FY 2021-22

Annual Engineer's Report
For
Windsor Landscaping & Lighting
Special Assessment District

For Final Approval

Town of Windsor
County of Sonoma
State of California

June 2021

Prepared By:
Coastland Civil Engineering, Inc.

FY 2021-22

WINDSOR LANDSCAPING AND LIGHTING SPECIAL ASSESSMENT DISTRICT
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits, as directed by the Town Council of the Town of Windsor on March 3, 2021, the enclosed Engineer's Report on the 16th day of June, 2021.



COASTLAND CIVIL ENGINEERING INC.

By: _____
John L. Wanger, RCE 43148, Exp. 3/31/22

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2021.

By:_____
Maria De La O, Town Clerk, Town of Windsor
Sonoma County, California

I HEREBY CERTIFY that the enclosed Final Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the Town Council of the Town of Windsor, California, on the _____ day of _____, 2021.

By:_____
Maria De La O, Town Clerk, Town of Windsor
Sonoma County, California

I HEREBY CERTIFY that the enclosed Final Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Sonoma on the _____ day of _____, 2021.

By:_____
Maria De La O, Town Clerk, Town of Windsor
Sonoma County, California

ANNUAL ENGINEER'S REPORT FOR
TOWN OF WINDSOR
LANDSCAPING & LIGHTING SPECIAL ASSESSMENT DISTRICT

(Pursuant to the Landscaping & Lighting Act of 1972)

FY 2021-22

Coastland Civil Engineering, Engineer of Work for the Windsor Landscaping & Lighting Special Assessment District, Town of Windsor, Sonoma County, California, makes this annual Engineer's Report, as directed by the Town Council on March 3, 2021, by Resolution No. 3654-21, pursuant to Sections 22565 and 22620 of the California Streets & Highways Code for the Windsor Landscaping & Lighting Special Assessment District for Fiscal Year (FY) 2021-22.

Background

The Windsor Landscaping & Lighting Special Assessment District (Assessment District, or LLAD-1) was formed in 1987 by the County of Sonoma to recover costs associated with the operation and maintenance of landscaping and streetlights within the public right-of-way. In order to levy and collect assessments each subsequent fiscal year, the Landscaping & Lighting Act of 1972 requires the preparation and filing of an annual Engineer's Report (Report). During these annual proceedings, new cost estimates are developed to determine the costs to operate and maintain the Assessment District improvements for the upcoming fiscal year. Further, as new subdivisions and parks are created within the Windsor Town limits, they are typically annexed into the Assessment District on an annual basis.

Proposition 218 and Special Benefits

In 1996, California voters approved Proposition 218 which grants local governments the ability to create assessment districts, and to levy and collect assessments. This law stipulates that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred upon that parcel. "Special benefit" is defined as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The Annual Engineer's Report must identify the special benefits conferred upon assessed parcels through the improvements and services funded by the Assessment District. The Report must also identify any general benefit conferred upon the public at large by those same improvements and services. ("Improvements and services" primarily refers to landscaping or lighting in identified areas and the operation and maintenance thereof.) The annual costs of the assessed improvements and services must be apportioned between special and general benefits. The costs attributed to a general benefit may not be assessed.

In general, the special benefits to each parcel provided by maintained landscaping within each area include:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of the neighborhood.
- Improved air quality from additional vegetation.

In general, the special benefits to each parcel provided by maintained lighting within each area include:

- Enhanced pedestrian safety.
- Enhanced vehicle safety.
- Enhanced security to properties.

Each parcel within a zone receives a particular and distinct special benefit from the maintenance of the landscaping and/or lighting within that zone even though the landscaping or lighting may not be adjacent to each parcel. Although members of the public may walk or drive through a zone and appreciate the aesthetic appeal of the maintained landscaping, this does not necessarily confer a general benefit to the public at large.

In the case where assessed improvements confer both special benefits to the parcels of a zone as well as general benefits to the public at large, the portion of each type of benefit must be quantified, and the costs apportioned accordingly. The discussion of such conditions, should they occur, is presented in Section D.

Fiscal Year 2021-22

For FY 2021-22, no assessment increases are proposed in any of the six zones that comprise the Assessment District. While there is no assessment increase this year, Zone 6 will have the cost of living escalator added to the maximum allowed. There are no annexations to any zones this year.

There have been land use changes to existing parcels and changes to annual average occupancy rates of the hotels. The total proposed Assessment District budget for FY 2021-22 is $2,403,073.12. This is an increase of approximately 4.2% from the FY 2020-21 budget of $2,307,205.20. Funding from the following sources are proposed for FY 2021-22 assessments:

Assessment Revenues:	$875,338.12
Assessment District Reserves:	$4,138.40
Assessment District Interest:	$0.00
Town General Fund Contributions:	$1,523,596.60
Other Funding Sources:	$0.00
Total:	**$2,403,073.12**

The proposed changes, budgets, assessments and California Constitution impacts to the Assessment District are included in the description of each of the six zones as follows:

Zone 1 - Parks

Zone 1 was created to recover the costs associated with the operation and maintenance of 20 neighborhood and community parks and trails, and 6 landscaping areas within the Town of Windsor. These neighborhood and community parks, trails, and landscape areas are: Brooks Creek Linear Trail, Esposti Park, Faught Creek Park and Path, Hiram E. Lewis Park, Keiser Park, Pat Elsbree Skate Park, Wilson Ranch Soccer Park, Acorn Park, Lakewood Meadows Park, Los Robles Park, Michael A. Hall Park, Old Vineyard Park, Pleasant Oak Park, Pueblo Viejo Park, Quail Run Park, RT Mitchell Park, Robbins Park, Starr Creek Park and Trail, Sutton Park, and Vintage Oaks Park. The landscaping areas are: Civic Center Complex, Intermodal Station, Town Green, Windsor Community Center, Windsor off-ramp/Highway 101 interchange, and the Windsor Boys and Girls Club Parking Lot. Zone 1 is the largest of the six Zones in the Assessment District and nearly follows the Town boundaries.

