



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: May 18, 2010

SUBJECT: Intent to Levy Assessment: Gibson Ranch L&L; North Park L&L;
West Wood L&L and Streng Pond Maintenance Districts

Report in Brief

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.

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer’s Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park and Streng Pond L&L Districts, and call for a public hearing on June 15, 2010.

Background

The Landscaping and Lighting Act of 1972 (“the Act”) authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Streng Pond, North Park, Gibson Ranch and West Wood L&L Districts. A brief description of each District is as follows:

- 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.

- 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.
- Gibson Ranch L&L: Located in the southeast portion of the City, generally south of I5, west of County Road 102 and east of County Road 101. The District was formed in 1995 and reached the maximum allowable assessment of \$235.12 per single family home in 2005.

In previous years Engineer's Reports, an erroneous interpretation of the maximum allowable cap did not allow for annual inflation adjustments. After review by the City Attorney and the District Administrator, it was determined that the language in the L&L District formation documents does permit annual increases by a CPI factor. This escalation has been included in the FY11 proposed assessment.

- 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 and is currently being assessed at the maximum allowable rate; however, the District formation report included an annual CPI escalator, which can continue indefinitely.

Due to the City's restricted ability to increase Districts' assessment rates in a manner that is consistent with rising costs, it has become increasingly difficult to maintain the public improvements to the best extent possible with a limited fund source.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The District Engineer's Reports are attached for Council's review.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for June 15, 2010. 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.

Fiscal Impact

If approved, the Districts would generate the following amounts of revenues:

<u>District</u>	<u>FY10</u> <u>Assessment</u>	<u>Total Revenues</u>
Streng Pond	\$79.10	\$14,436
North Park	\$215.40	\$26,710
Gibson Ranch	\$279.10	\$598,644
West Wood	\$517.34	\$19,658

As discussed with Council in the past, currently established revenues are generally not sufficient to adequately provide routine costs of maintenance, thus service will most likely be reduced to levels commensurate with available revenues for the Streng Pond, North Park and West Wood L&L Districts. The extent of the reductions has not been defined at this time pending the outcome of the City's FY 2011 budget process and the sales tax measure. Once the extent of the reductions is defines, staff will contact the residents and property owners who will be affected.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park and Streng Pond L&L Districts, and call for a public hearing on June 15, 2010.

Prepared by: Kim McKinney
Finance Officer

Mark G. Deven
City Manager

Attachments

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2010/2011.

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

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the "Final Engineer's Annual Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and taxbills for the City of Woodland; and

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

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and
- ii) District includes all of the lands so benefited, and
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, local street lighting facilities, parks and related equipment replacement, fencing and block walls, storm drainage detention basin, and all associated appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland West Wood Unit No. 1 Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That 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 and final approval of the Report.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2010.

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

STATE OF CALIFORNIA)

COUNTY OF YOLO) ss.

CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Susan Vannucci, City Clerk
City of Woodland

**CITY OF WOODLAND
GIBSON RANCH
LANDSCAPING AND LIGHTING
DISTRICT**

ENGINEER'S ANNUAL LEVY REPORT

Fiscal Year 2010/2011



INTENT MEETING: May 18, 2010

PUBLIC HEARING: June 15, 2010



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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 2010/2011, 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 _____, 2010.

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

By: _____

Josephine Perez-Moses
Project Manager, District Administration Services

By: _____

Richard Kopecky
R. C. E. # 16742

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I. OVERVIEW

A. Introduction

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2010/2011. 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 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 2010/2011 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 2010/2011.

B. Compliance with Current Legislation

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

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

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

Therefore, the pre-existing assessment amounts (Assessment Rates including the Annual Maximum Assessment Cap Formula so approved) are identified as exempt from the procedural requirements of the California Constitution Article XIID Section 4.

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

II. DESCRIPTION OF THE DISTRICT

A. Boundaries of the District

The District is located in the southeast portion of the City of Woodland, 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.

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.

B. Benefit Analysis

Exempt Assessments

As discussed previously, in compliance with the State Constitution Article XIID, the City has carefully reviewed all District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIID Section 5 provides for certain existing assessments to be exempt from the substantive and procedural requirements of Article XIID Section 4. Specifically for this District:

- Assessments approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, it has also been determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIID.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained parks, landscaping and lighting improvements in close proximity to those properties.

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 Equivalent Dwelling Unit 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 Equivalent Dwelling Unit (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 Equivalent Dwelling Unit factors applied to that land use and the multiplying factor used to calculate each parcel's individual EDU for each improvement provided in the District.

LAND USES AND EQUIVALENT DWELLING UNITS

Land Use	Park and Recreation Facilities	Arterial and Collector Landscaping Facilities	Collector Lighting Facilities	Neighborhood Street Lighting	Multiplier
Single Family Residential	1.000	1.000	1.000	1.000	Units
Multi-Family Residential	0.670	N/A	0.700	N/A	Units
Commercial/Institution	2.070	N/A	15.250	N/A	Acreage
Single Family Vacant	0.500	0.500	0.500	N/A	Per Planned Unit
Multifamily 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. Equivalent Dwelling Unit 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 1993/94, changed the definition of the term "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition for a new or increased assessment was also addressed in Senate Bill 919 (the implementing legislation for Proposition 218).

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

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

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, is included in Appendix D.

Annual Maximum Assessment Cap Formula

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(buildout). 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 of 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 2005/06.

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

Land Use Category	Starting Assessment Fiscal Year 1995/96	Annual Increase Factor	Number of Years Since 1995/96	Inflation Adjustment Factor ⁽¹⁾	Maximum Assessment for Fiscal Year 2005/06
Single Family Residential	\$110.50 per recorded map lot	\$6.46	10	34.28%	\$235.12

(1) Engineering News Record Labor Cost Index in San Francisco(CC Jan. - Year/CC Jan. - 95)

Table B

The following tables reflect the history of Maximum Assessment Cap formula used for FY 2006/07 through FY 2010/11

MAXIMUM ASSESSMENT CAP FOR FY 2006/07 THROUGH 2010/11 BASED ON INFLATION FACTOR

Fiscal Year	Month	Year	CC⁽¹⁾	Change from Prior CC	Increase 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%	2.90%	\$241.94
2007/08	Jan	2007	9,100.68	7.466%	7.47%	\$260.01
2008/09	Jan	2008	9,133.56	0.361%	0.36%	\$260.95
2009/10	Jan	2009	9,769.42	6.962%	6.96%	\$279.11
2010/11	Jan	2010	9,720.42	-0.502%	0.00%	\$279.11

(1) Common Labor Cost Index.

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 EDU's applicable to each improvement provided by the District for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount. The following formulas are used to calculate the assessment for each parcel:

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

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

IV. DISTRICT BUDGET

A. Description of Budget Items

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

General Fund Replenishment/(Contribution) — This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources

(usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/(Contribution) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

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

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced 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.

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

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 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.

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 all revenues and expenditures occur as budgeted).

B. District Budget Fiscal Year 2010/2011

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	\$247,333.99	\$43,647.17	\$19,375.05	\$45,208.45	\$355,564.66
Utilities	58,576.50	6,508.50	3,780.90	8,822.10	77,688.00
Equipment & Supplies	103,750.79	11,527.87	29,703.82	69,308.92	214,291.39
Repairs/Miscellaneous Expenses	23,399.10	2,599.90	906.90	2,116.10	29,022.00
Direct Costs (Subtotal)	\$433,060.37	\$64,283.44	\$53,766.67	\$125,455.57	\$676,566.05
ADMINISTRATION COSTS					
District Administration	\$18,225.00	\$2,025.00	\$0.00	\$0.00	\$20,250.00
County Administration Fee	1,611.00	179.00	30.00	70.00	1,890.00
Administration Costs (Subtotal)	\$19,836.00	\$2,204.00	\$30.00	\$70.00	\$22,140.00
LEVY BREAKDOWN					
Total Direct and Admin. Costs	\$452,896.37	\$66,487.44	\$53,796.67	\$125,525.57	\$698,706.05
Reserve Collection/(Contribution)	(52,922.76)	(16,768.86)	1,296.36	(31,667.05)	(100,062.31)
General Fund Contribution	0.00	0.00	0.00	0.00	0.00
CIP Collection	0.00	0.00	0.00	0.00	0.00
Balance to Levy	\$399,973.61	\$49,718.58	\$55,093.03	\$93,858.52	\$598,643.74
DISTRICT STATISTICS					
Total Number of Parcels	1,888.00	1,872.00	1,888.00	1,872.00	
Total Parcels Levied	1,890.00	1,872.00	1,890.00	1,795.00	
Total Equivalent Dwelling Units	2,210.84	1,872.00	2,563.73	1,872.00	
Levy Per EDU⁽¹⁾	\$180.92	\$26.56	\$21.49	\$50.13	\$279.10
Prior Year Levy Per EDU	\$175.96	\$28.42	\$9.22	\$21.52	\$235.12
CIP Beginning Balance	\$258,063.16	\$41,152.91	\$16,435.18	\$38,348.75	\$354,000.00
CIP 2009/10 Total Collection	0.00	0.00	0.00	0.00	0.00
CIP 2009/10 Expenditures:					
Installation of LED street lighting	\$18,224.79	\$2,906.28	\$1,160.68	\$2,708.25	\$25,000.00
Install Motorola controllers at Klenard Field	18,224.80	2,906.28	1,160.67	2,708.25	25,000.00
Install Motorola controllers at Pioneer Park	18,224.80	2,906.28	1,160.68	2,708.24	25,000.00
Irrigation, skinned areas at Klennard Field	2,915.97	465.00	185.71	433.32	4,000.00
Replace missing plants and restore mulch bark	11,663.87	1,860.02	742.83	1,733.28	16,000.00
Tree Inventory	2,915.97	465.00	185.71	433.32	4,000.00
Installation of LED Street Lighting	54,674.40	8,718.84	3,482.03	8,124.73	75,000.00
FY 2009/10 Total CIP Expenditures	\$126,844.60	\$20,227.70	\$8,078.31	\$18,849.39	\$174,000.00
FY 2010/11 Expenditure					
Installation of LED street lighting	\$54,674.40	\$8,718.84	\$3,482.03	\$8,124.73	\$75,000.00
FY 2010/11 Total CIP Expenditures	\$54,674.40	\$8,718.84	\$3,482.03	\$8,124.73	\$75,000.00
FY 2011/12 Expenditure					
Installation of LED street lighting	\$54,674.40	\$8,718.84	\$3,482.03	\$8,124.73	\$75,000.00
Club Cap equipment	21,869.76	3,487.54	1,392.81	3,249.89	30,000.00
FY 2011/12 Total CIP Expenditures	\$76,544.16	\$12,206.38	\$4,874.84	\$11,374.62	\$105,000.00
Three Year Capital Improvement Project Costs	\$258,063.16	\$41,152.91	\$16,435.18	\$38,348.75	\$354,000.00
RESERVE INFORMATION					
Beginning Projected Reserve Balance	\$152,246.28	\$22,350.51	\$18,084.36	\$42,196.85	\$234,878.00
Reserve Fund Activity	(52,922.76)	(16,768.86)	1,296.36	(31,667.05)	(100,062.31)
Ending Projected Reserve Balance	\$99,323.51	\$5,581.65	\$19,380.72	\$10,529.80	\$134,815.69

⁽¹⁾ Levy per EDU shown above is based on current year's budget. This District's maximum rates for each category have been increased by Engineering News Record Labor Cost Index Inflation Factor. Please reference page 8 of this report for more detailed information.

The Capital Improvement Project (CIP) fund is used to upgrade certain improvements within the District. These improvements have a useful life of five years or more and include but are not limited to:

1. Upgrade bleachers at Klenard Field
2. Install Motorola controllers at Klenard Field
3. Install Motorola controllers at Pioneer Park
4. Irrigation, skinned areas at Klennard Field
5. Replace missing plants and restore mulch bark
6. Tree Inventory
7. Installation of LED Street Lighting
8. Purchase Club Cap equipment with increased tow capacity

C. Summary of Revenue Applied for Fiscal Year 2010/2011

Based on the Budget for fiscal year 2010/2011 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
Single Family Residential	\$338,669.81	\$49,718.58	\$40,227.83	\$93,858.52	\$522,474.75
Multi Family Residential	51,638.19	0.00	6,408.32	0.00	58,046.50
Commercial/Institution	9,407.84	0.00	8,232.39	0.00	17,640.23
Commercial Vacant	257.77	0.00	224.49	0.00	482.26
Total	\$399,973.61	\$49,718.58	\$55,093.03	\$93,858.52	\$598,643.74

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 - 2010/2011 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 2010/2011 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-490-001-000	2 ARELLANO	\$69,554.00	\$159,353.00	\$228,907.00	\$279.11	\$279.10
027-490-002-000	6 ARELLANO	74,565.00	189,284.00	263,849.00	279.11	279.10
027-490-003-000	10 ARELLANO	75,880.00	171,302.00	247,182.00	279.11	279.10
027-490-004-000	14 ARELLANO	140,000.00	200,000.00	340,000.00	279.11	279.10
027-490-005-000	18 ARELLANO	71,609.00	136,058.00	207,667.00	279.11	279.10
027-490-006-000	22 ARELLANO	75,880.00	173,701.00	249,581.00	279.11	279.10
027-490-007-000	26 ARELLANO	150,000.00	220,000.00	370,000.00	279.11	279.10
027-490-008-000	939 FARNHAM	69,555.00	135,421.00	204,976.00	279.11	279.10
027-490-009-000	935 FARNHAM	66,856.00	158,029.00	224,885.00	279.11	279.10
027-490-010-000	931 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-490-011-000	927 FARNHAM	160,000.00	195,000.00	355,000.00	279.11	279.10
027-490-012-000	1928 MAXWELL	65,641.00	153,949.00	219,590.00	279.11	279.10
027-490-013-000	1932 MAXWELL	65,641.00	125,261.00	190,902.00	279.11	279.10
027-490-014-000	1936 MAXWELL	136,287.00	149,104.00	285,391.00	279.11	279.10
027-490-015-000	1940 MAXWELL	140,000.00	245,000.00	385,000.00	279.11	279.10
027-490-016-000	1944 MAXWELL	155,000.00	195,000.00	350,000.00	279.11	279.10
027-490-017-000	1948 MAXWELL	71,380.00	165,168.00	236,548.00	279.11	279.10
027-490-018-000	1952 MAXWELL	151,540.00	308,492.00	460,032.00	279.11	279.10
027-490-019-000	1956 MAXWELL	65,641.00	144,759.00	210,400.00	279.11	279.10
027-490-020-000	900 BURNS	68,626.00	119,337.00	187,963.00	279.11	279.10
027-490-021-000	904 BURNS	65,641.00	124,111.00	189,752.00	279.11	279.10
027-490-022-000	908 BURNS	150,000.00	180,000.00	330,000.00	279.11	279.10
027-490-023-000	912 BURNS	140,000.00	205,000.00	345,000.00	279.11	279.10
027-490-024-000	916 BURNS	65,641.00	170,658.00	236,299.00	279.11	279.10
027-490-025-000	920 BURNS	204,000.00	270,300.00	474,300.00	279.11	279.10
027-490-026-000	1969 WITHAM	74,393.00	145,653.00	220,046.00	279.11	279.10
027-490-028-000	1947 MAXWELL	61,992.00	82,760.00	144,752.00	279.11	279.10
027-490-029-000	1943 MAXWELL	130,000.00	160,000.00	290,000.00	279.11	279.10
027-490-030-000	1939 MAXWELL	58,504.00	87,755.00	146,259.00	279.11	279.10
027-490-031-000	1935 MAXWELL	61,992.00	109,481.00	171,473.00	279.11	279.10
027-490-036-000	1973 WITHAM	66,856.00	146,956.00	213,812.00	279.11	279.10
027-490-037-000	1977 WITHAM	140,000.00	230,000.00	370,000.00	279.11	279.10
027-490-038-000	1981 WITHAM	66,856.00	111,701.00	178,557.00	279.11	279.10
027-490-039-000	1985 WITHAM	65,641.00	147,980.00	213,621.00	279.11	279.10
027-490-040-000	1989 WITHAM	155,000.00	209,000.00	364,000.00	279.11	279.10
027-490-041-000	1993 WITHAM	160,000.00	195,000.00	355,000.00	279.11	279.10
027-490-042-000	931 WITHAM	78,726.00	227,749.00	306,475.00	279.11	279.10
027-490-044-000	1967 SCHLOTZ	71,609.00	193,625.00	265,234.00	279.11	279.10
027-490-045-000	1971 SCHLOTZ	175,000.00	210,000.00	385,000.00	279.11	279.10
027-490-046-000	1975 SCHLOTZ	155,000.00	195,000.00	350,000.00	279.11	279.10
027-490-047-000	1979 SCHLOTZ	65,641.00	122,916.00	188,557.00	279.11	279.10
027-490-048-000	1983 SCHLOTZ	150,000.00	185,000.00	335,000.00	279.11	279.10
027-490-049-000	1987 SCHLOTZ	65,641.00	153,949.00	219,590.00	279.11	279.10
027-490-050-000	1991 SCHLOTZ	65,641.00	135,131.00	200,772.00	279.11	279.10
027-490-051-000	1995 SCHLOTZ	155,000.00	185,000.00	340,000.00	279.11	279.10
027-490-052-000	1996 SCHLOTZ	140,000.00	230,000.00	370,000.00	279.11	279.10
027-490-053-000	1992 SCHLOTZ	65,641.00	178,345.00	243,986.00	279.11	279.10
027-490-054-000	1988 SCHLOTZ	65,641.00	121,127.00	186,768.00	279.11	279.10
027-490-055-000	1984 SCHLOTZ	65,641.00	164,333.00	229,974.00	279.11	279.10
027-490-056-000	1980 SCHLOTZ	140,000.00	240,000.00	380,000.00	279.11	279.10
027-490-057-000	1976 SCHLOTZ	65,641.00	129,671.00	195,312.00	279.11	279.10
027-490-058-000	1972 SCHLOTZ	65,641.00	137,835.00	203,476.00	279.11	279.10
027-490-059-000	1968 SCHLOTZ	155,000.00	215,000.00	370,000.00	279.11	279.10
027-500-001-000	30 ROMAN	150,000.00	180,000.00	330,000.00	279.11	279.10
027-500-002-000	26 ROMAN	70,325.00	159,838.00	230,163.00	279.11	279.10
027-500-003-000	22 ROMAN	76,719.00	152,381.00	229,100.00	279.11	279.10
027-500-004-000	18 ROMAN	70,327.00	127,859.00	198,186.00	279.11	279.10
027-500-005-000	14 ROMAN	78,726.00	179,948.00	258,674.00	279.11	279.10
027-500-006-000	10 ROMAN	140,000.00	240,000.00	380,000.00	279.11	279.10
027-500-007-000	6 ROMAN	76,719.00	150,873.00	227,592.00	279.11	279.10
027-500-008-000	932 FARNHAM	64,354.00	178,889.00	243,243.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-500-009-000	936 FARNHAM	155,000.00	185,000.00	340,000.00	279.11	279.10
027-500-010-000	50 ROMAN	150,000.00	190,000.00	340,000.00	279.11	279.10
027-500-011-000	46 ROMAN	155,000.00	185,000.00	340,000.00	279.11	279.10
027-500-012-000	42 ROMAN	70,325.00	178,497.00	248,822.00	279.11	279.10
027-500-013-000	38 ROMAN	64,354.00	128,711.00	193,065.00	279.11	279.10
027-500-014-000	34 ROMAN	150,000.00	205,000.00	355,000.00	279.11	279.10
027-500-015-000	960 FARNHAM	70,325.00	160,722.00	231,047.00	279.11	279.10
027-500-016-000	956 FARNHAM	150,000.00	190,000.00	340,000.00	279.11	279.10
027-500-017-000	952 FARNHAM	69,555.00	129,480.00	199,035.00	279.11	279.10
027-500-018-000	948 FARNHAM	69,554.00	160,289.00	229,843.00	279.11	279.10
027-500-019-000	54 ROMAN	71,609.00	143,221.00	214,830.00	279.11	279.10
027-500-020-000	1936 WITHAM	69,555.00	113,808.00	183,363.00	279.11	279.10
027-500-021-000	1940 WITHAM	69,555.00	150,763.00	220,318.00	279.11	279.10
027-500-022-000	1944 WITHAM	69,555.00	148,741.00	218,296.00	279.11	279.10
027-500-023-000	1948 WITHAM	155,000.00	185,000.00	340,000.00	279.11	279.10
027-500-024-000	1952 WITHAM	69,555.00	123,926.00	193,481.00	279.11	279.10
027-500-025-000	1956 WITHAM	155,000.00	185,000.00	340,000.00	279.11	279.10
027-500-026-000	1960 WITHAM	80,300.00	221,978.00	302,278.00	279.11	279.10
027-500-027-000	1964 WITHAM	81,906.00	204,771.00	286,677.00	279.11	279.10
027-500-028-000	1968 WITHAM	122,314.00	189,425.00	311,739.00	279.11	279.10
027-500-029-000	1972 WITHAM	69,555.00	134,752.00	204,307.00	279.11	279.10
027-500-030-000	1973 HACKETT	69,555.00	123,926.00	193,481.00	279.11	279.10
027-500-031-000	1969 HACKETT	69,554.00	121,411.00	190,965.00	279.11	279.10
027-500-032-000	1965 HACKETT	249,383.00	291,832.00	541,215.00	279.11	279.10
027-500-033-000	1961 HACKETT	69,555.00	160,368.00	229,923.00	279.11	279.10
027-500-034-000	1957 HACKETT	69,555.00	123,926.00	193,481.00	279.11	279.10
027-500-035-000	1953 HACKETT	69,555.00	150,766.00	220,321.00	279.11	279.10
027-500-036-000	1949 HACKETT	140,000.00	205,000.00	345,000.00	279.11	279.10
027-500-037-000	1945 HACKETT	69,555.00	113,808.00	183,363.00	279.11	279.10
027-500-038-000	1941 HACKETT	150,000.00	190,000.00	340,000.00	279.11	279.10
027-500-039-000	1972 HACKETT	68,192.00	153,240.00	221,432.00	279.11	279.10
027-500-040-000	1968 HACKETT	68,192.00	121,292.00	189,484.00	279.11	279.10
027-500-041-000	1964 HACKETT	68,192.00	149,929.00	218,121.00	279.11	279.10
027-500-042-000	1960 HACKETT	155,000.00	185,000.00	340,000.00	279.11	279.10
027-500-043-000	1956 HACKETT	140,000.00	240,000.00	380,000.00	279.11	279.10
027-500-044-000	1952 HACKETT	140,716.00	209,990.00	350,706.00	279.11	279.10
027-500-045-000	1948 HACKETT	66,856.00	138,878.00	205,734.00	279.11	279.10
027-500-046-000	1944 HACKETT	68,192.00	161,996.00	230,188.00	279.11	279.10
027-500-047-000	1947 HOWARD	69,555.00	128,986.00	198,541.00	279.11	279.10
027-500-048-000	971 FARNHAM	220,000.00	290,000.00	510,000.00	279.11	279.10
027-500-049-000	975 FARNHAM	150,000.00	180,000.00	330,000.00	279.11	279.10
027-500-050-000	979 FARNHAM	77,433.00	163,471.00	240,904.00	279.11	279.10
027-500-051-000	983 FARNHAM	150,000.00	180,000.00	330,000.00	279.11	279.10
027-500-052-000	987 FARNHAM	68,192.00	162,412.00	230,604.00	279.11	279.10
027-500-053-000	991 FARNHAM	68,192.00	117,790.00	185,982.00	279.11	279.10
027-500-054-000	995 FARNHAM	68,192.00	111,577.00	179,769.00	279.11	279.10
027-500-056-000	1976 WITHAM	66,856.00	156,340.00	223,196.00	279.11	279.10
027-500-057-000	1980 WITHAM	65,641.00	117,045.00	182,686.00	279.11	279.10
027-500-058-000	1984 WITHAM	48,621.00	130,665.00	179,286.00	279.11	279.10
027-500-059-000	1988 WITHAM	66,856.00	125,146.00	192,002.00	279.11	279.10
027-500-060-000	1989 HACKETT	66,856.00	123,877.00	190,733.00	279.11	279.10
027-500-061-000	1985 HACKETT	155,000.00	195,000.00	350,000.00	279.11	279.10
027-500-062-000	1981 HACKETT	155,000.00	185,000.00	340,000.00	279.11	279.10
027-500-063-000	1977 HACKETT	67,281.00	201,726.00	269,007.00	279.11	279.10
027-500-064-000	1976 HACKETT	155,000.00	185,000.00	340,000.00	279.11	279.10
027-500-065-000	1980 HACKETT	75,914.00	250,242.00	326,156.00	279.11	279.10
027-500-066-000	1984 HACKETT	66,856.00	182,042.00	248,898.00	279.11	279.10
027-500-067-000	1988 HACKETT	140,000.00	220,000.00	360,000.00	279.11	279.10
027-500-068-000	951 WITHAM	140,000.00	220,000.00	360,000.00	279.11	279.10
027-500-069-000	947 WITHAM	77,225.00	112,439.00	189,664.00	279.11	279.10
027-500-070-000	943 WITHAM	78,726.00	196,819.00	275,545.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-500-071-000	939 WITHAM	53,045.00	138,694.00	191,739.00	279.11	279.10
027-500-072-000	935 WITHAM	65,641.00	137,238.00	202,879.00	279.11	279.10
027-500-073-000	999 FARNHAM	66,856.00	105,148.00	172,004.00	279.11	279.10
027-511-001-000	979 HUSTON	115,775.00	181,933.00	297,708.00	279.11	279.10
027-511-002-000	983 HUSTON	140,000.00	155,000.00	295,000.00	279.11	279.10
027-511-003-000	987 HUSTON	135,304.00	139,632.00	274,936.00	279.11	279.10
027-511-004-000	991 HUSTON	110,263.00	151,611.00	261,874.00	279.11	279.10
027-511-005-000	995 HUSTON	58,504.00	81,906.00	140,410.00	279.11	279.10
027-511-006-000	999 HUSTON	68,192.00	83,867.00	152,059.00	279.11	279.10
027-511-007-000	1003 HUSTON	76,477.00	152,956.00	229,433.00	279.11	279.10
027-511-008-000	1007 HUSTON	140,000.00	155,000.00	295,000.00	279.11	279.10
027-511-009-000	1011 HUSTON	61,992.00	106,042.00	168,034.00	279.11	279.10
027-511-010-000	1015 HUSTON	61,992.00	134,163.00	196,155.00	279.11	279.10
027-511-011-000	1019 HUSTON	140,000.00	140,000.00	280,000.00	279.11	279.10
027-511-012-000	1023 HUSTON	140,000.00	155,000.00	295,000.00	279.11	279.10
027-511-013-000	1027 HUSTON	135,304.00	140,716.00	276,020.00	279.11	279.10
027-511-014-000	1031 HUSTON	140,000.00	155,000.00	295,000.00	279.11	279.10
027-511-015-000	1035 HUSTON	140,000.00	140,000.00	280,000.00	279.11	279.10
027-511-016-000	1039 HUSTON	140,000.00	195,000.00	335,000.00	279.11	279.10
027-511-017-000	1992 HUSTON	63,930.00	122,968.00	186,898.00	279.11	279.10
027-511-018-000	1988 HUSTON	63,930.00	106,423.00	170,353.00	279.11	279.10
027-511-019-000	1984 HUSTON	58,504.00	104,080.00	162,584.00	279.11	279.10
027-511-020-000	1980 HUSTON	61,992.00	80,466.00	142,458.00	279.11	279.10
027-511-021-000	1976 HUSTON	140,000.00	155,000.00	295,000.00	279.11	279.10
027-511-022-000	1972 HUSTON	121,288.00	154,367.00	275,655.00	279.11	279.10
027-511-025-000	1960 MORRIS	59,674.00	89,510.00	149,184.00	279.11	279.10
027-511-026-000	1956 MORRIS	63,231.00	94,150.00	157,381.00	279.11	279.10
027-511-027-000	1964 MORRIS	63,232.00	85,984.00	149,216.00	279.11	279.10
027-511-029-000	1968 HUSTON	63,930.00	117,335.00	181,265.00	279.11	279.10
027-512-001-000	996 HUSTON	63,231.00	114,407.00	177,638.00	279.11	279.10
027-512-002-000	992 HUSTON	129,890.00	153,703.00	283,593.00	279.11	279.10
027-512-003-000	988 HUSTON	67,281.00	108,233.00	175,514.00	279.11	279.10
027-512-004-000	984 HUSTON	140,000.00	205,000.00	345,000.00	279.11	279.10
027-512-005-000	980 HUSTON	61,992.00	84,298.00	146,290.00	279.11	279.10
027-512-006-000	976 HUSTON	140,000.00	195,000.00	335,000.00	279.11	279.10
027-512-007-000	972 HUSTON	61,992.00	84,298.00	146,290.00	279.11	279.10
027-512-008-000	968 HUSTON	68,192.00	79,862.00	148,054.00	279.11	279.10
027-512-009-000	1959 STEPHENS	153,000.00	198,900.00	351,900.00	279.11	279.10
027-512-010-000	1963 STEPHENS	61,992.00	93,529.00	155,521.00	279.11	279.10
027-512-011-000	1967 STEPHENS	110,263.00	209,499.00	319,762.00	279.11	279.10
027-512-012-000	1971 STEPHENS	61,992.00	90,498.00	152,490.00	279.11	279.10
027-512-013-000	1975 STEPHENS	70,291.00	134,398.00	204,689.00	279.11	279.10
027-512-014-000	1979 STEPHENS	61,992.00	100,791.00	162,783.00	279.11	279.10
027-512-015-000	1983 STEPHENS	140,000.00	170,000.00	310,000.00	279.11	279.10
027-512-016-000	1987 STEPHENS	61,429.00	106,964.00	168,393.00	279.11	279.10
027-513-001-000	1988 STEPHENS	63,930.00	88,515.00	152,445.00	279.11	279.10
027-513-002-000	1984 STEPHENS	140,000.00	170,000.00	310,000.00	279.11	279.10
027-513-003-000	1980 STEPHENS	67,006.00	87,656.00	154,662.00	279.11	279.10
027-513-004-000	1976 STEPHENS	63,232.00	102,522.00	165,754.00	279.11	279.10
027-513-005-000	1972 STEPHENS	140,000.00	195,000.00	335,000.00	279.11	279.10
027-513-006-000	1968 STEPHENS	63,930.00	110,228.00	174,158.00	279.11	279.10
027-513-007-000	1967 HUSTON	140,000.00	195,000.00	335,000.00	279.11	279.10
027-513-008-000	1971 HUSTON	63,231.00	92,306.00	155,537.00	279.11	279.10
027-513-009-000	1975 HUSTON	58,504.00	90,096.00	148,600.00	279.11	279.10
027-513-010-000	1979 HUSTON	140,000.00	140,000.00	280,000.00	279.11	279.10
027-513-011-000	1983 HUSTON	63,231.00	92,308.00	155,539.00	279.11	279.10
027-513-012-000	1987 HUSTON	88,208.00	181,933.00	270,141.00	279.11	279.10
027-514-001-000	963 HUSTON	140,000.00	170,000.00	310,000.00	279.11	279.10
027-514-002-000	967 HUSTON	61,992.00	104,138.00	166,130.00	279.11	279.10
027-514-003-000	971 HUSTON	68,192.00	90,778.00	158,970.00	279.11	279.10
027-515-003-000	1004 FARNHAM	61,992.00	97,676.00	159,668.00	279.11	279.10

