

# Landscape Maintenance District A

Ravenwood Estates, Units 1 - 8, 8A, 9 & 17

## ENGINEER'S REPORT

Annual Update for Fiscal Year 2019-20

Prepared under the provisions of the  
City of Redding Municipal Code and  
the Landscape & Lighting Act of 1972  
of the California Streets & Highways Code



Prepared by:  
Chuck Aukland, PE  
Director of Public Works / City Engineer  
June 2019

# LMD-A Certificates

The undersigned respectfully submits the enclosed Engineer's Report as directed by the City Council.

Dated this 12<sup>th</sup> day of June, 2019.

By:   
\_\_\_\_\_  
Chuck Auckland, RCE 56420  
Director of Public Works/City Engineer

**I HEREBY CERTIFY** that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_ day of \_\_\_\_\_, 2019.

City Clerk of the City of Redding  
County of Shasta

By: \_\_\_\_\_

**I HEREBY CERTIFY** that the enclosed Engineer's Report, together with the Assessment Roll thereto attached, was approved and confirmed by the City Council of the City of Redding, on the \_\_\_\_ day of \_\_\_\_\_, 2019.

City Clerk of the City of Redding  
County of Shasta

By: \_\_\_\_\_

## **OVERVIEW**

### **Introduction**

The purpose of this report is to update the Landscape Maintenance District (District) budget and assessments for the upcoming fiscal year. The District is authorized and administered under provisions of the City of Redding Municipal Code, the "Landscaping & Lighting Act of 1972" (California Streets & Highway Code §22500 et. seq.), "Proposition 218" (Article XIID of the California Constitution), and the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919). The aforementioned are collectively referred to as "Assessment Law." This Engineer's Report addresses the annual maintenance of identified improvements within the District.

This Report describes the District, any changes to the District, and the proposed assessments for Fiscal Year 2019-2020. The proposed assessment is based on the historical and estimated cost to maintain the improvements that provide direct and special benefits to properties within the District. The costs of the improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves.

Following consideration of all public comments and written protests at a noticed public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2019-2020 pursuant to the Act. Once the levy is approved, the assessment information will be submitted to the Shasta County Auditor-Controller and included on the property tax roll for each benefiting parcel for Fiscal Year 2019-2020.

### **Effect of Proposition 218**

On November 5, 1996, the electorate approved Proposition 218, Right to Vote on Taxes Act, which added Articles XIIC and XIID to the California Constitution. The Article XIID affects all assessments upon real property for a special benefit conferred on the property. Assessments imposed under the Landscaping and Lighting Act of 1972 are these types of benefit assessments.

The provision of Proposition 218 can be summarized in four general areas:

1. Strengthens the general and special tax provisions of Propositions 13 and 62;
2. Extends the initiative process to all local taxes, assessments, fees, and charges;
3. Adds substantive and procedural requirements to assessments; and,
4. Adds substantive and procedural requirements to property-related fees and charges.

Prior to Proposition 218, property owners petitioned Zones that were added to the Districts. Subsequent to Proposition 218, all property owners were balloted for inclusion into the Districts in order to be in compliance with Proposition 218. This Report does not propose to increase the assessments for the Districts, including any annexations, above the approved annual Consumer Price Index (CPI). Increases, if any, above this amount were addressed in separate reports approved at prior Council meetings. Any subsequent increases in the assessments, as defined by Government Code Sections 53750-53756 (Proposition 218 Omnibus Implementation Act), will be subject to the procedures and approval process of Section 4 of Article XIID.

## **PART A:**

### **Assessment Map (See Part A Attachment)**

Landscape Maintenance District A is located in the City of Redding, County of Shasta, State of California. Attached to this report are maps of each subdivision and a table providing information including subdivision name, improvement(s), and the general location of improvements. The maps are keyed to the lots within each subdivision in existence at the time of District formation. The District boundaries are depicted on the Part A Attachments and generally include:

Ravenwood Estates, Units 1 - 8, 8A, 9, & 17

### **District Improvements and Location of Improvements**

The improved areas generally consist of landscaping amenities as noted in the table. As noted above, the table also includes the general location of landscape area(s) for each District. The plans and specifications for the identified improvements are on file in the City's Planning Department. The plans may depict the plant materials, irrigation system, and other facilities and appurtenances. The plans and specifications are hereby incorporated into this report by reference.

## **PART B:**

### **Estimated Maintenance Expenses (see Part B Attachment)**

Attached for the District is a cost breakdown that includes actual costs from the previous fiscal year and the projected costs, assessment, and recommended levy amount for **Fiscal Year 2019-2020**. Following is a description of the costs outlined in the Part B Attachment.

### **Maintenance Expenses**

Estimated District maintenance expenses include the total costs of maintaining and servicing the District's improved areas. The maintenance costs included in the Part B Attachment are estimates. The actual costs may vary and will be determined based on needs as determined by the City of Redding Parks Superintendent.

Contract (day to day) Maintenance - The day-to-day landscape maintenance is generally accomplished through contract with a private landscape maintenance company which includes sidewalk clearance and litter removal.

Additional Maintenance – maintenance beyond the day-to-day required maintenance may be performed by either the contracted landscape provider or Parks or other City department staff, and includes plant replacement, mulching, irrigation system repairs, vandalism repairs, and entrance sign repairs. In addition, funding set aside for additional maintenance is also intended to account for a more significant capital improvement including potential upgrades to the irrigation system to comply with water conservation standards, landscape replacements to enhance aging and dated landscaped areas, and other similar improvements. Efforts are being made to replace any dead or dying plants with more drought tolerant species when applicable.

Vegetation Management/Detention Basin work is specific to the Districts that include these features and can be performed by either the contracted landscape provider or City staff. Detention Basin work generally occurs annually in the fall before the rains, and Vegetation Management work generally occurs annually in late spring when tall weeds can pose a fire hazard. Vegetation Management is limited to those areas shown on the map (Part A Attachment) as covered by District maintenance and subsequent costs.