The Zone 1 annual assessment, which will be levied on each parcel within the zone, is dependent on the development status (vacant, single family dwelling, multiple dwelling units, etc.) of each parcel. See Part D of this report, Method of Apportionment of Assessment, for a full description of the manner in which the assessments have been apportioned (spread) to each parcel. Unless the Town annexes new areas of land or development begins on the last area annexed, new annexations into Zone 1 are not expected. Typical changes to Zone 1 include land subdivisions, mergers, land use changes to existing parcels, and changes in average daily occupancy for the local hotels. These changes affect the total number of Equivalent Single-Family Dwelling (ESD) units in Zone 1.

For FY 2021-22, changes have netted a decrease of approximately 22 ESD's for Zone 1. This is due to changes in the average hotel occupancy rates and land use changes.

The total proposed Zone 1 budget for FY 2021-22 is $1,318,965.05. This is an increase of approximately 6.0% compared to FY 2020-21. The proposed funding will be from the following sources:

Zone 1 Assessment Revenues:	$490,394.50
Available Zone 1 Reserves:	$0.00
Zone 1 Interest Income Earned:	$0.00
Town General Fund Contributions:	$828,570.55
Total:	**$1,318,965.05**

The necessary supplemental funds transferred from the Town's General Fund will be used to keep the Zone 1 annual assessment at **$50.00** per Equivalent Single-Family Dwelling (ESD), the same as FY 2020-21. The estimated reserve fund balance for Zone 1 is anticipated to be $0.00 at the end of FY 2021-22. The annual assessments have not increased since FY 1996-97.

Zone 2 – Street Lighting

Zone 2 provides funding for the operation and maintenance of street lighting within the boundaries of Zone 2. Zone 2 boundaries consist of separate or contiguous individual parcels and/or subdivisions within the Town limits (See Assessment Maps at the end of

this report). For Zone 2, there are no parcels to be annexed and there is an increase of 3.0 ESDs.

The individual parcels and subdivisions within Zone 2 which are annually assessed for the operation and maintenance costs of the streetlights include:

1. Apollo Estates
2. Carolyn Acres
3. Country Meadow
4. Creekside Meadows
5. Cross Creek 1 & 2
6. Deercreek 1, 2 & 3
7. Elsbree Estates 1, 2, 3 & 4
8. Foothill Oaks 1, 2, 3 & 4
9. Golden Oak
10. Hembree Estates
11. Hidden Creek Estates, I and II
12. Jane's Meadows
13. Jones Subdivision
14. Kidd Estates
15. Lakewood Glen 1A, 1B, 2, 3, 4A & 4B
16. Lakewood Meadows 2 & 3
17. Los Robles Estates
18. Maple Leaf
19. Moore Subdivision
20. Oak Hill Estates
21. Oak Meadows
22. Oak Park
23. Old Redwood Estates A, B, C, D, E & F
24. Pedrotti Estates 1 & 2
25. Pool Creek Estates
26. Redwood Meadows
27. Roundbale I
28. Shady Oaks Estates 2
29. Starburst Estates
30. Tamara Oaks
31. Twin Palms
32. Vinecrest Estates
33. Windsor Commons 1, 2, 3 & 4
34. Windsor Industrial Park 1 & 2
35. Pleasant Point
36. Shiloh Commercial Center
37. Parkside
38. Provence
39. Vintage Hills
40. Alden Woods
41. Wilson Estates
42. Meadowlark

43. Vinecrest Acres, Unit 2
44. Lakewood Village
45. Vineyard Place
46. Castle Estates
47. Hembree Lane (between Old Redwood Highway and Foothill Blvd.)
48. Arata Estates
49. Carter Minor Subdivision
50. Windsor Palms Plaza I & II
51. Harmon Place
52. Mehler Minor Subdivision
53. Creekview Estates
54. Foothill Park
55. Ridgeview Estates
56. Meadow Place
57. Viking Subdivision
58. California Valley Oaks
59. Boden Acres
60. Marcella Meadows (PM 89-477)
61. Village Oaks
62. Caitlyn Manor 1, 2, & 3
63. Lakewood Glen 5
64 Windsor River Road Parcels
65. Brooks Creek Unit No. 1, 2, 3 & 4
66. California Creekside No. 4
67. Coralee Meadows
68. Evergreen
69. Foothill Meadows
70. Chiquita Lane Subdivision
71. Harvest Meadows
72. Moyle & Young Subdivision
73. Mangan Minor Subdivision
74. Shiloh Greens
75. Springfield Estates
76. Piasecki Minor Subdivision
77. Twin Oaks
78. Vine Country Estates
79. Cock Robin/Bluebird/Windsor Palms Residents
80. Starr View Residents
81. Polaris Estates
82. Lakewood Drive Lighting (commercial area adjacent to median & Exchange Bank)
83. Airport Business Park Phase V-A and Phase V-B
84. Alden Court Subdivision
85. Luzaich Subdivision
86. Vinecrest Meadows
87. Windsor Square
90. Conde Veterinary Hospital
91. Park Glen Subdivision

