24-08	**Community Center Parking Lot Expansion**	Fund 501 - Capital Projects	$ 2,300,000.00	$ 200,000.00	$ 2,100,000.00	$ -	$ -	$ -	$ -	$ -
24-09	**Downtown Parking Lot Rehabilitation**	Fund 507 - Measure "F"	$ 575,000.00	$ 575,000.00	$ -	$ -	$ -	$ -	$ -	$ -
24-10	**Pacific Flyway Pond Enhancement Project**	Fund 220 - Sewer Enterprise	$ 2,072,000.00	$ 2,072,000.00	$ -	$ -	$ -	$ -	$ -	$ -
24-11	**Traffic Signal EVP Upgrades**	Fund 507 - Measure "F"	$ 200,000.00	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	$ -
24-12	**WPCF Grit Classifier Rehabilitation Project**	Fund 220 - Sewer Enterprise	$ 500,000.00	$ 500,000.00	$ -	$ -	$ -	$ -	$ -	$ -
24-13	**First Street Parking Lot Rehabilitation**	Fund 507 - Measure "F"	$ 750,000.00	$ -	$ 750,000.00	$ -	$ -	$ -	$ -	$ -
25-01	**2026 Water and Sewer Replacement Project**	Fund 210 - Water Enterprise	$ 200,000.00	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 220 - Sewer Enterprise	$ 200,000.00	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	$ -
25-02	**2025 Road Maintenance**	Fund 210 - Water Enterprise	$ 25,000.00	$ -	$ -	$ 25,000.00	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 1,200,000.00	$ -	$ -	$ 1,200,000.00	$ -	$ -	$ -	$ -

FY2025-FY2030
Funding Summary by Project

Project Number	Project Name	Project Fund	Total Funding	Previous Funding	2025	2026	2027	2028	2029	2030
25-03	**City of Woodland Safety Action Plan (SAP)**	Fund 351- Transportation Grants	$ 200,000.00	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 582 - Road Development	$ 70,000.00	$ -	$ 70,000.00	$ -	$ -	$ -	$ -	$ -
25-04	**2025 ADA Improvements**	Fund 210 - Water Enterprise	$ 25,000.00	$ -	$ 25,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 320 - CDBG	$ 200,000.00	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	$ -
25-05	**Public Safety Radio System Upgrade**	Fund 501 - Capital Projects	$ 350,000.00	$ -	$ 350,000.00	$ -	$ -	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 800,000.00	$ -	$ 800,000.00	$ -	$ -	$ -	$ -	$ -
25-06	**2025 Urban Water Management Plan**	Fund 210 - Water Enterprise	$ 166,000.00	$ -	$ 166,000.00	$ -	$ -	$ -	$ -	$ -
25-07	**2025 America Waters Infrastructure Act Complicance**	Fund 210 - Water Enterprise	$ 85,000.00	$ -	$ 85,000.00	$ -	$ -	$ -	$ -	$ -
25-08	**East Street Corridor Road Diet & Complete St Feasibility Study**	Fund 351- Transportation Grants	$ 900,000.00	$ -	$ 900,000.00	$ -	$ -	$ -	$ -	$ -
25-09	**Fire Admin Relocation**	Fund 507 - Measure "F"	$ 250,000.00	$ -	$ 250,000.00	$ -	$ -	$ -	$ -	$ -
25-10	**Hiddleson Park Phase 1 & 2**	Fund 507 - Measure "F"	$ 660,000.00	$ -	$ 660,000.00	$ -	$ -	$ -	$ -	$ -
25-11	**Beamer Underground Erosion Control**	Fund 507 - Measure "F"	$ 50,000.00	$ -	$ 50,000.00	$ -	$ -	$ -	$ -	$ -
26-01	**2026 Road Maintenance**	Fund 210 - Water Enterprise	$ 25,000.00	$ -	$ -	$ -	$ 25,000.00	$ -	$ -	$ -
		Fund 507 - Measure "F"	$ 1,510,000.00	$ -	$ -	$ 10,000.00	$ 1,500,000.00	$ -	$ -	$ -
26-05	**Sports Park Improvement Project**	Fund 501 - Capital Projects	$ 160,000.00	$ -	$ -	$ 160,000.00	$ -	$ -	$ -	$ -
		Fund 640 - SLIF Parks & Recreation	$ 260,000.00	$ -	$ -	$ 260,000.00	$ -	$ -	$ -	$ -
26-06	**2026 ADA Improvements**	Fund 210 - Water Enterprise	$ 25,000.00	$ -	$ -	$ 25,000.00	$ -	$ -	$ -	$ -
		Fund 320 - CDBG	$ 200,000.00	$ -	$ -	$ 200,000.00	$ -	$ -	$ -	$ -
26-07	**Spring Lake Storm Ditch Maintenance**	Fund 389 - Spring Lake L and L	$ 250,000.00	$ -	$ -	$ 250,000.00	$ -	$ -	$ -	$ -
26-08	**College, Beamer, and Cross Rehabilitation Project**	Fund 361 - RMRA	$ 9,500,000.00	$ -	$ -	$ 700,000.00	$ 1,900,000.00	$ 5,000,000.00	$ 1,900,000.00	$ -
27-01	**2027 Road Mainentance**	Fund 210 - Water Enterprise	$ 25,000.00	$ -	$ -	$ -	$ -	$ 25,000.00	$ -	$ -
		Fund 507 - Measure "F"	$ 1,500,000.00	$ -	$ -	$ -	$ -	$ 1,500,000.00	$ -	$ -
94-45	**Library Material Collection**	Fund 570 - Library Development	$ 425,000.00	$ 85,000.00	$ 85,000.00	$ 85,000.00	$ 85,000.00	$ 85,000.00	$ -	$ -
95-24	**Planning Analysis Studies**	Fund 582 - Road Development	$ 200,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ 40,000.00	$ -	$ -
					Total	**$ 10,717,000.00**				