Electric/Water Usage describes the actual (previous fiscal year) and estimated (upcoming fiscal year) costs associated with irrigation and the electricity to run the irrigation controllers. In 2013, an effort to upgrade irrigation systems to include SMART meters began in an attempt to lower the costs associated with landscape irrigation. The City continues to explore SMART, green, and solar power alternatives for its landscaping needs.

### **Administrative Expenses**

Estimated District Administrative Expenses - describes administrative work performed by City staff including but not necessarily limited to the preparation of the annual Engineer's Report, staff reports and resolutions for City Council review and action, review of actual costs and preparation of annual estimates, review of all Parcel Numbers and maps associated with every district, any required map updates when necessary, and the preparation of an annual Special Assessments report and its subsequent filing with the County Assessor's Office.

County Administrative Fee – The district assessment and levy are processed through the County and paid by the property owners on their property tax bill. The County charges a fee of 1 percent of the year's estimated levy revenue.

### **Assessment and Levy Calculation**

Allowable District Reserve: The goal of all LMDs is to have an operating reserve between a minimum of 10 percent of the operating budget and a maximum of 2/3 of total operating expenses. The District cost summary references this reserve which is based on total maintenance and administrative expenses (not include County administrative fee) and is used to cover the cost of maintenance that occurs before December's levy payments have been received in January. If the reserve is less than 10 percent, the levy will remain closer to the maximum assessment allowable until the reserve has been built up. If the reserve exceeds 2/3 operating expenses, the levy is lowered, suspended for a period of time, or refunded back to property owners.

Maximum Assessment Allowable: Pursuant to Government Code Section 53739, the amount of each Fiscal Year's assessment shall be adjusted for inflation in an amount not to exceed that provided by the "20-City Construction Cost Index" (CCI) from the most recent March (March 2018 - March 2019) issue of the *Engineering News-Record*. The maximum authorized assessments contained in this Engineer's Report represent a CCI **increase** over the previous year's amount. This increase is based on the CCI and is consistent with the cost indexing provisions approved by property owners. Therefore, the vote requirements of Section 4 of Article XIID of the California Constitution do not apply to these proceedings.

For Fiscal Year 2019-2020, the applicable CCI increase is **2.5%**.

In the event that assessment revenues are insufficient to cover the cost of annual maintenance activities, reserves may be used, or services may be reduced to avoid a deficit.

The Lot Levy as noted on the Part B Attachment is the lesser of the amount calculated to be needed for each lot (total fund needed divided by number of lots/acres), and the maximum assessment amount as dictated by the CCI. The levy is the amount that will actually be assessed on each benefit unit.

The levy is the amount that is actually charged based on the funds needed to maintain landscape and reserves for the year. The assessment is the amount that is adjusted each year by the CCI. The levy cannot exceed the Maximum Assessment Allowable.

In the event that assessment revenues are insufficient to cover the cost of annual maintenance activities, services may be reduced to avoid a deficit.

No bonds will be issued in connection with these Districts.

## **PART C:**

### **Analysis of Benefits of Properties being Assessed**

Consistent with City Council Policy Number 1705 (Procedures and Policies Governing Landscape Maintenance Districts), construction and maintenance of the identified improvements were conditions of development for the subdivision. The landscaping amenities beautify the community by improving the unpaved areas that would otherwise become overgrown and unsightly. The improvement benefits which contribute both to the beautification and marketability of the lots within the subdivision, are listed in the table below. This is the special benefit conferred upon each assessed lot within the District. The benefit received by the identified parcel is "special" in that the City does not generally provide such improvements or services to the public at large.

### **LMD A Proposition 218**

For Fiscal Year 2019-2020, the annual landscape maintenance assessment paid by property owners within LMD-A continues to be less than the cost to maintain the landscaping in this district. With the approval of Proposition 218 by California voters in 1996, the assessment for LMD-A was frozen at \$29.46 with no annual cost inflation adjustment. City staff continues to meet with property owners in LMD-A to discuss the formation of new districts that would be formed from existing subdivisions within LMD-A and would include a built-in cost inflation factor.

### **Method of Apportionment**

The law does not require lots to be contiguous to the improvements, only that the assessment is distributed across all lots in proportion to the degree of special benefit received from the improvements. The proposed apportionment methodology is based on a uniform special benefit and assessment over all developable lots within the District. The total number of benefit units (BUs) may vary from fiscal year to fiscal year due to parcel changes and/or land use reclassifications.

### **Assessment Roll (See Part C Attachment)**

The Part C Attachment contains a list of the Shasta County Assessor's Parcel numbers within the Assessment Districts for Fiscal Year 2019-2020. The Assessment Roll is filed in the Office