92. Wild Oak/Windsor River Road Residents
93. Vinecrest Senior Housing
94. Windsor Bowl
95. Wright Realty
96. Windsor Park Subdivision
97. Parcel Map 96-41
98. CA Rasmussen Property[1]
99. Empire Storage
100. Franklin Area Residents
101. A.P.N. 161-060-040 (Magee Parcel)
102. Parcel Map 92-03W
103. Starr Circle Subdivision
104. Vintana Subdivision, Units 1, 2, 3, 4, 5, 6a, 6b, and 7
105. Windsor Creek Subdivision 1 and 2
106. Yerba Buena Subdivision
107. Valencia Subdivision
108. Spencer Subdivision
109. PM 98-06 (Golf Club Clubhouse)
110. PM 87-015A (Windsor Soccer Park)
111. Vintage Greens Subdivision 1, 2, 2B, 3, 4, and 5
112. The Villas Subdivision
113. Precision Crane (UP 87-796)
114. Dooley & Firpo Parcel (UP 99-34)
115. Esmond Place
116. Bell Manor
117. Airport Business Park
118. Lady of Guadalupe Church
119. PM 95-05
120. Harper Court
121. Bonita Roble
122. Los Robles Meadows Phase 1, 2 and 3
123. PM 00-07a
124. PM 01-14
125. PM 96-25
126. PM 97-20
127. PM 99-18
128. PM 99-21
129. Sally's Meadows
130 Town Green Subdivision
131. Town Green Village Phase 1, Building A
132. Town Green Village Phase 1, Building B
133. Town Green Village Phase 1, Building C
134. PM 00-27
135. First Baptist Church
136. DriveRite Auto Repair

[1] A portion of this development (98.) was removed from LLAD-1, Zone 2 in FY 2010-11, and annexed into the Landscaping and Lighting Assessment District No. 2 as a result of additional development.

137. PM 93 – 39A
138. Windsor Creek Plaza
139. Old Redwood Hwy. From Lakewood through Hembree
140. Airport Business Center Phase 4
141. Blue Oak Estates
142. Morgan Woods Subdivision
143. Parcel Map 02-09
144. Winter Creek Village
145. Bonaventure Plaza
146. DRC 03-13 (Johnson Pools)
147. PM 02-14
148. Windsor River Road Residents from Windsor Road to Starr Road
149. PM 02-16
150. Creekside Place
151. Town Green Village Phase III, Building F & G
152. Town Green Village Phase III, Building H
153. Town Green Village Phase III, Building I
154. PM 02-47
155. PM 00-52 (aka Homewood Suites, Los Amigos Extension)
156. Miller Office/Warehouse
157. Mitchell/Shiloh/Conde Zone 2 Area Residents
158. PM 91-919
159. PM 03-38
160. Town Green Village Phase III, Building K
161. Town Green Village Phase III, Building M
162. Los Amigos Self Help Housing
163. Parcel Map 05-06
164. Parcel Map 05-07
165. Khiroya Subdivision
166. The Oaks at Windsor Village (PM 04-48)
167. Conde Lane Business Park Subdivision
168. PM 04-25
169. Chun Office Building
170. Parcel Map 05-27 (Remsen)
171. Head Start
172. 705 Shiloh Road (Gas Station)

During April 1998, a budget shortfall was identified for FY 1998-99. In order to comply with California Constitution requirements, ballots were sent to all property owners within Zone 2 with a proposal to increase the assessments for FY 1998-99. The majority of the property owners returning ballots voted against increasing the Zone 2 assessment for FY 1998-99. Therefore, 1998-99 Zone 2 annual assessments stayed at the 1997-98 level. The Zone 2 funding shortfalls have been supported by a combination of the prior fiscal year fund balance carry over, available Zone 2 reserves and supplemental funds transferred from the Town's General Fund.

The budget for Zone 2 has decreased approximately 0.3% from FY 2020-21. The total proposed Zone 2 budget for FY 2021-22 is $343,183.80. The proposed funding will be from the following sources:

Zone 2 Assessment Revenues:	$145,188.90
Available Zone 2 Reserves:	$0.00
Zone 2 Interest Income Earned:	$0.00
Town General Fund Contributions:	$197,994.90
Total:	**$343,183.80**

Supplemental funds transferred from the Town's General Fund will be used to keep the Zone 2 annual assessment at **$21.18 per ESD**, the same as assessed FY 2020-21. The estimated reserve fund balance is anticipated to be $0.00 at the end of the FY 2021-22. The annual assessments have not increased since FY 1995-96.

Zone 3 – Street Landscaping

Zone 3 covers the costs associated with the operation and maintenance of street median-island landscaping, street back-on landscaping and weed abatement work. Zone 3 boundaries consist of separate or contiguous individual parcels and/or subdivisions within the Town limits (See Assessment Maps at the end of this report).

For FY 2021-22, there are no new subdivisions proposed for annexation into Zone 3. Land use changes to parcels that had previously been annexed into Zone 3 do not require additional annexation proceedings. For Zone 3, the number of ESD's is proposed to increase by 1.0 ESD.