CITY OF WOODLAND CALIFORNIA

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: June 17, 2025
ITEM #: H.16
SUBJECT: Approve an Agreement to Allocate Funds for the Reconnect @ Woodland Community College Program

Recommendation for Action: Staff recommend the City Council adopt Resolution No. _____, authorizing the City Manager to execute an agreement with Yuba Community College District, specifically Woodland Community College, to allocate funds for the Reconnect @ Woodland Community College program.

Staff Contact:
Christine Ferrara, Community Services Director, (530) 661-2000, christine.ferrara@cityofwoodland.gov

Fiscal Impact:
Funding previously set aside for the Woodland Promise Program that was not spent would be utilized to help fund two years of the proposed Reconnect @WCC program. This funding ($50,000 total) is already allocated to a Community Services Department budget.

Background:
In 2021 the City allocated funding for Woodland Community College's (WCC) "Woodland Promise Program". This program provided financial resources to help Woodland students who might otherwise be unable to afford a college education. There were two components of this program, one was a fee-waiver program, and the other was a scholarship program for eligible students who lived in Woodland and graduated from a local high-school (within the last 12 months).

The Woodland Promise Program has served a total of 73 students since the 2021-2022 academic year with tuition and fee support. As the City's contribution for tuition and fee support was used after all other grants/waivers, the City's overall contribution was small, approximately $2,500.

WCC has since evaluated student enrollment data and determined that a target group facing financial challenges to returning to school are those aged 26 and older who have some college courses but no degree.

Discussion:
Overview: Reconnect @WCC is the re-envisioned Woodland Promise Program at WCC. WCC has made important strides in working with the City to focus on a community-wide strategy to bring adults aged 26 and older with some college experience but no degree back to college to finish their degree. The demand for adult education remains high in Woodland, particularly among low-income communities. The Reconnect @WCC program seeks to re-engage students with individualized education plans to increase persistence and completion of a degree.

Incentives for Adult Learners: To encourage enrollment, Reconnect @ WCC would offer free tuition or an incentive grant of $300. It is assumed that most people would already qualify for the free tuition, so the City funding would likely go towards the $300 to provide additional financial support for the student. The City would provide WCC up to $300 per qualified student (each semester) through a reimbursement process to WCC. Funds would only be provided on a reimbursement basis to WCC (i.e. this is not a lump sum distribution of funding).

Eligibility Criteria

1. Must be a resident of Woodland
2. Be age 26 or older
3. Target individuals with some college credits but no degree
4. Earn less than two times the federal poverty rate (for 2025/2026 this is estimated to be $75,600)
5. Enroll in at least 6 units at WCC
6. Develop an Education Plan with a counselor

The $300 grant funding would not be distributed until the student is enrolled at WCC and the Education Plan has been completed (the distribution of funding would be after the deadline to drop classes).

Reports: WCC would provide the City with reports when invoices are submitted that document program details such as the number of students served by the program, awardee demographics, programs of study, etc. (the report parameters will be outlined in the agreement).

Conclusion:
Staff recommend the City Council adopt Resolution No. _____, authorizing the City Manager to execute an agreement with Yuba Community College District, specifically Woodland Community College, to allocate funds for the Reconnect @ Woodland Community College program.