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-515-004-000	1008 FARNHAM	140,000.00	155,000.00	295,000.00	279.11	279.10
027-515-005-000	1012 FARNHAM	68,192.00	84,298.00	152,490.00	279.11	279.10
027-515-006-000	1016 FARNHAM	61,992.00	85,851.00	147,843.00	279.11	279.10
027-515-007-000	1020 FARNHAM	61,992.00	78,099.00	140,091.00	279.11	279.10
027-515-008-000	1024 FARNHAM	61,992.00	86,073.00	148,065.00	279.11	279.10
027-515-009-000	1028 FARNHAM	140,716.00	128,267.00	268,983.00	279.11	279.10
027-515-010-000	1032 FARNHAM	61,429.00	109,404.00	170,833.00	279.11	279.10
027-515-011-000	1036 FARNHAM	58,504.00	114,670.00	173,174.00	279.11	279.10
027-515-012-000	1040 FARNHAM	67,479.00	140,584.00	208,063.00	279.11	279.10
027-520-095-000	1975 MAXWELL	1,880,639.00	19,728,917.00	21,609,556.00	15,942.34	15,942.34
027-530-001-000	944 CAMPBELL	175,000.00	145,000.00	320,000.00	279.11	279.10
027-530-002-000	940 CAMPBELL	68,192.00	93,784.00	161,976.00	279.11	279.10
027-530-003-000	936 CAMPBELL	68,192.00	84,298.00	152,490.00	279.11	279.10
027-530-004-000	932 CAMPBELL	66,856.00	92,385.00	159,241.00	279.11	279.10
027-530-005-000	928 CAMPBELL	145,000.00	170,000.00	315,000.00	279.11	279.10
027-530-006-000	924 CAMPBELL	127,184.00	160,199.00	287,383.00	279.11	279.10
027-530-007-000	920 CAMPBELL	145,000.00	170,000.00	315,000.00	279.11	279.10
027-530-008-000	916 CAMPBELL	66,856.00	86,295.00	153,151.00	279.11	279.10
027-530-009-000	912 CAMPBELL	78,726.00	137,210.00	215,936.00	279.11	279.10
027-530-010-000	1080 BARNES	70,327.00	92,820.00	163,147.00	279.11	279.10
027-530-011-000	1076 BARNES	82,696.00	195,165.00	277,861.00	279.11	279.10
027-530-012-000	1072 BARNES	69,555.00	120,020.00	189,575.00	279.11	279.10
027-530-013-000	1068 BARNES	70,327.00	97,054.00	167,381.00	279.11	279.10
027-530-014-000	1064 BARNES	70,325.00	123,940.00	194,265.00	279.11	279.10
027-530-015-000	1060 BARNES	70,327.00	100,281.00	170,608.00	279.11	279.10
027-530-016-000	1056 BARNES	140,716.00	165,611.00	306,327.00	279.11	279.10
027-530-017-000	1052 BARNES	70,327.00	122,632.00	192,959.00	279.11	279.10
027-530-018-000	1048 BARNES	180,000.00	145,000.00	325,000.00	279.11	279.10
027-530-019-000	1044 BARNES	75,880.00	145,785.00	221,665.00	279.11	279.10
027-530-020-000	1040 BARNES	68,192.00	116,960.00	185,152.00	279.11	279.10
027-530-021-000	1036 BARNES	65,641.00	101,447.00	167,088.00	279.11	279.10
027-530-022-000	1032 BARNES	75,880.00	94,149.00	170,029.00	279.11	279.10
027-530-023-000	1028 BARNES	69,554.00	115,301.00	184,855.00	279.11	279.10
027-530-024-000	1024 BARNES	150,000.00	195,000.00	345,000.00	279.11	279.10
027-530-025-000	1020 BARNES	69,555.00	91,471.00	161,026.00	279.11	279.10
027-530-026-000	1016 BARNES	69,555.00	101,990.00	171,545.00	279.11	279.10
027-530-027-000	1012 BARNES	62,656.00	126,234.00	188,890.00	279.11	279.10
027-530-028-000	1008 BARNES	69,555.00	95,809.00	165,364.00	279.11	279.10
027-530-029-000	1004 BARNES	135,304.00	158,575.00	293,879.00	279.11	279.10
027-530-030-000	1000 BARNES	69,555.00	89,665.00	159,220.00	279.11	279.10
027-530-031-000	996 CAMPBELL	69,555.00	97,061.00	166,616.00	279.11	279.10
027-530-032-000	992 CAMPBELL	69,555.00	93,684.00	163,239.00	279.11	279.10
027-530-033-000	988 CAMPBELL	69,555.00	114,178.00	183,733.00	279.11	279.10
027-530-034-000	984 CAMPBELL	69,555.00	93,713.00	163,268.00	279.11	279.10
027-530-035-000	980 CAMPBELL	69,555.00	91,760.00	161,315.00	279.11	279.10
027-530-036-000	976 CAMPBELL	64,354.00	127,540.00	191,894.00	279.11	279.10
027-530-037-000	972 CAMPBELL	69,555.00	92,175.00	161,730.00	279.11	279.10
027-530-038-000	968 CAMPBELL	68,899.00	149,029.00	217,928.00	279.11	279.10
027-530-039-000	964 CAMPBELL	124,478.00	259,782.00	384,260.00	279.11	279.10
027-530-040-000	960 CAMPBELL	69,554.00	97,118.00	166,672.00	279.11	279.10
027-530-041-000	956 CAMPBELL	69,555.00	118,124.00	187,679.00	279.11	279.10
027-530-042-000	952 CAMPBELL	69,555.00	107,372.00	176,927.00	279.11	279.10
027-530-043-000	948 CAMPBELL	85,451.00	179,176.00	264,627.00	279.11	279.10
027-530-044-000	939 CAMPBELL	69,554.00	102,075.00	171,629.00	279.11	279.10
027-530-045-000	935 CAMPBELL	88,208.00	168,702.00	256,910.00	279.11	279.10
027-530-046-000	931 CAMPBELL	66,856.00	94,038.00	160,894.00	279.11	279.10
027-530-047-000	927 CAMPBELL	66,856.00	126,409.00	193,265.00	279.11	279.10
027-530-048-000	923 CAMPBELL	140,000.00	150,000.00	290,000.00	279.11	279.10
027-530-049-000	919 CAMPBELL	66,856.00	103,313.00	170,169.00	279.11	279.10
027-530-050-000	915 CAMPBELL	66,856.00	95,424.00	162,280.00	279.11	279.10
027-530-051-000	1077 BARNES	70,325.00	100,773.00	171,098.00	279.11	279.10

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-530-052-000	1073 BARNES	150,000.00	190,000.00	340,000.00	279.11	279.10
027-530-053-000	1069 BARNES	138,010.00	154,246.00	292,256.00	279.11	279.10
027-530-054-000	1065 BARNES	62,656.00	106,817.00	169,473.00	279.11	279.10
027-530-055-000	1061 BARNES	75,914.00	155,768.00	231,682.00	279.11	279.10
027-530-056-000	1057 BARNES	69,555.00	111,965.00	181,520.00	279.11	279.10
027-530-057-000	1053 BARNES	175,000.00	145,000.00	320,000.00	279.11	279.10
027-530-058-000	1025 BARNES	77,433.00	200,181.00	277,614.00	279.11	279.10
027-530-059-000	1021 BARNES	69,555.00	104,861.00	174,416.00	279.11	279.10
027-530-060-000	1017 BARNES	90,965.00	173,663.00	264,628.00	279.11	279.10
027-530-061-000	1013 BARNES	74,565.00	126,188.00	200,753.00	279.11	279.10
027-530-062-000	1009 BARNES	77,182.00	178,625.00	255,807.00	279.11	279.10
027-530-063-000	1005 BARNES	88,208.00	237,066.00	325,274.00	279.11	279.10
027-530-064-000	1001 BARNES	140,000.00	150,000.00	290,000.00	279.11	279.10
027-530-065-000	995 CAMPBELL	175,000.00	145,000.00	320,000.00	279.11	279.10
027-530-066-000	991 CAMPBELL	75,914.00	163,078.00	238,992.00	279.11	279.10
027-530-067-000	987 CAMPBELL	135,304.00	153,703.00	289,007.00	279.11	279.10
027-530-068-000	983 CAMPBELL	140,000.00	150,000.00	290,000.00	279.11	279.10
027-530-069-000	979 CAMPBELL	85,451.00	212,255.00	297,706.00	279.11	279.10
027-530-070-000	975 CAMPBELL	69,555.00	99,682.00	169,237.00	279.11	279.10
027-530-071-000	971 CAMPBELL	150,000.00	190,000.00	340,000.00	279.11	279.10
027-540-001-000	985 BOURN	71,697.00	153,147.00	224,844.00	279.11	279.10
027-540-002-000	979 BOURN	66,856.00	110,606.00	177,462.00	279.11	279.10
027-540-003-000	973 BOURN	140,000.00	205,000.00	345,000.00	279.11	279.10
027-540-004-000	967 BOURN	66,856.00	102,679.00	169,535.00	279.11	279.10
027-540-005-000	961 BOURN	66,856.00	103,932.00	170,788.00	279.11	279.10
027-540-006-000	955 BOURN	65,641.00	137,253.00	202,894.00	279.11	279.10
027-540-007-000	949 BOURN	66,856.00	126,015.00	192,871.00	279.11	279.10
027-540-008-000	943 BOURN	57,118.00	121,561.00	178,679.00	279.11	279.10
027-540-009-000	937 BOURN	145,000.00	230,000.00	375,000.00	279.11	279.10
027-540-010-000	960 DUNCAN	80,300.00	146,263.00	226,563.00	279.11	279.10
027-540-011-000	956 DUNCAN	80,976.00	212,339.00	293,315.00	279.11	279.10
027-540-012-000	952 DUNCAN	74,565.00	149,132.00	223,697.00	279.11	279.10
027-540-013-000	948 DUNCAN	64,354.00	133,977.00	198,331.00	279.11	279.10
027-540-014-000	944 DUNCAN	70,205.00	178,910.00	249,115.00	279.11	279.10
027-540-015-000	940 DUNCAN	67,281.00	131,576.00	198,857.00	279.11	279.10
027-540-016-000	936 DUNCAN	66,856.00	108,174.00	175,030.00	279.11	279.10
027-540-017-000	932 DUNCAN	140,000.00	205,000.00	345,000.00	279.11	279.10
027-540-018-000	928 DUNCAN	146,884.00	189,448.00	336,332.00	279.11	279.10
027-540-019-000	924 DUNCAN	140,000.00	230,000.00	370,000.00	279.11	279.10
027-540-020-000	920 DUNCAN	82,696.00	266,021.00	348,717.00	279.11	279.10
027-540-021-000	916 DUNCAN	72,934.00	122,044.00	194,978.00	279.11	279.10
027-540-022-000	912 DUNCAN	74,565.00	207,638.00	282,203.00	279.11	279.10
027-540-023-000	908 DUNCAN	140,000.00	230,000.00	370,000.00	279.11	279.10
027-540-024-000	904 DUNCAN	66,856.00	110,606.00	177,462.00	279.11	279.10
027-540-025-000	900 DUNCAN	68,829.00	159,456.00	228,285.00	279.11	279.10
027-540-026-000	896 DUNCAN	66,856.00	139,782.00	206,638.00	279.11	279.10
027-540-027-000	892 DUNCAN	68,829.00	156,015.00	224,844.00	279.11	279.10
027-540-028-000	888 DUNCAN	62,656.00	123,566.00	186,222.00	279.11	279.10
027-540-029-000	1665 BRENNEN	59,674.00	79,350.00	139,024.00	279.11	279.10
027-540-030-000	884 DUNCAN/1661 BRE	62,656.00	75,774.00	138,430.00	279.11	279.10
027-540-031-000	4 MAST	150,000.00	180,000.00	330,000.00	279.11	279.10
027-540-032-000	8 MAST	62,656.00	144,112.00	206,768.00	279.11	279.10
027-540-033-000	12 MAST	70,205.00	142,753.00	212,958.00	279.11	279.10
027-540-034-000	20 LUCERO	150,000.00	260,000.00	410,000.00	279.11	279.10
027-540-035-000	24 LUCERO	69,554.00	132,731.00	202,285.00	279.11	279.10
027-540-036-000	28 LUCERO	68,192.00	146,298.00	214,490.00	279.11	279.10
027-540-037-000	32 LUCERO	68,192.00	115,169.00	183,361.00	279.11	279.10
027-540-038-000	996 DUNCAN	155,000.00	195,000.00	350,000.00	279.11	279.10
027-540-039-000	992 DUNCAN	79,939.00	212,255.00	292,194.00	279.11	279.10
027-540-040-000	988 DUNCAN	65,961.00	228,294.00	294,255.00	279.11	279.10
027-540-041-000	984 DUNCAN	68,192.00	108,764.00	176,956.00	279.11	279.10

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-540-042-000	980 DUNCAN	74,565.00	211,652.00	286,217.00	279.11	279.10
027-540-043-000	976 DUNCAN	150,000.00	170,000.00	320,000.00	279.11	279.10
027-540-044-000	972 DUNCAN	68,192.00	119,019.00	187,211.00	279.11	279.10
027-540-045-000	968 DUNCAN	75,914.00	231,009.00	306,923.00	279.11	279.10
027-540-046-000	964 DUNCAN	87,161.00	316,567.00	403,728.00	279.11	279.10
027-540-047-000	951 DUNCAN	132,314.00	137,827.00	270,141.00	279.11	279.10
027-540-048-000	967 DUNCAN	82,696.00	159,771.00	242,467.00	279.11	279.10
027-540-049-000	947 DUNCAN	66,856.00	153,390.00	220,246.00	279.11	279.10
027-540-050-000	943 DUNCAN	66,856.00	128,354.00	195,210.00	279.11	279.10
027-540-051-000	939 DUNCAN	135,304.00	235,428.00	370,732.00	279.11	279.10
027-540-052-000	935 DUNCAN	65,641.00	155,680.00	221,321.00	279.11	279.10
027-540-053-000	931 DUNCAN	66,856.00	127,627.00	194,483.00	279.11	279.10
027-540-054-000	925 DUNCAN	68,829.00	99,229.00	168,058.00	279.11	279.10
027-540-055-000	907 DUNCAN	68,829.00	106,685.00	175,514.00	279.11	279.10
027-540-056-000	903 DUNCAN	140,000.00	163,000.00	303,000.00	279.11	279.10
027-540-057-000	1655 SANTONI	165,000.00	138,000.00	303,000.00	279.11	279.10
027-540-058-000	1647 SANTONI	68,192.00	182,010.00	250,202.00	279.11	279.10
027-540-059-000	1643 SANTONI	68,192.00	121,387.00	189,579.00	279.11	279.10
027-540-060-000	1639 SANTONI	75,914.00	194,007.00	269,921.00	279.11	279.10
027-540-061-000	1635 SANTONI	66,856.00	139,782.00	206,638.00	279.11	279.10
027-540-062-000	1631 SANTONI	68,192.00	129,467.00	197,659.00	279.11	279.10
027-540-063-000	971 DUNCAN	165,000.00	138,000.00	303,000.00	279.11	279.10
027-540-064-000	1627 SANTONI	62,656.00	89,390.00	152,046.00	279.11	279.10
027-540-065-000	1628 SANTONI	104,748.00	158,778.00	263,526.00	279.11	279.10
027-540-066-000	989 DUNCAN	69,555.00	73,965.00	143,520.00	279.11	279.10
027-540-067-000	1632 SANTONI	78,726.00	258,058.00	336,784.00	279.11	279.10
027-540-068-000	1636 SANTONI	143,422.00	175,894.00	319,316.00	279.11	279.10
027-540-069-000	1640 SANTONI	140,000.00	230,000.00	370,000.00	279.11	279.10
027-540-070-000	1644 SANTONI	140,000.00	205,000.00	345,000.00	279.11	279.10
027-540-071-000	1648 SANTONI	104,748.00	198,473.00	303,221.00	279.11	279.10
027-540-072-000	1656 SANTONI	73,102.00	119,214.00	192,316.00	279.11	279.10
027-540-073-000	887 DUNCAN	59,674.00	82,804.00	142,478.00	279.11	279.10
027-550-001-000	1112 POWERS	75,914.00	212,002.00	287,916.00	279.11	279.10
027-550-002-000	1108 POWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-550-003-000	1104 POWERS	69,555.00	164,413.00	233,968.00	279.11	279.10
027-550-004-000	1100 POWERS	69,555.00	131,531.00	201,086.00	279.11	279.10
027-550-005-000	1096 POWERS	69,555.00	120,541.00	190,096.00	279.11	279.10
027-550-006-000	1092 POWERS	155,000.00	185,000.00	340,000.00	279.11	279.10
027-550-007-000	1088 POWERS	66,856.00	104,540.00	171,396.00	279.11	279.10
027-550-008-000	1084 POWERS	67,984.00	148,416.00	216,400.00	279.11	279.10
027-550-009-000	1080 POWERS	160,000.00	210,000.00	370,000.00	279.11	279.10
027-550-010-000	1076 POWERS	69,555.00	121,285.00	190,840.00	279.11	279.10
027-550-011-000	1072 POWERS	135,304.00	173,188.00	308,492.00	279.11	279.10
027-550-012-000	1068 POWERS	65,641.00	180,057.00	245,698.00	279.11	279.10
027-550-013-000	1064 POWERS	69,555.00	98,795.00	168,350.00	279.11	279.10
027-550-014-000	1060 POWERS	124,478.00	265,085.00	389,563.00	279.11	279.10
027-550-015-000	1056 POWERS	155,000.00	185,000.00	340,000.00	279.11	279.10
027-550-016-000	1052 POWERS	79,939.00	196,819.00	276,758.00	279.11	279.10
027-550-017-000	1048 POWERS	77,433.00	200,181.00	277,614.00	279.11	279.10
027-550-018-000	1044 POWERS	69,555.00	126,902.00	196,457.00	279.11	279.10
027-550-019-000	1040 POWERS	75,034.00	131,509.00	206,543.00	279.11	279.10
027-550-020-000	1036 POWERS	76,719.00	151,710.00	228,429.00	279.11	279.10
027-550-021-000	1051 BOURN	82,696.00	206,191.00	288,887.00	279.11	279.10
027-550-022-000	1045 BOURN	205,000.00	225,000.00	430,000.00	279.11	279.10
027-550-023-000	1039 BOURN	78,726.00	182,198.00	260,924.00	279.11	279.10
027-550-024-000	1033 BOURN	204,000.00	219,300.00	423,300.00	279.11	279.10
027-550-025-000	1027 BOURN	78,726.00	203,567.00	282,293.00	279.11	279.10
027-550-026-000	1021 BOURN	78,726.00	201,318.00	280,044.00	279.11	279.10
027-550-027-000	1608 AMMONS	140,000.00	163,000.00	303,000.00	279.11	279.10
027-550-028-000	1015 BOURN	69,555.00	82,006.00	151,561.00	279.11	279.10
027-550-029-000	1003 BOURN	69,555.00	80,813.00	150,368.00	279.11	279.10

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027-550-030-000	1607 AMMONS	68,829.00	130,776.00	199,605.00	279.11	279.10
027-550-031-000	997 BOURN	75,914.00	203,004.00	278,918.00	279.11	279.10
027-550-032-000	991 BOURN	75,914.00	209,753.00	285,667.00	279.11	279.10
027-550-033-000	1000 DUNCAN	68,192.00	109,459.00	177,651.00	279.11	279.10
027-550-034-000	1004 DUNCAN	140,000.00	235,000.00	375,000.00	279.11	279.10
027-550-035-000	1008 DUNCAN	68,192.00	115,058.00	183,250.00	279.11	279.10
027-550-036-000	1612 AMMONS	69,555.00	72,380.00	141,935.00	279.11	279.10
027-550-037-000	1016 POWERS	69,555.00	84,174.00	153,729.00	279.11	279.10
027-550-038-000	1020 POWERS	68,192.00	117,779.00	185,971.00	279.11	279.10
027-550-039-000	1024 POWERS	69,555.00	125,108.00	194,663.00	279.11	279.10
027-550-040-000	1028 POWERS	68,192.00	129,862.00	198,054.00	279.11	279.10
027-550-041-000	1032 POWERS	70,205.00	167,325.00	237,530.00	279.11	279.10
027-550-042-000	1029 POWERS	150,000.00	180,000.00	330,000.00	279.11	279.10
027-550-043-000	1025 POWERS	150,000.00	180,000.00	330,000.00	279.11	279.10
027-550-044-000	1021 POWERS	69,555.00	124,034.00	193,589.00	279.11	279.10
027-550-045-000	1017 POWERS	69,555.00	125,551.00	195,106.00	279.11	279.10
027-550-046-000	1013 POWERS	69,555.00	129,000.00	198,555.00	279.11	279.10
027-550-047-000	1009 DUNCAN	150,000.00	180,000.00	330,000.00	279.11	279.10
027-550-048-000	4 LUCERO	69,555.00	142,302.00	211,857.00	279.11	279.10
027-550-049-000	8 LUCERO	69,555.00	135,196.00	204,751.00	279.11	279.10
027-550-050-000	12 LUCERO	74,393.00	128,131.00	202,524.00	279.11	279.10
027-550-051-000	16 LUCERO	66,856.00	181,153.00	248,009.00	279.11	279.10
027-550-052-000	16 MAST	74,565.00	162,898.00	237,463.00	279.11	279.10
027-550-053-000	20 MAST	150,000.00	180,000.00	330,000.00	279.11	279.10
027-550-054-000	24 MAST	66,856.00	144,141.00	210,997.00	279.11	279.10
027-550-055-000	28 MAST	87,161.00	194,007.00	281,168.00	279.11	279.10
027-550-056-000	1103 POWERS	62,656.00	174,849.00	237,505.00	279.11	279.10
027-550-057-000	1099 POWERS	77,182.00	198,473.00	275,655.00	279.11	279.10
027-550-058-000	1095 POWERS	140,000.00	205,000.00	345,000.00	279.11	279.10
027-550-059-000	1091 POWERS	69,555.00	124,701.00	194,256.00	279.11	279.10
027-550-060-000	1087 POWERS	69,555.00	83,208.00	152,763.00	279.11	279.10
027-550-061-000	1069 POWERS	88,208.00	156,573.00	244,781.00	279.11	279.10
027-550-062-000	4 BAIRD	151,254.00	92,499.00	243,753.00	279.11	279.10
027-550-063-000	8 BAIRD	66,856.00	111,833.00	178,689.00	279.11	279.10
027-550-064-000	12 BAIRD	69,554.00	150,613.00	220,167.00	279.11	279.10
027-550-065-000	16 BAIRD	69,555.00	107,485.00	177,040.00	279.11	279.10
027-550-066-000	20 BAIRD	74,565.00	172,076.00	246,641.00	279.11	279.10
027-550-067-000	24 BAIRD	87,161.00	238,320.00	325,481.00	279.11	279.10
027-550-068-000	28 BAIRD	70,205.00	154,453.00	224,658.00	279.11	279.10
027-550-069-000	32 BAIRD	148,834.00	269,961.00	418,795.00	279.11	279.10
027-550-070-000	36 BAIRD	70,325.00	190,149.00	260,474.00	279.11	279.10
027-550-071-000	40 BAIRD	150,000.00	180,000.00	330,000.00	279.11	279.10
027-550-072-000	1045 POWERS	69,555.00	143,924.00	213,479.00	279.11	279.10
027-550-073-000	1049 POWERS	69,554.00	128,730.00	198,284.00	279.11	279.10
027-570-001-000	850 PIONEER	588,115.00	4,307,650.00	4,895,765.00	3,405.80	3,405.80
027-570-002-000	825 LAUGENOUR	88,905.00	271,753.00	360,658.00	279.11	279.10
027-570-003-000	829 LAUGENOUR	155,000.00	280,000.00	435,000.00	279.11	279.10
027-570-004-000	833 LAUGENOUR	74,393.00	175,587.00	249,980.00	279.11	279.10
027-570-005-000	837 LAUGENOUR	72,934.00	202,308.00	275,242.00	279.11	279.10
027-570-006-000	841 LAUGENOUR	85,451.00	317,006.00	402,457.00	279.11	279.10
027-570-007-000	845 LAUGENOUR	53,149.00	170,185.00	223,334.00	279.11	279.10
027-570-008-000	849 LAUGENOUR	140,000.00	285,000.00	425,000.00	279.11	279.10
027-570-009-000	853 LAUGENOUR	140,000.00	200,000.00	340,000.00	279.11	279.10
027-570-010-000	857 LAUGENOUR	66,856.00	165,136.00	231,992.00	279.11	279.10
027-570-011-000	861 LAUGENOUR	66,856.00	137,350.00	204,206.00	279.11	279.10
027-570-012-000	860 LAUGENOUR	66,856.00	150,305.00	217,161.00	279.11	279.10
027-570-013-000	856 LAUGENOUR	140,000.00	210,000.00	350,000.00	279.11	279.10
027-570-014-000	852 LAUGENOUR	97,029.00	217,217.00	314,246.00	279.11	279.10
027-570-015-000	848 LAUGENOUR	67,281.00	108,233.00	175,514.00	279.11	279.10
027-570-016-000	840 LAUGENOUR	74,393.00	121,498.00	195,891.00	279.11	279.10
027-570-017-000	836 LAUGENOUR	81,537.00	269,924.00	351,461.00	279.11	279.10

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027-570-018-000	832 LAUGENOUR	68,192.00	173,576.00	241,768.00	279.11	279.10
027-570-019-000	828 LAUGENOUR	68,192.00	162,465.00	230,657.00	279.11	279.10
027-570-020-000	824 LAUGENOUR	77,577.00	181,413.00	258,990.00	279.11	279.10
027-570-021-000	1632 GILLETTE	68,192.00	142,578.00	210,770.00	279.11	279.10
027-570-022-000	1628 GILLETTE	68,192.00	111,577.00	179,769.00	279.11	279.10
027-570-023-000	1624 GILLETTE	140,000.00	270,000.00	410,000.00	279.11	279.10
027-570-024-000	1620 GILLETTE	66,856.00	103,313.00	170,169.00	279.11	279.10
027-570-025-000	1621 CRAFT	68,192.00	154,976.00	223,168.00	279.11	279.10
027-570-026-000	1625 CRAFT	66,856.00	85,090.00	151,946.00	279.11	279.10
027-570-027-000	1629 CRAFT	64,354.00	157,378.00	221,732.00	279.11	279.10
027-570-028-000	1633 CRAFT	140,000.00	270,000.00	410,000.00	279.11	279.10
027-570-029-000	1637 CRAFT	200,000.00	300,000.00	500,000.00	279.11	279.10
027-570-030-000	1641 CRAFT	68,192.00	188,573.00	256,765.00	279.11	279.10
027-570-031-000	1645 CRAFT	145,000.00	210,000.00	355,000.00	279.11	279.10
027-570-032-000	1649 CRAFT	66,856.00	106,328.00	173,184.00	279.11	279.10
027-570-033-000	1653 CRAFT	66,856.00	127,627.00	194,483.00	279.11	279.10
027-570-034-000	1657 CRAFT	66,856.00	107,361.00	174,217.00	279.11	279.10
027-570-035-000	1658 CRAFT	65,641.00	133,672.00	199,313.00	279.11	279.10
027-570-036-000	1654 CRAFT	65,641.00	151,574.00	217,215.00	279.11	279.10
027-570-037-000	1650 CRAFT	63,815.00	116,084.00	179,899.00	279.11	279.10
027-570-038-000	1632 CRAFT	68,192.00	154,976.00	223,168.00	279.11	279.10
027-570-039-000	1628 CRAFT	35,446.00	101,013.00	136,459.00	279.11	279.10
027-570-040-000	1624 CRAFT	68,192.00	139,044.00	207,236.00	279.11	279.10
027-570-041-000	1620 CRAFT	68,192.00	117,779.00	185,971.00	279.11	279.10
027-570-042-000	871 PRATHER	78,726.00	283,094.00	361,820.00	279.11	279.10
027-570-043-000	879 PRATHER	68,192.00	167,376.00	235,568.00	279.11	279.10
027-570-044-000	887 PRATHER	69,555.00	184,602.00	254,157.00	279.11	279.10
027-570-045-000	888 PRATHER	90,535.00	163,078.00	253,613.00	279.11	279.10
027-570-046-000	880 PRATHER	135,304.00	215,402.00	350,706.00	279.11	279.10
027-570-047-000	872 PRATHER	85,451.00	256,361.00	341,812.00	279.11	279.10
027-570-048-000	864 PRATHER	65,641.00	99,060.00	164,701.00	279.11	279.10
027-570-049-000	856 PRATHER	140,000.00	200,000.00	340,000.00	279.11	279.10
027-570-050-000	848 PRATHER	69,555.00	128,986.00	198,541.00	279.11	279.10
027-570-051-000	840 PRATHER	82,859.00	162,540.00	245,399.00	279.11	279.10
027-570-052-000	832 PRATHER	69,555.00	128,273.00	197,828.00	279.11	279.10
027-570-053-000	824 PRATHER	140,000.00	170,000.00	310,000.00	279.11	279.10
027-570-054-000	825 BOURN	66,856.00	109,391.00	176,247.00	279.11	279.10
027-570-055-000	833 BOURN	66,856.00	142,287.00	209,143.00	279.11	279.10
027-570-056-000	841 BOURN	140,000.00	210,000.00	350,000.00	279.11	279.10
027-570-057-000	849 BOURN	140,000.00	190,000.00	330,000.00	279.11	279.10
027-570-058-000	857 BOURN	140,000.00	190,000.00	330,000.00	279.11	279.10
027-570-059-000	865 BOURN	66,856.00	130,219.00	197,075.00	279.11	279.10
027-570-060-000	873 BOURN	62,656.00	142,843.00	205,499.00	279.11	279.10
027-570-061-000	881 BOURN	66,856.00	112,392.00	179,248.00	279.11	279.10
027-570-062-000	889 BOURN	65,641.00	144,864.00	210,505.00	279.11	279.10
027-570-063-000	897 BOURN	66,856.00	143,750.00	210,606.00	279.11	279.10
027-580-001-000	46 DARBY	68,192.00	230,402.00	298,594.00	279.11	279.10
027-580-002-000	42 DARBY	68,192.00	163,382.00	231,574.00	279.11	279.10
027-580-003-000	38 DARBY	69,554.00	225,522.00	295,076.00	279.11	279.10
027-580-004-000	34 DARBY	66,856.00	196,096.00	262,952.00	279.11	279.10
027-580-005-000	30 DARBY	75,880.00	191,604.00	267,484.00	279.11	279.10
027-580-006-000	26 DARBY	75,880.00	131,639.00	207,519.00	279.11	279.10
027-580-007-000	22 DARBY	74,393.00	219,459.00	293,852.00	279.11	279.10
027-580-008-000	18 DARBY	78,726.00	286,796.00	365,522.00	279.11	279.10
027-580-009-000	14 DARBY	79,939.00	304,878.00	384,817.00	279.11	279.10
027-580-010-000	10 DARBY	69,555.00	178,831.00	248,386.00	279.11	279.10
027-580-011-000	6 DARBY	78,726.00	208,066.00	286,792.00	279.11	279.10
027-580-012-000	2 DARBY	68,829.00	160,604.00	229,433.00	279.11	279.10
027-580-014-000	901 CRANSTON	77,182.00	370,925.00	448,107.00	279.11	279.10
027-580-015-000	905 CRANSTON	140,000.00	215,000.00	355,000.00	279.11	279.10
027-580-016-000	909 CRANSTON	65,641.00	210,242.00	275,883.00	279.11	279.10