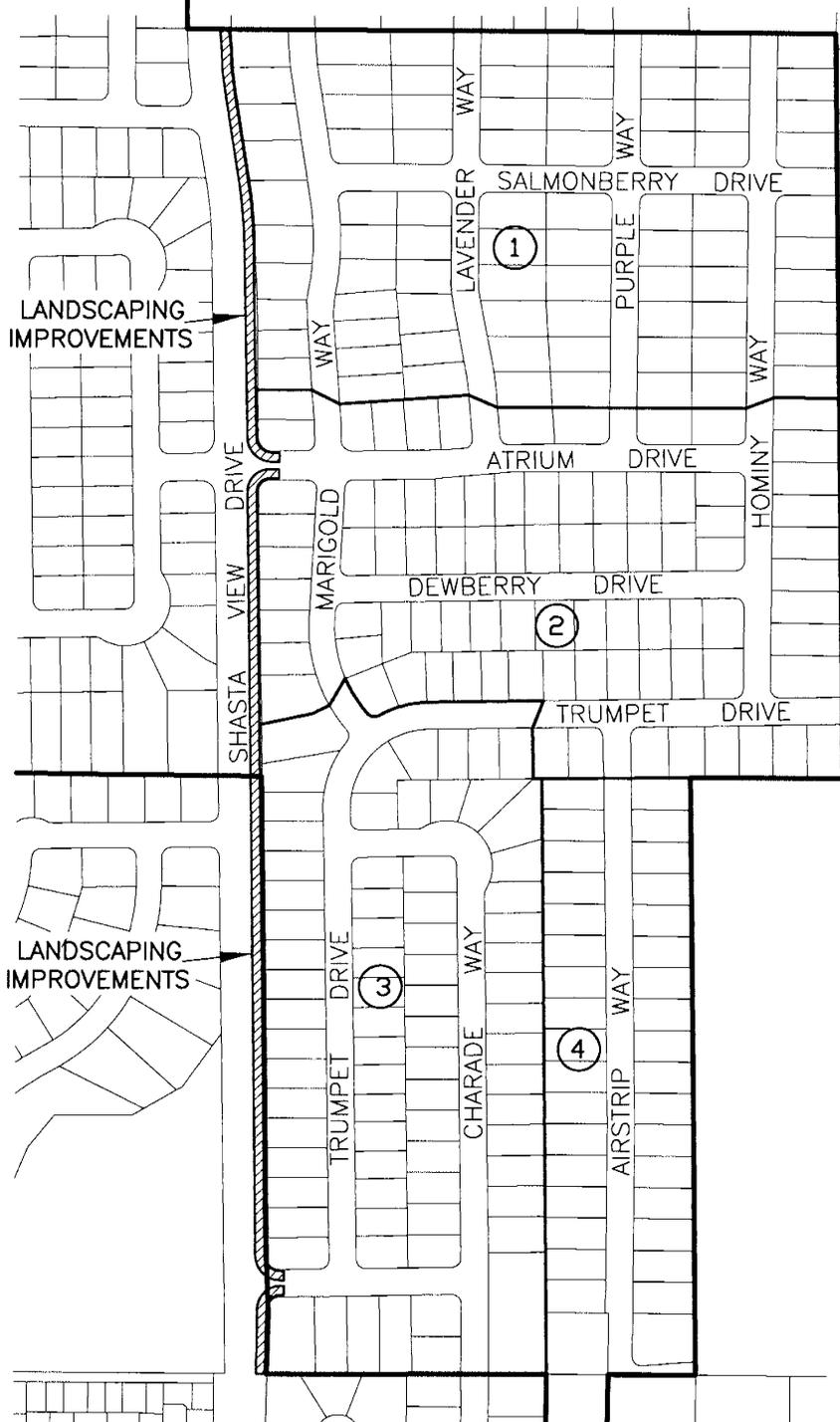
of the City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Shasta County Assessor, which are incorporated herein by reference.

LMD	Subdivision Name	District Improvements and Location of Improvements
A	Ravenwood Estates, Units 1-8, 8A, 9, & 17	The landscaping is located on the east side of Shasta View from just south of the intersection of Viking and Shasta View, to north of the intersection of Atrium and Shasta View. Prune shrubs off walkways for site and sidewalk clearance only, prune trees for height clearance. Trash and litter shall be picked up monthly prior to the 20th of each month. Shown on Area 5 map.

Attachment A

Maps

NOTE: For the precise nature and location of improvements maintained by the District, refer to documents and mapping on file with the City's Engineering Division.



**ASSESSORS PARCELS**

- ① = 077-360-001 TO 014  
& 077-360-018 TO 052  
& 077-360-056 TO 085  
& 077-360-016 & 054
- ② = 077-350-001 TO 030  
& 077-350-033 TO 086
- ③ = 077-460-001 TO 021  
& 077-460-023 TO 044  
& 077-460-049 TO 076  
& 077-460-078, 085 & 086
- ④ = 077-540-001 TO 035

LANDSCAPING IMPROVEMENTS

LANDSCAPING IMPROVEMENTS

NOTE: For a detailed description of the lines and dimensions of lots or parcels shown on this map, refer to the County assessor's maps which shall govern with respect to all details concerning the lines and dimensions of such lots or parcels.



**CITY OF REDDING**

SHASTA COUNTY, CALIFORNIA



**BOUNDARY MAP**

LANDSCAPE MAINTENANCE DISTRICT A  
AREA 5  
RAVENWOOD ESTATES UNITS 1-8, 8A, 9 & 17

FILE: LMD 1-12

DATE:  
JANUARY, 2012

Attachment B

Estimated Expenses

**PART B ATTACHMENT**  
**Estimated Cost of Maintenance for Fiscal Year 2019-20**  
**Landscape Maintenance District A (A-170-075-050)**  
**Multiple**

	FY 2018-19 <b>*ACTUAL</b> Expenses	FY 2019-20 <b>ESTIMATED</b> Expenses
<b>BEGINNING BALANCE</b>	<b>\$-1</b>	
<b>REVENUE</b>	<b>\$7,827</b>	
<hr/>		
<b><u>Maintenance Expenses</u></b>		
1. Landscape Maintenance:		
Contract (Day-to-Day) Maintenance .....	904	2,015
Contract maintenance performed through weekly visits by private landscape company.		
Additional Maintenance .....	518	250
Work that falls outside regular, day-to-day maintenance schedule, including by not limited to mulch and plant replacement.		
Vegetation Management (Detention Basin now part of Contract) .....	0	0
2. Electric/Water Usage .....	1,939	1,939
	<b>3,361</b>	<b>4,204</b>
<hr/>		
<b><u>Administrative Expenses</u></b>		
3. City Administration.....	7,123	1,200
Preparation of annual Engineer's Report, Staff Reports, Resolutions, and admin charges by any or all of the following City Departments: City Clerk, Planning, Parks, and Public Works.		
4. County Administration .....	81	81
1% of this year's Lot Levy charged by the County of Shasta for the County Assessor's Office to process the assessment roll.		
	<b>TOTAL EXPENSES</b>	<b>ACTUAL</b>
		<b>ESTIMATED</b>
		<b>\$10,484</b>
		<b>\$5,485</b>
	<b>DISTRICT BALANCE</b>	<b>\$-2,658</b>
<hr/>		

**LEVY CALCULATION**

A. District Balance as of *June 30, 2019.....		(2,658)
B. Total <u>Estimated</u> Expenses for 2019/20 (July 1, 2019 - June 30, 2020) .....		5,485
C. Allowable District Reserve (Maximum of 2/3 of total Est Expenses).....		0
<b>D. Funds Needed to Provide Maintenance and Maintain District Reserve this Fiscal Year (Total Expenses + Reserve – District Balance) .....</b>		<b>8,143</b>
E. Number of Lots to be Levied.....		275
F. Max Assessment Allowable, adjusted annually by CCI .....	29.46	29.46
G. Lot Assessment based on Total Funds Needed .....		29.61
<b>H. Lot Levy (Lesser of Lines F and G).....</b>	<b>\$ 29.46</b>	<b>29.46</b>

District Improvements, Location and Benefit of improvements, detailed description of Maintenance and Administrative costs, and explanation of District Reserve and Assessment and Levy calculation can be found on Pages 5 - 11 of the Engineer's Report. A boundary map is also included for reference.