A listing (numbered consecutively) of all the individual parcels and subdivisions within Zone 3 annually assessed for the costs associated with the operation and maintenance of street median-island landscaping, street back-on landscaping and weed abatement work is as follows:

1. Country Meadow
2. Cross Creek 1 & 2
3. Deercreek 1, 2 & 3
4. Elsbree Estates 1, 2, 3, & 4
5. Foothill Oaks 1, 2, 3 & 4
6. Golden Oaks
7. Hembree Estates
8. Hidden Creek Estates
9. Jane's Meadows
10. Kidd Estates
11. Lakewood Glen 1A, 1B, 2, 3, 4A & 4B, 5
12. Lakewood Meadows 2 & 3
13. Los Robles Estates
14. Oak Hill Estate
15. Oak Park
16. Old Redwood Estates A, B, C, D, E & F

17. Pool Creek Estates
18. Redwood Meadows
19. Starburst Estates
20. Windsor Commons 2, 3 & 4
21. Pleasant Point
22. Shiloh Commercial Center
23. Provence
24. Vintage Hills
25. Alden Woods
26. Meadowlark
27. Castle Estates
28. The area of Hembree Lane between Jensen Avenue and Foothill Blvd.
29. Arata Estates
30. Foothill Park
31. Ridgeview Estates
32. Meadow Place
33. Viking Subdivision
34. California Valley Oaks
35. Boden Acres
36. Marcella Meadows
37. Caitlyn Manor 1, 2 & 3
38. Windsor River Road Street Trees
39. Brooks Creek, Unit No. 1, 2, 3, & 4
40. California Creekside, No. 4
41. Evergreen
42. Foothill Meadows
43. Harvest Meadows
44. The Greens
45. Vine Country Estates
46. Lakewood Drive Landscaping
47. Vinecrest Meadows
48. Windsor Square[2]
49. Los Amigos Road Landscaping
50. Pollard Way Landscaping
51. Windsor Park Subdivision
52. Starr Circle Subdivision
53. Vintana Unit Nos. 1, 2, 3, 4, 5, 6a, 6b and 7
54. Windsor Creek Subdivision
55. Yerba Buena Subdivision
56. Vintage Greens 1, 2, 2B, 3, Phase 4 and Phase 5
57. The Villas
58. Windsor Creek Plaza
59. Old Redwood Highway from Lakewood through Hembree Lane
60. Airport Business Center Phase IV
61. Morgan Woods Subdivision
62. PM 00-52 (aka Homewood Suites, Los Amigos Extension)

[2] Subdivision (48.) was detached from Zone 3 per their request during FY 2000-01.

63. Mitchell/Shiloh/Conde Area
64. Conde Lane Business Park Subdivision
65. PM 04-25

During April 1998, a budget shortfall was identified for FY 1998-99. In order to comply with California Constitution requirements, ballots were sent to all property owners within Zone 3 with a proposal to increase the assessments for FY 1998-99. The majority of the property owners returning ballots voted against increasing the Zone 3 annual assessment for FY 1998-99. Therefore, 1998-99 Zone 3 annual assessments stayed at the 1997-98 level. The funding shortfalls for Zone 3 budget have been supported by a combination of prior fiscal year fund balance carry over, available reserves, interest contribution and supplemental funds transferred from the Town's General Fund.

The budget decreased approximately 0.9% for Zone 3 compared to FY 2020-21. The total proposed Zone 3 budget for FY 2021-22 is $566,342.81. The proposed funding will be from the following sources:

Zone 3 Assessment Revenues:	$198,862.94
Available Zone 3 Reserves:	$0.00
Zone 3 Interest Income Earned:	$0.00
Town General Fund Contributions:	$367,479.87
Total:	**$566,342.81**

For FY 2021-22, the necessary supplemental funds transferred from the Town's General Fund will be used to keep the Zone 3 annual assessment at **$34.34** per ESD, the same as assessed FY 2020-21. The estimated reserve fund balance is anticipated to be $0.00 at the end of the FY 2021-22. The annual assessments have not changed since FY 1995-96.

Zone 4 - Lighting for the Bluebird and Starr View Subdivisions

Zone 4 covers the costs associated with the operation and maintenance of the streetlights within the Bluebird Meadows and Starr View Subdivisions. Prior to FY 1993-94, these subdivisions were in independent lighting districts. They were combined into the Windsor Landscaping and Lighting District in FY 1993-94 to simplify the costs and the preparation of the required annual Engineering Reports. The costs associated with streetlights in these two subdivisions have been paid for in the past by pre-Proposition 13 tax increments and Redevelopment Agency (RDA) funds. Due to the elimination of Redevelopment Agencies (RDA), this revenue source is no longer available. Sufficient available reserves will be used for FY 2021-22 to keep the annual assessment for FY 2021-22 at $0.00, the same as assessed FY 2020-21. No General Fund contributions will be required for FY 2021-22. Zone 4 is exempt from the requirement of California Constitution, Article XIII D, Section 5(a). For FY 2021-22, no new subdivisions/land use changes or annexations are proposed for Zone 4. The expected number of ESD units for Zone 4 for FY 2021-22 will remain the same at 161.0 units. The estimated reserve fund balance at the end of FY 2021-22 is anticipated to be approximately $42,000.

During FY 2003-04, seven widely spaced street lights on short wooden poles on three streets were replaced/upgraded with fifteen standard street lights and poles. This work was 100% funded through Community Development Block Grant funds. In the future, if additional funding sources are found, other areas within this zone may receive street lighting upgrades.