City of Woodland
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FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-580-017-000	913 CRANSTON	66,856.00	178,633.00	245,489.00	279.11	279.10
027-580-018-000	917 CRANSTON	135,304.00	197,543.00	332,847.00	279.11	279.10
027-581-001-000	1884 OLVERA	65,641.00	177,115.00	242,756.00	279.11	279.10
027-581-002-000	900 CRANSTON	95,397.00	308,199.00	403,596.00	279.11	279.10
027-581-003-000	902 CRANSTON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-581-004-000	1880 OLVERA	65,641.00	195,904.00	261,545.00	279.11	279.10
027-581-005-000	1876 OLVERA	204,000.00	306,000.00	510,000.00	279.11	279.10
027-581-006-000	908 CRANSTON	62,656.00	149,666.00	212,322.00	279.11	279.10
027-581-007-000	912 CRANSTON	65,641.00	206,689.00	272,330.00	279.11	279.10
027-581-008-000	1872 OLVERA	65,641.00	189,696.00	255,337.00	279.11	279.10
027-581-009-000	1868 OLVERA	65,641.00	178,631.00	244,272.00	279.11	279.10
027-581-010-000	916 CRANSTON	66,856.00	228,996.00	295,852.00	279.11	279.10
027-581-011-000	1864 OLVERA	68,192.00	205,288.00	273,480.00	279.11	279.10
027-581-012-000	2050 MAIN	97,418.00	395,070.00	492,488.00	279.11	279.10
027-581-013-000	1860 OLVERA	68,192.00	166,472.00	234,664.00	279.11	279.10
027-581-014-000	1856 OLVERA	68,192.00	241,359.00	309,551.00	279.11	279.10
027-581-015-000	1852 OLVERA	68,192.00	134,407.00	202,599.00	279.11	279.10
027-581-016-000	1848 OLVERA	145,000.00	272,500.00	417,500.00	279.11	279.10
027-581-017-000	1844 OLVERA	68,192.00	208,122.00	276,314.00	279.11	279.10
027-581-018-000	1840 OLVERA	173,188.00	340,965.00	514,153.00	279.11	279.10
027-581-019-000	16 OLVERA	74,393.00	188,737.00	263,130.00	279.11	279.10
027-581-020-000	12 OLVERA	155,000.00	290,000.00	445,000.00	279.11	279.10
027-581-021-000	8 OLVERA	150,000.00	265,000.00	415,000.00	279.11	279.10
027-581-022-000	1832 OLVERA	145,000.00	230,000.00	375,000.00	279.11	279.10
027-581-023-000	1828 OLVERA	80,300.00	258,115.00	338,415.00	279.11	279.10
027-581-024-000	1824 OLVERA	140,000.00	285,000.00	425,000.00	279.11	279.10
027-581-025-000	1812 OLVERA	74,393.00	202,146.00	276,539.00	279.11	279.10
027-581-026-000	835 WALKER	86,035.00	240,908.00	326,943.00	279.11	279.10
027-582-001-000	1883 OLVERA	135,304.00	324,729.00	460,033.00	279.11	279.10
027-582-002-000	1879 OLVERA	65,641.00	191,991.00	257,632.00	279.11	279.10
027-582-003-000	1875 OLVERA	140,000.00	205,000.00	345,000.00	279.11	279.10
027-582-004-000	1871 OLVERA	140,000.00	250,000.00	390,000.00	279.11	279.10
027-582-005-000	1867 OLVERA	121,288.00	281,172.00	402,460.00	279.11	279.10
027-582-006-000	1863 OLVERA	65,641.00	174,093.00	239,734.00	279.11	279.10
027-582-007-000	1855 OLVERA	74,565.00	235,171.00	309,736.00	279.11	279.10
027-582-008-000	1851 OLVERA	68,192.00	169,717.00	237,909.00	279.11	279.10
027-582-009-000	1843 OLVERA	74,565.00	249,511.00	324,076.00	279.11	279.10
027-582-010-000	1839 OLVERA	244,800.00	300,900.00	545,700.00	279.11	279.10
027-582-011-000	1835 OLVERA	140,000.00	270,000.00	410,000.00	279.11	279.10
027-582-012-000	1831 OLVERA	66,856.00	159,344.00	226,200.00	279.11	279.10
027-582-013-000	1827 OLVERA	62,656.00	157,153.00	219,809.00	279.11	279.10
027-582-014-000	1823 OLVERA	75,880.00	135,368.00	211,248.00	279.11	279.10
027-582-015-000	1819 OLVERA	74,565.00	348,055.00	422,620.00	279.11	279.10
027-582-016-000	1815 OLVERA	140,000.00	300,000.00	440,000.00	279.11	279.10
027-582-017-000	1811 OLVERA	140,000.00	270,000.00	410,000.00	279.11	279.10
027-582-018-000	1807 OLVERA	88,208.00	330,791.00	418,999.00	279.11	279.10
027-590-001-000	1848 GUM	65,641.00	180,281.00	245,922.00	279.11	279.10
027-590-002-000	1844 GUM	140,000.00	190,000.00	330,000.00	279.11	279.10
027-590-003-000	1840 GUM	66,856.00	163,231.00	230,087.00	279.11	279.10
027-590-004-000	1836 GUM	62,656.00	173,535.00	236,191.00	279.11	279.10
027-590-005-000	1832 GUM	140,000.00	257,000.00	397,000.00	279.11	279.10
027-590-006-000	1828 GUM	65,641.00	189,768.00	255,409.00	279.11	279.10
027-590-007-000	1824 GUM	140,000.00	190,000.00	330,000.00	279.11	279.10
027-590-008-000	1820 GUM	140,000.00	230,000.00	370,000.00	279.11	279.10
027-590-009-000	1816 GUM	65,641.00	137,253.00	202,894.00	279.11	279.10
027-590-010-000	1812 GUM	135,304.00	203,496.00	338,800.00	279.11	279.10
027-590-011-000	1808 GUM	71,697.00	226,564.00	298,261.00	279.11	279.10
027-590-012-000	1804 GUM	66,856.00	182,974.00	249,830.00	279.11	279.10
027-590-013-000	1800 GUM	74,565.00	260,611.00	335,176.00	279.11	279.10
027-590-014-000	50 COLLINS	140,000.00	190,000.00	330,000.00	279.11	279.10
027-590-015-000	46 COLLINS	69,555.00	174,405.00	243,960.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-590-016-000	42 COLLINS	140,000.00	250,000.00	390,000.00	279.11	279.10
027-590-017-000	38 COLLINS	69,555.00	138,834.00	208,389.00	279.11	279.10
027-590-018-000	34 COLLINS	140,716.00	298,750.00	439,466.00	279.11	279.10
027-590-019-000	30 COLLINS	75,880.00	184,159.00	260,039.00	279.11	279.10
027-590-020-000	22 EATON	71,609.00	145,116.00	216,725.00	279.11	279.10
027-590-021-000	18 EATON	76,721.00	246,458.00	323,179.00	279.11	279.10
027-590-022-000	14 EATON	69,555.00	144,682.00	214,237.00	279.11	279.10
027-590-023-000	10 EATON	69,555.00	158,026.00	227,581.00	279.11	279.10
027-590-024-000	6 EATON	60,777.00	131,894.00	192,671.00	279.11	279.10
027-590-025-000	2 EATON	77,433.00	270,586.00	348,019.00	279.11	279.10
027-590-026-000	46 EATON	140,716.00	281,322.00	422,038.00	279.11	279.10
027-590-027-000	42 EATON	68,829.00	149,132.00	217,961.00	279.11	279.10
027-590-028-000	38 EATON	70,327.00	182,412.00	252,739.00	279.11	279.10
027-590-029-000	34 EATON	70,325.00	193,788.00	264,113.00	279.11	279.10
027-590-030-000	30 EATON	70,327.00	144,595.00	214,922.00	279.11	279.10
027-590-031-000	26 EATON	76,721.00	163,102.00	239,823.00	279.11	279.10
027-590-032-000	26 COLLINS	72,934.00	206,656.00	279,590.00	279.11	279.10
027-590-033-000	22 COLLINS	75,880.00	159,978.00	235,858.00	279.11	279.10
027-590-034-000	18 COLLINS	69,555.00	188,317.00	257,872.00	279.11	279.10
027-590-035-000	14 COLLINS	69,555.00	159,859.00	229,414.00	279.11	279.10
027-590-036-000	10 COLLINS	64,354.00	147,876.00	212,230.00	279.11	279.10
027-590-037-000	6 COLLINS	69,555.00	185,849.00	255,404.00	279.11	279.10
027-590-038-000	2 COLLINS	145,000.00	250,000.00	395,000.00	279.11	279.10
027-590-039-000	30 CLARK	75,880.00	213,543.00	289,423.00	279.11	279.10
027-590-040-000	26 CLARK	68,192.00	153,007.00	221,199.00	279.11	279.10
027-590-041-000	22 CLARK	69,555.00	228,302.00	297,857.00	279.11	279.10
027-590-042-000	18 CLARK	140,000.00	190,000.00	330,000.00	279.11	279.10
027-590-043-000	14 CLARK	64,354.00	132,805.00	197,159.00	279.11	279.10
027-590-044-000	10 CLARK	69,555.00	213,249.00	282,804.00	279.11	279.10
027-590-045-000	6 CLARK	140,000.00	240,000.00	380,000.00	279.11	279.10
027-590-046-000	2 CLARK	69,554.00	211,244.00	280,798.00	279.11	279.10
027-590-047-000	70 CLARK	67,281.00	166,741.00	234,022.00	279.11	279.10
027-590-048-000	66 CLARK	140,000.00	230,000.00	370,000.00	279.11	279.10
027-590-049-000	62 CLARK	90,965.00	294,954.00	385,919.00	279.11	279.10
027-590-050-000	58 CLARK	66,856.00	176,493.00	243,349.00	279.11	279.10
027-590-051-000	54 CLARK	74,565.00	208,784.00	283,349.00	279.11	279.10
027-590-052-000	50 CLARK	69,555.00	147,011.00	216,566.00	279.11	279.10
027-590-053-000	46 CLARK	69,555.00	144,821.00	214,376.00	279.11	279.10
027-590-054-000	42 CLARK	75,880.00	199,881.00	275,761.00	279.11	279.10
027-590-055-000	38 CLARK	145,000.00	257,500.00	402,500.00	279.11	279.10
027-590-056-000	34 CLARK	126,801.00	318,372.00	445,173.00	279.11	279.10
027-600-001-000	1096 LEAKE	68,192.00	118,195.00	186,387.00	279.11	279.10
027-600-002-000	1092 LEAKE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-003-000	1088 LEAKE	137,827.00	152,162.00	289,989.00	279.11	279.10
027-600-004-000	1084 LEAKE	68,192.00	102,912.00	171,104.00	279.11	279.10
027-600-005-000	1080 LEAKE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-600-006-000	1076 LEAKE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-007-000	1072 LEAKE	64,354.00	134,914.00	199,268.00	279.11	279.10
027-600-008-000	1068 LEAKE	68,192.00	100,077.00	168,269.00	279.11	279.10
027-600-009-000	1064 LEAKE	74,393.00	117,147.00	191,540.00	279.11	279.10
027-600-010-000	1060 LEAKE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-011-000	1056 LEAKE	93,721.00	181,382.00	275,103.00	279.11	279.10
027-600-012-000	1052 LEAKE	68,192.00	90,790.00	158,982.00	279.11	279.10
027-600-013-000	1048 LEAKE	68,192.00	88,265.00	156,457.00	279.11	279.10
027-600-014-000	1044 LEAKE	68,192.00	83,059.00	151,251.00	279.11	279.10
027-600-015-000	1040 LEAKE	145,000.00	170,000.00	315,000.00	279.11	279.10
027-600-016-000	1036 LEAKE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-017-000	1032 LEAKE	160,000.00	190,000.00	350,000.00	279.11	279.10
027-600-018-000	1028 LEAKE	68,829.00	135,938.00	204,767.00	279.11	279.10
027-600-019-000	1024 LEAKE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-020-000	1020 LEAKE	66,856.00	120,521.00	187,377.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
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027-600-021-000	1016 LEAKE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-022-000	1012 LEAKE	150,000.00	175,000.00	325,000.00	279.11	279.10
027-600-023-000	1008 LEAKE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-024-000	1004 LEAKE	68,192.00	101,298.00	169,490.00	279.11	279.10
027-600-026-000	1001 LEAKE	68,192.00	88,376.00	156,568.00	279.11	279.10
027-600-027-000	1005 LEAKE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-028-000	1009 LEAKE	140,000.00	175,000.00	315,000.00	279.11	279.10
027-600-029-000	1011 LEAKE	64,354.00	120,539.00	184,893.00	279.11	279.10
027-600-030-000	1015 LEAKE	66,856.00	98,462.00	165,318.00	279.11	279.10
027-600-031-000	1019 LEAKE	66,856.00	114,587.00	181,443.00	279.11	279.10
027-600-032-000	1023 LEAKE	93,721.00	191,857.00	285,578.00	279.11	279.10
027-600-033-000	1024 GUERRERO	74,565.00	178,959.00	253,524.00	279.11	279.10
027-600-034-000	1020 GUERRERO	78,726.00	155,205.00	233,931.00	279.11	279.10
027-600-035-000	1016 GUERRERO	62,656.00	121,141.00	183,797.00	279.11	279.10
027-600-036-000	1012 GUERRERO	68,192.00	114,642.00	182,834.00	279.11	279.10
027-600-037-000	1008 GUERRERO	68,192.00	98,954.00	167,146.00	279.11	279.10
027-600-038-000	1004 GUERRERO	19,007.00	85,402.00	104,409.00	279.11	279.10
027-600-039-000	1000 GUERRERO	140,000.00	150,000.00	290,000.00	279.11	279.10
027-600-040-000	1001 GUERRERO	68,192.00	118,486.00	186,678.00	279.11	279.10
027-600-041-000	1005 GUERRERO	68,829.00	124,283.00	193,112.00	279.11	279.10
027-600-042-000	1009 GUERRERO	68,192.00	110,723.00	178,915.00	279.11	279.10
027-600-043-000	1013 GUERRERO	68,192.00	96,341.00	164,533.00	279.11	279.10
027-600-044-000	1017 GUERRERO	68,192.00	119,476.00	187,668.00	279.11	279.10
027-600-045-000	1021 GUERRERO	73,102.00	146,207.00	219,309.00	279.11	279.10
027-600-046-000	1025 GUERRERO	68,192.00	115,196.00	183,388.00	279.11	279.10
027-600-047-000	1071 LEAKE	66,856.00	145,131.00	211,987.00	279.11	279.10
027-600-048-000	1075 LEAKE	68,192.00	146,370.00	214,562.00	279.11	279.10
027-600-049-000	1079 LEAKE	85,451.00	189,100.00	274,551.00	279.11	279.10
027-600-050-000	1083 LEAKE	79,553.00	115,074.00	194,627.00	279.11	279.10
027-600-051-000	1087 LEAKE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-600-052-000	1091 LEAKE	165,000.00	150,000.00	315,000.00	279.11	279.10
027-600-053-000	1095 LEAKE	121,288.00	176,420.00	297,708.00	279.11	279.10
027-600-054-000	1000 LEAKE	66,856.00	112,917.00	179,773.00	279.11	279.10
027-621-001-000	800 WALKER	77,900.00	147,974.00	225,874.00	279.11	279.10
027-621-002-000	802 WALKER	75,914.00	153,478.00	229,392.00	279.11	279.10
027-621-003-000	806 WALKER	150,000.00	170,000.00	320,000.00	279.11	279.10
027-621-004-000	810 WALKER	73,102.00	168,237.00	241,339.00	279.11	279.10
027-621-005-000	814 WALKER	140,000.00	220,000.00	360,000.00	279.11	279.10
027-621-006-000	818 WALKER	140,000.00	150,000.00	290,000.00	279.11	279.10
027-621-007-000	820 WALKER	67,479.00	131,547.00	199,026.00	279.11	279.10
027-621-008-000	824 WALKER	140,000.00	170,000.00	310,000.00	279.11	279.10
027-621-009-000	828 WALKER	73,102.00	117,865.00	190,967.00	279.11	279.10
027-621-010-000	830 WALKER	70,291.00	109,952.00	180,243.00	279.11	279.10
027-621-011-000	834 WALKER	148,000.00	192,000.00	340,000.00	279.11	279.10
027-621-012-000	838 WALKER	140,000.00	170,000.00	310,000.00	279.11	279.10
027-621-013-000	803 WALLACE	68,192.00	140,850.00	209,042.00	279.11	279.10
027-621-014-000	815 WALLACE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-621-015-000	827 WALLACE	88,208.00	247,233.00	335,441.00	279.11	279.10
027-621-016-000	839 WALLACE	64,354.00	143,631.00	207,985.00	279.11	279.10
027-621-017-000	851 WALLACE	68,192.00	96,698.00	164,890.00	279.11	279.10
027-621-018-000	863 WALLACE	68,192.00	123,977.00	192,169.00	279.11	279.10
027-621-019-000	875 WALLACE	70,291.00	194,007.00	264,298.00	279.11	279.10
027-621-020-000	879 WALLACE	11,881.00	20,883.00	32,764.00	279.11	279.10
027-621-021-000	883 WALLACE	75,914.00	121,830.00	197,744.00	279.11	279.10
027-621-022-000	887 WALLACE	140,000.00	170,000.00	310,000.00	279.11	279.10
027-621-023-000	891 WALLACE	73,102.00	112,022.00	185,124.00	279.11	279.10
027-621-024-000	895 WALLACE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-621-025-000	899 WALLACE	165,000.00	200,000.00	365,000.00	279.11	279.10
027-621-026-000	903 WALLACE	126,801.00	202,884.00	329,685.00	279.11	279.10
027-621-027-000	907 WALLACE	73,102.00	120,643.00	193,745.00	279.11	279.10
027-621-028-000	911 WALLACE	75,914.00	137,737.00	213,651.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
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027-621-029-000	915 WALLACE	73,102.00	113,479.00	186,581.00	279.11	279.10
027-621-030-000	919 WALLACE	140,000.00	170,000.00	310,000.00	279.11	279.10
027-621-031-000	923 WALLACE	73,102.00	121,929.00	195,031.00	279.11	279.10
027-621-032-000	927 WALLACE	73,102.00	137,210.00	210,312.00	279.11	279.10
027-622-001-000	990 GARCIA	150,000.00	170,000.00	320,000.00	279.11	279.10
027-622-002-000	898 WALLACE	73,102.00	169,660.00	242,762.00	279.11	279.10
027-622-003-000	906 WALLACE	81,537.00	226,071.00	307,608.00	279.11	279.10
027-622-004-000	910 WALLACE	75,914.00	185,645.00	261,559.00	279.11	279.10
027-622-006-000	980 GARCIA	78,726.00	155,824.00	234,550.00	279.11	279.10
027-622-007-000	931 LUSK	150,000.00	170,000.00	320,000.00	279.11	279.10
027-622-008-000	937 LUSK	75,914.00	127,947.00	203,861.00	279.11	279.10
027-622-009-000	965 LUSK	73,102.00	118,798.00	191,900.00	279.11	279.10
027-622-010-000	973 LUSK	73,102.00	238,636.00	311,738.00	279.11	279.10
027-622-011-000	977 LUSK	73,102.00	229,778.00	302,880.00	279.11	279.10
027-622-012-000	985 LUSK	78,726.00	221,510.00	300,236.00	279.11	279.10
027-623-001-000	920 WALLACE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-623-003-000	956 GARCIA	65,961.00	158,725.00	224,686.00	279.11	279.10
027-623-004-000	952 GARCIA	66,856.00	116,539.00	183,395.00	279.11	279.10
027-623-005-000	948 GARCIA	66,856.00	124,143.00	190,999.00	279.11	279.10
027-623-006-000	944 GARCIA	145,000.00	205,000.00	350,000.00	279.11	279.10
027-623-007-000	940 GARCIA	64,354.00	112,914.00	177,268.00	279.11	279.10
027-623-008-000	936 GARCIA	150,000.00	170,000.00	320,000.00	279.11	279.10
027-623-009-000	932 GARCIA	222,853.00	228,159.00	451,012.00	279.11	279.10
027-623-010-000	928 GARCIA	66,856.00	127,789.00	194,645.00	279.11	279.10
027-623-011-000	924 GARCIA	68,192.00	134,201.00	202,393.00	279.11	279.10
027-623-012-000	920 GARCIA	68,192.00	141,147.00	209,339.00	279.11	279.10
027-623-013-000	916 GARCIA	68,192.00	120,108.00	188,300.00	279.11	279.10
027-623-014-000	912 GARCIA	79,939.00	239,822.00	319,761.00	279.11	279.10
027-623-015-000	908 GARCIA	59,562.00	110,606.00	170,168.00	279.11	279.10
027-623-016-000	904 GARCIA	185,000.00	280,000.00	465,000.00	279.11	279.10
027-623-017-000	900 GARCIA	78,726.00	208,066.00	286,792.00	279.11	279.10
027-623-018-000	960 GARCIA	140,000.00	150,000.00	290,000.00	279.11	279.10
027-623-019-000	966 GARCIA	73,102.00	118,090.00	191,192.00	279.11	279.10
027-623-020-000	976 GARCIA	78,726.00	204,428.00	283,154.00	279.11	279.10
027-623-021-000	928 LUSK	155,000.00	185,000.00	340,000.00	279.11	279.10
027-623-022-000	934 LUSK	75,914.00	152,415.00	228,329.00	279.11	279.10
027-623-023-000	938 LUSK	155,000.00	185,000.00	340,000.00	279.11	279.10
027-623-024-000	946 LUSK	150,000.00	190,000.00	340,000.00	279.11	279.10
027-623-025-000	950 LUSK	89,973.00	292,070.00	382,043.00	279.11	279.10
027-623-026-000	956 LUSK	87,161.00	199,343.00	286,504.00	279.11	279.10
027-623-027-000	960 LUSK	73,102.00	125,962.00	199,064.00	279.11	279.10
027-623-028-000	968 LUSK	75,914.00	174,326.00	250,240.00	279.11	279.10
027-623-029-000	974 LUSK	73,102.00	143,085.00	216,187.00	279.11	279.10
027-623-030-000	978 LUSK	73,102.00	140,060.00	213,162.00	279.11	279.10
027-623-031-000	986 LUSK	73,102.00	145,227.00	218,329.00	279.11	279.10
027-624-001-000	901 GARCIA	68,192.00	159,994.00	228,186.00	279.11	279.10
027-624-002-000	905 GARCIA	68,192.00	100,796.00	168,988.00	279.11	279.10
027-624-003-000	909 GARCIA	145,000.00	175,000.00	320,000.00	279.11	279.10
027-624-004-000	913 GARCIA	68,192.00	148,494.00	216,686.00	279.11	279.10
027-624-005-000	917 GARCIA	69,361.00	147,149.00	216,510.00	279.11	279.10
027-624-006-000	916 ROSS	71,385.00	184,454.00	255,839.00	279.11	279.10
027-624-007-000	912 ROSS	64,354.00	133,977.00	198,331.00	279.11	279.10
027-624-008-000	908 ROSS	85,451.00	206,743.00	292,194.00	279.11	279.10
027-624-009-000	904 ROSS	68,192.00	130,344.00	198,536.00	279.11	279.10
027-624-010-000	900 ROSS	68,192.00	141,844.00	210,036.00	279.11	279.10
027-625-001-000	901 ROSS	64,354.00	114,612.00	178,966.00	279.11	279.10
027-625-002-000	905 ROSS	68,829.00	160,604.00	229,433.00	279.11	279.10
027-625-003-000	909 ROSS	140,000.00	210,000.00	350,000.00	279.11	279.10
027-625-004-000	913 ROSS	68,192.00	129,385.00	197,577.00	279.11	279.10
027-625-005-000	917 ROSS	150,000.00	170,000.00	320,000.00	279.11	279.10
027-625-007-000	888 WALLACE	75,914.00	132,250.00	208,164.00	279.11	279.10

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-625-008-000	876 WALLACE	88,208.00	289,167.00	377,375.00	279.11	279.10
027-625-009-000	864 WALLACE	68,192.00	97,492.00	165,684.00	279.11	279.10
027-625-010-000	852 WALLACE	68,192.00	121,729.00	189,921.00	279.11	279.10
027-625-011-000	840 WALLACE	66,856.00	141,770.00	208,626.00	279.11	279.10
027-625-012-000	828 WALLACE	68,192.00	132,502.00	200,694.00	279.11	279.10
027-625-013-000	816 WALLACE	68,192.00	181,363.00	249,555.00	279.11	279.10
027-625-014-000	1768 GUM	65,641.00	93,093.00	158,734.00	279.11	279.10
027-625-015-000	36 JOYCE	68,192.00	96,246.00	164,438.00	279.11	279.10
027-625-016-000	32 JOYCE	68,192.00	127,900.00	196,092.00	279.11	279.10
027-625-017-000	28 JOYCE	74,393.00	136,358.00	210,751.00	279.11	279.10
027-625-018-000	24 JOYCE	74,393.00	132,036.00	206,429.00	279.11	279.10
027-625-019-000	20 JOYCE	86,600.00	219,874.00	306,474.00	279.11	279.10
027-625-020-000	16 JOYCE	68,192.00	129,110.00	197,302.00	279.11	279.10
027-625-021-000	12 JOYCE	74,393.00	123,977.00	198,370.00	279.11	279.10
027-625-022-000	8 JOYCE	140,000.00	217,500.00	357,500.00	279.11	279.10
027-625-023-000	4 JOYCE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-625-024-000	959 GARCIA	75,914.00	227,855.00	303,769.00	279.11	279.10
027-625-025-000	963 GARCIA	150,000.00	195,000.00	345,000.00	279.11	279.10
027-625-026-000	967 GARCIA	73,102.00	183,154.00	256,256.00	279.11	279.10
027-625-027-000	971 GARCIA	150,000.00	195,000.00	345,000.00	279.11	279.10
027-625-028-000	975 GARCIA	73,102.00	180,725.00	253,827.00	279.11	279.10
027-625-029-000	981 GARCIA	75,914.00	177,636.00	253,550.00	279.11	279.10
027-625-030-000	989 GARCIA	75,914.00	180,634.00	256,548.00	279.11	279.10
027-631-001-000	1988 FISHER	78,726.00	213,690.00	292,416.00	279.11	279.10
027-631-002-000	1984 FISHER	155,000.00	195,000.00	350,000.00	279.11	279.10
027-631-003-000	1980 FISHER	68,167.00	161,367.00	229,534.00	279.11	279.10
027-631-004-000	1976 FISHER	65,641.00	149,570.00	215,211.00	279.11	279.10
027-631-005-000	987 NELSON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-631-006-000	991 NELSON	80,300.00	244,349.00	324,649.00	279.11	279.10
027-631-007-000	995 NELSON	66,856.00	121,062.00	187,918.00	279.11	279.10
027-631-008-000	994 HOPPIN	75,914.00	253,616.00	329,530.00	279.11	279.10
027-631-009-000	990 HOPPIN	66,856.00	143,533.00	210,389.00	279.11	279.10
027-631-010-000	986 HOPPIN	81,537.00	259,924.00	341,461.00	279.11	279.10
027-631-011-000	955 WITHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-631-012-000	959 WITHAM	66,856.00	170,094.00	236,950.00	279.11	279.10
027-631-013-000	963 WITHAM	68,192.00	124,190.00	192,382.00	279.11	279.10
027-631-014-000	967 WITHAM	91,517.00	286,686.00	378,203.00	279.11	279.10
027-631-015-000	971 WITHAM	66,856.00	123,091.00	189,947.00	279.11	279.10
027-631-016-000	975 WITHAM	68,192.00	126,457.00	194,649.00	279.11	279.10
027-631-017-000	979 WITHAM	86,035.00	179,348.00	265,383.00	279.11	279.10
027-631-018-000	983 HOPPIN	84,349.00	213,690.00	298,039.00	279.11	279.10
027-631-019-000	987 HOPPIN	66,856.00	125,593.00	192,449.00	279.11	279.10
027-631-020-000	991 HOPPIN	66,856.00	166,923.00	233,779.00	279.11	279.10
027-631-021-000	995 HOPPIN	72,934.00	100,704.00	173,638.00	279.11	279.10
027-632-001-000	964 NELSON	68,192.00	130,071.00	198,263.00	279.11	279.10
027-632-002-000	968 NELSON	68,192.00	116,538.00	184,730.00	279.11	279.10
027-632-003-000	972 NELSON	126,801.00	188,549.00	315,350.00	279.11	279.10
027-632-004-000	976 NELSON	68,192.00	114,069.00	182,261.00	279.11	279.10
027-632-005-000	980 NELSON	126,801.00	176,420.00	303,221.00	279.11	279.10
027-632-006-000	984 NELSON	66,856.00	117,901.00	184,757.00	279.11	279.10
027-632-007-000	988 NELSON	66,856.00	127,463.00	194,319.00	279.11	279.10
027-632-009-000	992 NELSON	140,000.00	240,000.00	380,000.00	279.11	279.10
027-633-001-000	1983 HOWARD	155,000.00	195,000.00	350,000.00	279.11	279.10
027-633-002-000	1979 HOWARD	68,192.00	127,078.00	195,270.00	279.11	279.10
027-633-003-000	1975 HOWARD	68,192.00	159,050.00	227,242.00	279.11	279.10
027-633-004-000	1971 HOWARD	68,192.00	133,511.00	201,703.00	279.11	279.10
027-633-005-000	1967 HOWARD	68,192.00	132,961.00	201,153.00	279.11	279.10
027-633-006-000	1963 HOWARD	68,192.00	145,988.00	214,180.00	279.11	279.10
027-633-007-000	1959 HOWARD	68,192.00	159,316.00	227,508.00	279.11	279.10
027-633-008-000	1955 HOWARD	68,192.00	136,350.00	204,542.00	279.11	279.10
027-633-009-000	1951 HOWARD	64,354.00	162,247.00	226,601.00	279.11	279.10