Prepared by: Christine Ferrara, Community Services Director

Ken Hiatt
City Manager

Attachments:
1. Proposed Resolution - Reconnect @ WCC 2025

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE YUBA COMMUNITY COLLEGE DISTRICT THROUGH ITS COLLEGE WOODLAND COMMUNITY COLLEGE FOR THE RECONNECT @ WOODLAND COMMUNITY COLLEGE PROGRAM

WHEREAS, the City of Woodland and Yuba Community College, through its Woodland Community College ("WCC"), both share a vision for Woodland residents to continue their education after completing secondary schooling; and

WHEREAS, some residents that are over the age of 26 that have completed some college may have financial limitations to return to college to complete their degree; and

WHEREAS, WCC has identified a program that they would operate to provide financial assistance to eligible Woodland residents; and

WHEREAS, the City of Woodland has identified $50,000 total for the 2025/2026 and 2026/2027 academic years to assist WCC with this program for a two-year period starting on July 1, 2025 through June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Woodland hereby authorizes the City Manager to execute an agreement with Yuba Community College District, by and through its college, Woodland Community College, to provide funding for the Reconnect @ Woodland Community College Program.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland at a regular meeting held the 17th day of June 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

____
Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

CITY OF WOODLAND CALIFORNIA	TO:	THE HONORABLE MAYOR AND CITY COUNCIL
	AGENDA:	City Council Regular Meeting
	DATE:	June 17, 2025
	ITEM #:	H.17
	SUBJECT:	Introduce and Waive the First Reading of an Ordinance Revising Sections within Chapter 8.20, “Fire Prevention and Emergency Services,” to Title 8 of the Woodland Municipal Code

Recommendation for Action: Staff recommend the City Council introduce and waive the first reading of the ordinance revising sections within Chapter 8.20, “Fire Prevention and Emergency Services,” to Title 8 of the Woodland Municipal Code.

Staff Contact:
Matt Flint, Fire Marshal, (530) 661-5860, matt.flint@cityofwoodland.gov

Background:
The requirement in Section 901.6.4 mandates that all residential properties with an NFPA 13D or California Residential Code-compliant sprinkler system be inspected prior to escrow closing. The inspection may be performed by the Fire Department, a licensed C-16 contractor, or a Type 1 Concern. However, this local mandate has become outdated for the following reasons:

- Redundancy with State Law: State building and fire codes already govern the design, installation, maintenance, and inspection of fire sprinkler systems. Additional resale inspections at the local level are no longer necessary.
- Inconsistent Enforcement: The City does not actively track residential sales in real time, nor does it require notification when a property is entering escrow. This makes the ordinance difficult to enforce uniformly.
- Legal and Liability Exposure: The City could face liability if a resale occurs without the required inspection and a subsequent system failure is tied back to the code requirement. By maintaining an inspection trigger without a consistent enforcement mechanism, the City opens itself to unnecessary risk.
- Burden on Property Owners and Real Estate Transactions: The resale inspection requirement can delay closings, increase costs for homeowners, and create confusion among realtors, especially if one-off inspections are required by the Fire Department.

Discussion:
The ordinance served a valuable purpose when it was first adopted. However, industry practices, building codes, and regulatory authority have evolved. Today, fire sprinkler system integrity is best maintained through routine maintenance by qualified contractors—not by adding regulatory checkpoints during property sales. Removing this section would align with modern code practice and eliminate a potentially problematic administrative burden. This change would reduce administrative demands on the Fire Department and eliminate future legal exposure tied to missed resale inspections.

Conclusion:
Staff recommend the City Council introduce and waive the first reading of the ordinance revising

sections within Chapter 8.20, “Fire Prevention and Emergency Services,” to Title 8 of the Woodland Municipal Code.

Prepared by: Matt Flint, Fire Marshal

Reviewed by: Eric Zane, Fire Chief

Ken Hiatt
City Manager

Attachments:
1. Proposed Ordinance - Update Ch 8.20 Fire & Emergency Services
2. Amendments- Residental Resale

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING SECTION 8.20.040 TO CHAPTER 8.20 "FIRE PREVENTION AND EMERGENCY SERVICES" TO TITLE 8 "HEALTH AND SAFETY" OF THE WOODLAND MUNICIPAL CODE, TO AMEND CITY AMENDMENTS TO THE ADOPTED CALIFORNIA STATE FIRE CODE

WHEREAS, pursuant to its underlying police powers, the City is authorized to proscribe and enforce regulations governing conditions hazardous to life and property from fire, explosion, or hazardous materials; and

WHEREAS, in line with that authority, in 2022, pursuant to Ordinance 1699, the City Council adopted the 2022 California Building Standards Code relevant to fire protection, codified at title 24 of the California Code of Regulations part 9 ("California Fire Code") in its entirety, save and except certain portions that were deleted, modified, or amended as necessary for application of the California Fire Code to the City's circumstances, as permitted by law and the Code; and