The total proposed Zone 4 budget for FY 2021-22 is $4,138.40. This is a decrease of approximately 6.9% from last year's budget. The proposed funding will be from the following sources:

Zone 4 Assessment Revenues:	$0.00
Available Zone 4 Reserves:	$4,138.40
Zone 4 Interest Income Earned:	$0.00
Zone 4 Pre-Prop. 13 Property Tax Funds:	$0.00
Town General Fund Contributions:	$0.00
Total:	**$4,138.40**

Zone 5 - Shadetree Drive Park

Zone 5 currently covers the operation and maintenance of a small passive-use park on Shadetree Drive within the Provence Subdivision. When Zone 5 was created, it was agreed the costs of acquisition and installation of the park improvements would be paid back by the property owners within the subdivision over a five-year period. This five-year payment was in addition to the annual assessments to maintain the park. The repayment of the park acquisition and installation costs was completed during FY 1998-99. Since FY 1998-99, the property owners have been assessed only for the annual costs for operation and maintenance of the park. For FY 2021-22, no new subdivisions/land use changes or annexations are proposed for Zone 5. ESD's have not changed from last year.

The total proposed Zone 5 budget for FY 2021-22 is $893.56. This is equal to last year's budget. A General Fund contribution for one publicly owned parcel (a fire station) is required for this Zone. The proposed funding will be from the following sources:

Zone 5 Assessment Revenues:	$891.78
Available Zone 5 Reserves:	$0.00
Zone 5 Interest Income Earned:	$0.00
Town General Fund Contributions:	$1.78
Total:	**$893.56**

The Zone 5 annual assessment will be the same as last year at $1.78 per ESD. The estimated reserve fund balance is expected to be approximately $30,000 at the end of FY 2021-22. The typical annual operation and maintenance costs for Shadetree Drive Park are quite low. As the large oak tree within this park ages, specialty work by an arborist may be required. The reserve fund balance may be used for this purpose.

Because an assessment for Zone 5 did not clearly fit within any of the exemptions contained in California Constitution, Article XIII D (sometimes referred to as Proposition

218), Section 5, a petition was signed by 70% of the landowners prior to the first assessment. Because Section 5(b) requires all owners to consent to the assessment, Zone 5 did not appear to be exempt. Therefore, in 1997 the Town mailed ballots to the 501 property owners. A majority of voters voted in favor of keeping the level of service the same. Hence, the assessment was deemed exempt under Article XIII D, Section 5(d). The annual assessment shall not exceed $6.00 (Six Dollars) per ESD unit as stated on the 1997 ballot.

Zone 6 - Senior Center

Zone 6 covers the operation and maintenance associated with the Senior Center. In June 1994, the developer of the Brooks Creek Subdivision agreed to allow an assessment of $40,000 per year to be placed on the property for recovering some of the operation and maintenance costs of these facilities. The Zone 6 boundaries include the Brooks Creek Subdivision. For FY 2021-22, no new subdivisions/land use changes or annexations are proposed for Zone 6. ESD's have not changed from last year.

Overall operation and maintenance costs for FY 2021-22 for Zone 6 are estimated at $169,549.50. Zone 6 assessments currently generate $40,000 in revenue that pay for a portion (24%) of the landscaping costs associated with the Senior Center. The Senior Center is used by both residents living within Zone 6, as well as seniors throughout the Town. Residents living within Zone 6 receive a special benefit for being in close proximity to the Senior Center (attractive to property owners within this age-restricted community), from increased property values due to the landscaping and maintenance associated with the Senior Center, as well as actual use of the facility. Based on these factors, it was determined that the special benefit received by properties within Zone 6 is for 33% of the overall costs and 67% of the costs are for general benefit of the senior community throughout the Town. As the overall assessment for Zone 6 covers 24% of the overall costs and the General Fund covers 76% of the costs, assessments for special benefits derived from the Senior Center levied to properties within Zone 6 do not quite cover the overall special benefit and the General Fund is paying for slightly more than its fair share.

As stated in the Conditions Covenants and Restrictions for Brooks Creek Subdivision, the annual assessment can be increased by the Consumer Price Index (CPI) amount, one year following recordation of the final map without the requirement to ballot the property owners. The Phase 4 final map was recorded in September 1998. The annual CPI is based on the All Urban Consumers (San Francisco Area) CPI from the U.S. Department of Labor, Bureau of Labor Statistics. An annual CPI adjustment to the maximum annual assessment is not mandatory. It is considered annually by the Town Council. A CPI increase to the maximum assessment was first applied in FY 2015-16 and continued to be applied annually through FY 2019-20. For FY 2020-21, the Town Council made the decision to not apply a cost of living increase to the maximum annual assessment. This year, Zone 6 will have the 2020 CPI of 2.0% added to the maximum assessment as allowed. While the annual assessment will remain the same, the new maximum allowed assessment will increase to $231.82 per ESD.

Zone 6 is exempt from the procedural requirements of Article XIII D of the California Constitution by virtue of Section 5(b) and (d) as can be found in this article. Not only did

the owner of all the property sign an agreement consenting to the annual assessment, but an election was held and majority approval received, as required by law, to annually assess Zone 6 properties for a Senior Center.