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-634-001-000	1988 HOWARD	68,192.00	127,078.00	195,270.00	279.11	279.10
027-634-002-000	1984 HOWARD	66,856.00	129,449.00	196,305.00	279.11	279.10
027-634-003-000	1980 HOWARD	68,192.00	150,637.00	218,829.00	279.11	279.10
027-634-004-000	1976 HOWARD	155,000.00	185,000.00	340,000.00	279.11	279.10
027-634-005-000	1972 HOWARD	74,565.00	164,045.00	238,610.00	279.11	279.10
027-634-006-000	1968 HOWARD	85,451.00	181,933.00	267,384.00	279.11	279.10
027-634-007-000	1971 FISHER	155,000.00	115,000.00	270,000.00	279.11	279.10
027-634-008-000	1975 FISHER	68,192.00	155,907.00	224,099.00	279.11	279.10
027-634-009-000	1979 FISHER	85,451.00	245,336.00	330,787.00	279.11	279.10
027-634-010-000	1983 FISHER	66,856.00	150,723.00	217,579.00	279.11	279.10
027-634-011-000	1987 FISHER	68,192.00	125,125.00	193,317.00	279.11	279.10
027-640-002-000	1923 MAXWELL	146,128.00	173,188.00	319,316.00	279.11	279.10
027-640-003-000	904 BROWNING	155,000.00	185,000.00	340,000.00	279.11	279.10
027-640-004-000	900 BROWNING	66,856.00	125,193.00	192,049.00	279.11	279.10
027-640-005-000	896 BROWNING	66,856.00	110,054.00	176,910.00	279.11	279.10
027-640-006-000	892 BROWNING	126,801.00	165,395.00	292,196.00	279.11	279.10
027-640-007-000	888 BROWNING	146,128.00	189,425.00	335,553.00	279.11	279.10
027-640-008-000	884 BROWNING	63,815.00	100,554.00	164,369.00	279.11	279.10
027-640-009-000	880 BROWNING	82,696.00	187,446.00	270,142.00	279.11	279.10
027-640-010-000	876 BROWNING	77,182.00	183,035.00	260,217.00	279.11	279.10
027-640-011-000	872 BROWNING	145,000.00	205,000.00	350,000.00	279.11	279.10
027-640-012-000	868 BROWNING	88,208.00	169,805.00	258,013.00	279.11	279.10
027-640-013-000	864 BROWNING	72,934.00	136,217.00	209,151.00	279.11	279.10
027-640-014-000	860 BROWNING	93,721.00	187,446.00	281,167.00	279.11	279.10
027-640-015-000	856 BROWNING	63,815.00	128,233.00	192,048.00	279.11	279.10
027-640-016-000	852 BROWNING	63,815.00	109,059.00	172,874.00	279.11	279.10
027-640-017-000	848 BROWNING	180,000.00	145,000.00	325,000.00	279.11	279.10
027-640-018-000	844 BROWNING	68,829.00	144,543.00	213,372.00	279.11	279.10
027-640-019-000	840 BROWNING	140,000.00	220,000.00	360,000.00	279.11	279.10
027-640-020-000	876 KINCHELOE	124,478.00	234,886.00	359,364.00	279.11	279.10
027-640-021-000	845 BROWNING	63,815.00	105,137.00	168,952.00	279.11	279.10
027-640-022-000	849 BROWNING	75,914.00	176,013.00	251,927.00	279.11	279.10
027-640-023-000	853 BROWNING	150,000.00	175,000.00	325,000.00	279.11	279.10
027-640-024-000	857 BROWNING	66,856.00	163,875.00	230,731.00	279.11	279.10
027-640-025-000	30 MULCAHY	78,726.00	154,079.00	232,805.00	279.11	279.10
027-640-026-000	26 MULCAHY	66,856.00	126,409.00	193,265.00	279.11	279.10
027-640-027-000	22 MULCAHY	66,856.00	135,076.00	201,932.00	279.11	279.10
027-640-028-000	18 MULCAHY	87,161.00	198,583.00	285,744.00	279.11	279.10
027-640-029-000	14 MULCAHY	66,856.00	148,803.00	215,659.00	279.11	279.10
027-640-030-000	10 MULCAHY	68,192.00	96,698.00	164,890.00	279.11	279.10
027-640-031-000	6 MULCAHY	145,000.00	215,000.00	360,000.00	279.11	279.10
027-640-032-000	2 MULCANY	85,451.00	190,203.00	275,654.00	279.11	279.10
027-640-033-000	891 BROWNING	66,856.00	104,528.00	171,384.00	279.11	279.10
027-640-034-000	895 BROWNING	165,000.00	160,000.00	325,000.00	279.11	279.10
027-640-035-000	899 BROWNING	64,354.00	119,305.00	183,659.00	279.11	279.10
027-640-036-000	1951 MAXWELL	64,354.00	108,471.00	172,825.00	279.11	279.10
027-640-037-000	888 KINCHELOE	64,354.00	124,835.00	189,189.00	279.11	279.10
027-640-038-000	884 KINCHELOE	145,000.00	205,000.00	350,000.00	279.11	279.10
027-640-039-000	880 KINCHELOE	61,429.00	114,070.00	175,499.00	279.11	279.10
027-640-041-000	829 DINSDALE	74,592.00	109,223.00	183,815.00	279.11	279.10
027-640-042-000	833 DINSDALE	65,641.00	160,214.00	225,855.00	279.11	279.10
027-640-043-000	837 DINSDALE	62,656.00	107,997.00	170,653.00	279.11	279.10
027-640-044-000	841 DINSDALE	62,656.00	113,963.00	176,619.00	279.11	279.10
027-640-045-000	845 DINSDALE	62,656.00	104,352.00	167,008.00	279.11	279.10
027-640-046-000	849 DINSDALE	62,656.00	120,289.00	182,945.00	279.11	279.10
027-640-047-000	853 DINSDALE	62,656.00	122,236.00	184,892.00	279.11	279.10
027-640-048-000	857 DINSDALE	79,939.00	234,309.00	314,248.00	279.11	279.10
027-640-049-000	861 DINSDALE	143,341.00	176,420.00	319,761.00	279.11	279.10
027-640-050-000	865 DINSDALE	71,609.00	192,804.00	264,413.00	279.11	279.10
027-640-051-000	869 DINSDALE	62,656.00	127,288.00	189,944.00	279.11	279.10
027-640-052-000	873 DINSDALE	75,914.00	179,386.00	255,300.00	279.11	279.10

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027-640-053-000	877 DINSDALE	130,000.00	160,000.00	290,000.00	279.11	279.10
027-640-054-000	881 DINSDALE	62,656.00	111,464.00	174,120.00	279.11	279.10
027-640-055-000	885 DINSDALE	77,433.00	146,148.00	223,581.00	279.11	279.10
027-640-056-000	889 DINSDALE	150,000.00	195,000.00	345,000.00	279.11	279.10
027-640-057-000	893 DINSDALE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-640-058-000	897 DINSDALE	65,641.00	129,883.00	195,524.00	279.11	279.10
027-640-059-000	903 FARNHAM	71,609.00	112,387.00	183,996.00	279.11	279.10
027-640-060-000	907 FARNHAM	140,000.00	150,000.00	290,000.00	279.11	279.10
027-640-061-000	911 FARNHAM	140,716.00	173,079.00	313,795.00	279.11	279.10
027-640-062-000	915 FARNHAM	150,000.00	245,000.00	395,000.00	279.11	279.10
027-640-063-000	856 DINSDALE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-640-064-000	850 DINSDALE	62,656.00	135,055.00	197,711.00	279.11	279.10
027-640-065-000	844 DINSDALE	71,609.00	118,877.00	190,486.00	279.11	279.10
027-640-066-000	871 FARNHAM	74,565.00	142,936.00	217,501.00	279.11	279.10
027-640-067-000	875 FARNHAM	64,354.00	127,528.00	191,882.00	279.11	279.10
027-640-068-000	879 FARNHAM	93,721.00	192,850.00	286,571.00	279.11	279.10
027-640-069-000	883 FARNHAM	77,433.00	182,973.00	260,406.00	279.11	279.10
027-640-070-000	887 FARNHAM	140,000.00	150,000.00	290,000.00	279.11	279.10
027-640-071-000	891 FARNHAM	88,208.00	198,473.00	286,681.00	279.11	279.10
027-640-072-000	895 FARNHAM	78,726.00	188,474.00	267,200.00	279.11	279.10
027-640-073-000	884 DINSDALE	65,641.00	112,550.00	178,191.00	279.11	279.10
027-640-074-000	878 DINSDALE	65,641.00	121,724.00	187,365.00	279.11	279.10
027-651-001-000	1000 MORRIS	146,128.00	173,289.00	319,417.00	279.11	279.10
027-651-002-000	1004 MORRIS	75,914.00	231,121.00	307,035.00	279.11	279.10
027-651-003-000	1008 MORRIS	62,656.00	183,957.00	246,613.00	279.11	279.10
027-651-004-000	1012 MORRIS	62,656.00	107,997.00	170,653.00	279.11	279.10
027-651-005-000	1016 MORRIS	62,656.00	129,482.00	192,138.00	279.11	279.10
027-651-006-000	1020 MORRIS	62,656.00	101,100.00	163,756.00	279.11	279.10
027-651-007-000	1024 MORRIS	62,656.00	110,384.00	173,040.00	279.11	279.10
027-651-008-000	1028 MORRIS	62,656.00	140,080.00	202,736.00	279.11	279.10
027-651-009-000	1032 MORRIS	140,000.00	205,000.00	345,000.00	279.11	279.10
027-651-010-000	1916 MORRIS	65,641.00	187,789.00	253,430.00	279.11	279.10
027-651-011-000	1920 MORRIS	67,281.00	111,368.00	178,649.00	279.11	279.10
027-651-012-000	1924 MORRIS	62,656.00	110,755.00	173,411.00	279.11	279.10
027-651-013-000	1928 MORRIS	62,656.00	105,436.00	168,092.00	279.11	279.10
027-651-014-000	1932 MORRIS	150,000.00	190,000.00	340,000.00	279.11	279.10
027-651-015-000	1936 MORRIS	62,656.00	96,061.00	158,717.00	279.11	279.10
027-651-016-000	1940 MORRIS	155,000.00	185,000.00	340,000.00	279.11	279.10
027-651-017-000	1944 MORRIS	146,128.00	156,409.00	302,537.00	279.11	279.10
027-651-018-000	1948 MORRIS	61,429.00	111,746.00	173,175.00	279.11	279.10
027-651-019-000	1952 MORRIS	62,656.00	101,221.00	163,877.00	279.11	279.10
027-652-001-000	1001 MORRIS	69,729.00	224,937.00	294,666.00	279.11	279.10
027-652-002-000	1000 FREDERICKS	140,716.00	164,419.00	305,135.00	279.11	279.10
027-652-003-000	1004 FREDERICKS	233,465.00	297,138.00	530,603.00	279.11	279.10
027-652-004-000	1005 MORRIS	73,102.00	214,815.00	287,917.00	279.11	279.10
027-652-005-000	1009 MORRIS	155,000.00	185,000.00	340,000.00	279.11	279.10
027-652-006-000	1008 FREDERICKS	62,656.00	107,151.00	169,807.00	279.11	279.10
027-652-007-000	1012 FREDERICKS	85,451.00	171,459.00	256,910.00	279.11	279.10
027-652-008-000	1013 MORRIS	62,656.00	98,979.00	161,635.00	279.11	279.10
027-652-009-000	1017 MORRIS	62,656.00	123,357.00	186,013.00	279.11	279.10
027-652-010-000	1016 FREDERICKS	67,567.00	135,896.00	203,463.00	279.11	279.10
027-652-011-000	1020 FREDERICKS	62,656.00	136,157.00	198,813.00	279.11	279.10
027-652-012-000	1021 MORRIS	68,829.00	119,191.00	188,020.00	279.11	279.10
027-652-013-000	1025 MORRIS	62,656.00	123,471.00	186,127.00	279.11	279.10
027-652-014-000	1024 FREDERICKS	204,000.00	168,300.00	372,300.00	279.11	279.10
027-652-015-000	1028 FREDERICKS	62,656.00	145,182.00	207,838.00	279.11	279.10
027-652-016-000	1029 MORRIS	62,656.00	99,181.00	161,837.00	279.11	279.10
027-653-001-000	1944 BRANIGAN	24,364.00	129,177.00	153,541.00	279.11	279.10
027-653-002-000	1940 BRANIGAN	145,000.00	205,000.00	350,000.00	279.11	279.10
027-653-003-000	1936 BRANIGAN	155,000.00	185,000.00	340,000.00	279.11	279.10
027-653-004-000	1932 BRANIGAN	140,000.00	205,000.00	345,000.00	279.11	279.10

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-653-005-000	1005 FREDERICKS	62,656.00	127,096.00	189,752.00	279.11	279.10
027-653-006-000	30 FREDERICKS	244,077.00	280,158.00	524,235.00	279.11	279.10
027-653-007-000	26 FREDERICKS	74,592.00	159,463.00	234,055.00	279.11	279.10
027-653-008-000	22 FREDERICKS	71,609.00	124,603.00	196,212.00	279.11	279.10
027-653-009-000	18 FREDERICKS	37,745.00	136,148.00	173,893.00	279.11	279.10
027-653-010-000	14 FREDERICKS	74,592.00	131,271.00	205,863.00	279.11	279.10
027-653-011-000	10 FREDERICKS	65,641.00	142,907.00	208,548.00	279.11	279.10
027-653-012-000	6 FREDERICKS	155,000.00	185,000.00	340,000.00	279.11	279.10
027-653-013-000	1019 FREDERICKS	74,565.00	143,396.00	217,961.00	279.11	279.10
027-653-014-000	1023 FREDERICKS	62,656.00	103,224.00	165,880.00	279.11	279.10
027-653-015-000	1027 FREDERICKS	145,000.00	205,000.00	350,000.00	279.11	279.10
027-653-016-000	1939 MORRIS	62,656.00	131,868.00	194,524.00	279.11	279.10
027-653-017-000	1943 MORRIS	145,000.00	180,000.00	325,000.00	279.11	279.10
027-653-018-000	1947 MORRIS	124,478.00	227,851.00	352,329.00	279.11	279.10
027-653-019-000	1951 MORRIS	63,815.00	112,439.00	176,254.00	279.11	279.10
027-661-001-000	931 ANDERSON	112,071.00	143,332.00	255,403.00	279.11	279.10
027-661-002-000	927 ANDERSON	129,890.00	167,776.00	297,666.00	279.11	279.10
027-661-003-000	923 ANDERSON	64,354.00	120,520.00	184,874.00	279.11	279.10
027-661-004-000	919 ANDERSON	104,748.00	189,652.00	294,400.00	279.11	279.10
027-661-005-000	915 ANDERSON	61,429.00	129,283.00	190,712.00	279.11	279.10
027-661-006-000	913 ANDERSON	61,429.00	191,452.00	252,881.00	279.11	279.10
027-661-007-000	909 ANDERSON	130,000.00	160,000.00	290,000.00	279.11	279.10
027-661-008-000	905 ANDERSON	155,000.00	185,000.00	340,000.00	279.11	279.10
027-661-009-000	901 ANDERSON	77,433.00	148,556.00	225,989.00	279.11	279.10
027-661-010-000	967 ANDERSON	62,656.00	98,294.00	160,950.00	279.11	279.10
027-661-011-000	971 ANDERSON	62,656.00	99,638.00	162,294.00	279.11	279.10
027-661-012-000	975 ANDERSON	61,429.00	119,920.00	181,349.00	279.11	279.10
027-661-013-000	979 ANDERSON	61,429.00	118,576.00	180,005.00	279.11	279.10
027-661-014-000	983 ANDERSON	104,748.00	220,527.00	325,275.00	279.11	279.10
027-661-015-000	987 ANDERSON	187,272.00	182,070.00	369,342.00	279.11	279.10
027-661-016-000	991 ANDERSON	155,000.00	185,000.00	340,000.00	279.11	279.10
027-661-017-000	993 ANDERSON	124,478.00	161,281.00	285,759.00	279.11	279.10
027-661-018-000	997 ANDERSON	64,354.00	122,861.00	187,215.00	279.11	279.10
027-662-001-000	1789 LOSOYA	81,537.00	171,515.00	253,052.00	279.11	279.10
027-662-002-000	1785 LOSOYA	61,429.00	125,667.00	187,096.00	279.11	279.10
027-662-003-000	1781 LOSOYA	150,000.00	195,000.00	345,000.00	279.11	279.10
027-662-004-000	1777 LOSOYA	66,856.00	94,355.00	161,211.00	279.11	279.10
027-662-005-000	1773 LOSOYA	66,856.00	97,215.00	164,071.00	279.11	279.10
027-662-006-000	1769 LOSOYA	155,000.00	185,000.00	340,000.00	279.11	279.10
027-662-007-000	1765 LOSOYA	74,565.00	164,045.00	238,610.00	279.11	279.10
027-662-008-000	1761 LOSOYA	150,000.00	195,000.00	345,000.00	279.11	279.10
027-662-009-000	1757 LOSOYA	66,856.00	104,107.00	170,963.00	279.11	279.10
027-662-010-000	958 LOSOYA	155,000.00	195,000.00	350,000.00	279.11	279.10
027-662-011-000	962 LOSOYA	150,000.00	170,000.00	320,000.00	279.11	279.10
027-662-012-000	966 LOSOYA	73,102.00	121,464.00	194,566.00	279.11	279.10
027-662-013-000	970 LOSOYA	66,856.00	76,602.00	143,458.00	279.11	279.10
027-662-014-000	974 LOSOYA	48,621.00	145,315.00	193,936.00	279.11	279.10
027-662-015-000	978 LOSOYA	115,775.00	181,933.00	297,708.00	279.11	279.10
027-662-016-000	982 LOSOYA	48,621.00	135,687.00	184,308.00	279.11	279.10
027-662-017-000	986 LOSOYA	140,000.00	150,000.00	290,000.00	279.11	279.10
027-662-018-000	990 LOSOYA	63,815.00	108,388.00	172,203.00	279.11	279.10
027-662-019-000	994 LOSOYA	86,846.00	139,644.00	226,490.00	279.11	279.10
027-662-020-000	998 LOSOYA	63,815.00	104,060.00	167,875.00	279.11	279.10
027-662-021-000	900 ANDERSON	169,793.00	148,569.00	318,362.00	279.11	279.10
027-662-022-000	904 ANDERSON	62,656.00	99,071.00	161,727.00	279.11	279.10
027-662-023-000	908 ANDERSON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-662-024-000	912 ANDERSON	140,000.00	150,000.00	290,000.00	279.11	279.10
027-662-025-000	914 ANDERSON	146,128.00	188,341.00	334,469.00	279.11	279.10
027-662-026-000	918 ANDERSON	140,716.00	174,271.00	314,987.00	279.11	279.10
027-662-027-000	922 ANDERSON	67,479.00	202,442.00	269,921.00	279.11	279.10
027-662-028-000	926 ANDERSON	140,000.00	150,000.00	290,000.00	279.11	279.10

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027-662-029-000	930 ANDERSON	62,656.00	122,371.00	185,027.00	279.11	279.10
027-662-030-000	932 ANDERSON	62,656.00	149,465.00	212,121.00	279.11	279.10
027-662-031-000	936 ANDERSON	160,000.00	185,000.00	345,000.00	279.11	279.10
027-662-032-000	940 ANDERSON	65,641.00	99,917.00	165,558.00	279.11	279.10
027-662-033-000	942 ANDERSON	62,656.00	145,102.00	207,758.00	279.11	279.10
027-662-034-000	946 ANDERSON	140,000.00	150,000.00	290,000.00	279.11	279.10
027-662-035-000	950 ANDERSON	135,304.00	152,621.00	287,925.00	279.11	279.10
027-662-036-000	954 ANDERSON	62,656.00	111,884.00	174,540.00	279.11	279.10
027-662-037-000	958 ANDERSON	65,641.00	171,086.00	236,727.00	279.11	279.10
027-662-038-000	960 ANDERSON	71,609.00	110,404.00	182,013.00	279.11	279.10
027-662-039-000	964 ANDERSON	65,641.00	123,992.00	189,633.00	279.11	279.10
027-662-040-000	968 ANDERSON	67,881.00	163,678.00	231,559.00	279.11	279.10
027-662-041-000	972 ANDERSON	62,656.00	104,101.00	166,757.00	279.11	279.10
027-662-042-000	976 ANDERSON	65,314.00	134,237.00	199,551.00	279.11	279.10
027-662-043-000	980 ANDERSON	61,429.00	151,722.00	213,151.00	279.11	279.10
027-662-044-000	984 ANDERSON	61,429.00	121,131.00	182,560.00	279.11	279.10
027-662-045-000	988 ANDERSON	61,429.00	148,930.00	210,359.00	279.11	279.10
027-662-046-000	992 ANDERSON	61,429.00	128,872.00	190,301.00	279.11	279.10
027-662-047-000	994 ANDERSON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-662-048-000	998 ANDERSON	68,829.00	121,026.00	189,855.00	279.11	279.10
027-663-001-000	966 HUNTER	204,000.00	188,700.00	392,700.00	279.11	279.10
027-663-002-000	970 HUNTER	66,856.00	148,148.00	215,004.00	279.11	279.10
027-663-003-000	974 HUNTER	66,856.00	99,677.00	166,533.00	279.11	279.10
027-663-004-000	978 HUNTER	66,856.00	106,004.00	172,860.00	279.11	279.10
027-663-005-000	982 HUNTER	148,000.00	192,000.00	340,000.00	279.11	279.10
027-663-006-000	986 HUNTER	150,000.00	170,000.00	320,000.00	279.11	279.10
027-663-007-000	990 HUNTER	66,856.00	91,681.00	158,537.00	279.11	279.10
027-663-008-000	994 HUNTER	64,354.00	111,158.00	175,512.00	279.11	279.10
027-663-009-000	998 HUNTER	74,565.00	120,336.00	194,901.00	279.11	279.10
027-663-010-000	965 LOSOYA	66,856.00	95,626.00	162,482.00	279.11	279.10
027-663-011-000	969 LOSOYA	66,856.00	111,023.00	177,879.00	279.11	279.10
027-663-012-000	973 LOSOYA	220,000.00	305,000.00	525,000.00	279.11	279.10
027-663-013-000	977 LOSOYA	140,000.00	150,000.00	290,000.00	279.11	279.10
027-663-014-000	981 LOSOYA	50,417.00	121,561.00	171,978.00	279.11	279.10
027-663-015-000	985 LOSOYA	150,000.00	195,000.00	345,000.00	279.11	279.10
027-663-016-000	989 LOSOYA	184,013.00	161,821.00	345,834.00	279.11	279.10
027-663-017-000	993 LOSOYA	62,656.00	124,688.00	187,344.00	279.11	279.10
027-663-018-000	997 LOSOYA	104,748.00	187,446.00	292,194.00	279.11	279.10
027-664-001-000	965 HUNTER	228,159.00	199,082.00	427,241.00	279.11	279.10
027-664-002-000	969 HUNTER	68,829.00	150,278.00	219,107.00	279.11	279.10
027-664-003-000	973 HUNTER	140,000.00	150,000.00	290,000.00	279.11	279.10
027-664-004-000	977 HUNTER	66,856.00	122,718.00	189,574.00	279.11	279.10
027-664-005-000	981 HUNTER	66,856.00	86,295.00	153,151.00	279.11	279.10
027-664-006-000	985 HUNTER	79,939.00	173,663.00	253,602.00	279.11	279.10
027-664-007-000	989 HUNTER	75,914.00	173,201.00	249,115.00	279.11	279.10
027-664-008-000	993 HUNTER	148,089.00	182,016.00	330,105.00	279.11	279.10
027-664-009-000	997 HUNTER	124,478.00	161,173.00	285,651.00	279.11	279.10
027-670-001-000	1793 LOSOYA	64,354.00	180,158.00	244,512.00	279.11	279.10
027-670-002-000	974 WALLACE	105,299.00	346,562.00	451,861.00	279.11	279.10
027-670-003-000	978 WALLACE	64,354.00	182,900.00	247,254.00	279.11	279.10
027-670-004-000	982 WALLACE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-670-005-000	986 WALLACE	67,281.00	234,965.00	302,246.00	279.11	279.10
027-670-006-000	990 WALLACE	67,281.00	167,695.00	234,976.00	279.11	279.10
027-670-007-000	994 WALLACE	67,281.00	187,691.00	254,972.00	279.11	279.10
027-670-008-000	998 WALLACE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-670-009-000	997 WALLACE	140,000.00	230,000.00	370,000.00	279.11	279.10
027-670-010-000	995 WALLACE	74,565.00	198,919.00	273,484.00	279.11	279.10
027-670-011-000	991 WALLACE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-670-012-000	987 WALLACE	64,354.00	221,739.00	286,093.00	279.11	279.10
027-670-013-000	983 WALLACE	150,000.00	205,000.00	355,000.00	279.11	279.10
027-670-014-000	979 WALLACE	140,000.00	230,000.00	370,000.00	279.11	279.10