\*Amounts include 10 months actual costs plus 2 months estimated costs (May and June). Exception: County Admin

Attachment C  
Assessment Roll

# Part C Attachment

## Assessment Roll FY 2019-20

District	APN	Subdivision	Unit	Phase	Benefit Units	Owner Name
A	077-350-001	Ravenwood Estates			4 - 1	FOSTER LAWRENCE E & MARYJANE
A	077-350-002	Ravenwood Estates			4 - 1	CHRISTENSEN KAYE ETAL
A	077-350-003	Ravenwood Estates			4 - 1	CREIGHTON ALAN LEE & CONSTANC
A	077-350-004	Ravenwood Estates			4 - 1	TOSTADO SHAWN MARCELINO & KEL
A	077-350-005	Ravenwood Estates			4 - 1	SUNDERMAN CHRISTOPHER M & TAM
A	077-350-006	Ravenwood Estates			4 - 1	SENGXAY LIANA & SAECHAO TON M
A	077-350-007	Ravenwood Estates			4 - 1	CARLTON MATTHEW & LISA ELAINE
A	077-350-008	Ravenwood Estates			4 - 1	RILEY CHRISTOPHER & REBECCA
A	077-350-009	Ravenwood Estates			4 - 1	HARR 1989 FAMILY TRUST
A	077-350-010	Ravenwood Estates			1 - 1	GRACE RICHARD CULLEN
A	077-350-011	Ravenwood Estates			2 - 1	TINER KEITH F & BARBARA T TR
A	077-350-012	Ravenwood Estates			2 - 1	MOORE LAURA S
A	077-350-013	Ravenwood Estates			2 - 1	SIEGLER JANICE FAMILY TRUST
A	077-350-014	Ravenwood Estates			2 - 1	BARTAK REYNE GOMES REV TRUST
A	077-350-015	Ravenwood Estates			2 - 1	PRESTA WILLIAM M
A	077-350-016	Ravenwood Estates			2 - 1	BATEMAN WILLIAM S
A	077-350-017	Ravenwood Estates			2 - 1	BRYER KATHERINE M TRUST 2004
A	077-350-018	Ravenwood Estates			2 - 1	GRENIER FAMILY TRUST
A	077-350-019	Ravenwood Estates			2 - 1	ARCHIBALD ISAAC TRUST 2019
A	077-350-020	Ravenwood Estates			2 - 1	GRAH KERRY & TRAFTON CHADLYNN
A	077-350-021	Ravenwood Estates			2 - 1	RAINEY STEPHANIE J
A	077-350-022	Ravenwood Estates			2 - 1	EDWARDS MICHAEL MIRL & CHERYL
A	077-350-023	Ravenwood Estates			2 - 1	PEABODY CHARLENE D
A	077-350-024	Ravenwood Estates			2 - 1	SINCLAIR WILMA I REV LIVING T
A	077-350-025	Ravenwood Estates			2 - 1	CURFMAN RONALD P
A	077-350-026	Ravenwood Estates			2 - 1	FARNSWORTH C B & JANICE
A	077-350-027	Ravenwood Estates			2 - 1	ZINK KARIN D
A	077-350-028	Ravenwood Estates			2 - 1	EDWARDS MICHAEL M & CHERYL E
A	077-350-029	Ravenwood Estates			2 - 1	STEWART KEVIN & ELIZABETH
A	077-350-030	Ravenwood Estates			2 - 1	MOORE THOMAS P
A	077-350-033	Ravenwood Estates			2 - 1	CREIGHTON ALAN L & CONSTANCE
A	077-350-034	Ravenwood Estates			5 - 1	BSBJCJ LLC
A	077-350-035	Ravenwood Estates			5 - 1	HARR 1989 FAMILY TRUST
A	077-350-036	Ravenwood Estates			5 - 1	WACKER DOUG & JANE 2015 TRUST
A	077-350-037	Ravenwood Estates			5 - 1	RUSSELL CAREN C TRUST OF 2012
A	077-350-038	Ravenwood Estates			5 - 1	CALIFORNIA MANOR
A	077-350-039	Ravenwood Estates			5 - 1	LALOLI KENNETH L & SUSAN K