The total proposed Zone 6 budget for FY 2021-22 is $169,549.50. This is an increase of approximately 19.9% from last year's budget. The proposed funding will be from the following sources:

Zone 6 Assessment Revenues:	$40,000.00
Available Zone 6 Reserves:	$0.00
Zone 6 Interest Income Earned:	$0.00
Town General Fund Contributions:	$129,549.50
Total:	**$169,549.50**

For FY 2021-22, Zone 6 supplemental funds transferred from the Town's General Fund will be used to keep the Zone 6 annual assessment at **$200.00** per ESD, the same as assessed FY 2020-21. The estimated reserve fund balance will be $0.00 at the end of the FY 2021-22.

FY 2021-22 Engineer's Report Format

This Engineer's Report consists of 6 Parts as follows:

PART A - **Plans and Specifications**- This portion of the Report identifies any plans and specifications that were prepared for the improvements. If plans and specifications exist, they are filed with the Town Clerk. Although separately bound, the plans and specifications are part of this Engineer's Report and are included in it by reference.

PART B - **Budget Cost Estimate –** This section includes budget cost estimates associated with the operations and maintenance of the described improvements for Zones 1, 2, 3, 4, 5 and 6. In addition to an overall budget summary for each zone, a detailed FY 2021-22 Budget sheet and a FY 2021-22 Summary of Fund Balance sheet is also provided.

PART C - **Assessment Roll –** This section includes a listing of the annual assessment for each benefitting parcel of land in Zones 1, 2, 3, 4, 5 and 6 within the Assessment District. The assessment amount is the estimated cost each parcel will contribute during FY 2021-22 towards the operation and maintenance of their respective Zone within the Assessment District.

PART D - **Method of Apportionment of Assessment** – This portion of the Report includes a statement of the method used by the Engineer of Work to determine the amount proposed to be assessed against each parcel within the six Zones of the Assessment District.

PART E - **Property Owners List** - The names and addresses of the owners of real property as listed within this Assessment District, as shown on the last equalized assessment roll for taxes. The Assessor Parcel Number (APN) for each parcel keys the list into the Assessment Roll shown in Part C.

PART F - **Assessment Diagrams** – The Assessment Diagrams (maps) showing all of the parcels of real property within the six Zones of the Assessment District. The APN for each parcel keys the property to the Assessment Roll shown in Part C. The APN's are shown in the Assessor's Maps available at the County of Sonoma Assessor's Office.

PART A

PLANS AND SPECIFICATIONS

The Assessment District has accepted the landscaping and streetlights located in various public rights-of-way for maintenance purposes. Maintenance may include repair, removal or replacement of any landscape improvement, damaged irrigation facilities, diseased landscaping, weed and brush clearing and any other allowable maintenance items per Section 22531 of the California Streets and Highways Code for the life of the Assessment District. In addition, the operation and maintenance of the park facilities as described in Zone 1 of this Engineer's Report is included in the Assessment District.

PART B

FY 2021-22 BUDGET COST ESTIMATES

For FY 2021-22, the total budget summary for Windsor Landscaping & Lighting Assessment District is as follows:

Zone	As Filed with the Town	As Preliminarily Approved	As Finally Approved At the Public Hearing
Zone 1	$1,318,965.05	$1,318,965.05	
Zone 2	$343,183.80	$343,183.80	
Zone 3	$566,342.81	$566,342.81	
Zone 4	$4,138.40	$4,138.40	
Zone 5	$893.56	$893.56	
Zone 6	$169,549.50	$169,549.50	
Total	**$2,403,073.12**	**$2,403,073.12**	

Detailed budgets for Zones 1-6 are provided in this section. Also included is the Summary of Fund Balance sheet for each zone.

A breakdown of the FY 2021-22 budget for each zone is below.

Zone	Budget	Assessment Revenue	Reserves	Interest	Pre-Prop. 13 Revenue	Gen Fund	Total
1	$1,318,965.05	$490,394.50	$0.00	$0.00		$828,570.55	$1,318,965.05
2	$343,183.80	$145,188.90	$0.00	$0.00		$197,994.90	$343,183.80
3	$566,342.81	$198,862.94	$0.00	$0.00		$367,479.87	$566,342.81
4	$4,138.40	$0.00	$4,138.40	$0.00	$0.00	$0.00	$4,138.40
5	$893.56	$891.78	$0.00	$0.00		$1.78	$893.56
6	$169,549.50	$40,000.00	$0.00	$0.00		$129,549.50	$169,549.50
Total	**$2,403,073.12**	**$875,338.12**	**$4,138.40**	**$0.00**	**$0.00**	**$1,523,596.60**	**$2,403,073.12**

ZONE 1 - PARKS
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 1 Park Landscaping Budget