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-670-015-000	1802 LOSOYA	64,354.00	151,943.00	216,297.00	279.11	279.10
027-670-016-000	1801 LOSOYA	64,354.00	211,317.00	275,671.00	279.11	279.10
027-670-017-000	1805 LOSOYA	65,641.00	129,534.00	195,175.00	279.11	279.10
027-670-018-000	1809 LOSOYA	65,641.00	131,284.00	196,925.00	279.11	279.10
027-670-019-000	1815 LOSOYA	65,641.00	178,462.00	244,103.00	279.11	279.10
027-670-020-000	1821 LOSOYA	150,000.00	205,000.00	355,000.00	279.11	279.10
027-670-021-000	1827 LOSOYA	65,641.00	164,998.00	230,639.00	279.11	279.10
027-670-022-000	1830 LOSOYA	140,000.00	245,000.00	385,000.00	279.11	279.10
027-670-023-000	1826 LOSOYA	65,641.00	147,249.00	212,890.00	279.11	279.10
027-670-024-000	1822 LOSOYA	140,000.00	210,000.00	350,000.00	279.11	279.10
027-670-025-000	1818 LOSOYA	140,000.00	200,000.00	340,000.00	279.11	279.10
027-670-026-000	1814 LOSOYA	126,801.00	253,605.00	380,406.00	279.11	279.10
027-670-027-000	1810 LOSOYA	65,641.00	136,335.00	201,976.00	279.11	279.10
027-670-028-000	1806 LOSOYA	65,641.00	173,372.00	239,013.00	279.11	279.10
027-670-029-000	26 HILLER	70,205.00	217,968.00	288,173.00	279.11	279.10
027-670-030-000	30 HILLER	64,354.00	178,311.00	242,665.00	279.11	279.10
027-670-031-000	34 HILLER	71,486.00	224,243.00	295,729.00	279.11	279.10
027-670-032-000	38 HILLER	64,354.00	170,205.00	234,559.00	279.11	279.10
027-670-033-000	42 HILLER	70,205.00	198,635.00	268,840.00	279.11	279.10
027-670-034-000	22 HILLER	70,205.00	180,310.00	250,515.00	279.11	279.10
027-670-035-000	18 HILLER	150,000.00	230,000.00	380,000.00	279.11	279.10
027-670-036-000	14 HILLER	121,288.00	256,361.00	377,649.00	279.11	279.10
027-670-037-000	10 HILLER	67,281.00	191,669.00	258,950.00	279.11	279.10
027-670-038-000	6 HILLER	140,000.00	230,000.00	370,000.00	279.11	279.10
027-670-039-000	2 HILLER	140,000.00	205,000.00	345,000.00	279.11	279.10
027-670-040-000	54 EPPERSON	150,000.00	200,000.00	350,000.00	279.11	279.10
027-670-041-000	50 EPPERSON	65,641.00	193,325.00	258,966.00	279.11	279.10
027-670-042-000	46 EPPERSON	90,414.00	288,779.00	379,193.00	279.11	279.10
027-670-043-000	42 EPPERSON	153,800.00	204,850.00	358,650.00	279.11	279.10
027-670-044-000	38 EPPERSON	65,641.00	165,884.00	231,525.00	279.11	279.10
027-670-045-000	34 EPPERSON	89,973.00	275,547.00	365,520.00	279.11	279.10
027-670-046-000	30 EPPERSON	71,609.00	189,269.00	260,878.00	279.11	279.10
027-670-047-000	26 EPPERSON	71,609.00	176,797.00	248,406.00	279.11	279.10
027-670-048-000	22 EPPERSON	71,609.00	201,918.00	273,527.00	279.11	279.10
027-670-049-000	18 EPPERSON	65,641.00	128,272.00	193,913.00	279.11	279.10
027-670-050-000	14 EPPERSON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-670-051-000	10 EPPERSON	62,656.00	135,873.00	198,529.00	279.11	279.10
027-670-052-000	6 EPPERSON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-670-053-000	2 EPPERSON	77,433.00	190,429.00	267,862.00	279.11	279.10
027-681-001-000	840 WALKER	150,000.00	190,000.00	340,000.00	279.11	279.10
027-681-002-000	844 WALKER	150,000.00	230,000.00	380,000.00	279.11	279.10
027-681-003-000	2 TADLOCK	68,657.00	188,058.00	256,715.00	279.11	279.10
027-681-004-000	6 TADLOCK	143,341.00	317,557.00	460,898.00	279.11	279.10
027-681-005-000	10 TADLOCK	83,544.00	260,768.00	344,312.00	279.11	279.10
027-681-006-000	14 TADLOCK	86,035.00	280,796.00	366,831.00	279.11	279.10
027-681-007-000	18 TADLOCK	71,609.00	136,273.00	207,882.00	279.11	279.10
027-681-008-000	1831 LOSOYA	145,000.00	230,000.00	375,000.00	279.11	279.10
027-682-001-000	839 WALKER	67,281.00	156,795.00	224,076.00	279.11	279.10
027-682-002-000	843 WALKER	76,056.00	176,198.00	252,254.00	279.11	279.10
027-682-003-000	847 WALKER	150,000.00	200,000.00	350,000.00	279.11	279.10
027-682-004-000	851 WALKER	140,000.00	215,000.00	355,000.00	279.11	279.10
027-682-005-000	855 WALKER	64,354.00	152,742.00	217,096.00	279.11	279.10
027-682-006-000	859 WALKER	150,000.00	210,000.00	360,000.00	279.11	279.10
027-682-007-000	14 REIFF	81,906.00	226,529.00	308,435.00	279.11	279.10
027-682-008-000	10 REIFF	76,056.00	215,772.00	291,828.00	279.11	279.10
027-682-009-000	14 HILDEBRAND	76,056.00	212,231.00	288,287.00	279.11	279.10
027-682-010-000	10 HILDEBRAND	76,056.00	141,570.00	217,626.00	279.11	279.10
027-682-011-000	6 HILDEBRAND	70,205.00	183,789.00	253,994.00	279.11	279.10
027-682-012-000	924 CRANSTON	93,721.00	284,479.00	378,200.00	279.11	279.10
027-682-013-000	928 CRANSTON	64,354.00	147,465.00	211,819.00	279.11	279.10
027-682-014-000	932 CRANSTON	140,000.00	210,000.00	350,000.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-682-015-000	940 CRANSTON	64,354.00	162,063.00	226,417.00	279.11	279.10
027-682-016-000	944 CRANSTON	140,000.00	240,000.00	380,000.00	279.11	279.10
027-682-017-000	883 WALKER	145,000.00	230,000.00	375,000.00	279.11	279.10
027-682-018-000	879 WALKER	76,056.00	182,489.00	258,545.00	279.11	279.10
027-682-019-000	875 WALKER	160,000.00	235,000.00	395,000.00	279.11	279.10
027-682-020-000	871 WALKER	73,130.00	184,452.00	257,582.00	279.11	279.10
027-682-021-000	2 REIFF	76,056.00	147,266.00	223,322.00	279.11	279.10
027-682-022-000	6 REIFF	150,000.00	255,000.00	405,000.00	279.11	279.10
027-682-023-000	18 HILDEBRAND	150,000.00	230,000.00	380,000.00	279.11	279.10
027-682-024-000	22 HILDEBRAND	76,056.00	230,233.00	306,289.00	279.11	279.10
027-682-025-000	26 HILDEBRAND	140,000.00	230,000.00	370,000.00	279.11	279.10
027-683-001-000	927 CRANSTON	135,304.00	265,194.00	400,498.00	279.11	279.10
027-683-002-000	931 CRANSTON	64,354.00	196,158.00	260,512.00	279.11	279.10
027-683-003-000	935 CRANSTON	150,000.00	190,000.00	340,000.00	279.11	279.10
027-683-004-000	939 CRANSTON	64,354.00	200,496.00	264,850.00	279.11	279.10
027-683-005-000	943 CRANSTON	140,000.00	210,000.00	350,000.00	279.11	279.10
027-683-006-000	891 WALKER	64,354.00	180,052.00	244,406.00	279.11	279.10
027-683-007-000	895 WALKER	70,205.00	271,921.00	342,126.00	279.11	279.10
027-683-008-000	899 WALKER	76,056.00	287,114.00	363,170.00	279.11	279.10
027-683-009-000	903 WALKER	155,000.00	255,000.00	410,000.00	279.11	279.10
027-683-010-000	907 WALKER	70,205.00	267,712.00	337,917.00	279.11	279.10
027-684-001-000	1834 LOSOYA	76,056.00	181,396.00	257,452.00	279.11	279.10
027-684-002-000	868 WALKER	70,205.00	212,200.00	282,405.00	279.11	279.10
027-684-003-000	872 WALKER	89,973.00	240,920.00	330,893.00	279.11	279.10
027-684-004-000	876 WALKER	77,577.00	172,110.00	249,687.00	279.11	279.10
027-684-005-000	6 BARTH	108,691.00	203,297.00	311,988.00	279.11	279.10
027-684-006-000	10 BARTH	124,478.00	278,183.00	402,661.00	279.11	279.10
027-684-007-000	14 BARTH	150,000.00	190,000.00	340,000.00	279.11	279.10
027-684-008-000	18 BARTH	140,000.00	230,000.00	370,000.00	279.11	279.10
027-684-009-000	22 BARTH	65,641.00	168,423.00	234,064.00	279.11	279.10
027-684-010-000	26 BARTH	129,890.00	238,134.00	368,024.00	279.11	279.10
027-684-011-000	30 BARTH	65,641.00	168,569.00	234,210.00	279.11	279.10
027-684-012-000	34 BARTH	140,716.00	231,300.00	372,016.00	279.11	279.10
027-684-013-000	33 BARTH	74,592.00	132,950.00	207,542.00	279.11	279.10
027-684-014-000	29 BARTH	65,641.00	161,206.00	226,847.00	279.11	279.10
027-684-015-000	25 BARTH	65,641.00	138,870.00	204,511.00	279.11	279.10
027-684-016-000	21 BARTH	140,000.00	210,000.00	350,000.00	279.11	279.10
027-684-017-000	17 BARTH	61,429.00	153,946.00	215,375.00	279.11	279.10
027-684-018-000	13 BARTH	65,641.00	219,494.00	285,135.00	279.11	279.10
027-684-019-000	9 BARTH	150,000.00	190,000.00	340,000.00	279.11	279.10
027-684-020-000	5 BARTH	145,000.00	210,000.00	355,000.00	279.11	279.10
027-684-021-000	1 BARTH	70,205.00	164,443.00	234,648.00	279.11	279.10
027-690-001-000	776 LAUGENOUR	150,000.00	170,000.00	320,000.00	279.11	279.10
027-690-002-000	1628 SILBERSTEIN	140,000.00	167,400.00	307,400.00	279.11	279.10
027-690-003-000	1622 SILBERSTEIN	84,349.00	236,381.00	320,730.00	279.11	279.10
027-690-004-000	1616 SILBERSTEIN	93,721.00	348,381.00	442,102.00	279.11	279.10
027-690-005-000	1612 SILBERSTEIN	99,235.00	228,134.00	327,369.00	279.11	279.10
027-690-006-000	1608 SILBERSTEIN	150,000.00	190,000.00	340,000.00	279.11	279.10
027-690-007-000	1604 SILBERSTEIN	95,596.00	283,290.00	378,886.00	279.11	279.10
027-690-008-000	1600 SILBERSTEIN	96,478.00	302,232.00	398,710.00	279.11	279.10
027-690-009-000	1603 SILBERSTEIN	95,596.00	238,320.00	333,916.00	279.11	279.10
027-690-010-000	1607 SILBERSTEIN	140,000.00	210,000.00	350,000.00	279.11	279.10
027-690-011-000	1611 SILBERSTEIN	87,161.00	218,617.00	305,778.00	279.11	279.10
027-690-012-000	1617 SILBERSTEIN	84,349.00	229,730.00	314,079.00	279.11	279.10
027-690-013-000	1623 SILBERSTEIN	81,537.00	240,328.00	321,865.00	279.11	279.10
027-690-014-000	1629 SILBERSTEIN	46,189.00	108,515.00	154,704.00	279.11	279.10
027-690-015-000	1633 SILBERSTEIN	150,000.00	170,000.00	320,000.00	279.11	279.10
027-690-016-000	780 LAUGENOUR	140,000.00	165,000.00	305,000.00	279.11	279.10
027-690-017-000	1635 GILLETTE	155,000.00	205,000.00	360,000.00	279.11	279.10
027-690-018-000	1631 GILLETTE	84,349.00	218,076.00	302,425.00	279.11	279.10
027-690-019-000	1625 GILLETTE	97,582.00	227,859.00	325,441.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-690-020-000	1619 GILLETTE	75,914.00	195,581.00	271,495.00	279.11	279.10
027-690-021-000	1615 GILLETTE	89,973.00	181,524.00	271,497.00	279.11	279.10
027-690-022-000	1609 GILLETTE	140,000.00	150,000.00	290,000.00	279.11	279.10
027-690-023-000	1605 GILLETTE	78,726.00	223,699.00	302,425.00	279.11	279.10
027-690-024-000	1601 GILLETTE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-690-026-000	777 LAUGENOUR	150,000.00	190,000.00	340,000.00	279.11	279.10
027-690-027-000	781 LAUGENOUR	79,738.00	230,560.00	310,298.00	279.11	279.10
027-690-028-000	785 LAUGENOUR	93,721.00	215,010.00	308,731.00	279.11	279.10
027-690-029-000	789 LAUGENOUR	82,416.00	225,223.00	307,639.00	279.11	279.10
027-690-030-000	793 LAUGENOUR	81,537.00	258,549.00	340,086.00	279.11	279.10
027-690-031-000	797 LAUGENOUR	108,606.00	326,930.00	435,536.00	279.11	279.10
027-690-032-000	771 BOURN	88,098.00	209,499.00	297,597.00	279.11	279.10
027-690-033-000	767 BOURN	140,000.00	210,000.00	350,000.00	279.11	279.10
027-690-034-000	763 BOURN	220,000.00	324,500.00	544,500.00	279.11	279.10
027-690-035-000	759 BOURN	93,721.00	225,928.00	319,649.00	279.11	279.10
027-690-036-000	755 BOURN	90,965.00	209,940.00	300,905.00	279.11	279.10
027-690-037-000	751 BOURN	140,000.00	285,000.00	425,000.00	279.11	279.10
027-690-038-000	747 BOURN	140,000.00	150,000.00	290,000.00	279.11	279.10
027-690-039-000	743 BOURN	90,965.00	209,940.00	300,905.00	279.11	279.10
027-690-040-000	739 BOURN	145,000.00	230,000.00	375,000.00	279.11	279.10
027-690-042-000	1614 FARNHAM	110,263.00	282,163.00	392,426.00	279.11	279.10
027-690-043-000	1618 FARNHAM	102,543.00	223,723.00	326,266.00	279.11	279.10
027-690-044-000	1622 FARNHAM	81,592.00	665,694.00	747,286.00	279.11	279.10
027-690-045-000	1626 FARNHAM	212,241.00	387,340.00	599,581.00	279.11	279.10
027-690-046-000	1630 FARNHAM	93,721.00	284,678.00	378,399.00	279.11	279.10
027-690-047-000	1634 FARNHAM	124,478.00	135,304.00	259,782.00	279.11	279.10
027-690-048-000	768 LAUGENOUR	116,794.00	164,528.00	281,322.00	279.11	279.10
027-690-049-000	772 LAUGENOUR	96,920.00	229,347.00	326,267.00	279.11	279.10
027-690-050-000	773 LAUGENOUR	140,000.00	230,000.00	370,000.00	279.11	279.10
027-690-051-000	769 LAUGENOUR	140,000.00	235,000.00	375,000.00	279.11	279.10
027-690-052-000	765 LAUGENOUR	13,342.00	65,722.00	79,064.00	279.11	279.10
027-701-001-000	1601 LAUGENOUR	150,000.00	170,000.00	320,000.00	279.11	279.10
027-701-002-000	1605 LAUGENOUR	90,965.00	234,382.00	325,347.00	279.11	279.10
027-701-003-000	1609 LAUGENOUR	96,478.00	275,493.00	371,971.00	279.11	279.10
027-701-004-000	1613 LAUGENOUR	82,696.00	225,870.00	308,566.00	279.11	279.10
027-701-005-000	1619 LAUGENOUR	82,696.00	178,543.00	261,239.00	279.11	279.10
027-701-006-000	605 LAUGENOUR	104,748.00	217,304.00	322,052.00	279.11	279.10
027-701-007-000	611 LAUGENOUR	91,446.00	242,579.00	334,025.00	279.11	279.10
027-701-008-000	617 LAUGENOUR	150,000.00	195,000.00	345,000.00	279.11	279.10
027-701-009-000	623 LAUGENOUR	140,000.00	220,000.00	360,000.00	279.11	279.10
027-701-010-000	629 LAUGENOUR	86,163.00	231,552.00	317,715.00	279.11	279.10
027-701-011-000	635 LAUGENOUR	90,965.00	229,299.00	320,264.00	279.11	279.10
027-701-012-000	641 LAUGENOUR	91,189.00	281,781.00	372,970.00	279.11	279.10
027-701-013-000	647 LAUGENOUR	93,721.00	241,748.00	335,469.00	279.11	279.10
027-701-014-000	653 LAUGENOUR	96,725.00	188,549.00	285,274.00	279.11	279.10
027-701-015-000	659 LAUGENOUR	88,208.00	227,395.00	315,603.00	279.11	279.10
027-701-016-000	665 LAUGENOUR	93,721.00	225,467.00	319,188.00	279.11	279.10
027-701-017-000	671 LAUGENOUR	150,000.00	200,000.00	350,000.00	279.11	279.10
027-701-018-000	677 LAUGENOUR	96,553.00	251,400.00	347,953.00	279.11	279.10
027-701-019-000	1643 FARNHAM	140,000.00	160,000.00	300,000.00	279.11	279.10
027-701-020-000	1647 FARNHAM	129,890.00	226,058.00	355,948.00	279.11	279.10
027-701-021-000	1651 FARNHAM	102,830.00	248,627.00	351,457.00	279.11	279.10
027-701-022-000	1655 FARNHAM	124,478.00	174,274.00	298,752.00	279.11	279.10
027-702-001-000	601 BOURN	77,182.00	154,181.00	231,363.00	279.11	279.10
027-702-002-000	613 BOURN	77,182.00	190,043.00	267,225.00	279.11	279.10
027-702-003-000	625 BOURN	77,182.00	172,174.00	249,356.00	279.11	279.10
027-702-004-000	637 BOURN	77,182.00	206,336.00	283,518.00	279.11	279.10
027-702-005-000	649 BOURN	77,182.00	172,432.00	249,614.00	279.11	279.10
027-702-006-000	661 BOURN	77,182.00	196,747.00	273,929.00	279.11	279.10
027-702-007-000	673 BOURN	77,182.00	176,936.00	254,118.00	279.11	279.10
027-702-008-000	685 BOURN	156,952.00	141,256.00	298,208.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-702-009-000	697 BOURN	80,326.00	211,704.00	292,030.00	279.11	279.10
027-702-010-000	709 BOURN	77,182.00	184,938.00	262,120.00	279.11	279.10
027-702-011-000	721 BOURN	82,696.00	203,543.00	286,239.00	279.11	279.10
027-702-013-000	684 WOODARD	140,000.00	160,000.00	300,000.00	279.11	279.10
027-702-014-000	676 WOODARD	140,000.00	205,000.00	345,000.00	279.11	279.10
027-702-015-000	668 WOODARD	97,418.00	222,485.00	319,903.00	279.11	279.10
027-702-016-000	660 WOODARD	140,000.00	205,000.00	345,000.00	279.11	279.10
027-702-017-000	652 WOODARD	150,000.00	170,000.00	320,000.00	279.11	279.10
027-702-018-000	644 WOODARD	102,830.00	208,276.00	311,106.00	279.11	279.10
027-702-019-000	636 WOODARD	140,000.00	205,000.00	345,000.00	279.11	279.10
027-702-020-000	628 WOODARD	119,066.00	227,736.00	346,802.00	279.11	279.10
027-702-021-000	620 WOODARD	140,000.00	220,000.00	360,000.00	279.11	279.10
027-702-022-000	1610 LAUGENOUR	175,000.00	230,000.00	405,000.00	279.11	279.10
027-702-023-000	1618 LAUGENOUR	124,478.00	177,940.00	302,418.00	279.11	279.10
027-703-001-000	672 LAUGENOUR	162,364.00	245,283.00	407,647.00	279.11	279.10
027-703-002-000	680 LAUGENOUR	105,265.00	226,226.00	331,491.00	279.11	279.10
027-703-003-000	688 LAUGENOUR	150,000.00	170,000.00	320,000.00	279.11	279.10
027-703-004-000	1631 FARNHAM	97,418.00	276,999.00	374,417.00	279.11	279.10
027-703-005-000	1627 FARNHAM	97,418.00	230,461.00	327,879.00	279.11	279.10
027-703-006-000	1623 FARNHAM	135,304.00	277,642.00	412,946.00	279.11	279.10
027-703-007-000	1619 FARNHAM	124,478.00	233,891.00	358,369.00	279.11	279.10
027-703-008-000	1615 FARNHAM	135,304.00	126,237.00	261,541.00	279.11	279.10
027-703-009-000	667 WOODARD	140,000.00	255,000.00	395,000.00	279.11	279.10
027-703-010-000	659 WOODARD	129,890.00	131,705.00	261,595.00	279.11	279.10
027-703-011-000	651 WOODARD	145,000.00	200,000.00	345,000.00	279.11	279.10
027-703-012-000	643 WOODARD	200,000.00	285,000.00	485,000.00	279.11	279.10
027-703-013-000	635 WOODARD	97,959.00	225,874.00	323,833.00	279.11	279.10
027-703-014-000	622 LAUGENOUR	119,066.00	172,659.00	291,725.00	279.11	279.10
027-703-015-000	626 LAUGENOUR	103,324.00	274,936.00	378,260.00	279.11	279.10
027-703-016-000	632 LAUGENOUR	100,124.00	228,057.00	328,181.00	279.11	279.10
027-703-017-000	638 LAUGENOUR	129,890.00	126,806.00	256,696.00	279.11	279.10
027-703-018-000	8 GWINN	119,066.00	218,371.00	337,437.00	279.11	279.10
027-703-019-000	6 GWINN	110,948.00	229,493.00	340,441.00	279.11	279.10
027-703-020-000	4 GWINN	135,304.00	290,642.00	425,946.00	279.11	279.10
027-703-021-000	2 GWINN	102,153.00	233,758.00	335,911.00	279.11	279.10
027-711-001-000	761 HATCHER	160,000.00	170,000.00	330,000.00	279.11	279.10
027-711-002-000	765 HATCHER	146,128.00	317,454.00	463,582.00	279.11	279.10
027-711-003-000	769 HATCHER	130,400.00	237,051.00	367,451.00	279.11	279.10
027-711-004-000	773 HATCHER	140,000.00	205,000.00	345,000.00	279.11	279.10
027-711-005-000	777 HATCHER	135,304.00	131,261.00	266,565.00	279.11	279.10
027-711-006-000	3 HAZEMAN	129,890.00	170,046.00	299,936.00	279.11	279.10
027-711-007-000	5 HAZEMAN	137,925.00	245,590.00	383,515.00	279.11	279.10
027-711-008-000	7 HAZEMAN	162,369.00	287,385.00	449,754.00	279.11	279.10
027-711-010-000	10 HAZEMAN	145,000.00	245,000.00	390,000.00	279.11	279.10
027-711-011-000	8 HAZEMAN	140,000.00	205,000.00	345,000.00	279.11	279.10
027-711-012-000	6 HAZEMAN	150,000.00	195,000.00	345,000.00	279.11	279.10
027-711-013-000	4 HAZEMAN	140,716.00	264,653.00	405,369.00	279.11	279.10
027-711-014-000	2 HAZEMAN	124,478.00	241,985.00	366,463.00	279.11	279.10
027-711-015-000	781 HATCHER	140,716.00	178,801.00	319,517.00	279.11	279.10
027-711-016-000	785 HATCHER	124,478.00	244,490.00	368,968.00	279.11	279.10
027-711-017-000	789 HATCHER	135,304.00	192,467.00	327,771.00	279.11	279.10
027-711-018-000	1649 HATCHER	140,000.00	205,000.00	345,000.00	279.11	279.10
027-711-019-000	1653 HATCHER	140,000.00	220,000.00	360,000.00	279.11	279.10
027-711-020-000	1657 HATCHER	164,487.00	131,195.00	295,682.00	279.11	279.10
027-711-021-000	1661 HATCHER	145,000.00	205,000.00	350,000.00	279.11	279.10
027-711-022-000	1665 HATCHER	140,000.00	220,000.00	360,000.00	279.11	279.10
027-711-023-000	1671 HATCHER	155,000.00	170,000.00	325,000.00	279.11	279.10
027-712-001-000	762 HATCHER	140,716.00	191,994.00	332,710.00	279.11	279.10
027-712-002-000	766 HATCHER	124,478.00	300,850.00	425,328.00	279.11	279.10
027-712-003-000	770 HATCHER	124,478.00	251,422.00	375,900.00	279.11	279.10
027-712-004-000	774 HATCHER	124,478.00	274,368.00	398,846.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-712-005-000	778 HATCHER	140,000.00	205,000.00	345,000.00	279.11	279.10
027-712-006-000	782 HATCHER	140,000.00	205,000.00	345,000.00	279.11	279.10
027-712-007-000	786 HATCHER	135,304.00	194,925.00	330,229.00	279.11	279.10
027-712-008-000	790 HATCHER	124,478.00	130,743.00	255,221.00	279.11	279.10
027-712-009-000	794 HATCHER	124,478.00	208,281.00	332,759.00	279.11	279.10
027-712-010-000	1636 HATCHER	214,200.00	306,000.00	520,200.00	279.11	279.10
027-712-011-000	1640 HATCHER	150,000.00	195,000.00	345,000.00	279.11	279.10
027-712-012-000	1644 HATCHER	150,000.00	195,000.00	345,000.00	279.11	279.10
027-712-013-000	1648 HATCHER	140,000.00	205,000.00	345,000.00	279.11	279.10
027-712-014-000	1652 HATCHER	150,000.00	195,000.00	345,000.00	279.11	279.10
027-712-015-000	1656 HATCHER	150,000.00	170,000.00	320,000.00	279.11	279.10
027-712-016-000	1660 HATCHER	140,000.00	205,000.00	345,000.00	279.11	279.10
027-712-017-000	1664 HATCHER	140,000.00	220,000.00	360,000.00	279.11	279.10
027-712-018-000	1668 HATCHER	145,000.00	205,000.00	350,000.00	279.11	279.10
027-712-019-000	1672 HATCHER	150,000.00	170,000.00	320,000.00	279.11	279.10
027-721-001-000	852 ATWELL	74,426.00	160,321.00	234,747.00	279.11	279.10
027-721-002-000	850 ATWELL	82,696.00	201,670.00	284,366.00	279.11	279.10
027-721-003-000	848 ATWELL	71,669.00	190,203.00	261,872.00	279.11	279.10
027-721-004-000	846 ATWELL	71,669.00	168,310.00	239,979.00	279.11	279.10
027-721-005-000	844 ATWELL	71,669.00	163,409.00	235,078.00	279.11	279.10
027-721-006-000	842 ATWELL	77,182.00	248,484.00	325,666.00	279.11	279.10
027-721-007-000	840 ATWELL	71,669.00	187,082.00	258,751.00	279.11	279.10
027-721-008-000	838 ATWELL	71,669.00	218,648.00	290,317.00	279.11	279.10
027-721-009-000	836 ATWELL	140,000.00	235,000.00	375,000.00	279.11	279.10
027-721-010-000	834 ATWELL	88,411.00	314,249.00	402,660.00	279.11	279.10
027-721-011-000	832 ATWELL	71,669.00	209,389.00	281,058.00	279.11	279.10
027-721-012-000	830 ATWELL	82,696.00	235,963.00	318,659.00	279.11	279.10
027-721-013-000	828 ATWELL	71,669.00	252,175.00	323,844.00	279.11	279.10
027-721-014-000	826 ATWELL	71,669.00	158,441.00	230,110.00	279.11	279.10
027-721-015-000	824 ATWELL	140,000.00	245,000.00	385,000.00	279.11	279.10
027-721-016-000	822 ATWELL	193,800.00	275,400.00	469,200.00	279.11	279.10
027-721-017-000	820 ATWELL	160,000.00	170,000.00	330,000.00	279.11	279.10
027-721-018-000	818 ATWELL	71,669.00	128,125.00	199,794.00	279.11	279.10
027-721-019-000	816 ATWELL	71,669.00	151,914.00	223,583.00	279.11	279.10
027-721-020-000	814 ATWELL	150,000.00	170,000.00	320,000.00	279.11	279.10
027-721-021-000	812 ATWELL	74,426.00	141,814.00	216,240.00	279.11	279.10
027-721-022-000	810 ATWELL	150,000.00	170,000.00	320,000.00	279.11	279.10
027-721-023-000	808 ATWELL	150,000.00	172,900.00	322,900.00	279.11	279.10
027-721-024-000	806 ATWELL	82,696.00	192,850.00	275,546.00	279.11	279.10
027-721-025-000	804 ATWELL	82,696.00	160,537.00	243,233.00	279.11	279.10
027-721-026-000	802 ATWELL	74,426.00	126,905.00	201,331.00	279.11	279.10
027-721-027-000	800 ATWELL	77,182.00	152,051.00	229,233.00	279.11	279.10
027-722-001-000	801 ATWELL	155,000.00	185,000.00	340,000.00	279.11	279.10
027-722-002-000	803 ATWELL	192,474.00	202,878.00	395,352.00	279.11	279.10
027-722-003-000	805 ATWELL	71,669.00	294,123.00	365,792.00	279.11	279.10
027-722-004-000	807 ATWELL	133,652.00	139,183.00	272,835.00	279.11	279.10
027-722-005-000	809 ATWELL	74,426.00	151,312.00	225,738.00	279.11	279.10
027-722-006-000	811 ATWELL	71,669.00	202,471.00	274,140.00	279.11	279.10
027-722-007-000	813 ATWELL	71,669.00	142,789.00	214,458.00	279.11	279.10
027-722-008-000	815 ATWELL	150,000.00	195,000.00	345,000.00	279.11	279.10
027-722-009-000	817 ATWELL	71,669.00	165,283.00	236,952.00	279.11	279.10
027-722-010-000	837 ATWELL	150,000.00	180,000.00	330,000.00	279.11	279.10
027-722-011-000	839 ATWELL	79,939.00	235,411.00	315,350.00	279.11	279.10
027-722-012-000	841 ATWELL	140,000.00	170,000.00	310,000.00	279.11	279.10
027-722-013-000	843 ATWELL	155,000.00	185,000.00	340,000.00	279.11	279.10
027-722-014-000	845 ATWELL	140,000.00	150,000.00	290,000.00	279.11	279.10
027-722-015-000	847 ATWELL	140,000.00	245,000.00	385,000.00	279.11	279.10
027-722-016-000	849 ATWELL	74,426.00	136,835.00	211,261.00	279.11	279.10
027-722-017-000	851 ATWELL	74,426.00	143,341.00	217,767.00	279.11	279.10
027-722-018-000	853 ATWELL	155,000.00	185,000.00	340,000.00	279.11	279.10
027-731-001-000	1802 ELSTON	82,696.00	183,568.00	266,264.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-731-002-000	1806 ELSTON	82,696.00	227,802.00	310,498.00	279.11	279.10
027-731-003-000	1810 ELSTON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-731-004-000	1814 ELSTON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-731-005-000	1818 ELSTON	57,357.00	224,908.00	282,265.00	279.11	279.10
027-731-006-000	1822 ELSTON	90,965.00	256,776.00	347,741.00	279.11	279.10
027-731-007-000	1826 ELSTON	95,927.00	183,817.00	279,744.00	279.11	279.10
027-731-008-000	1813 GABLE	104,748.00	223,283.00	328,031.00	279.11	279.10
027-731-009-000	1809 GABLE	82,696.00	283,379.00	366,075.00	279.11	279.10
027-731-010-000	1805 GABLE	145,000.00	230,000.00	375,000.00	279.11	279.10
027-731-011-000	1801 GABLE	90,965.00	168,228.00	259,193.00	279.11	279.10
027-731-012-000	1817 HOMESTEAD	91,385.00	220,527.00	311,912.00	279.11	279.10
027-731-013-000	1813 HOMESTEAD	86,913.00	170,907.00	257,820.00	279.11	279.10
027-731-014-000	1809 HOMESTEAD	85,763.00	205,089.00	290,852.00	279.11	279.10
027-731-015-000	1805 HOMESTEAD	82,696.00	250,020.00	332,716.00	279.11	279.10
027-731-016-000	1801 HOMESTEAD	150,000.00	175,000.00	325,000.00	279.11	279.10
027-732-001-000	1734 ELSTON	135,304.00	229,489.00	364,793.00	279.11	279.10
027-732-002-000	1738 ELSTON	135,304.00	249,201.00	384,505.00	279.11	279.10
027-732-003-000	1742 ELSTON	146,128.00	244,376.00	390,504.00	279.11	279.10
027-732-004-000	1746 ELSTON	140,716.00	375,885.00	516,601.00	279.11	279.10
027-732-005-000	1750 ELSTON	150,000.00	175,000.00	325,000.00	279.11	279.10
027-732-006-000	1754 ELSTON	135,304.00	213,190.00	348,494.00	279.11	279.10
027-732-007-000	1758 ELSTON	97,418.00	263,502.00	360,920.00	279.11	279.10
027-732-008-000	1762 ELSTON	102,830.00	279,055.00	381,885.00	279.11	279.10
027-732-009-000	1766 ELSTON	124,478.00	177,577.00	302,055.00	279.11	279.10
027-732-010-000	1770 ELSTON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-732-011-000	1774 ELSTON	150,000.00	175,000.00	325,000.00	279.11	279.10
027-732-012-000	1775 HOMESTEAD	150,000.00	170,000.00	320,000.00	279.11	279.10
027-732-013-000	1771 HOMESTEAD	124,478.00	245,579.00	370,057.00	279.11	279.10
027-732-014-000	1767 HOMESTEAD	150,000.00	170,000.00	320,000.00	279.11	279.10
027-732-015-000	1763 HOMESTEAD	119,066.00	246,073.00	365,139.00	279.11	279.10
027-732-016-000	1759 HOMESTEAD	109,194.00	243,546.00	352,740.00	279.11	279.10
027-732-017-000	1755 HOMESTEAD	140,000.00	230,000.00	370,000.00	279.11	279.10
027-732-018-000	1751 HOMESTEAD	113,654.00	214,770.00	328,424.00	279.11	279.10
027-732-019-000	1747 HOMESTEAD	124,478.00	190,945.00	315,423.00	279.11	279.10
027-732-020-000	759 MERRITT	124,478.00	263,007.00	387,485.00	279.11	279.10
027-733-001-000	754 MERRITT	175,000.00	215,000.00	390,000.00	279.11	279.10
027-733-002-000	758 MERRITT	129,890.00	250,124.00	380,014.00	279.11	279.10
027-733-003-000	762 MERRITT	85,451.00	183,933.00	269,384.00	279.11	279.10
027-733-004-000	766 MERRITT	150,000.00	170,000.00	320,000.00	279.11	279.10
027-733-005-000	770 MERRITT	85,451.00	220,400.00	305,851.00	279.11	279.10
027-733-006-000	774 MERRITT	140,000.00	210,000.00	350,000.00	279.11	279.10
027-733-007-000	778 MERRITT	85,451.00	194,791.00	280,242.00	279.11	279.10
027-733-008-000	782 MERRITT	85,451.00	219,424.00	304,875.00	279.11	279.10
027-733-009-000	786 MERRITT	77,182.00	166,784.00	243,966.00	279.11	279.10
027-733-010-000	790 MERRITT	77,182.00	221,471.00	298,653.00	279.11	279.10
027-733-011-000	794 MERRITT	79,939.00	240,897.00	320,836.00	279.11	279.10
027-733-012-000	798 MERRITT	150,000.00	170,000.00	320,000.00	279.11	279.10
027-733-013-000	799 ELSTON	150,000.00	170,000.00	320,000.00	279.11	279.10
027-733-014-000	795 ELSTON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-733-015-000	791 ELSTON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-733-016-000	787 ELSTON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-733-017-000	783 ELSTON	150,000.00	170,000.00	320,000.00	279.11	279.10
027-733-018-000	779 ELSTON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-733-019-000	775 ELSTON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-733-020-000	771 ELSTON	198,900.00	234,600.00	433,500.00	279.11	279.10
027-733-021-000	767 ELSTON	140,000.00	210,000.00	350,000.00	279.11	279.10
027-733-022-000	763 ELSTON	124,478.00	257,749.00	382,227.00	279.11	279.10
027-733-023-000	759 ELSTON	135,000.00	185,000.00	320,000.00	279.11	279.10
027-734-001-000	796 ELSTON	150,000.00	175,000.00	325,000.00	279.11	279.10
027-734-002-000	792 ELSTON	140,000.00	235,000.00	375,000.00	279.11	279.10
027-734-003-000	788 ELSTON	150,000.00	170,000.00	320,000.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-734-004-000	784 ELSTON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-734-005-000	780 ELSTON	140,000.00	260,000.00	400,000.00	279.11	279.10
027-734-006-000	776 ELSTON	150,000.00	170,000.00	320,000.00	279.11	279.10
027-734-007-000	772 ELSTON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-734-008-000	768 ELSTON	140,000.00	259,000.00	399,000.00	279.11	279.10
027-734-009-000	764 ELSTON	130,000.00	190,000.00	320,000.00	279.11	279.10
027-735-001-000	1726 MERRITT	140,000.00	210,000.00	350,000.00	279.11	279.10
027-735-002-000	1722 MERRITT	150,000.00	195,000.00	345,000.00	279.11	279.10
027-735-003-000	1718 MERRITT	140,000.00	230,000.00	370,000.00	279.11	279.10
027-735-004-000	1714 MERRITT	140,000.00	210,000.00	350,000.00	279.11	279.10
027-735-005-000	1710 MERRITT	150,000.00	195,000.00	345,000.00	279.11	279.10
027-735-006-000	1706 MERRITT	150,000.00	170,000.00	320,000.00	279.11	279.10
027-735-007-000	1702 MERRITT	150,000.00	170,000.00	320,000.00	279.11	279.10
027-741-001-000	1799 FARNHAM	105,313.00	232,654.00	337,967.00	279.11	279.10
027-741-002-000	1801 FARNHAM	124,478.00	168,858.00	293,336.00	279.11	279.10
027-741-003-000	1805 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-741-004-000	1809 FARNHAM	90,965.00	203,039.00	294,004.00	279.11	279.10
027-741-005-000	1813 FARNHAM	90,965.00	222,655.00	313,620.00	279.11	279.10
027-741-006-000	1817 FARNHAM	96,901.00	262,425.00	359,326.00	279.11	279.10
027-741-007-000	1821 FARNHAM	121,288.00	177,266.00	298,554.00	279.11	279.10
027-741-008-000	1825 FARNHAM	90,965.00	263,212.00	354,177.00	279.11	279.10
027-741-009-000	1829 FARNHAM	102,325.00	295,971.00	398,296.00	279.11	279.10
027-742-001-000	1796 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-742-002-000	1785 ELSTON	150,000.00	170,000.00	320,000.00	279.11	279.10
027-743-001-000	1800 FARNHAM	119,066.00	193,772.00	312,838.00	279.11	279.10
027-743-002-000	1804 FARNHAM	94,271.00	253,605.00	347,876.00	279.11	279.10
027-743-003-000	1808 FARNHAM	140,000.00	230,000.00	370,000.00	279.11	279.10
027-743-004-000	1812 FARNHAM	124,478.00	223,539.00	348,017.00	279.11	279.10
027-743-005-000	1816 FARNHAM	96,478.00	288,436.00	384,914.00	279.11	279.10
027-743-006-000	1820 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-743-007-000	1824 FARNHAM	150,000.00	195,000.00	345,000.00	279.11	279.10
027-743-008-000	1828 FARNHAM	93,815.00	232,654.00	326,469.00	279.11	279.10
027-743-009-000	1832 FARNHAM	96,478.00	239,271.00	335,749.00	279.11	279.10
027-743-010-000	1836 FARNHAM	99,235.00	213,729.00	312,964.00	279.11	279.10
027-743-011-000	1840 FARNHAM	99,235.00	229,630.00	328,865.00	279.11	279.10
027-743-012-000	1844 FARNHAM	101,991.00	214,530.00	316,521.00	279.11	279.10
027-743-013-000	1837 ELSTON	101,991.00	192,960.00	294,951.00	279.11	279.10
027-743-014-000	1833 ELSTON	99,235.00	249,076.00	348,311.00	279.11	279.10
027-743-015-000	1829 ELSTON	140,000.00	195,000.00	335,000.00	279.11	279.10
027-743-016-000	1825 ELSTON	90,965.00	249,069.00	340,034.00	279.11	279.10
027-743-017-000	1821 ELSTON	91,015.00	242,439.00	333,454.00	279.11	279.10
027-743-018-000	1817 ELSTON	93,721.00	213,119.00	306,840.00	279.11	279.10
027-743-019-000	1813 ELSTON	93,721.00	195,029.00	288,750.00	279.11	279.10
027-743-020-000	1809 ELSTON	87,105.00	244,263.00	331,368.00	279.11	279.10
027-743-021-000	1805 ELSTON	87,105.00	221,274.00	308,379.00	279.11	279.10
027-743-022-000	1801 ELSTON	92,620.00	201,670.00	294,290.00	279.11	279.10
027-744-001-000	1802 GABLE	86,555.00	164,072.00	250,627.00	279.11	279.10
027-744-002-000	1806 GABLE	150,000.00	195,000.00	345,000.00	279.11	279.10
027-744-003-000	1810 GABLE	85,451.00	229,105.00	314,556.00	279.11	279.10
027-744-004-000	1814 GABLE	85,451.00	213,249.00	298,700.00	279.11	279.10
027-744-005-000	1818 GABLE	85,451.00	238,470.00	323,921.00	279.11	279.10
027-744-006-000	1822 GABLE	85,451.00	203,721.00	289,172.00	279.11	279.10
027-744-007-000	1826 GABLE	85,451.00	213,501.00	298,952.00	279.11	279.10
027-744-008-000	1830 GABLE	85,451.00	242,652.00	328,103.00	279.11	279.10
027-744-009-000	1834 GABLE	150,000.00	175,000.00	325,000.00	279.11	279.10
027-751-001-000	1747 LEE	145,000.00	230,000.00	375,000.00	279.11	279.10
027-751-002-000	1749 LEE	140,000.00	223,500.00	363,500.00	279.11	279.10
027-751-003-000	1751 LEE	145,000.00	225,000.00	370,000.00	279.11	279.10
027-751-004-000	1753 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-751-005-000	1755 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-751-006-000	1757 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-751-007-000	1759 LEE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-751-008-000	1761 FARNHAM	145,000.00	230,000.00	375,000.00	279.11	279.10
027-751-009-000	1765 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-751-010-000	1769 FARNHAM	150,000.00	195,000.00	345,000.00	279.11	279.10
027-751-011-000	1773 FARNHAM	130,000.00	190,000.00	320,000.00	279.11	279.10
027-751-012-000	1777 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-751-013-000	1781 FARNHAM	150,000.00	195,000.00	345,000.00	279.11	279.10
027-751-014-000	1785 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-751-015-000	1789 FARNHAM	150,000.00	195,000.00	345,000.00	279.11	279.10
027-751-016-000	1793 FARNHAM	130,000.00	190,000.00	320,000.00	279.11	279.10
027-751-017-000	1797 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-752-001-000	1740 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-752-002-000	1744 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-752-003-000	1748 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-752-004-000	1752 FARNHAM	150,000.00	210,000.00	360,000.00	279.11	279.10
027-752-005-000	1756 FARNHAM	140,000.00	214,000.00	354,000.00	279.11	279.10
027-752-006-000	1760 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-752-007-000	1764 FARNHAM	140,000.00	230,000.00	370,000.00	279.11	279.10
027-752-008-000	1768 FARNHAM	150,000.00	195,000.00	345,000.00	279.11	279.10
027-752-009-000	1772 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-752-010-000	1776 FARNHAM	150,000.00	195,000.00	345,000.00	279.11	279.10
027-752-011-000	1780 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-752-012-000	1784 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-752-013-000	1788 FARNHAM	150,000.00	195,000.00	345,000.00	279.11	279.10
027-752-014-000	1792 FARNHAM	140,000.00	230,000.00	370,000.00	279.11	279.10
027-752-015-000	1781 ELSTON	102,830.00	250,184.00	353,014.00	279.11	279.10
027-752-016-000	1777 ELSTON	119,066.00	268,347.00	387,413.00	279.11	279.10
027-752-017-000	1773 ELSTON	119,066.00	212,090.00	331,156.00	279.11	279.10
027-752-018-000	1769 ELSTON	119,066.00	259,451.00	378,517.00	279.11	279.10
027-752-019-000	1765 ELSTON	108,242.00	249,405.00	357,647.00	279.11	279.10
027-752-020-000	1761 ELSTON	124,478.00	211,540.00	336,018.00	279.11	279.10
027-752-021-000	1757 ELSTON	124,478.00	229,441.00	353,919.00	279.11	279.10
027-752-022-000	1753 ELSTON	124,478.00	274,751.00	399,229.00	279.11	279.10
027-752-023-000	1749 ELSTON	102,830.00	275,478.00	378,308.00	279.11	279.10
027-752-024-000	1745 ELSTON	150,000.00	170,000.00	320,000.00	279.11	279.10
027-752-025-000	1741 ELSTON	150,000.00	195,000.00	345,000.00	279.11	279.10
027-752-026-000	1737 ELSTON	140,000.00	230,000.00	370,000.00	279.11	279.10
027-761-001-000	1745 LEE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-761-002-000	1741 LEE	187,507.00	248,239.00	435,746.00	279.11	279.10
027-761-003-000	1737 LEE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-761-004-000	1733 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-761-005-000	1729 LEE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-761-006-000	1725 LEE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-761-007-000	1721 LEE	140,000.00	245,000.00	385,000.00	279.11	279.10
027-761-008-000	1717 LEE	146,128.00	115,848.00	261,976.00	279.11	279.10
027-761-009-000	1713 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-761-010-000	1709 LEE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-761-011-000	1705 LEE	153,875.00	166,969.00	320,844.00	279.11	279.10
027-761-012-000	1703 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-761-013-000	1701 LEE	145,000.00	205,000.00	350,000.00	279.11	279.10
027-761-015-000	1706 LEE	140,000.00	235,000.00	375,000.00	279.11	279.10
027-761-016-000	1710 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-761-017-000	1714 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-761-018-000	603 EAKLE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-761-019-000	607 EAKLE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-761-020-000	1715 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-761-021-000	1711 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-761-022-000	1707 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-761-023-000	1703 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-762-001-000	1726 LEE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-762-002-000	1730 LEE	145,000.00	205,000.00	350,000.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-762-003-000	1734 LEE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-762-004-000	1738 LEE	156,952.00	111,648.00	268,600.00	279.11	279.10
027-762-005-000	1742 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-762-006-000	1746 LEE	140,000.00	205,000.00	345,000.00	279.11	279.10
027-762-007-000	1748 LEE	150,000.00	170,000.00	320,000.00	279.11	279.10
027-762-008-000	1752 LEE	140,000.00	237,000.00	377,000.00	279.11	279.10
027-762-009-000	1751 FARNHAM	150,000.00	175,000.00	325,000.00	279.11	279.10
027-762-010-000	1747 FARNHAM	150,000.00	195,000.00	345,000.00	279.11	279.10
027-762-011-000	1743 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-762-012-000	1739 FARNHAM	140,000.00	220,000.00	360,000.00	279.11	279.10
027-762-013-000	1735 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-762-014-000	1731 FARNHAM	140,000.00	230,000.00	370,000.00	279.11	279.10
027-762-015-000	1727 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-762-016-000	1723 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-763-001-000	1704 FARNHAM	175,099.00	185,136.00	360,235.00	279.11	279.10
027-763-002-000	1708 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-763-003-000	1712 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-763-004-000	1716 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-763-005-000	1720 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-763-006-000	1724 FARNHAM	150,000.00	170,000.00	320,000.00	279.11	279.10
027-763-007-000	1728 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-763-008-000	1732 FARNHAM	120,000.00	100,000.00	220,000.00	279.11	279.10
027-763-009-000	1736 FARNHAM	140,000.00	205,000.00	345,000.00	279.11	279.10
027-763-010-000	1733 ELSTON	129,890.00	262,927.00	392,817.00	279.11	279.10
027-763-011-000	1729 ELSTON	135,304.00	198,822.00	334,126.00	279.11	279.10
027-763-012-000	1725 ELSTON	198,900.00	234,600.00	433,500.00	279.11	279.10
027-763-013-000	1721 ELSTON	140,000.00	210,000.00	350,000.00	279.11	279.10
027-763-014-000	1717 ELSTON	124,478.00	264,628.00	389,106.00	279.11	279.10
027-763-015-000	1713 ELSTON	129,890.00	199,100.00	328,990.00	279.11	279.10
027-763-016-000	1709 ELSTON	159,115.00	286,020.00	445,135.00	279.11	279.10
027-763-017-000	1705 ELSTON	132,651.00	257,799.00	390,450.00	279.11	279.10
027-763-018-000	760 ELSTON	135,304.00	246,530.00	381,834.00	279.11	279.10
027-771-001-000	1953 HECKE	92,980.00	166,801.00	259,781.00	279.11	279.10
027-771-002-000	1957 HECKE	130,000.00	160,000.00	290,000.00	279.11	279.10
027-771-003-000	1961 HECKE	90,965.00	134,519.00	225,484.00	279.11	279.10
027-771-004-000	1965 HECKE	93,721.00	154,257.00	247,978.00	279.11	279.10
027-771-005-000	1969 HECKE	92,006.00	164,419.00	256,425.00	279.11	279.10
027-771-006-000	1973 HECKE	93,721.00	135,071.00	228,792.00	279.11	279.10
027-771-007-000	1977 HECKE	12,291.00	40,703.00	52,994.00	279.11	279.10
027-771-008-000	1981 HECKE	113,654.00	173,484.00	287,138.00	279.11	279.10
027-771-010-000	1985 HECKE	90,965.00	140,033.00	230,998.00	279.11	279.10
027-771-011-000	1989 HECKE	92,620.00	168,591.00	261,211.00	279.11	279.10
027-771-012-000	1993 HECKE	90,965.00	162,527.00	253,492.00	279.11	279.10
027-771-013-000	1997 HECKE	90,965.00	180,279.00	271,244.00	279.11	279.10
027-772-001-000	1954 HECKE	93,721.00	159,771.00	253,492.00	279.11	279.10
027-772-002-000	1958 HECKE	93,721.00	132,072.00	225,793.00	279.11	279.10
027-772-003-000	1962 HECKE	94,715.00	166,496.00	261,211.00	279.11	279.10
027-772-004-000	1966 HECKE	93,721.00	159,771.00	253,492.00	279.11	279.10
027-772-005-000	1970 HECKE	97,029.00	166,017.00	263,046.00	279.11	279.10
027-772-006-000	1972 HECKE	90,414.00	138,379.00	228,793.00	279.11	279.10
027-772-007-000	1971 HERSHEY	140,000.00	170,000.00	310,000.00	279.11	279.10
027-772-008-000	1967 HERSHEY	85,451.00	168,151.00	253,602.00	279.11	279.10
027-772-009-000	1963 HERSHEY	90,414.00	167,268.00	257,682.00	279.11	279.10
027-772-010-000	1959 HERSHEY	91,185.00	166,496.00	257,681.00	279.11	279.10
027-772-011-000	1955 HERSHEY	140,000.00	170,000.00	310,000.00	279.11	279.10
027-772-012-000	1951 HERSHEY	94,715.00	177,522.00	272,237.00	279.11	279.10
027-773-001-000	1952 HERSHEY	90,965.00	180,279.00	271,244.00	279.11	279.10
027-773-002-000	1956 HERSHEY	155,000.00	185,000.00	340,000.00	279.11	279.10
027-773-003-000	1960 HERSHEY	119,083.00	191,857.00	310,940.00	279.11	279.10
027-773-004-000	1964 HERSHEY	93,721.00	165,235.00	258,956.00	279.11	279.10
027-773-005-000	1968 HERSHEY	88,208.00	189,322.00	277,530.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-773-006-000	1972 HERSHEY	88,208.00	183,036.00	271,244.00	279.11	279.10
027-773-007-000	1976 HERSHEY	93,721.00	190,645.00	284,366.00	279.11	279.10
027-773-008-000	1980 HERSHEY	88,208.00	179,617.00	267,825.00	279.11	279.10
027-773-009-000	1984 HERSHEY	150,000.00	170,000.00	320,000.00	279.11	279.10
027-773-010-000	1988 HERSHEY	90,965.00	140,033.00	230,998.00	279.11	279.10
027-781-001-000	1801 HARDY	140,000.00	209,500.00	349,500.00	279.11	279.10
027-781-002-000	1805 HARDY	145,000.00	205,000.00	350,000.00	279.11	279.10
027-781-003-000	1809 HARDY	140,000.00	220,000.00	360,000.00	279.11	279.10
027-781-004-000	1813 HARDY	140,000.00	210,000.00	350,000.00	279.11	279.10
027-781-005-000	1817 HARDY	150,000.00	190,000.00	340,000.00	279.11	279.10
027-781-006-000	1821 HARDY	145,000.00	205,000.00	350,000.00	279.11	279.10
027-781-007-000	1825 HARDY	140,000.00	210,000.00	350,000.00	279.11	279.10
027-781-008-000	1829 HARDY	140,000.00	275,000.00	415,000.00	279.11	279.10
027-781-009-000	1833 HARDY	135,304.00	151,527.00	286,831.00	279.11	279.10
027-782-001-000	1802 HARDY	146,128.00	142,316.00	288,444.00	279.11	279.10
027-782-002-000	1806 HARDY	140,000.00	252,000.00	392,000.00	279.11	279.10
027-782-003-000	1810 HARDY	150,000.00	190,000.00	340,000.00	279.11	279.10
027-782-004-000	1814 HARDY	146,128.00	233,793.00	379,921.00	279.11	279.10
027-782-005-000	1818 HARDY	140,000.00	210,000.00	350,000.00	279.11	279.10
027-782-006-000	1822 HARDY	140,000.00	220,000.00	360,000.00	279.11	279.10
027-782-007-000	1826 HARDY	146,128.00	263,018.00	409,146.00	279.11	279.10
027-782-008-000	1830 HARDY	145,000.00	205,000.00	350,000.00	279.11	279.10
027-782-009-000	1834 HARDY	161,432.00	194,837.00	356,269.00	279.11	279.10
027-782-010-000	1833 LOWE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-782-011-000	1829 LOWE	140,000.00	252,000.00	392,000.00	279.11	279.10
027-782-012-000	1825 LOWE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-782-013-000	1821 LOWE	145,000.00	205,000.00	350,000.00	279.11	279.10
027-782-014-000	1817 LOWE	140,000.00	250,000.00	390,000.00	279.11	279.10
027-782-015-000	1813 LOWE	135,304.00	155,271.00	290,575.00	279.11	279.10
027-782-016-000	1809 LOWE	140,000.00	275,000.00	415,000.00	279.11	279.10
027-782-017-000	1805 LOWE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-782-018-000	1801 LOWE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-783-001-000	1802 LOWE	151,540.00	191,359.00	342,899.00	279.11	279.10
027-783-002-000	1806 LOWE	140,000.00	285,000.00	425,000.00	279.11	279.10
027-783-003-000	1810 LOWE	140,000.00	210,000.00	350,000.00	279.11	279.10
027-783-004-000	1814 LOWE	140,000.00	230,000.00	370,000.00	279.11	279.10
027-783-005-000	1818 LOWE	150,000.00	175,000.00	325,000.00	279.11	279.10
027-783-006-000	1822 LOWE	140,000.00	285,000.00	425,000.00	279.11	279.10
027-783-007-000	1826 LOWE	149,438.00	212,241.00	361,679.00	279.11	279.10
027-783-008-000	1830 LOWE	140,000.00	250,000.00	390,000.00	279.11	279.10
027-783-009-000	1834 LOWE	153,875.00	132,638.00	286,513.00	279.11	279.10
027-783-010-000	1833 GUM	150,000.00	175,000.00	325,000.00	279.11	279.10
027-783-011-000	1829 GUM	140,000.00	285,000.00	425,000.00	279.11	279.10
027-783-012-000	1825 GUM	145,000.00	180,000.00	325,000.00	279.11	279.10
027-783-013-000	1821 GUM	140,000.00	220,000.00	360,000.00	279.11	279.10
027-783-014-000	1817 GUM	140,000.00	250,000.00	390,000.00	279.11	279.10
027-783-015-000	1813 GUM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-783-016-000	1809 GUM	150,000.00	190,000.00	340,000.00	279.11	279.10
027-783-017-000	1805 GUM	145,000.00	205,000.00	350,000.00	279.11	279.10
027-783-018-000	1801 GUM	150,000.00	190,000.00	340,000.00	279.11	279.10
027-784-001-000	1948 HERSHEY	150,000.00	175,000.00	325,000.00	279.11	279.10
027-784-002-000	1944 HERSHEY	145,000.00	205,000.00	350,000.00	279.11	279.10
027-784-003-000	1940 HERSHEY	124,000.00	226,000.00	350,000.00	279.11	279.10
027-784-004-000	1936 HERSHEY	129,890.00	228,966.00	358,856.00	279.11	279.10
027-784-005-000	1932 HERSHEY	124,478.00	245,699.00	370,177.00	279.11	279.10
027-784-006-000	1928 HERSHEY	94,743.00	304,162.00	398,905.00	279.11	279.10
027-784-007-000	1924 HERSHEY	146,128.00	305,453.00	451,581.00	279.11	279.10
027-784-008-000	1920 HERSHEY	129,890.00	269,693.00	399,583.00	279.11	279.10
027-784-009-000	1916 HERSHEY	129,890.00	246,975.00	376,865.00	279.11	279.10
027-784-010-000	1912 HERSHEY	150,000.00	175,000.00	325,000.00	279.11	279.10
027-784-011-000	1908 HERSHEY	140,000.00	224,500.00	364,500.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-784-012-000	1904 HERSHEY	150,000.00	190,000.00	340,000.00	279.11	279.10
027-784-013-000	1900 HERSHEY	140,000.00	220,000.00	360,000.00	279.11	279.10
027-784-014-000	1896 HERSHEY	140,000.00	220,000.00	360,000.00	279.11	279.10
027-784-015-000	1892 HERSHEY	135,304.00	287,140.00	422,444.00	279.11	279.10
027-784-016-000	1888 HERSHEY	145,000.00	247,500.00	392,500.00	279.11	279.10
027-784-017-000	1884 HERSHEY	150,000.00	175,000.00	325,000.00	279.11	279.10
027-784-018-000	725 FARNHAM	150,000.00	190,000.00	340,000.00	279.11	279.10
027-784-019-000	729 FARNHAM	140,000.00	250,000.00	390,000.00	279.11	279.10
027-784-020-000	733 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-784-021-000	737 FARNHAM	140,000.00	190,000.00	330,000.00	279.11	279.10
027-784-022-000	741 FARNHAM	159,181.00	244,596.00	403,777.00	279.11	279.10
027-784-023-000	745 FARNHAM	140,000.00	245,000.00	385,000.00	279.11	279.10
027-784-024-000	749 FARNHAM	150,000.00	190,000.00	340,000.00	279.11	279.10
027-784-025-000	753 FARNHAM	148,569.00	250,741.00	399,310.00	279.11	279.10
027-784-026-000	757 FARNHAM	140,000.00	210,000.00	350,000.00	279.11	279.10
027-784-027-000	761 FARNHAM	150,000.00	250,000.00	400,000.00	279.11	279.10
027-785-001-000	1950 HECKE	113,654.00	217,691.00	331,345.00	279.11	279.10
027-785-002-000	1946 HECKE	100,220.00	245,710.00	345,930.00	279.11	279.10
027-785-003-000	1942 HECKE	116,106.00	283,595.00	399,701.00	279.11	279.10
027-785-004-000	1938 HECKE	129,890.00	191,239.00	321,129.00	279.11	279.10
027-785-005-000	1934 HECKE	97,418.00	250,046.00	347,464.00	279.11	279.10
027-785-006-000	1930 HECKE	108,242.00	309,909.00	418,151.00	279.11	279.10
027-785-007-000	1919 HERSHEY	124,478.00	184,000.00	308,478.00	279.11	279.10
027-785-008-000	1923 HERSHEY	155,000.00	190,000.00	345,000.00	279.11	279.10
027-785-009-000	1927 HERSHEY	97,526.00	247,876.00	345,402.00	279.11	279.10
027-785-010-000	1931 HERSHEY	140,000.00	250,000.00	390,000.00	279.11	279.10
027-785-011-000	1935 HERSHEY	124,478.00	246,252.00	370,730.00	279.11	279.10
027-785-012-000	1939 HERSHEY	150,000.00	190,000.00	340,000.00	279.11	279.10
027-785-013-000	1943 HERSHEY	119,066.00	221,921.00	340,987.00	279.11	279.10
027-785-014-000	1947 HERSHEY	124,478.00	136,926.00	261,404.00	279.11	279.10
027-791-001-000	645 BLOWERS	124,478.00	192,279.00	316,757.00	279.11	279.10
027-791-002-000	643 BLOWERS	159,181.00	147,336.00	306,517.00	279.11	279.10
027-791-003-000	641 BLOWERS	140,000.00	250,000.00	390,000.00	279.11	279.10
027-791-004-000	637 BLOWERS	140,000.00	240,000.00	380,000.00	279.11	279.10
027-791-005-000	633 BLOWERS	150,000.00	190,000.00	340,000.00	279.11	279.10
027-791-006-000	629 BLOWERS	140,000.00	285,000.00	425,000.00	279.11	279.10
027-791-007-000	625 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-791-008-000	621 BLOWERS	150,000.00	175,000.00	325,000.00	279.11	279.10
027-791-009-000	617 BLOWERS	140,000.00	285,000.00	425,000.00	279.11	279.10
027-791-010-000	613 BLOWERS	150,000.00	190,000.00	340,000.00	279.11	279.10
027-791-011-000	609 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-791-012-000	605 BLOWERS	140,000.00	210,000.00	350,000.00	279.11	279.10
027-791-013-000	601 BLOWERS	150,000.00	250,000.00	400,000.00	279.11	279.10
027-791-014-000	1899 BLOWERS	140,000.00	240,000.00	380,000.00	279.11	279.10
027-791-015-000	1895 BLOWERS	140,000.00	210,000.00	350,000.00	279.11	279.10
027-791-016-000	1891 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-791-017-000	1887 BLOWERS	140,000.00	285,000.00	425,000.00	279.11	279.10
027-791-018-000	1883 BLOWERS	145,000.00	205,000.00	350,000.00	279.11	279.10
027-791-019-000	1879 BLOWERS	208,080.00	212,230.00	420,310.00	279.11	279.10
027-791-020-000	1875 BLOWERS	140,000.00	250,000.00	390,000.00	279.11	279.10
027-791-021-000	1871 BLOWERS	140,000.00	210,000.00	350,000.00	279.11	279.10
027-791-022-000	1867 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-791-023-000	1863 BLOWERS	150,000.00	175,000.00	325,000.00	279.11	279.10
027-791-024-000	1859 BLOWERS	140,000.00	285,000.00	425,000.00	279.11	279.10
027-791-025-000	1855 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-791-026-000	1851 BLOWERS	188,700.00	239,700.00	428,400.00	279.11	279.10
027-791-027-000	1847 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-791-028-000	1843 BLOWERS	140,000.00	240,000.00	380,000.00	279.11	279.10
027-791-029-000	1839 BLOWERS	140,000.00	210,000.00	350,000.00	279.11	279.10
027-791-030-000	1835 BLOWERS	150,000.00	207,500.00	357,500.00	279.11	279.10
027-791-031-000	1831 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-791-032-000	1827 BLOWERS	150,000.00	190,000.00	340,000.00	279.11	279.10
027-791-033-000	1823 BLOWERS	140,000.00	210,000.00	350,000.00	279.11	279.10
027-791-034-000	1819 BLOWERS	145,000.00	250,000.00	395,000.00	279.11	279.10
027-792-001-000	1870 HARDY	150,000.00	170,000.00	320,000.00	279.11	279.10
027-792-002-000	1917 HECKE	146,128.00	207,679.00	353,807.00	279.11	279.10
027-792-003-000	1921 HECKE	140,000.00	250,000.00	390,000.00	279.11	279.10
027-792-004-000	1925 HECKE	135,304.00	250,317.00	385,621.00	279.11	279.10
027-792-005-000	1929 HECKE	113,654.00	266,080.00	379,734.00	279.11	279.10
027-792-006-000	1933 HECKE	140,000.00	285,000.00	425,000.00	279.11	279.10
027-792-007-000	1937 HECKE	124,478.00	209,784.00	334,262.00	279.11	279.10
027-792-008-000	1894 HARDY	150,000.00	175,000.00	325,000.00	279.11	279.10
027-792-009-000	1890 HARDY	140,000.00	220,000.00	360,000.00	279.11	279.10
027-792-010-000	1886 HARDY	140,000.00	285,000.00	425,000.00	279.11	279.10
027-792-011-000	1882 HARDY	150,000.00	190,000.00	340,000.00	279.11	279.10
027-792-012-000	1878 HARDY	140,000.00	210,000.00	350,000.00	279.11	279.10
027-792-013-000	1874 HARDY	140,000.00	250,000.00	390,000.00	279.11	279.10
027-793-003-000	1841 HARDY	150,000.00	220,000.00	370,000.00	279.11	279.10
027-793-004-000	1845 HARDY	140,000.00	314,000.00	454,000.00	279.11	279.10
027-793-005-000	1849 HARDY	140,000.00	255,000.00	395,000.00	279.11	279.10
027-793-006-000	1853 HARDY	153,875.00	248,299.00	402,174.00	279.11	279.10
027-793-007-000	1857 HARDY	145,000.00	205,000.00	350,000.00	279.11	279.10
027-793-008-000	1861 HARDY	166,464.00	148,146.00	314,610.00	279.11	279.10
027-793-009-000	1865 HARDY	140,000.00	230,000.00	370,000.00	279.11	279.10
027-793-010-000	1869 HARDY	140,000.00	250,000.00	390,000.00	279.11	279.10
027-793-011-000	1873 HARDY	140,000.00	210,000.00	350,000.00	279.11	279.10
027-793-012-000	1877 HARDY	153,875.00	140,806.00	294,681.00	279.11	279.10
027-793-013-000	1881 HARDY	153,875.00	230,270.00	384,145.00	279.11	279.10
027-793-014-000	1885 HARDY	153,875.00	274,438.00	428,313.00	279.11	279.10
027-793-015-000	1889 HARDY	140,000.00	220,000.00	360,000.00	279.11	279.10
027-793-016-000	1893 HARDY	150,000.00	190,000.00	340,000.00	279.11	279.10
027-793-017-000	1896 GABLE	150,000.00	175,000.00	325,000.00	279.11	279.10
027-793-018-000	1892 GABLE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-793-019-000	1888 GABLE	140,000.00	210,000.00	350,000.00	279.11	279.10
027-793-020-000	1884 GABLE	140,000.00	285,000.00	425,000.00	279.11	279.10
027-793-021-000	1880 GABLE	159,181.00	159,222.00	318,403.00	279.11	279.10
027-793-022-000	1876 GABLE	170,000.00	205,000.00	375,000.00	279.11	279.10
027-793-023-000	1872 GABLE	140,000.00	285,000.00	425,000.00	279.11	279.10
027-793-024-000	1868 GABLE	140,000.00	240,000.00	380,000.00	279.11	279.10
027-793-025-000	1864 GABLE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-793-026-000	1860 GABLE	140,000.00	253,000.00	393,000.00	279.11	279.10
027-793-027-000	1856 GABLE	140,000.00	210,000.00	350,000.00	279.11	279.10
027-793-028-000	1852 GABLE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-793-029-000	1848 GABLE	140,000.00	250,000.00	390,000.00	279.11	279.10
027-793-030-000	1844 GABLE	140,000.00	220,000.00	360,000.00	279.11	279.10
027-793-031-000	1840 GABLE	150,000.00	175,000.00	325,000.00	279.11	279.10
027-794-001-000	1828 BLOWERS	175,000.00	145,000.00	320,000.00	279.11	279.10
027-794-002-000	1832 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-794-003-000	1836 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-794-004-000	1840 BLOWERS	140,000.00	250,000.00	390,000.00	279.11	279.10
027-794-005-000	1844 BLOWERS	140,000.00	195,000.00	335,000.00	279.11	279.10
027-794-006-000	1848 BLOWERS	140,000.00	285,000.00	425,000.00	279.11	279.10
027-794-007-000	1852 BLOWERS	135,000.00	165,000.00	300,000.00	279.11	279.10
027-794-008-000	1856 BLOWERS	150,000.00	175,000.00	325,000.00	279.11	279.10
027-794-009-000	1860 BLOWERS	140,000.00	220,000.00	360,000.00	279.11	279.10
027-794-010-000	1864 BLOWERS	140,000.00	250,000.00	390,000.00	279.11	279.10
027-794-011-000	1868 BLOWERS	150,000.00	190,000.00	340,000.00	279.11	279.10
027-794-012-000	1872 BLOWERS	150,000.00	249,900.00	399,900.00	279.11	279.10
027-794-013-000	1876 BLOWERS	145,000.00	205,000.00	350,000.00	279.11	279.10
027-794-014-000	1880 BLOWERS	140,000.00	285,000.00	425,000.00	279.11	279.10
027-794-015-000	1884 BLOWERS	145,000.00	170,000.00	315,000.00	279.11	279.10
027-794-016-000	1888 BLOWERS	140,000.00	275,000.00	415,000.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-794-017-000	1892 BLOWERS	140,000.00	285,000.00	425,000.00	279.11	279.10
027-794-018-000	1896 BLOWERS	150,000.00	175,000.00	325,000.00	279.11	279.10
027-794-019-000	1899 GABLE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-794-020-000	1895 GABLE	140,000.00	285,000.00	425,000.00	279.11	279.10
027-794-021-000	1891 GABLE	68,829.00	86,610.00	155,439.00	279.11	279.10
027-794-022-000	1887 GABLE	204,000.00	306,000.00	510,000.00	279.11	279.10
027-794-023-000	1883 GABLE	140,000.00	250,000.00	390,000.00	279.11	279.10
027-794-024-000	1879 GABLE	150,000.00	190,000.00	340,000.00	279.11	279.10
027-794-025-000	1875 GABLE	140,000.00	210,000.00	350,000.00	279.11	279.10
027-794-026-000	1871 GABLE	140,000.00	285,000.00	425,000.00	279.11	279.10
027-794-027-000	1867 GABLE	170,000.00	145,000.00	315,000.00	279.11	279.10
027-794-028-000	1863 GABLE	145,000.00	207,000.00	352,000.00	279.11	279.10
027-794-029-000	1859 GABLE	140,000.00	250,000.00	390,000.00	279.11	279.10
027-794-030-000	1855 GABLE	140,000.00	215,000.00	355,000.00	279.11	279.10
027-794-031-000	1851 GABLE	150,000.00	175,000.00	325,000.00	279.11	279.10
027-794-032-000	1847 GABLE	140,000.00	240,000.00	380,000.00	279.11	279.10
027-794-033-000	1843 GABLE	145,000.00	285,000.00	430,000.00	279.11	279.10
027-794-034-000	1843 FARNHAM	155,000.00	190,000.00	345,000.00	279.11	279.10
027-794-035-000	1837 FARNHAM	150,000.00	285,000.00	435,000.00	279.11	279.10
027-800-001-000	1849 GIBSON	250,703.00	599,863.00	850,566.00	344.09	344.08
027-800-002-000	1837 GIBSON	147,681.00	3,641,400.00	3,789,081.00	1,804.72	1,804.72
027-800-003-000	1813 GIBSON	437,128.00	914,395.00	1,351,523.00	667.11	667.10
027-800-004-000	1801 GIBSON	484,150.00	770,023.00	1,254,173.00	786.49	786.48
027-800-005-000	1897 GIBSON	355,878.00	665,174.00	1,021,052.00	512.62	512.62
027-800-006-000	1885 GIBSON	2,727,304.00	7,067,645.00	9,794,949.00	3,946.51	3,946.50
027-800-007-000	1861 GIBSON	475,504.00	685,287.00	1,160,791.00	772.44	772.44
027-810-001-000	1950 VALLEJO	115,000.00	175,000.00	290,000.00	279.11	279.10
027-810-002-000	1954 VALLEJO	130,000.00	179,623.00	309,623.00	279.11	279.10
027-810-003-000	1968 MILLER	115,000.00	135,000.00	250,000.00	279.11	279.10
027-810-004-000	1972 MILLER	115,000.00	165,000.00	280,000.00	279.11	279.10
027-810-005-000	1971 GREGORY	115,000.00	175,000.00	290,000.00	279.11	279.10
027-810-006-000	1967 GREGORY	115,000.00	160,000.00	275,000.00	279.11	279.10
027-810-007-000	1963 GREGORY	115,000.00	140,000.00	255,000.00	279.11	279.10
027-810-008-000	1953 GREGORY	115,000.00	135,000.00	250,000.00	279.11	279.10
027-810-009-000	1949 GREGORY	115,000.00	175,000.00	290,000.00	279.11	279.10
027-810-010-000	1950 GREGORY	115,000.00	165,000.00	280,000.00	279.11	279.10
027-810-011-000	1954 GREGORY	115,000.00	140,000.00	255,000.00	279.11	279.10
027-810-012-000	1964 GREGORY	115,000.00	135,000.00	250,000.00	279.11	279.10
027-810-013-000	1968 GREGORY	115,000.00	165,000.00	280,000.00	279.11	279.10
027-810-014-000	1972 GREGORY	115,000.00	175,000.00	290,000.00	279.11	279.10
027-810-015-000	1971 OCHOA	115,000.00	165,000.00	280,000.00	279.11	279.10
027-810-016-000	1967 OCHOA	115,000.00	165,000.00	280,000.00	279.11	279.10
027-810-017-000	1963 OCHOA	115,000.00	140,000.00	255,000.00	279.11	279.10
027-810-018-000	1953 OCHOA	115,000.00	135,000.00	250,000.00	279.11	279.10
027-810-019-000	1949 OCHOA	115,000.00	165,000.00	280,000.00	279.11	279.10
027-810-020-000	1950 OCHOA	115,000.00	165,000.00	280,000.00	279.11	279.10
027-810-021-000	1954 OCHOA	115,000.00	140,000.00	255,000.00	279.11	279.10
027-810-022-000	1964 OCHOA	115,000.00	135,000.00	250,000.00	279.11	279.10
027-810-023-000	1968 OCHOA	115,000.00	160,000.00	275,000.00	279.11	279.10
027-810-024-000	1972 OCHOA	115,000.00	175,000.00	290,000.00	279.11	279.10
027-820-002-000	1950 HAWKINS	96,856.00	-	96,856.00	279.11	279.10
027-820-003-000	1954 HAWKINS	80,713.00	-	80,713.00	279.11	279.10
027-820-004-000	1958 HAWKINS	96,856.00	-	96,856.00	279.11	279.10
027-820-005-000	1968 HAWKINS	96,856.00	-	96,856.00	279.11	279.10
027-820-006-000	1974 HAWKINS	80,713.00	-	80,713.00	279.11	279.10
027-820-007-000	1978 HAWKINS	96,856.00	-	96,856.00	279.11	279.10
027-820-008-000	648 AZEVEDO	96,856.00	129,823.00	226,679.00	279.11	279.10
027-820-009-000	647 AZEVEDO	96,856.00	-	96,856.00	279.11	279.10
027-820-010-000	642 RICO	96,856.00	-	96,856.00	279.11	279.10
027-820-011-000	1992 STONEHAVEN	96,856.00	90,877.00	187,733.00	279.11	279.10
027-820-012-000	1996 STONEHAVEN	112,998.00	121,305.00	234,303.00	279.11	279.10