# Part C Attachment

## Assessment Roll FY 2019-20

District	APN	Subdivision	Unit	Phase	Benefit Units	Owner Name
A	077-350-040	Ravenwood Estates			7 - 1	KRAUTHAMER FAMILY LIMITED PTN
A	077-350-041	Ravenwood Estates			7 - 1	CIBART RONALD LE & STEPHANIE
A	077-350-042	Ravenwood Estates			7 - 1	KILBORN KENNETH S & PATRICIA
A	077-350-043	Ravenwood Estates			7 - 1	ASHMORE JOHN R
A	077-350-044	Ravenwood Estates			7 - 1	SAYLOR STACY A
A	077-350-045	Ravenwood Estates			7 - 1	BYZICK NEIL ROBERT REV LIV TR
A	077-350-046	Ravenwood Estates			7 - 1	TENNEY STERLING & CHARRISA
A	077-350-047	Ravenwood Estates			7 - 1	DEDMON KEVIN & THERESA
A	077-350-048	Ravenwood Estates			7 - 1	WAGNER BROOKE M & CHADWICK SH
A	077-350-049	Ravenwood Estates			7 - 1	CHAVEZ RONNIE C & ROXANNE M
A	077-350-050	Ravenwood Estates			7 - 1	LANE SCHUYLER & SACCO ALICIA
A	077-350-051	Ravenwood Estates			7 - 1	MARTIN MARK LEWIS
A	077-350-052	Ravenwood Estates			7 - 1	SAMPLES JESSE H & DEANNA
A	077-350-053	Ravenwood Estates			7 - 1	TREPPARD MICHAEL & KATHLEEN
A	077-350-054	Ravenwood Estates			8 - 1	COMPTON DON E REVOCABLE LIVIN
A	077-350-055	Ravenwood Estates			8 - 1	REEVES CAROL J REVOCABLE TRUS
A	077-350-056	Ravenwood Estates			8 - 1	GUEVARA CARMEN E CALDERON
A	077-350-057	Ravenwood Estates			8 - 1	BOGGS BARBARA REV LIVING TRUS
A	077-350-058	Ravenwood Estates			8 - 1	COMPTON DON E
A	077-350-059	Ravenwood Estates			8 - 1	FOSSUM DAVID M & E JEAN
A	077-350-060	Ravenwood Estates			8 - 1	JESRANI ANAND B
A	077-350-061	Ravenwood Estates			8 - 1	LAKEY JOSHUA D
A	077-350-062	Ravenwood Estates			8 - 1	LARAWAY DAVID A & ELAINE M TR
A	077-350-063	Ravenwood Estates			8 - 1	THOMAS ROBERT J & MARY JANE
A	077-350-064	Ravenwood Estates			9 - 1	SMITH GRANT R
A	077-350-065	Ravenwood Estates			9 - 1	MCMASTERS GRANT MEDRICK & SAN
A	077-350-066	Ravenwood Estates			9 - 1	ILES JUDITH E
A	077-350-067	Ravenwood Estates			9 - 1	PRESLEY FRANK N
A	077-350-068	Ravenwood Estates			9 - 1	KINNER JOHANNAH MARIE
A	077-350-069	Ravenwood Estates			9 - 1	WONGJODSRI ARISA & BAKER JOHN
A	077-350-070	Ravenwood Estates			9 - 1	KNUTSON STEVEN M & JANICE L
A	077-350-071	Ravenwood Estates			9 - 1	KRONBERGER FRANCES E & MARCEL
A	077-350-072	Ravenwood Estates			9 - 1	MILLIMAKI FAMILY TRUST
A	077-350-073	Ravenwood Estates			9 - 1	EASTIN ROBERT G ETAL
A	077-350-074	Ravenwood Estates			9 - 1	YERKES JOHN H & ESTELLA G TR
A	077-350-075	Ravenwood Estates			9 - 1	SCOTT FAMILY TRUST
A	077-350-076	Ravenwood Estates			9 - 1	ARNOLD MARSHA
A	077-350-077	Ravenwood Estates			9 - 1	KRAUTHAMER FAMILY LIMITED PAR

# Part C Attachment

## Assessment Roll FY 2019-20

District	APN	Subdivision	Unit	Phase	Benefit Units	Owner Name
A	077-350-078	Ravenwood Estates			9 - 1	HOFFMAN CLAIRE P
A	077-350-079	Ravenwood Estates			9 - 1	HASKINS LIVING TRUST
A	077-350-080	Ravenwood Estates			9 - 1	BRUNET KENNETH
A	077-350-081	Ravenwood Estates			9 - 1	DAVIDSON DIANA M
A	077-350-082	Ravenwood Estates			9 - 1	SHELL KENT L & COLLEEN M
A	077-350-083	Ravenwood Estates			9 - 1	PORTER DAVID W & KATHLEEN S
A	077-350-084	Ravenwood Estates			9 - 1	PROSSER DONALD E & BETTY C TR
A	077-350-085	Ravenwood Estates			9 - 1	HARTMAN TODD E & JUDY L
A	077-350-086	Ravenwood Estates			2 - 1	DEAN ALBERTA S TR
A	077-360-001	Ravenwood Estates			4 - 1	BARTON NATALIE A
A	077-360-002	Ravenwood Estates			4 - 1	WERTZ CAROL R TR
A	077-360-003	Ravenwood Estates			4 - 1	LATHAM RACHEL
A	077-360-004	Ravenwood Estates			4 - 1	ROUTH DON TERRY & PATTI R TR
A	077-360-005	Ravenwood Estates			4 - 1	BRICKWOOD WILLIAM C & MADELI
A	077-360-006	Ravenwood Estates			4 - 1	CAMPBELL DAVID J
A	077-360-007	Ravenwood Estates			4 - 1	FULLER DARYOL GLENN
A	077-360-008	Ravenwood Estates			5 - 1	WARREN CAROLYN J TRUST
A	077-360-009	Ravenwood Estates			5 - 1	HOWSER JASON & ALYSHIA
A	077-360-010	Ravenwood Estates			5 - 1	GUZMAN MICHAEL A
A	077-360-011	Ravenwood Estates			5 - 1	MENNE MICHAEL R
A	077-360-012	Ravenwood Estates			5 - 1	SCATENA PETER V & SUSAN A
A	077-360-013	Ravenwood Estates			5 - 1	WILLIAMS FAMILY TRUST
A	077-360-014	Ravenwood Estates			5 - 1	GILMORE DENISE R SEP PROP TRU
A	077-360-016	Ravenwood Estates			5 - 1	CERVENKA MATHEW E & CHARLOTTE
A	077-360-018	Ravenwood Estates			6 - 1	MORRIS MARY LOU TRUST OF 2014
A	077-360-019	Ravenwood Estates			6 - 1	RICHARDI ROBERT & VICKIE LIV
A	077-360-020	Ravenwood Estates			6 - 1	WEBSTER JOHN M
A	077-360-021	Ravenwood Estates			6 - 1	LEMON GARY E & LAUREEN J TR
A	077-360-022	Ravenwood Estates			6 - 1	CRUZ CHRISTIE
A	077-360-023	Ravenwood Estates			6 - 1	FAIRCLOTH ANDREW
A	077-360-024	Ravenwood Estates			6 - 1	WHITNEY ROGER K & JILL D
A	077-360-025	Ravenwood Estates			6 - 1	COPUS RICKY C & SHELLY J
A	077-360-026	Ravenwood Estates			6 - 1	HANCOCK RICHARD D & SUZANNE S
A	077-360-027	Ravenwood Estates			6 - 1	ABBAY ELSIE MYRTLE REVOCABLE
A	077-360-028	Ravenwood Estates			6 - 1	MCCULLEY ADRIAN GENE & LEIONN
A	077-360-029	Ravenwood Estates			6 - 1	MINNICH FAMILY TRUST
A	077-360-030	Ravenwood Estates			6 - 1	LAHR LESLIE ANN
A	077-360-031	Ravenwood Estates			6 - 1	GEBHART GEORGE & TREVAMAY RE