Account Prefix: 150-00-91		2020-21 Budget	2021-22 Budget
Maintenance & Operations: Structure and Improvement			
4335-301	Maintenance - Structure and Improvements	**$70,200.00**	**$65,000.00**
Maintenance & Operations: Grounds			
4250-301	Meetings/Conferences/Travel	$5,080.00	$2,843.00
4315-301	Gas/Oil/Diesel	$4,315.00	$5,200.00
4325-301	Vehicle Maintenance	$7,150.00	$7,150.00
4330-301	Equipment Maintenance	$3,000.00	$3,100.00
4350-301	Landscape Maintenance Contract	$0.00	$0.00
4370-301	Materials and Supplies	$79,200.00	$73,600.00
4435-301	Operational Expense	$38,500.00	$43,000.00
4452-301	Contract Services	$202,000.00	$192,100.00
	Subtotal Grounds	**$339,245.00**	**$326,993.00**
	TOTAL MAINTENANCE & OPERATIONS	**$409,445.00**	**$391,993.00**
Professional and Special Services			
4158-301	Unemployment Insurance	$2,500.00	$1,000.00
4280-301	Legal	$1,000.00	$1,000.00
4450-301	Professional Services	$0.00	$0.00
4452-301	Coastland Civil Engineers-Assessment Engr. Services	$11,925.50	$12,045.00
	TOTAL PROFESSIONAL AND SPECIAL SERVICES	**$15,425.50**	**$14,045.00**
Utilities			
4487-301	Utilities	**$280,000.00**	**$280,000.00**
Personnel			
4110-000	Regular Positions Pay	$316,319.00	$407,326.14
4120-000	Extra-help	$37,935.00	$37,935.00
4130-000	Overtime Pay	$2,000.00	$2,000.00
4150-000	Fringe Benefits	$163,014.00	$166,056.30
	TOTAL PERSONNEL	**$519,268.00**	**$613,317.44**
Capital Outlay			
4540-000	Equipment Acquisition	$0.00	$0.00
4570-000	Vehicle Acquisition	$0.00	$0.00
4580-000	Structures & Improvements	$0.00	$0.00
	TOTAL CAPITAL OUTLAY	**$0.00**	**$0.00**
	Subtotal Park Expenses	**$1,224,138.50**	**$1,299,355.44**
	Contingency	$20,747.54	$19,609.61
	TOTAL PARK EXPENSES	**$1,244,886.04**	**$1,318,965.05**
	EST. CONTRIBUTION FROM INTEREST	$0.00	$0.00
	CONTRIBUTION FROM RESERVES	$0.00	$0.00
	CONTRIBUTION FROM GENERAL FUND	$753,348.04	$828,570.55
	TOTAL COSTS	**$491,538.00**	**$490,394.50**
	TOTAL REVENUE	**$491,538.00**	**$490,394.50**

ZONE 1 - PARKS
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 1 Park Landscaping Budget

	2020-21 Budget	2021-22 Budget
Estimated Number of Equivalent Single Family Dwelling (ESD) Units in Zone 1	9,830.16	9,807.89
Estimated Assessment for Zone 1 per ESD	**$50.00**	**$50.00**
Estimated Full Assessment for Zone 1 per ESD (for use in LLAD-2 = Total Park Expenses/Estimated Number of ESDs)	**$126.64**	**$134.48**

Zone 1 Maintenance Areas

Community Parks Landscape Service Areas
- Esposti Park
- Hiram E. Lewis Park
- Keiser Park
- Pat Elsbree Skate Park
- Wilson Ranch Soccer Park

Neighborhood Parks Landscape Service Areas
- Acorn Park
- Brooks Creek Linear Trail
- Faught Creek Park and Path
- Lakewood Meadows Park
- Los Robles Park
- Michael A. Hall Park
- Old Vineyard Park
- Pleasant Oak Park
- Pueblo Viejo Park
- Quail Run Park
- R.T. Mitchell Park
- Robbins Park
- Starr Creek Park and Trail
- Sutton Park
- Vintage Oaks

Grounds Maintenance Areas
- Civic Center Complex
- Intermodal Station
- Town Green
- Windsor Community Center
- Windsor Offramp/HWY 101 Interchange
- Windsor Boys and Girls Club Parking Lot

ZONE 1 - PARKS
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 1 Park Landscaping
Summary of Fund Balance

	2021-22
Estimated Reserve Fund as of July 1, 2021	**$0.00**
Estimated Revenue	**$490,394.50**
Estimated Contribution from General Fund	**$828,570.55**
Estimated Interest Earned	**$0.00**
TOTAL ESTIMATED FUNDS AVAILABLE	**$1,318,965.05**
TOTAL ESTIMATED EXPENDITURES	**$1,318,965.05**
ESTIMATED RESERVE FUND BALANCE @ END OF FISCAL YEAR (June 30, 2022)	**$0.00**

ZONE 2 - STREET LIGHTING
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 2 Lighting Budget

		2020-21 Budget	2021-22 Budget
Account Prefix: 150-00-92			
Maintenance & Operations			
4335-302	Maint.-Struct. and Impvmts+Operational Expenses	$60,000.00	$60,000.00
4435-302	Operational Expense	$0.00	$0.00
4452-302	Contract Service	$0.00	$0.00
	TOTAL MAINTENANCE & OPERATIONS	**$60,000.00**	**$60,000.00**
Professional and Special Services			
4245-302	Insurance	$0.00	$0.00
4280-302	Legal	$0.00	$0.00
4450-302	Professional Services	$3,000.00	$0.00
4452-302	Street Light Inventory and Mapping	$3,000.00	$0.00
4452-302	Coastland Civil Engineers-Assessment Engr. Services	$3,327.90	$3,183.80
	TOTAL PROFESSIONAL AND SPECIAL SERVICES	**$9,327.90**	**$3,183.80**
Contract Services - Subdivision Reimbursements for Light Installations			
	None for 2009-10 through 2021-22	$0.00	$0.00
	TOTAL CONTRACT SERVICES - LIGHT INSTALLATIONS	**$0.00**	**$0.00**
Utilities			
4487-302	Utilities	**$275,000.00**	**$280,000.00**
Personnel			
4110-000	Regular Positions Pay	$0.00	$0.00
4120-000	Extra-help	$0.00	$0.00
4150-000	Fringe Benefits	$0.00	$0.00
	TOTAL PERSONNEL	**$0.00**	**$0.00**
	TOTAL LIGHTING EXPENSES	**$344,327.90**	**$343,183.80**
	EST. CONTRIBUTION FROM INTEREST	$0.00	$0.00
	CONTRIBUTION FROM RESERVES	$0.00	$0.00
	CONTRIBUTION FROM GENERAL FUND	$199,202.54	$197,994.90
	TOTAL COSTS	**$145,125.36**	**$145,188.90**
	TOTAL REVENUE	**$145,125.36**	**$145,188.90**
	Estimated Number of ESD Units in Zone 2	6,852.00	6,855.00
	Estimated Assessment for Zone 2 per ESD	**$21.18**	**$21.18**