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	MaxTax	Charge
027-820-013-000	738 STONEHAVEN	96,856.00	113,234.00	210,090.00	279.11	279.10
027-820-014-000	742 STONEHAVEN	80,713.00	136,468.00	217,181.00	279.11	279.10
027-820-015-000	746 STONEHAVEN	96,856.00	116,842.00	213,698.00	279.11	279.10
027-820-017-000	755 STONEHAVEN	96,856.00	136,468.00	233,324.00	279.11	279.10
027-820-018-000	751 STONEHAVEN	80,713.00	136,468.00	217,181.00	279.11	279.10
027-820-019-000	747 STONEHAVEN	96,856.00	116,842.00	213,698.00	279.11	279.10
027-820-020-000	748 STONEHAVEN	96,856.00	134,466.00	231,322.00	279.11	279.10
027-820-021-000	752 STONEHAVEN	80,713.00	144,049.00	224,762.00	279.11	279.10
027-820-022-000	756 STONEHAVEN	112,998.00	156,827.00	269,825.00	279.11	279.10
027-820-023-000	755 BREEN	96,856.00	165,081.00	261,937.00	279.11	279.10
027-820-024-000	751 BREEN	80,713.00	151,631.00	232,344.00	279.11	279.10
027-820-025-000	747 BREEN	96,856.00	129,824.00	226,680.00	279.11	279.10
027-820-026-000	748 BREEN	96,856.00	141,543.00	238,399.00	279.11	279.10
027-820-027-000	752 BREEN	96,856.00	151,631.00	248,487.00	279.11	279.10
027-820-028-000	756 BREEN	96,856.00	165,244.00	262,100.00	279.11	279.10
027-820-029-000	1971 MILLER	96,856.00	165,081.00	261,937.00	279.11	279.10
027-820-030-000	1967 MILLER	115,000.00	151,950.00	266,950.00	279.11	279.10
027-820-031-000	758 HALL	112,998.00	165,081.00	278,079.00	279.11	279.10
027-820-032-000	754 HALL	120,000.00	186,117.00	306,117.00	279.11	279.10
027-820-033-000	1957 VALLEJO	115,000.00	125,000.00	240,000.00	279.11	279.10
027-820-034-000	1953 VALLEJO	110,000.00	180,000.00	290,000.00	279.11	279.10
027-820-035-000	1949 VALLEJO	115,000.00	175,000.00	290,000.00	279.11	279.10
027-820-036-000	1950 VACA	96,856.00	165,081.00	261,937.00	279.11	279.10
027-820-037-000	1954 VACA	115,000.00	160,000.00	275,000.00	279.11	279.10
027-820-038-000	1958 VACA	115,000.00	140,000.00	255,000.00	279.11	279.10
027-820-039-000	1957 VACA	115,000.00	200,000.00	315,000.00	279.11	279.10
027-820-040-000	1953 VACA	110,000.00	200,000.00	310,000.00	279.11	279.10
027-820-041-000	1949 VACA	115,000.00	175,000.00	290,000.00	279.11	279.10
027-830-001-000	1948 COOK	112,998.00	-	112,998.00	279.11	279.10
027-830-002-000	1952 COOK	80,713.00	-	80,713.00	279.11	279.10
027-830-003-000	1956 COOK	96,856.00	-	96,856.00	279.11	279.10
027-830-004-000	1957 SAVALA	96,856.00	-	96,856.00	279.11	279.10
027-830-005-000	1953 SAVALA	80,713.00	-	80,713.00	279.11	279.10
027-830-006-000	1949 SAVALA	96,856.00	-	96,856.00	279.11	279.10
027-830-007-000	1948 SAVALA	96,856.00	-	96,856.00	279.11	279.10
027-830-008-000	1952 SAVALA	80,713.00	-	80,713.00	279.11	279.10
027-830-009-000	1956 SAVALA	96,856.00	-	96,856.00	279.11	279.10
027-830-010-000	1945 DAY	96,856.00	-	96,856.00	279.11	279.10
027-830-011-000	1949 HAWKINS	96,856.00	-	96,856.00	279.11	279.10
027-830-012-000	1953 HAWKINS	80,713.00	-	80,713.00	279.11	279.10
027-830-013-000	1957 HAWKINS	96,856.00	-	96,856.00	279.11	279.10
027-830-014-000	1967 HAWKINS	96,856.00	-	96,856.00	279.11	279.10
027-830-015-000	1971 HAWKINS	80,713.00	-	80,713.00	279.11	279.10
027-830-016-000	623 WATERMAN	112,998.00	-	112,998.00	279.11	279.10
027-830-017-000	1966 COOK	96,856.00	-	96,856.00	279.11	279.10
027-830-018-000	1970 COOK	80,713.00	-	80,713.00	279.11	279.10
027-830-019-000	1974 COOK	96,856.00	-	96,856.00	279.11	279.10
027-830-020-000	640 AZEVEDO	96,856.00	165,081.00	261,937.00	279.11	279.10
027-830-021-000	644 AZEVEDO	80,713.00	151,630.00	232,343.00	279.11	279.10
027-830-022-000	643 AZEVEDO	96,856.00	-	96,856.00	279.11	279.10
027-830-023-000	638 RICO	96,856.00	-	96,856.00	279.11	279.10
N027-860-024-000		-	-	-	547.73	547.72
N027-860-025-000		-	-	-	842.67	842.66
N027-860-026-000		-	-	-	482.26	482.26
N027-860-039-000		-	-	-	3,160.02	3,160.02
N027-860-035-000		-	-	-	849.69	849.68
N027-860-031-000		-	-	-	23,572.87	23,572.86
N027-860-027-000		-	-	-	18,531.27	18,531.26