WHEREAS, those modifications are memorialized in the City of Woodland Municipal Code section 8.20.040; and

WHEREAS, City of Woodland Fire Marshal, in reviewing the City's needs, modern technologies, and the existing provisions of the California Fire Code and Section 8.20.040 has determined that certain revisions to Section 8.20.040 are necessary to comport with the City's needs; and

WHEREAS, the Fire Marshal proposes Section 8.20.040 be amended to read as shown in Exhibit A, attached hereto and incorporated herein by reference, removing the requirement in Section 8.20.040(D) that residential buildings up for resale undergo a sprinkler inspection and removing the requirement in Section 8.20.040(F) that fire alarm systems in a multi-unit building be energized from the main meter panel board ; and

WHEREAS, the City Council has reviewed the proposed amendments and wishes to adopt them as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland as follows:

SECTION 1. Recitals. The foregoing recitals are true and correct and incorporated herein, including definitions contained therein, by this reference.

SECTION 2. Amendment. Section 8.20.040 of the Woodland Municipal Code is hereby amended to read as shown in Exhibit A.

SECTION 3. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

<u>SECTION 4</u>. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional. If for any reason any portion of this ordinance is found to be invalid by a court of competent jurisdiction, the balance of this ordinance shall not be affected.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Woodland, California on the 17th day of June 2025 and **PASSED, APPROVED AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the ___ day of ______________ 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Rich Lansburgh, Mayor

ATTEST:

____
Sarah Lansburgh, CMC, City Clerk

APPROVED AS TO FORM:

____
Ethan Walsh, City Attorney

EXHIBIT A

§ 8.20.040. Amendments.

The California Fire Code, as described above and adopted by reference in Section 8.20.010, is hereby amended, modified and revised as set forth in this chapter.

A. Section 202 – General Definitions. Section 202 is amended to add and amend the following definitions:

Building. Any structure used or intended for supporting or sheltering any use or occupancy, including manufactured homes, mobile homes, modular, and multifamily manufactured housing.

Fire Marshal. Shall mean the Chief of the Division of Community Risk Reduction.

B. Section 307.1.1 – Prohibited Open Burning. Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited open burning. Open burning is prohibited in the City of Woodland. Any burning, open or otherwise, that constitutes a nuisance which is injurious to health, or is indecent or offensive to the senses, or is offensive, or objectionable because of smoke emissions or when atmospheric conditions or local circumstance make such fires hazardous shall be prohibited. The fire code official is authorized to order the extinguishment by the owner, occupant, other responsible person or the fire department of any burning that creates or adds to a hazardous or objectionable situation.

C. Section 508 – Fire Command Center. Section 508.2 is added to read as follows:

508.2 Fire control room for new commercial buildings. All new commercial buildings not addressed in Section 508.1 shall be provided with a Fire Control Room, conforming to the specifications set forth in Sections 508.2.1 through 508.2.6.

508.2.1 Location and access. The location and access to the fire command center shall be approved by the fire code official.

508.2.2 Equipment. Fire Control Rooms shall contain only fire system control valves, fire alarm control panels and other related fire system equipment. Storage of other materials is prohibited.

508.2.3 Dimensions. Fire Control Rooms shall have minimum dimensions of five feet by seven feet.

508.2.4 Fire rating. Fire Control Rooms shall be constructed with a one-hour fire rating.

508.2.5 Access. Fire Control Rooms shall be provided with an exterior access door approved by the fire code official.

508.2.6 Signage. Durable signage shall be provided on the exterior side of the access door.

D. Section 903.1 – Automatic Sprinkler Systems—General. Section 903.1 is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter and in the locations and according to the conditions described below:

(1) In all buildings other than Group R, Division 2,3 and 4 in which the total floor area of all floors is 5,000 square feet or more, or any building which are three or more stories regardless of height.

Exceptions:

1. Group U occupancies, not including private garages attached to R-3 Occupancies.

2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:

    a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance;

    b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified in Table 504.3 and including the allowable increases for clear yard spaces as specified in the California Building Code; and

    c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.

(2) Notwithstanding other provisions of this section, the requirement described in this Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:

a. Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.

b. No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.

2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.

(3) In other areas and occupancies as required in Section 903 of the California Building Code.

E. Section 2306.2.3 – Above-Ground Tanks Located Outside, Above Grade. Section 2306.2.3 is amended to read as follows:

2306.2.3 Above-ground tanks located outside, above grade. Above-ground tanks used for automotive fuel dispensing stations open to the public for retail sales of Class I, II or IIIA liquid motor fuels shall not exceed two tanks totaling 2,000 gallons each.