# Part C Attachment

## Assessment Roll FY 2019-20

District	APN	Subdivision	Unit	Phase	Benefit Units	Owner Name
A	077-360-032	Ravenwood Estates			7 - 1	MCFARLIN EFIGENIA GINA LIV TR
A	077-360-033	Ravenwood Estates			7 - 1	HUBBARD JANICE L TRUST OF 201
A	077-360-034	Ravenwood Estates			7 - 1	ADCOCK FAMILY TRUST
A	077-360-035	Ravenwood Estates			7 - 1	BAYS JAYME & BARRAGAN RENEE
A	077-360-036	Ravenwood Estates			7 - 1	EVINGER JULIE JO ANN
A	077-360-037	Ravenwood Estates			7 - 1	PESEK JOSEPH D & NANCY E REV
A	077-360-038	Ravenwood Estates			7 - 1	BICKFORD JODY R
A	077-360-039	Ravenwood Estates			7 - 1	MILLER ALEX & PAULA FAMILY TR
A	077-360-040	Ravenwood Estates			7 - 1	EACHUS THOMAS F & SUSAN R LIV
A	077-360-041	Ravenwood Estates			7 - 1	FOX RONALD D & DEBRA S
A	077-360-042	Ravenwood Estates			7 - 1	HART DENISE T
A	077-360-043	Ravenwood Estates			7 - 1	BJORK DEANNA KIM
A	077-360-044	Ravenwood Estates			7 - 1	DONNELL CATHY A & GREGORY R
A	077-360-045	Ravenwood Estates			7 - 1	GIBLER FAMILY 2005 TRUST
A	077-360-046	Ravenwood Estates			7 - 1	BRYANT JAMES E & DEBORAH A
A	077-360-047	Ravenwood Estates			7 - 1	HUNTZE DAVID GORDON & KAREN A
A	077-360-048	Ravenwood Estates			7 - 1	STACK JAYME L & CHAD F ETAL
A	077-360-049	Ravenwood Estates			7 - 1	LAHR LESLIE & ERWIN SUE
A	077-360-050	Ravenwood Estates			7 - 1	LONG NICHOLAS M
A	077-360-051	Ravenwood Estates			7 - 1	HURLEY FAMILY LIVING TRUST
A	077-360-052	Ravenwood Estates			6 - 1	WHITWORTH TAMMY M
A	077-360-054	Ravenwood Estates			5 - 1	FRANATTI REVOCABLE TRUST
A	077-360-056	Ravenwood Estates			8A - 1	PELUCCA 2016 TRUST
A	077-360-057	Ravenwood Estates			8A - 1	BROWN JUANITA & BRUCE
A	077-360-058	Ravenwood Estates			8A - 1	TIGER TERRY J & DEETTE F
A	077-360-059	Ravenwood Estates			8A - 1	FALLIN JERI LYN
A	077-360-060	Ravenwood Estates			8A - 1	WORK WALTER L JR
A	077-360-061	Ravenwood Estates			8A - 1	WARREN JOSEPH E & REBECCA J T
A	077-360-062	Ravenwood Estates			8 - 1	KERNS FRANK D & CLARICE A
A	077-360-063	Ravenwood Estates			8 - 1	MOORMAN BARBARA & CHARLES
A	077-360-064	Ravenwood Estates			8 - 1	WOODARD LORRETTA A REV TRUST
A	077-360-065	Ravenwood Estates			8 - 1	JOHNSON THOMAS L & SHERRY
A	077-360-066	Ravenwood Estates			8 - 1	GONZALEZ OSCAR & OFELIA J
A	077-360-067	Ravenwood Estates			8 - 1	LATHAM RACHEL
A	077-360-068	Ravenwood Estates			8 - 1	SHERMAN JASON W & KARYN M
A	077-360-069	Ravenwood Estates			8 - 1	MILLER RICHARD K 2018 TRUST
A	077-360-070	Ravenwood Estates			8 - 1	BRADY PAMELA REVOCABLE TRUST
A	077-360-071	Ravenwood Estates			8 - 1	JOHNSON JERRY & ROSS HEATHER