Total Amount: **\$598,643.74**
Total Count: **1,888**

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 2010/2011.

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

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

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

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2010.

RESOLUTION NO._____

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

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2010/2011.

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "Gibson Ranch Landscaping and Lighting District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2010/2011, 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 2010/2011 (Beginning July 1, 2010 and ending June 30, 2011) in accordance with *Chapter 1, Article 4* of the Act; and,

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

RESOLUTION NO. _____

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2010/2011.

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 XIIIID.

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 Engineer's 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 landscaping and lighting improvements related thereto, for Fiscal Year 2010/2011.

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

RESOLUTION NO. _____

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 Engineer's 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 2010/2011 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 15, 2010** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2010.

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

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2010/2011.

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

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the "Final Engineer's Annual Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and taxbills for the City of Woodland; and

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

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and
- ii) District includes all of the lands so benefited, and
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, arterial and collector street lighting and landscaping, neighborhood street lighting and trees, parks and recreation facilities, soundwalls, irrigation and drainage systems, and all associated appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland Gibson Ranch Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That 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 and final approval of the Report.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2010.

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

STATE OF CALIFORNIA)

COUNTY OF YOLO) ss.

CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

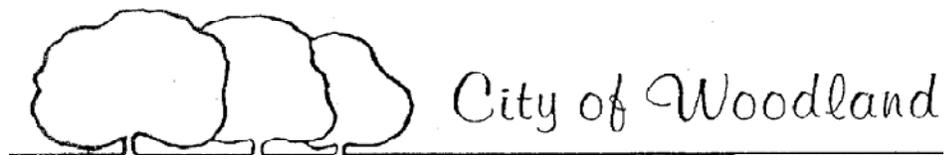
ABSTAINED:

_____,
Sue Vannucci, City Clerk
City of Woodland

**CITY OF WOODLAND
NORTH PARK
LIGHTING AND LANDSCAPING
DISTRICT**

ENGINEER'S ANNUAL LEVY REPORT

Fiscal Year 2010/2011



**INTENT MEETING: May 18, 2010
PUBLIC HEARING: June 15, 2010**



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ENGINEER'S REPORT AFFIDAVIT

North Park Lighting and Landscaping District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2010/2011 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 _____, 2010.

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

By: _____

Josephine Perez-Moses
Project Manager, District Administration Services

By: _____

R. C. E. # Richard Kopecky
R. C. E. # 16742

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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 2010/2011. 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 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 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 2010/2011 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 2010/2011.

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 XIII D (Proposition 218).

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

Pursuant to the California Constitution Article XIIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIIID 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 XIIIID 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 XIIIID Section 4.

The provisions of the California Constitutional Article XIIIID 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 XIIIID. 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 the California Constitution Article XIIIID, any new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIIID Section 4.

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. 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 streets
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					
<i>Landscaping</i>	Turf, native grasses, trees, shrubs, ground cover, a garden, park maintenance facilities, irrigation and drainage system	Trees, shrubs, ground cover, irrigation and drainage system	Trees, shrubs, ground cover, irrigation and drainage system		
<i>Lighting</i>	Park lights				Street Lighting
<i>Park Facilities</i>	Play equipment, picnic area, bike path	Storm drain detention basin			
<i>Fencing</i>	Perimeter fencing	Perimeter fencing			
Services	All necessary maintenance and services to keep all improvements in a healthy, vigorous condition Irrigation System Repair Fencing Repair	All necessary maintenance and services to keep landscaping in a healthy, vigorous condition Irrigation System Repair Fencing Repair	All necessary maintenance and services to keep landscaping in a healthy, vigorous condition Irrigation System Repair	Graffiti removal on streetside exterior surface	Electric Service Costs

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 which 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.

B. Benefit Analysis

Exempt Assessments

As discussed previously, in compliance with the California Constitution Article XIID, the City carefully reviewed the District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIID Section 5 provides for certain existing assessments to be exempt from the substantive and procedural requirements of Article XIID Section 4. Specifically for this District:

- Assessments approved by the property owners at the time the assessments were created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessments are exempt from both the substantive and procedural requirements of Article XIID Section 4 until such time that the assessment is increased or properties are annexed into the District. However, it has also been determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIID.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained landscaping in close proximity to those properties.

The annual assessments outlined in this Report are based on the estimated costs to provide the 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.

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.

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

General Benefits

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

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 the 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 the regularly scheduled labor and general maintenance cost including the wages, salaries, benefits and contract services required to properly maintain and ensure the satisfactory condition of the 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 the 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 the administrative and professional service costs, or a portion thereof, 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.

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

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:

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 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 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

2010/2011 DISTRICT BUDGET

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$22,825.12
Utilities	2,500.00
Equipment & Supplies	1,939.87
Repairs/Miscellaneous Expenses	1,974.00
<i>Direct Costs (Subtotal)</i>	\$29,238.99
ADMINISTRATION COSTS	
District Administration	\$3,200.00
County Administration Fee	124.00
<i>Administration Costs (Subtotal)</i>	\$3,324.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$32,562.99
Reserve Collection/(Contribution)	(5,853.39)
General Fund Replenishment/(Contribution)	0.00
CIP Collection	0.00
Balance to Levy	\$26,709.60
DISTRICT STATISTICS	
Total Number of Parcels	125.00
Total Parcels Levied	124.00
Total Equivalent Dwelling Units	124.00
Levy Per EDU	\$215.40
Maximum Assessment Per EDU	\$215.40
Prior Year Maximum Assessment Per EDU	\$215.40
RESERVE INFORMATION	
Previous Reserve Balance	\$12,827.00
Reserve Fund Activity	(5,853.39)
Estimated Ending Reserve Balance	\$6,973.61

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 - 2010/2011 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 2010/2011 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-470-002-000	320 Quail Dr	\$71,155.00	\$105,441.00	\$176,596.00	\$215.40
027-470-003-000	324 QUAIL DR	65,641.00	106,218.00	171,859.00	215.40
027-470-004-000	16790 CR 98	84,349.00	158,580.00	242,929.00	215.40
027-470-005-000	P O BOX 394	66,396.00	85,439.00	151,835.00	215.40
027-470-007-000	331 QUAIL DR	160,000.00	145,000.00	305,000.00	215.40
027-470-008-000	332 REDWING DR	165,000.00	130,000.00	295,000.00	215.40
027-470-009-000	336 Redwing Dr	70,325.00	125,949.00	196,274.00	215.40
027-470-010-000	340 REDWING DR	73,839.00	130,783.00	204,622.00	215.40
027-470-011-000	344 REDWING DR	160,000.00	145,000.00	305,000.00	215.40
027-470-012-000	348 REDWING DR	88,208.00	168,702.00	256,910.00	215.40
027-470-013-000	352 REDWING DR	99,235.00	192,960.00	292,195.00	215.40
027-470-014-000	356 REDWING DR	160,000.00	155,000.00	315,000.00	215.40
027-470-015-000	360 REDWING DR	160,000.00	190,000.00	350,000.00	215.40
027-470-016-000	364 REDWING DR	71,155.00	90,497.00	161,652.00	215.40
027-470-017-000	368 REDWING DR	71,155.00	127,434.00	198,589.00	215.40
027-470-018-000	794 DAVIS ST	81,285.00	165,454.00	246,739.00	215.40
027-470-019-000	429 FALCON DR	99,235.00	191,263.00	290,498.00	215.40
027-470-020-000	425 Falcon Dr	71,155.00	125,494.00	196,649.00	215.40
027-470-021-000	421 FALCON DR	68,192.00	87,039.00	155,231.00	215.40
027-470-022-000	367 REDWING DR	74,565.00	112,473.00	187,038.00	215.40
027-470-023-000	363 Redwing Dr	71,155.00	91,791.00	162,946.00	215.40
027-470-024-000	359 Redwing Dr	71,155.00	104,148.00	175,303.00	215.40
027-470-025-000	355 REDWING DR	74,565.00	143,396.00	217,961.00	215.40
027-470-026-000	351 REDWING DR	160,000.00	145,000.00	305,000.00	215.40
027-470-027-000	347 REDWING DR	146,128.00	156,952.00	303,080.00	215.40
027-470-028-000	343 Redwing Dr	71,155.00	100,410.00	171,565.00	215.40
027-470-029-000	339 REDWING DR	160,000.00	165,000.00	325,000.00	215.40
027-470-030-000	151 W BEAMER ST	160,000.00	187,500.00	347,500.00	215.40
027-470-031-000	331 REDWING DR	160,000.00	155,000.00	315,000.00	215.40
027-470-032-000	327 REDWING DR	160,000.00	155,000.00	315,000.00	215.40
027-470-033-000	323 Redwing Dr	69,554.00	98,584.00	168,138.00	215.40
027-470-034-000	319 Redwing Dr	64,354.00	107,648.00	172,002.00	215.40
027-470-035-000	315 Redwing Dr	69,554.00	132,793.00	202,347.00	215.40
027-470-037-000	416 Falcon Dr	71,155.00	95,673.00	166,828.00	215.40
027-470-038-000	412 Falcon Dr	71,155.00	103,617.00	174,772.00	215.40
027-470-039-000	135 GLACIER ST	160,000.00	145,000.00	305,000.00	215.40
027-470-040-000	404 Falcon Dr	71,155.00	124,889.00	196,044.00	215.40
027-470-041-000	381 CARDINAL DR	70,205.00	112,213.00	182,418.00	215.40
027-470-042-000	385 Cardinal Dr	71,155.00	106,734.00	177,889.00	215.40
027-470-043-000	389 CARDINAL DR	135,304.00	146,128.00	281,432.00	215.40
027-470-044-000	390 CARDINAL DR	71,155.00	130,023.00	201,178.00	215.40
027-470-045-000	386 CARDINAL DR	71,155.00	130,023.00	201,178.00	215.40
027-470-046-000	382 CARDINAL DR	78,726.00	137,772.00	216,498.00	215.40
027-480-001-000	336 QUAIL DR	70,325.00	105,971.00	176,296.00	215.40
027-480-002-000	340 QUAIL DR	70,325.00	92,639.00	162,964.00	215.40
027-480-003-000	344 QUAIL DR	70,325.00	105,491.00	175,816.00	215.40
027-480-004-000	348 Quail Dr	70,325.00	92,639.00	162,964.00	215.40
027-480-005-000	352 QUAIL DR	84,349.00	163,078.00	247,427.00	215.40
027-480-006-000	360 Quail Dr	70,325.00	101,014.00	171,339.00	215.40
027-480-007-000	364 QUAIL DR	70,325.00	105,491.00	175,816.00	215.40
027-480-008-000	368 QUAIL DR	75,914.00	149,581.00	225,495.00	215.40
027-480-009-000	1500 AMHERST WAY	135,304.00	170,482.00	305,786.00	215.40
027-480-010-000	376 Quail Dr	70,325.00	101,293.00	171,618.00	215.40
027-480-011-000	380 QUAIL DR	160,000.00	155,000.00	315,000.00	215.40
027-480-012-000	384 QUAIL DR	160,000.00	155,000.00	315,000.00	215.40
027-480-013-000	388 QUAIL DR	58,816.00	148,328.00	207,144.00	215.40
027-480-014-000	392 Quail Dr	68,192.00	92,992.00	161,184.00	215.40
027-480-015-000	396 QUAIL DR	86,035.00	185,840.00	271,875.00	215.40
027-480-016-000	451 Robin Dr	72,934.00	101,501.00	174,435.00	215.40
027-480-017-000	447 Robin Dr	70,205.00	99,458.00	169,663.00	215.40
027-480-018-000	443 ROBIN DR	81,537.00	143,396.00	224,933.00	215.40
027-480-019-000	765 W Gibson Rd	69,554.00	82,141.00	151,695.00	215.40
027-480-020-000	435 ROBIN DR	69,554.00	104,336.00	173,890.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-480-021-000	431 ROBIN DR	159,181.00	143,263.00	302,444.00	215.40
027-480-022-000	427 ROBIN DR	135,304.00	173,188.00	308,492.00	215.40
027-480-023-000	P O BOX 1133	74,565.00	143,281.00	217,846.00	215.40
027-480-024-000	419 ROBIN DR	104,748.00	169,805.00	274,553.00	215.40
027-480-025-000	415 Robin Dr	69,554.00	137,221.00	206,775.00	215.40
027-480-026-000	411 ROBIN DR	75,880.00	124,701.00	200,581.00	215.40
027-480-028-000	397 CARDINAL DR	96,478.00	184,690.00	281,168.00	215.40
027-480-029-000	393 Cardinal Dr	64,354.00	122,275.00	186,629.00	215.40
027-480-030-000	394 CARDINAL DR	70,325.00	101,014.00	171,339.00	215.40
027-480-031-000	420 ROBIN DR	70,325.00	108,807.00	179,132.00	215.40
027-480-032-000	424 Robin Dr	70,325.00	137,122.00	207,447.00	215.40
027-480-033-000	428 ROBIN DR	64,354.00	87,943.00	152,297.00	215.40
027-480-034-000	432 ROBIN DR	70,325.00	94,391.00	164,716.00	215.40
027-480-035-000	436 Robin Dr	70,325.00	114,677.00	185,002.00	215.40
027-480-036-000	572 HOLLY ST	160,000.00	155,000.00	315,000.00	215.40
027-480-037-000	387 Quail Dr	70,325.00	92,639.00	162,964.00	215.40
027-480-038-000	383 Quail Dr	70,325.00	114,441.00	184,766.00	215.40
027-480-039-000	379 Quail Dr	70,325.00	95,852.00	166,177.00	215.40
027-480-040-000	375 QUAIL DR	140,716.00	161,281.00	301,997.00	215.40
027-480-041-000	371 Quail Dr	70,325.00	110,605.00	180,930.00	215.40
027-480-042-000	P O BOX 220	135,304.00	183,470.00	318,774.00	215.40
027-480-043-000	363 QUAIL DR	90,965.00	181,382.00	272,347.00	215.40
027-480-044-000	359 QUAIL DR	78,726.00	168,702.00	247,428.00	215.40
027-480-045-000	2210 Tasha Dr	62,656.00	109,279.00	171,935.00	215.40
027-480-046-000	351 QUAIL DR	73,102.00	152,675.00	225,777.00	215.40
027-480-047-000	347 Quail Dr	70,325.00	118,459.00	188,784.00	215.40
027-480-048-000	343 QUAIL DR	160,000.00	145,000.00	305,000.00	215.40
027-480-049-000	339 QUAIL DR	160,000.00	180,000.00	340,000.00	215.40
027-480-050-000	335 QUAIL DR	65,641.00	119,350.00	184,991.00	215.40
027-560-001-000	426 HAWK DR	77,321.00	111,062.00	188,383.00	215.40
027-560-002-000	422 Hawk Dr	68,192.00	98,069.00	166,261.00	215.40
027-560-003-000	418 HAWK DR	137,827.00	147,752.00	285,579.00	215.40
027-560-004-000	P O BOX 226	68,192.00	96,586.00	164,778.00	215.40
027-560-005-000	410 Hawk Dr	69,554.00	98,517.00	168,071.00	215.40
027-560-006-000	423 GRAND BLVD	84,349.00	152,956.00	237,305.00	215.40
027-560-007-000	405 DOVE DR	78,726.00	244,842.00	323,568.00	215.40
027-560-008-000	409 DOVE DR	160,000.00	145,000.00	305,000.00	215.40
027-560-009-000	413 DOVE DR	69,554.00	116,695.00	186,249.00	215.40
027-560-010-000	5107 MIDWAY RD	160,000.00	145,000.00	305,000.00	215.40
027-560-011-000	421 Dove Dr	69,554.00	99,902.00	169,456.00	215.40
027-560-012-000	425 DOVE DR	160,000.00	200,000.00	360,000.00	215.40
027-560-018-000	21 KERN AVE	160,000.00	195,000.00	355,000.00	215.40
027-560-019-000	1100 VIRGINIA DR	68,192.00	108,212.00	176,404.00	215.40
027-560-020-000	292 QUAIL DR	68,192.00	121,498.00	189,690.00	215.40
027-560-021-000	296 QUAIL DR	160,000.00	145,000.00	305,000.00	215.40
027-560-022-000	425 HAWK DR	160,000.00	220,000.00	380,000.00	215.40
027-560-023-000	421 Hawk Dr	64,354.00	123,625.00	187,979.00	215.40
027-560-024-000	1265 CAMPHOR DR	93,721.00	170,190.00	263,911.00	215.40
027-560-025-000	413 HAWK DR	81,537.00	148,456.00	229,993.00	215.40
027-560-026-000	409 Hawk Dr	69,554.00	82,141.00	151,695.00	215.40
027-560-027-000	405 HAWK DR	135,304.00	151,431.00	286,735.00	215.40
027-560-028-000	401 HAWK DR	160,000.00	170,000.00	330,000.00	215.40
027-560-029-000	1809 LOWE DR	74,393.00	129,572.00	203,965.00	215.40
027-560-030-000	281 Swallow Dr	68,192.00	91,131.00	159,323.00	215.40
027-560-031-000	277 Swallow Dr	68,192.00	91,131.00	159,323.00	215.40
027-560-032-000	760 FARRELL ST	68,192.00	88,742.00	156,934.00	215.40
027-560-033-000	269 Swallow Dr	68,192.00	95,636.00	163,828.00	215.40
027-560-039-000	280 QUAIL DR	178,500.00	188,700.00	367,200.00	215.40
027-560-040-000	276 QUAIL DR	160,000.00	190,000.00	350,000.00	215.40
027-560-041-000	545 I ST	68,192.00	111,593.00	179,785.00	215.40
027-560-042-000	268 Quail Dr	69,554.00	99,468.00	169,022.00	215.40

Total: **\$26,709.60**
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 NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2010/2011.