F. Section 2308.3.2 – Established Limits and Maximum Capacity. Section 2308.3.2 is added to read as follows:

2308.3.2 Established limits and maximum capacity. The storage of compressed natural gases is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

G. Section 5301.1.1 – Established Limits and Maximum Capacity. Section 5301.1.1 is added to read as follows:

5301.1.1 Established limits and maximum capacity. The storage of compressed natural gases is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

H. Section 5601.9 – Prohibited and Limited Acts. Section 5601.9 is added to read as follows:

5601.9 Prohibited and limited acts. Storage of explosive materials is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

I. Section 5706.4.5.1 – Established Limits. Section 5706.4.5.1 is added to read as follows:

5706.4.5.1 Established limits. Bulk plants or terminals for receiving or storage of flammable or combustible liquids are limited within the limits established by law as the limits of districts in which such storage is limited.

J. Section 5706.5.1.1.1 – Established Limits. Section 5706.5.1.1.1 is added to read as follows:

5706.5.1.1.1 Established limits. Bulk transfer and process transfer operations for receiving or transferring flammable or combustible liquids are limited within the limits established by law as the limits of districts in which such operations is limited.

K. Division II – Administration. Chapter 1, Division II -Administration is hereby amended as follows:

1. Section 101.1 is amended to read as follows:

   101.1 Title. These regulations shall be known as the Fire Code of the City of Woodland, hereinafter referred to as "this code."

2. Section 112.4 is amended to read as follows:

   112.4 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

   The criminal penalty for the first offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a second offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

§ 8.20.040. Amendments.

The California Fire Code, as described above and adopted by reference in Section 8.20.010, is hereby amended, modified and revised as set forth in this chapter.

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508.2.5 Access. Fire Control Rooms shall be provided with an exterior access door approved by the fire code official.

508.2.6 Signage. Durable signage shall be provided on the exterior side of the access door.

~~D. Section 901.6.4 – Resale inspection – Residential sprinkler systems. Section 901.6.4 is added to read as follows:~~

~~**901.6.4 Resale inspection-residential sprinkler systems.** All residential occupancies up for resale and equipped with a NFPA 13D sprinkler system or sprinkler system meeting~~

~~the requirements of the California Residential Code, are required to be inspected by a representative from the Woodland Fire Department, State of California Contractor State License Board Licensed Fire Protection Contractor (C-16), or California State Fire Marshal Licensed A (Type 1) Concern. All necessary repairs shall be completed and verified prior to the closing of escrow.~~

~~E.~~D. Section 903.1 – Automatic Sprinkler Systems—General. Section 903.1 is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter and in the locations and according to the conditions described below:

(1) In all buildings other than Group R, Division 2,3 and 4 in which the total floor area of all floors is 5,000 square feet or more, or any building which are three or more stories regardless of height.

Exceptions:

1. Group U occupancies, not including private garages attached to R-3 Occupancies.

2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:

   a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance;

   b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified in Table 504.3 and including the allowable increases for clear yard spaces as specified in the California Building Code; and

   c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.

(2) Notwithstanding other provisions of this section, the requirement described in this Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:

   a. Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.

   b. No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.

2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.

(3) In other areas and occupancies as required in Section 903 of theCalifornia Building Code.

~~F. Section 907.6.2.1 – Fire Alarm Circuits. Section 907.6.2.1 is added to read as follows:~~

~~**907.6.2.1 Fire alarm circuits.** When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the main meter panel board.~~

~~G.~~E. Section 2306.2.3 – Above-Ground Tanks Located Outside, Above Grade. Section 2306.2.3 is amended to read as follows:

2306.2.3 Above-ground tanks located outside, above grade. Above-ground tanks used for automotive fuel dispensing stations open to the public for retail sales of Class I, II or IIIA liquid motor fuels shall not exceed two tanks totaling 2,000 gallons each.

~~H.~~F. Section 2308.3.2 – Established Limits and Maximum Capacity. Section 2308.3.2 is added to read as follows:

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1. Section 101.1 is amended to read as follows:

   101.1 Title. These regulations shall be known as the Fire Code of the City of Woodland, hereinafter referred to as "this code."

2. Section 112.4 is amended to read as follows:

   112.4 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

   The criminal penalty for the first offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a second offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

(Prior code §§ 9-9—9-9-3, 9-11, 9-12, 9-14, 9-17, 9-18, 9-22—9-26; Ord. 1650 § 4, 2019; Ord. 1699 § 4, 2022)