# Part C Attachment

## Assessment Roll FY 2019-20

District	APN	Subdivision	Unit	Phase	Benefit Units	Owner Name
A	077-360-072	Ravenwood Estates			8 - 1	FORSTER CASEY LEE
A	077-360-073	Ravenwood Estates			8 - 1	TAYLOR RICKY JAMES SR & NADA
A	077-360-074	Ravenwood Estates			8 - 1	SUTLIFF BLAINE J & KRISTINE
A	077-360-075	Ravenwood Estates			8 - 1	LANEY WILLIAM R & LINDA A
A	077-360-076	Ravenwood Estates			8 - 1	ROBINETT DONALD S & DONNA
A	077-360-077	Ravenwood Estates			8 - 1	SMITH TIM D AND MARGENE K REV
A	077-360-078	Ravenwood Estates			8 - 1	ZAHNER DONALD R & KATHERINE S
A	077-360-079	Ravenwood Estates			8 - 1	BURRUSS NICOLE & JOSEPH JAMES
A	077-360-080	Ravenwood Estates			8 - 1	BANSON DON & DEBBIE TRUST
A	077-360-081	Ravenwood Estates			8 - 1	DACQUISTO SALVATORE ALFREDO &
A	077-360-082	Ravenwood Estates			8 - 1	LANKFORD ROBERT LEE & LAURIE
A	077-360-083	Ravenwood Estates			8 - 1	FOUST JAMES
A	077-360-084	Ravenwood Estates			8 - 1	REAGAN JAY R & LISA K
A	077-360-085	Ravenwood Estates			8 - 1	JENSEN DARRELL A & LINDA S TR
A	077-460-001	Ravenwood Estates			2 - 1	GOEHRING FAMILY TRUST
A	077-460-002	Ravenwood Estates			2 - 1	HAIRE RAYMOND L & BARBARA J
A	077-460-003	Ravenwood Estates			2 - 1	MAYR DOREEN C
A	077-460-004	Ravenwood Estates			1 - 1	LHULLIER DAVID L & BRIDGET T
A	077-460-005	Ravenwood Estates			1 - 1	SHASTA PINES LLC
A	077-460-006	Ravenwood Estates			1 - 1	PELKEY MICHAEL T & SHAUNDRA M
A	077-460-007	Ravenwood Estates			1 - 1	EWERT JOHN & JOAN 2017 LIVING
A	077-460-008	Ravenwood Estates			1 - 1	STAPLECAMP MICHAEL D & MOLLY
A	077-460-009	Ravenwood Estates			1 - 1	BIALE MARK
A	077-460-010	Ravenwood Estates			1 - 1	GARD SARAH
A	077-460-011	Ravenwood Estates			1 - 1	ZIEGLER STEVEN D TR
A	077-460-012	Ravenwood Estates			1 - 1	LIN CHRISTOPHER & CONNIE TRUS
A	077-460-013	Ravenwood Estates			1 - 1	ROTHROCK CHRISTOPHER & UNRUH
A	077-460-014	Ravenwood Estates			1 - 1	KNIGHTEN GARY & PATSY 1995 TR
A	077-460-015	Ravenwood Estates			1 - 1	LEACH FAMILY TRUST & JENKINS
A	077-460-016	Ravenwood Estates			1 - 1	DUNHAM WAYNE & MARGIE 2008 TR
A	077-460-017	Ravenwood Estates			1 - 1	SMITH FAMILY TRUST
A	077-460-018	Ravenwood Estates			1 - 1	THORN RODNEY P & TAMARA D
A	077-460-019	Ravenwood Estates			1 - 1	BOMMARITO BRIAN S & SANDRA L
A	077-460-020	Ravenwood Estates			1 - 1	SWANSON SHANE M
A	077-460-021	Ravenwood Estates			1 - 1	BRIMHALL NOLA DORIS TR
A	077-460-023	Ravenwood Estates			1 - 1	WIEGAND BRANDON C & JENNIFER
A	077-460-024	Ravenwood Estates			1 - 1	SLOSTED FAMILY TRUST
A	077-460-025	Ravenwood Estates			1 - 1	SLOSTED TROY

# Part C Attachment

## Assessment Roll FY 2019-20

District	APN	Subdivision	Unit	Phase	Benefit Units	Owner Name
A	077-460-026	Ravenwood Estates			1 - 1	BLANK BRYAN L & ROBIN L
A	077-460-027	Ravenwood Estates			1 - 1	MCCORMICK JASON RYAN
A	077-460-028	Ravenwood Estates			1 - 1	HANFORD RONALD & HIGHET PAMEL
A	077-460-029	Ravenwood Estates			1 - 1	YEIDE DILYS A
A	077-460-030	Ravenwood Estates			1 - 1	BOB AND SANDY CA LLC
A	077-460-031	Ravenwood Estates			1 - 1	REED BOBBY C & BROWN JODY L
A	077-460-032	Ravenwood Estates			1 - 1	SOILEAU PATRICIA A
A	077-460-033	Ravenwood Estates			1 - 1	KEOUGH JEANETTE
A	077-460-034	Ravenwood Estates			1 - 1	SARRIA EVELYN G & GERARDO J
A	077-460-035	Ravenwood Estates			1 - 1	LAWLER JANE & ROBERT A
A	077-460-036	Ravenwood Estates			1 - 1	PETERMAN KERRY L & MICHELE G
A	077-460-037	Ravenwood Estates			1 - 1	GRIFFIN ROBERT D
A	077-460-038	Ravenwood Estates			1 - 1	KENT WILLIAM R & CARINNE
A	077-460-039	Ravenwood Estates			1 - 1	MCCATHERN AARON
A	077-460-040	Ravenwood Estates			1 - 1	CAMPBELL TRACY D & TERI R LIV
A	077-460-041	Ravenwood Estates			1 - 1	CULLIS JOSEPH C
A	077-460-042	Ravenwood Estates			1 - 1	MARQUEZ JUSTIN ETAL
A	077-460-043	Ravenwood Estates			1 - 1	KERN JENNA & MATTHEW
A	077-460-044	Ravenwood Estates			1 - 1	TALLANT ELVIS & PATRICIA
A	077-460-049	Ravenwood Estates			3 - 1	BURNETT FAMILY REV TRUST OF 2
A	077-460-050	Ravenwood Estates			3 - 1	MCLANE CARLIN A & LISA A
A	077-460-051	Ravenwood Estates			3 - 1	KRAVITZ JEFFREY & LYNNE
A	077-460-052	Ravenwood Estates			3 - 1	LOVERDE JOSEPH F
A	077-460-053	Ravenwood Estates			3 - 1	HARLOW GARY M & PAMELA H TR
A	077-460-054	Ravenwood Estates			3 - 1	RUTBELL ROBERT & DOROTHY 2002
A	077-460-055	Ravenwood Estates			3 - 1	WILKE CHERYL
A	077-460-056	Ravenwood Estates			3 - 1	SAVAGE FAMILY REV LIV TRUST E
A	077-460-057	Ravenwood Estates			3 - 1	HARMAN WARREN DEAN
A	077-460-058	Ravenwood Estates			3 - 1	FORWARD ANTHONY & APRIL
A	077-460-059	Ravenwood Estates			3 - 1	VENTUREHOUSE INC
A	077-460-060	Ravenwood Estates			3 - 1	HEINRICHS FAMILY TRUST
A	077-460-061	Ravenwood Estates			3 - 1	HOUSING & URBAN DEVELOPMENT S
A	077-460-062	Ravenwood Estates			3 - 1	LUNAR GABRIEL ROBLES ETAL
A	077-460-063	Ravenwood Estates			3 - 1	WAGNER KEVIN A & JENNIFER A
A	077-460-064	Ravenwood Estates			3 - 1	FARRAR MADISON & FARRAR BREND
A	077-460-065	Ravenwood Estates			3 - 1	WEBSTER EVELYN DAWN
A	077-460-066	Ravenwood Estates			3 - 1	WHITMER JOHN D & DEBORAH A
A	077-460-067	Ravenwood Estates			3 - 1	WARD KEITH & LILY