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

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

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

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

Section 1: The City Council hereby orders Willdan Financial Services 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 THIS _____ DAY OF _____, 2010.

RESOLUTION NO. _____

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

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2010/2011.

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "North Park Lighting and Landscaping District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2010/11, 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 2010/2011 (Beginning July 1, 2010 and ending June 30, 2011) in accordance with *Chapter 1, Article 4* of the Act; and,

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

RESOLUTION NO. _____

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2010/2011.

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 XIII D.

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 Engineer's 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 landscaping and lighting improvements related thereto, for Fiscal Year 2010/2011.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, gardens and trees; play areas

RESOLUTION NO. _____

with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

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

Section 9: The proposed assessment for Fiscal Year 2010/2011 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 15, 2010** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2010.

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

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2010/2011.

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

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the "Final Engineer's Annual Levy Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has 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; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and taxbills for the City of Woodland; and,

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

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District.
- ii) District includes all of the lands so benefited; and
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, street lighting and park lights, park area and park equipment, park perimeter fencing, noise walls, irrigation and drainage systems, and all associated appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland North Park Lighting and Landscaping District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That 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 and final approval of the Report.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2010.

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

STATE OF CALIFORNIA)

COUNTY OF YOLO) ss.

CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Sue Vannucci, City Clerk
City of Woodland

**CITY OF WOODLAND
STRENG POND
LANDSCAPING MAINTENANCE
DISTRICT**

ENGINEER'S ANNUAL LEVY REPORT

Fiscal Year 2010/2011



INTENT MEETING: May 18, 2010

PUBLIC HEARING: June 15, 2010



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ENGINEER'S REPORT AFFIDAVIT

Streng Pond Landscaping Maintenance District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2010/2011 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 _____, 2010.

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

By: _____

Josephine Perez-Moses
Project Manager, District Administration Services

By: _____

Richard Kopecky
R. C. E. # 16742

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I. OVERVIEW

A. Introduction

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2010/2011. 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 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 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 2010/2011 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 2010/2011.

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 XIIIID (Proposition 218).

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

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

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

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

II. DESCRIPTION OF THE DISTRICT

A. Boundaries of the District

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

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

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

B. Description of the District Improvements and Services

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape improvements and associated

appurtenances located within the park and 1.60 acre pond located on the north side of Gibson Road between Ashley Avenue and Columbia Drive.

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

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

C. 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. 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 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.

B. Benefit Analysis

Exempt Assessments

As discussed previously, in compliance with the State Constitution Article XIID, the City has carefully reviewed all District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIID Section 5 provides for certain existing assessments to be

exempt from the substantive and procedural requirements of Article XIID Section 4. Specifically for this District:

- Assessments approved by all the property owners at the time the assessments were created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessments are exempt from both the substantive and procedural requirements of Article XIID Section 4 until such time that the assessment is increased or properties are annexed into the District. However, it has also been determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIID.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscape improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well maintained landscaping and amenities in close proximity to those properties.

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.

General Benefits

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

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 2010/2011 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 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 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 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, 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 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 advanced 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 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:

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 all revenues and expenditures occur as budgeted).

B. District Budget

2010/2011 DISTRICT BUDGET

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$8,949.73
Utilities	1,108.00
Equipment & Supplies	710.61
Repairs/Miscellaneous Expenses	1,454.00
<i>Direct Costs (Subtotal)</i>	\$12,222.34
ADMINISTRATION COSTS	
District Administration	\$5,000.00
County Administration Fee	166.00
<i>Administration Costs (Subtotal)</i>	\$5,166.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$17,388.34
Reserve Collection/(Contribution)	(2,952.59)
General Fund	0.00
Replenishment/(Contribution)	
Balance to Levy	\$14,435.75
DISTRICT STATISTICS	
Total Number of Parcels	166.00
Total Parcels Levied	166.00
Total Equivalent Dwelling Units	182.50
Levy Per EDU	\$79.10
Maximum Assessment Per EDU	\$79.10
Prior Year Assessment Per EDU	\$79.10
RESERVE INFORMATION	
Previous Reserve Balance	\$23,078.00
Reserve Collection/(Contribution)	(2,952.59)
Estimated Ending Reserve Balance	\$20,125.41

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 is, by reference, 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 - 2010/2011 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 2010/2011 Assessment Roll".

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-270-029-000	1221 ASHLEY AVE	\$79,012.00	\$170,185.00	\$249,197.00	\$79.10
065-270-030-000	1231 ASHLEY AVE	35,006.00	116,251.00	151,257.00	79.10
065-270-031-000	1231 ASHLEY AVE	29,404.00	88,236.00	117,640.00	79.10
065-270-032-000	782 Ivie Pl	68,212.00	185,724.00	253,936.00	79.10
065-270-033-000	778 IVIE PL	137,827.00	248,092.00	385,919.00	79.10
065-270-034-000	774 IVIE PL	200,000.00	135,000.00	335,000.00	79.10
065-270-035-000	770 IVIE PL	182,929.00	363,093.00	546,022.00	79.10
065-270-036-000	773 IVIE PL	137,827.00	221,960.00	359,787.00	79.10
065-270-037-000	779 IVIE PL	240,000.00	210,000.00	450,000.00	79.10
065-270-038-000	1245 Ashley Ave	77,616.00	170,131.00	247,747.00	79.10
065-270-039-000	787 IVIE PL	77,624.00	161,170.00	238,794.00	79.10
065-270-043-000	1301 Ashley Ave	123,992.00	255,292.00	379,284.00	79.10
065-270-044-000	774 FORDHAM PL	116,707.00	296,579.00	413,286.00	79.10
065-270-045-000	764 FORDHAM PL	148,051.00	325,855.00	473,906.00	79.10
065-270-047-000	771 FORDHAM PL	109,849.00	278,965.00	388,814.00	79.10
065-270-048-000	781 FORDHAM PL	148,854.00	397,771.00	546,625.00	79.10
065-310-002-000	849 Norte Dame Dr	70,325.00	153,443.00	223,768.00	79.10
065-310-003-000	3278 WOODBURY DR	62,650.00	165,973.00	228,623.00	79.10
065-310-004-000	865 NOTRE DAME DR	80,300.00	169,208.00	249,508.00	79.10
065-310-005-000	873 Notre Dame Dr	49,859.00	121,056.00	170,915.00	79.10
065-310-006-000	881 NOTRE DAME DR	245,000.00	205,000.00	450,000.00	79.10
065-310-007-000	1231 Columbia Dr	79,169.00	155,705.00	234,874.00	79.10
065-310-011-000	915 Notre Dame Dr	75,364.00	145,874.00	221,238.00	79.10
065-310-012-000	923 Norte Dame Dr	59,738.00	151,548.00	211,286.00	79.10
065-310-013-000	927 NOTRE DAME DR	58,567.00	182,002.00	240,569.00	79.10
065-310-014-000	944 PURDUE DR	265,000.00	210,000.00	475,000.00	79.10
065-310-015-000	940 PURDUE DR	265,000.00	185,000.00	450,000.00	79.10
065-310-018-000	910 Notre Dame Dr	79,012.00	141,981.00	220,993.00	79.10
065-310-019-000	904 NOTRE DAME DR	220,000.00	205,000.00	425,000.00	79.10
065-310-020-000	900 Notre Dame Dr	45,713.00	115,554.00	161,267.00	79.10
065-310-021-000	888 NOTRE DAME DR	79,012.00	136,754.00	215,766.00	79.10
065-310-022-000	880 Notre Dame Dr	87,755.00	180,725.00	268,480.00	79.10
065-310-023-000	1025 BERG CT	208,240.00	224,945.00	433,185.00	79.10
065-310-024-000	845 PURDUE DR	72,934.00	161,071.00	234,005.00	79.10
065-310-025-000	844 PURDUE DR	106,843.00	249,117.00	355,960.00	79.10
065-310-026-000	840 Notre Dame Dr	51,269.00	130,571.00	181,840.00	79.10
065-310-031-000	901 NOTRE DAME DR	155,000.00	181,000.00	336,000.00	79.10
065-310-032-000	905 NOTRE DAME DR	67,479.00	143,396.00	210,875.00	79.10
065-310-033-000	909 Notre Dame Dr	39,336.00	91,798.00	131,134.00	79.10
065-310-035-000	1509 SARATOGA DR	250,000.00	200,000.00	450,000.00	79.10
065-310-036-000	936 Purdue Dr	71,609.00	174,251.00	245,860.00	79.10
065-310-037-000	932 Purdue Dr	75,514.00	191,485.00	266,999.00	79.10
065-310-038-000	928 PURDUE DR	101,447.00	218,772.00	320,219.00	79.10
065-310-039-000	924 PURDUE DR	65,568.00	149,729.00	215,297.00	79.10
065-310-040-000	918 PURDUE DR	79,012.00	218,812.00	297,824.00	79.10
065-310-041-000	912 Purdue Dr	3,384.00	53,766.00	57,150.00	79.10
065-310-042-000	902 PURDUE DR	200,000.00	245,000.00	445,000.00	79.10
065-310-043-000	890 PURDUE DR	94,213.00	242,208.00	336,421.00	79.10
065-310-044-000	7412 DUNCANS RIDGE WAY	245,000.00	230,000.00	475,000.00	79.10
065-310-045-000	12945 Cr 86	86,792.00	142,590.00	229,382.00	79.10
065-310-046-000	870 PURDUE DR	121,288.00	336,590.00	457,878.00	79.10
065-310-047-000	862 PURDUE DR	97,030.00	207,005.00	304,035.00	79.10
065-310-048-000	P O BOX 888	250,000.00	225,000.00	475,000.00	79.10
065-310-049-000	12575 STILLWATER RD	98,963.00	178,138.00	277,101.00	79.10
065-310-050-000	861 Purdue Dr	28,001.00	171,532.00	199,533.00	79.10
065-310-051-000	869 Purdue Dr	76,211.00	141,322.00	217,533.00	79.10
065-310-052-000	873 Purdue Dr	74,393.00	159,950.00	234,343.00	79.10
065-310-053-000	879 PURDUE DR	91,772.00	177,812.00	269,584.00	79.10
065-310-054-000	887 PURDUE DR	58,280.00	172,856.00	231,136.00	79.10
065-310-055-000	901 Purdue Dr	52,453.00	174,425.00	226,878.00	79.10
065-310-056-000	907 PURDUE DR	59,738.00	167,578.00	227,316.00	79.10
065-310-057-000	806 CLEVELAND ST	149,847.00	239,271.00	389,118.00	79.10
065-310-058-000	919 PURDUE DR	14,742.00	77,390.00	92,132.00	79.10
065-310-059-000	923 PURDUE DR	200,000.00	130,000.00	330,000.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-310-061-000	829 Ridgeview Dr	105,308.00	196,939.00	302,247.00	79.10
065-310-062-000	4 RIDGEVIEW PL	65,568.00	229,316.00	294,884.00	79.10
065-310-063-000	3 RIDGEVIEW PL	71,250.00	210,094.00	281,344.00	79.10
065-310-064-000	2 RIDGEVIEW PL	126,470.00	237,769.00	364,239.00	79.10
065-310-065-000	2176 N FREMONT BLVD	107,673.00	251,353.00	359,026.00	79.10
065-310-066-000	805 RIDGEVIEW DR	70,325.00	152,163.00	222,488.00	79.10
065-310-067-000	801 RIDGEVIEW DR	94,213.00	206,956.00	301,169.00	79.10
065-310-068-000	1206 Ashley Ave	64,282.00	158,928.00	223,210.00	79.10
065-310-069-000	1210 ASHLEY AVE	86,035.00	236,317.00	322,352.00	79.10
065-310-071-000	830 NOTRE DAME DR	34,175.00	178,504.00	212,679.00	79.10
065-310-072-000	820 NOTRE DAME DR	12,678.00	58,028.00	70,706.00	79.10
065-310-073-000	6450 SEA COVE DR	260,000.00	180,000.00	440,000.00	79.10
065-310-074-000	808 NOTRE DAME DR	66,767.00	177,456.00	244,223.00	79.10
065-310-075-000	802 NOTRE DAME DR	101,219.00	196,819.00	298,038.00	79.10
065-310-076-000	801 Notre Dame Dr	89,506.00	163,035.00	252,541.00	79.10
065-310-077-000	18181 GADWALL ST	126,801.00	259,117.00	385,918.00	79.10
065-310-078-000	813 Notre Dame Dr	94,213.00	219,494.00	313,707.00	79.10
065-310-079-000	819 NOTRE DAME DR	87,755.00	189,284.00	277,039.00	79.10
065-310-080-000	829 NOTRE DAME DR	265,000.00	185,000.00	450,000.00	79.10
065-310-081-000	203 Court St	65,287.00	201,649.00	266,936.00	158.20
065-321-001-000	1324 Columbia Dr	492,737.00	1,328,081.00	1,820,818.00	1,305.14
065-321-023-000	901 TUFTS PL	63,231.00	105,603.00	168,834.00	79.10
065-321-024-000	905 TUFTS PL	78,726.00	123,713.00	202,439.00	79.10
065-321-025-000	909 TUFTS PL	206,935.00	174,992.00	381,927.00	79.10
065-321-026-000	913 Tufts Pl	63,231.00	108,763.00	171,994.00	79.10
065-321-027-000	917 TUFTS PL	74,565.00	172,076.00	246,641.00	79.10
065-321-028-000	921 TUFTS PL	82,696.00	235,963.00	318,659.00	79.10
065-321-029-000	925 Tufts Pl	41,610.00	95,863.00	137,473.00	79.10
065-321-030-000	929 TUFTS PL	138,010.00	155,327.00	293,337.00	79.10
065-321-031-000	913 ANITA AVE	64,354.00	111,158.00	175,512.00	79.10
065-321-032-000	3345 ALEUTIAN ISL ST	48,891.00	92,295.00	141,186.00	79.10
065-321-033-000	928 TUFTS PL	35,662.00	102,255.00	137,917.00	79.10
065-321-034-000	924 TUFTS PL	235,000.00	115,000.00	350,000.00	79.10
065-321-035-000	920 TUFTS PL	43,390.00	97,792.00	141,182.00	79.10
065-321-036-000	914 Tufts Pl	66,857.00	114,266.00	181,123.00	79.10
065-321-037-000	910 TUFTS PL	225,000.00	121,000.00	346,000.00	79.10
065-321-038-000	906 Tufts Pl	66,856.00	115,421.00	182,277.00	79.10
065-321-039-000	900 TUFTS PL	75,514.00	184,592.00	260,106.00	79.10
065-322-013-000	1301 COLUMBIA DR	200,000.00	190,000.00	390,000.00	79.10
065-322-014-000	875 TUFTS CT	87,755.00	198,919.00	286,674.00	79.10
065-322-015-000	871 Tufts Ct	68,192.00	193,465.00	261,657.00	79.10
065-322-016-000	867 Tufts Ct	80,593.00	168,444.00	249,037.00	79.10
065-322-017-000	863 Tufts Ct	87,483.00	191,201.00	278,684.00	79.10
065-322-021-000	P O BOX 1237	97,508.00	149,132.00	246,640.00	79.10
065-322-022-000	868 TUFTS CT	6,638.00	103,033.00	109,671.00	79.10
065-322-023-000	P O BOX 8613	175,000.00	250,000.00	425,000.00	79.10
065-322-024-000	876 Tufts Ct	89,244.00	177,120.00	266,364.00	79.10
065-322-025-000	880 TUFTS CT	152,162.00	194,062.00	346,224.00	79.10
065-322-027-000	840 Fordham Dr	43,711.00	103,455.00	147,166.00	79.10
065-322-028-000	844 FORDHAM DR	185,000.00	155,000.00	340,000.00	79.10
065-322-029-000	850 Fordham Dr	76,056.00	110,574.00	186,630.00	79.10
065-322-030-000	856 Fordham Dr	79,255.00	112,831.00	192,086.00	79.10
065-322-031-000	860 FORDHAM DR	84,349.00	163,078.00	247,427.00	79.10
065-322-032-000	3 BAYLOR PL	64,354.00	124,030.00	188,384.00	79.10
065-322-033-000	868 FORDHAM DR	200,000.00	140,000.00	340,000.00	79.10
065-322-034-000	874 Fordham Dr	68,192.00	107,251.00	175,443.00	79.10
065-322-035-000	859 TUFTS CT	43,711.00	101,270.00	144,981.00	79.10
065-322-036-000	859 TUFTS CT	58,253.00	159,749.00	218,002.00	79.10
065-322-038-000	856 Tufts Ct	80,593.00	172,968.00	253,561.00	79.10
065-322-040-000	860 TUFTS CT	62,417.00	264,351.00	326,768.00	79.10
065-322-045-000	830 COLBY CT	49,995.00	118,572.00	168,567.00	79.10
065-322-046-000	205 BARTLETT AVE	49,537.00	124,342.00	173,879.00	79.10
065-322-047-000	205 BARTLETT AVE	49,537.00	129,771.00	179,308.00	79.10
065-322-048-000	130 W EL DORADO DR	185,000.00	155,000.00	340,000.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-322-049-000	205 BARTLETT AVE	49,537.00	129,718.00	179,255.00	79.10
065-322-050-000	810 COLBY CT	59,036.00	188,107.00	247,143.00	79.10
065-322-051-000	17355 CR 96	140,000.00	149,000.00	289,000.00	79.10
065-322-052-000	17355 CR 96	150,000.00	139,000.00	289,000.00	79.10
065-322-053-000	801 COLBY CT	155,000.00	135,000.00	290,000.00	79.10
065-322-054-000	1301 ASHLEY AVE	68,829.00	114,717.00	183,546.00	79.10
065-322-055-000	809 Colby Ct	47,137.00	109,857.00	156,994.00	79.10
065-322-056-000	813 Colby Ct	49,995.00	125,574.00	175,569.00	79.10
065-322-057-000	817 COLBY CT	48,566.00	120,999.00	169,565.00	79.10
065-322-058-000	821 COLBY CT	143,341.00	251,400.00	394,741.00	79.10
065-322-059-000	825 Colby Ct	76,056.00	167,095.00	243,151.00	79.10
065-322-060-000	829 COLBY CT	51,424.00	143,259.00	194,683.00	79.10
065-322-061-000	201 GREENWOOD DR	88,208.00	183,035.00	271,243.00	79.10
065-322-062-000	826 FORDHAM DR	205,661.00	176,435.00	382,096.00	79.10
065-322-063-000	101 W Gibson Rd	60,208.00	156,828.00	217,036.00	79.10
065-322-064-000	2165 RAMELLI AVE	69,554.00	111,294.00	180,848.00	79.10
065-322-065-000	223 COUNTRY CLUB DR	86,035.00	189,284.00	275,319.00	79.10
065-322-066-000	810 Fordham Dr	69,554.00	140,382.00	209,936.00	79.10
065-322-067-000	802 FORDHAM DR	50,584.00	82,204.00	132,788.00	79.10
065-322-068-000	802 FORDHAM DR	50,584.00	82,204.00	132,788.00	79.10
065-323-015-000	879 Fordham Dr	55,792.00	104,152.00	159,944.00	79.10
065-323-016-000	875 FORDHAM DR	90,965.00	161,535.00	252,500.00	79.10
065-323-017-000	400 IRIS PL	206,935.00	143,263.00	350,198.00	79.10
065-323-018-000	4443 DUNNWOOD DR	42,853.00	104,285.00	147,138.00	79.10
065-323-019-000	185 ADAMS CIR	91,772.00	166,224.00	257,996.00	79.10
065-323-020-000	859 FORDHAM DR	104,748.00	192,960.00	297,708.00	79.10
065-323-021-000	855 FORDHAM DR	200,000.00	130,000.00	330,000.00	79.10
065-323-022-000	851 FORDHAM DR	60,777.00	121,561.00	182,338.00	79.10
065-323-023-000	847 FORDHAM DR	75,914.00	138,897.00	214,811.00	79.10
065-323-024-000	843 FORDHAM DR	75,514.00	129,064.00	204,578.00	79.10
065-323-027-000	607 SIOC ST	60,777.00	119,129.00	179,906.00	79.10
065-323-028-000	833 Fordham Dr	60,209.00	163,832.00	224,041.00	79.10
065-323-029-000	827 FORDHAM DR	70,205.00	109,988.00	180,193.00	79.10
065-323-030-000	821 FORDHAM DR	200,000.00	140,000.00	340,000.00	79.10
065-323-031-000	817 FORDHAM DR	89,973.00	164,516.00	254,489.00	79.10
065-323-032-000	811 FORDHAM DR	235,000.00	105,000.00	340,000.00	79.10
065-323-033-000	805 FORDHAM DR	160,000.00	143,000.00	303,000.00	79.10
065-323-034-000	801 FORDHAM DR	185,000.00	94,000.00	279,000.00	79.10
Total:				\$14,435.74	
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 STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2010/2011.

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

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

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

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

Section 1: The City Council hereby orders Willdan Financial Services 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 THIS _____ DAY OF _____, 2010.

RESOLUTION NO._____

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

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT , FISCAL YEAR 2010/2011.

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "Streng Pond Landscaping Maintenance District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2010/2011, 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 2010/2011 (Beginning July 1, 2010 and ending June 30, 2011) in accordance with *Chapter 1, Article 4* of the Act; and,

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

RESOLUTION NO. _____

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2010/2011.

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 XIIIID.

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 Engineer's 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 landscaping improvements related thereto, for Fiscal Year 2010/2011.

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,

RESOLUTION NO. _____

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 Engineer's 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 2010/2011 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 15, 2010** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2010.

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

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2010/2011.

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

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the "Final Engineer's Annual Levy Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and taxbills for the City of Woodland; and,

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

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) the land within the District will receive special benefit by the operation, maintenance and servicing of improvements, located within the boundaries of the District; and,
- ii) the District includes all of the lands so benefited; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for ground cover, turf, shrubs, and trees; irrigation and drainage systems and all necessary appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland Streg Pond Landscaping Maintenance District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the final approval of the Report.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2010.

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

STATE OF CALIFORNIA)

COUNTY OF YOLO) ss.

CITY OF WOODLAND)

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

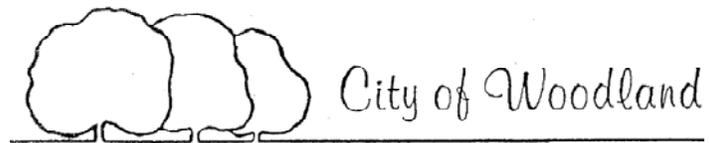
ABSTAINED:

Sue Vannucci, City Clerk
City of Woodland

**CITY OF WOODLAND
WEST WOOD UNIT NO. 1
LANDSCAPING AND LIGHTING
DISTRICT**

ENGINEER'S ANNUAL LEVY REPORT

Fiscal Year 2010/2011



**INTENT MEETING: May 18, 2010
PUBLIC HEARING: June 15, 2010**



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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 2010/2011, 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 _____, 2010.

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

By: _____

Josephine Perez-Moses
Project Manager, District Administration Services

By: _____

Richard Kopecky
R. C. E. # 16742

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I. OVERVIEW

A. Introduction

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

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2010/2011. 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 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 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 2010/2011 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 2010/2011.

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 XIID (Proposition 218).

In conjunction with the formation of the District, the City Council initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIID. At the conclusion of the Public Hearing on October 5, 2004 the property owner ballots returned were tabulated to determine if majority protest existed. The tabulation of the ballots indicated that majority protest did not exist and the property owners approved the special benefit assessment for maintaining the improvements within the District and assessment range formula connected therewith. The Assessment Range Formula is described in more detail within Section III (D) of this Report. Any increase to the assessment greater than the maximum assessment rate approved will require the City Council to once again conduct property owner protest ballot proceedings for the increase. The proposed assessment rate for fiscal year 2010/2011 is

within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Jose Area ("CPI") 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.

III. METHOD OF APPORTIONMENT

A. General

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

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

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

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

B. Benefit Analysis

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

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

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

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. However, each

individual improvement element has its own distinct benefits both specific and general. The special benefits associated with the improvements within this District are as follows:

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

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

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

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and streets;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal act and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

GENERAL BENEFIT

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

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

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

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by

any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. **Assessment Methodology**

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

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

Equivalent Dwelling Units:

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

EDU Application by Land Use:

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

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

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

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

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

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

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

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

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

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

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

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

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

$$\textit{Parcel Type EDU} \times \textit{Acreage/Dwelling Units/Parcel/Lot} = \textit{Parcel EDU}$$

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.

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

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

D. Assessment Range Formula

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

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

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

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

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

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

IV. DISTRICT BUDGET

A. Description of Budget Items

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

Reserve Collection/(Contribution) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a)*, provides for a District Reserve Fund. The Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the fiscal year) through January when the County provides the City with the first installment of

assessments collected from the property tax bills. Negative amounts shown for these budget items are transfers from the reserve fund that are used to reduce the Balance to Levy. The Reserve Fund eliminates the need for the City to transfer funds from non-District accounts.

General Fund 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 balance either positively or Replenishment.

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

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced 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.

Capital Improvement Fund Collection/(Transfer) — The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Transfer) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

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.

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 2010/2011

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$14,700.78
Utilities	750.00
Equipment & Supplies	1,262.81
Repairs/Miscellaneous Expenses	0.00
<i>Direct Costs (Subtotal)</i>	\$16,713.59
ADMINISTRATION COSTS	
District Administration	\$3,600.00
County Administration Fee	38.00
<i>Administration Costs (Subtotal)</i>	\$3,638.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$20,351.59
Reserve Collection / (Contribution)	(692.67)
General Fund	0.00
Replenishment/(Contribution)	
CIP Collection / (Transfer)	0.00
Balance to Levy	\$19,658.92
DISTRICT STATISTICS	
Total Number of Parcels	39.00
Total Parcels Levied	38.00
Total Equivalent Dwelling Units	38.00
Levy Per EDU	\$517.34
Maximum Assessment Per EDU	\$517.35
Prior Maximum Assessment Per EDU	\$508.21
RESERVE INFORMATION	
Previous Reserve Balance	\$16,186.00
Reserve Collection / (Contribution)	(692.67)
Estimated Ending Reserve Balance	\$15,493.33

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 - 2010/2011 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 2010/2011 Assessment Roll"

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
FY 2010/2011 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-560-046-000	248 QUAIL DR	\$125,000.00	\$105,000.00	\$230,000.00	\$517.34
027-560-047-000	252 QUAIL DR	160,000.00	200,000.00	360,000.00	517.34
027-560-048-000	256 QUAIL DR	160,000.00	190,000.00	350,000.00	517.34
027-560-049-000	260 QUAIL DR	160,000.00	200,000.00	360,000.00	517.34
027-560-050-000	264 QUAIL DR	160,000.00	180,000.00	340,000.00	517.34
027-560-051-000	269 QUAIL DR	160,000.00	200,000.00	360,000.00	517.34
027-560-052-000	265 QUAIL DR	160,000.00	190,000.00	350,000.00	517.34
027-560-053-000	261 QUAIL DR	160,000.00	180,000.00	340,000.00	517.34
027-560-054-000	257 QUAIL DR	160,000.00	200,000.00	360,000.00	517.34
027-560-055-000	253 QUAIL DR	160,000.00	190,000.00	350,000.00	517.34
027-560-056-000	249 QUAIL DR	150,000.00	170,000.00	320,000.00	517.34
027-560-057-000	245 QUAIL DR	150,000.00	160,000.00	310,000.00	517.34
027-560-058-000	244 PHEASANT CT	150,000.00	170,000.00	320,000.00	517.34
027-560-059-000	248 PHEASANT CT	150,000.00	160,000.00	310,000.00	517.34
027-560-060-000	252 PHEASANT CT	160,000.00	180,000.00	340,000.00	517.34
027-560-061-000	256 PHEASANT CT	160,000.00	200,000.00	360,000.00	517.34
027-560-062-000	260 PHEASANT CT	160,000.00	190,000.00	350,000.00	517.34
027-560-063-000	264 PHEASANT CT	160,000.00	180,000.00	340,000.00	517.34
027-560-064-000	268 PHEASANT CT	160,000.00	199,350.00	359,350.00	517.34
027-560-065-000	269 PHEASANT CT	160,000.00	190,000.00	350,000.00	517.34
027-560-066-000	265 PHEASANT CT	160,000.00	180,000.00	340,000.00	517.34
027-560-067-000	261 PHEASANT CT	160,000.00	200,000.00	360,000.00	517.34
027-560-068-000	257 PHEASANT CT	160,000.00	190,000.00	350,000.00	517.34
027-560-069-000	399 MALLARD DR	160,000.00	200,000.00	360,000.00	517.34
027-560-070-000	395 MALLARD DR	160,000.00	180,000.00	340,000.00	517.34
027-560-072-000	390 MALLARD DR	90,000.00	143,000.00	233,000.00	517.34
027-560-073-000	394 MALLARD DR	90,000.00	143,000.00	233,000.00	517.34
027-560-074-000	398 MALLARD DR	160,000.00	180,000.00	340,000.00	517.34
027-560-075-000	402 MALLARD DR	14,661.00	219,085.00	233,746.00	517.34
027-560-076-000	406 MALLARD DR	160,000.00	200,000.00	360,000.00	517.34
027-560-077-000	410 MALLARD DR	160,000.00	180,000.00	340,000.00	517.34
027-560-078-000	414 MALLARD DR	160,000.00	190,000.00	350,000.00	517.34
027-560-079-000	418 MALLARD DR	160,000.00	200,000.00	360,000.00	517.34
027-560-080-000	420 MALLARD DR	160,000.00	180,000.00	340,000.00	517.34
027-560-081-000	424 MALLARD DR	160,000.00	190,000.00	350,000.00	517.34
027-560-082-000	428 MALLARD DR	160,000.00	200,000.00	360,000.00	517.34
027-560-083-000	432 MALLARD DR	28,825.00	131,719.00	160,544.00	517.34
027-560-085-000	244 QUAIL DR	125,000.00	105,000.00	230,000.00	517.34
Total:					\$19,658.92
Count:					38

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 2010/2011.

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

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

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

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

Section 1: The City Council hereby orders Willdan Financial Services 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 THIS _____ DAY OF _____, 2010.

RESOLUTION NO._____

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

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2010/2011.

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "West Wood Unit No. 1 Landscaping and Lighting District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2010/2011, 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 2010/2011 (Beginning July 1, 2010 and ending June 30, 2011) in accordance with *Chapter 1, Article 4* of the Act; and,

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

RESOLUTION NO. _____

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2010/2011.

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 XIII D.

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 Engineer's 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 landscaping improvements related thereto, for Fiscal Year 2010/2011.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping and lighting improvements, park and related equipment replacement and storm drainage detention basin, and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete

RESOLUTION NO. _____

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

Section 9: The proposed assessment for Fiscal Year 2010/2011 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 15, 2010** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2010.

RESOLUTION NO._____

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

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Marlin H. Davies, Mayor
City of Woodland

Sue Vannucci, City Clerk
City of Woodland