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## Assessment Roll FY 2019-20

District	APN	Subdivision	Unit	Phase	Benefit Units	Owner Name
A	077-460-068	Ravenwood Estates			3 - 1	COOPER MARJORIE C
A	077-460-069	Ravenwood Estates			3 - 1	LIN CHRISTOPHER & CONNIE TRUS
A	077-460-070	Ravenwood Estates			3 - 1	PAGE ANDREW DAVID & KATHRYN J
A	077-460-071	Ravenwood Estates			3 - 1	STRONG MICHAEL A JR
A	077-460-072	Ravenwood Estates			3 - 1	BOEHME J & S RENEE
A	077-460-073	Ravenwood Estates			3 - 1	HAGEN WILLIAM L & KRISTINA D
A	077-460-074	Ravenwood Estates			3 - 1	BELL KURTIS MICHAEL & HEATHER
A	077-460-075	Ravenwood Estates			3 - 1	SUTTON CONSTANCE TR
A	077-460-076	Ravenwood Estates			3 - 1	VUONG PHU & NGUYEN TUYET
A	077-460-078	Ravenwood Estates			5 - 1	VAN LOAN FAMILY TRUST
A	077-460-085	Ravenwood Estates			1 - 1	MUROLO DANIEL
A	077-460-086	Ravenwood Estates			1 - 1	DEMARCO ROBERT MICHAEL & VIRG
A	077-540-001	Ravenwood Estates			17 1 1	HENDRICKSON FAMILY REV TRUST
A	077-540-002	Ravenwood Estates			17 1 1	DAVIS M CATHERINE TR
A	077-540-003	Ravenwood Estates			17 1 1	VAUGHT GARY D
A	077-540-004	Ravenwood Estates			17 1 1	MENDEZ ISIDRO & ALISHA
A	077-540-005	Ravenwood Estates			17 1 1	VARGAS 1999 TRUST
A	077-540-006	Ravenwood Estates			17 1 1	MEEK WILLIAM T & RENEE
A	077-540-007	Ravenwood Estates			17 1 1	AMASAKI MARK & MICHELLE
A	077-540-008	Ravenwood Estates			17 1 1	WIERSMA DONALD L
A	077-540-009	Ravenwood Estates			17 1 1	CARGILE DEANNA
A	077-540-010	Ravenwood Estates			17 1 1	VANDERKNYFF FAM TRUST - EXEMP
A	077-540-011	Ravenwood Estates			17 1 1	ROSSOW SCOTT R & JONNA
A	077-540-012	Ravenwood Estates			17 1 1	TAYLOR GARY O & SUSAN C
A	077-540-013	Ravenwood Estates			17 1 1	JACOBS FAMILY TRUST OF 2015
A	077-540-014	Ravenwood Estates			17 1 1	RAHIMDEL MARY JO TR
A	077-540-015	Ravenwood Estates			17 1 1	HARRINGTON BRYAN JOHN
A	077-540-016	Ravenwood Estates			17 1 1	BUCHANAN EDWIN E & SHIRLEY E
A	077-540-017	Ravenwood Estates			17 1 1	SCHAEFER BENJAMIN PAUL & ANNA
A	077-540-018	Ravenwood Estates			17 1 1	TRUTH MINISTRIES INTERNATIONA
A	077-540-019	Ravenwood Estates			17 1 1	HARMON JANET L TRUST
A	077-540-020	Ravenwood Estates			17 1 1	CONNOLLY JEFFREY
A	077-540-021	Ravenwood Estates			17 1 1	ESTRADA MICHAEL & VICKI
A	077-540-022	Ravenwood Estates			17 1 1	KRAVITZ JEFFREY & LYNNE
A	077-540-023	Ravenwood Estates			17 1 1	CHEW BRENDA PUI & KEVIN SEEN
A	077-540-024	Ravenwood Estates			17 1 1	CHEN QINGLIN & GUO HAI YAN
A	077-540-025	Ravenwood Estates			17 1 1	WIERSMA DONALD
A	077-540-026	Ravenwood Estates			17 1 1	VARGAS 1999 TRUST

## Part C Attachment

### Assessment Roll FY 2019-20

District	APN	Subdivision	Unit	Phase	Benefit		Owner Name
					Units	Units	
A	077-540-027	Ravenwood Estates			17	1	1 BOTTUM JEFFREY & KIMBERLY
A	077-540-028	Ravenwood Estates			17	1	1 BERENS TOBY A & CYNTHIA M
A	077-540-029	Ravenwood Estates			17	1	1 MONAHAN MARCELLA A LIV TRUST
A	077-540-030	Ravenwood Estates			17	1	1 ROSSITER TIMOTHY C & JESSICA
A	077-540-031	Ravenwood Estates			17	1	1 CONLEY FAMILY TRUST
A	077-540-032	Ravenwood Estates			17	1	1 KIMBALL THEODORE G & JESSICA
A	077-540-033	Ravenwood Estates			17	1	1 HALKIDES JEAN C
A	077-540-034	Ravenwood Estates			17	1	1 ARTHOFER KEN B & WENDY J
A	077-540-035	Ravenwood Estates			17	1	1 SAGE KATHY A
A	204-420-039	Westside Estates			-	-	1 WATSON ALVIN RAY & POLLY MARI