ZONE 2 - STREET LIGHTING
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 2 Lighting
Summary of Fund Balance

	2021-22
Estimated Reserve Fund as of July 1, 2021	**$0.00**
Estimated Revenue	**$145,188.90**
Estimated Contribution from General Fund	**$197,994.90**
Estimated Interest Earned	**$0.00**
TOTAL ESTIMATED FUNDS AVAILABLE	**$343,183.80**
TOTAL ESTIMATED EXPENDITURES	**$343,183.80**
ESTIMATED RESERVE FUND BALANCE AT END OF FISCAL YEAR (June 30, 2022)	**$0.00**

ZONE 3 - STREET LANDSCAPING
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 3 Landscaping Budget

Account Prefix: 150-00-93		2020-21 Budget	2021-22 Budget
Maintenance & Operations: Structure and Improvement			
4335-303	Maintenance - Structure and Improvements	**$10,600.00**	**$3,100.00**
Maintenance & Operations: Grounds			
4158-303	Unemployment Insurance	$0.00	$1,500.00
4250-303	Meetings/Conferences/Travel	$2,180.00	$1,415.00
4280-303	Legal	$200.00	$200.00
4315-303	Gas/Oil/Diesel	$6,000.00	$7,000.00
4325-303	Vehicle Maintenance	$5,800.00	$5,800.00
4330-303	Equipment Maintenance	$3,100.00	$3,100.00
4370-303	Materials and Supplies	$24,500.00	$34,500.00
4435-303	Operational Expense	$8,500.00	$9,000.00
4452-303	Contract Services	$115,257.00	$88,000.00
	Subtotal Grounds	**$165,537.00**	**$150,515.00**
	TOTAL MAINTENANCE & OPERATIONS	**$176,137.00**	**$153,615.00**
Professional and Special Services			
4450-303	Professional Services	$0.00	$0.00
4452-303	Coastland Civil Engineers-Assessment Engr. Services	$5,567.80	$5,238.30
	TOTAL PROFESSIONAL AND SPECIAL SERVICES	**$5,567.80**	**$5,238.30**
Utilities			
4487-303	Utilities	**$130,000.00**	**$115,000.00**
Personnel			
4110-000	Regular Positions Pay	$146,466.00	$179,403.51
4120-000	Extra-help	$34,142.00	$34,142.00
4130-000	Overtime Pay	$1,100.00	$1,100.00
4150-000	Fringe Benefits	$77,844.00	$77,844.00
	TOTAL PERSONNEL	**$259,552.00**	**$292,489.51**
Capital Outlay			
4540-000	Equipment Acquisition	$0.00	$0.00
4570-000	Vehicle Acquisition	$0.00	$0.00
4580-000	Structures & Improvements	$0.00	$0.00
	TOTAL CAPITAL OUTLAY	**$0.00**	**$0.00**
	TOTAL STREET LANDSCAPING EXPENSES	**$571,256.80**	**$566,342.81**
	EST. CONTRIBUTION FROM INTEREST	$0.00	$0.00
	CONTRIBUTION FROM RESERVES	$0.00	$0.00
	CONTRIBUTION FROM GENERAL FUND	$372,428.20	$367,479.87
	TOTAL COSTS	**$198,828.60**	**$198,862.94**
	TOTAL REVENUE	**$198,828.60**	**$198,862.94**
	Estimated Number of ESD Units in Zone 3	5,790.00	5,791.00
	Estimated Assessment for Zone 3 per ESD	**$34.34**	**$34.34**

ZONE 3 - STREET LANDSCAPING
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 3 Landscaping Budget

Maintenance & Operations Areas

Airport Business Center Phase IV
Alden Woods
Arata Estates
Boden Acres
Brooks Creek 1, 2, 3, 4
Caitlyn Manor, 1, 2, 3
California Valley Oaks
California Creekside IV
Castle Estates
Conde Lane Business Park
Country Meadow
Cross Creek 1, 2
Deer Creek 1, 2, 3
Elsbree Estates I, II, III, IV
Evergreen Estates
Foothill Meadows
Foothill Oaks 1-4
Foothill Park
Golden Oaks
Harvest Meadows
Hembree Estates
Hembree Lane between Old Redwood Hwy & Foothill Blvd
Hidden Creek Estates I, II
Jane's Meadow
Kidd Estates
Lakewood Drive Landscaping
Lakewood Glen 1A, 1B, 2, 3, 4A, 4B
Lakewood Glen 5
Lakewood Meadows 2, 3
Los Amigos Extension (aka Homewood Suites, PM 00-52)
Los Amigos Road Landscaping
Los Robles Estates
Marcella Meadows
Meadow Place
Meadowlark
Mitchell/Shiloh/Conde Area
Morgan Woods Subdivision
Oak Hill Estates
Oak Park
Old Redwood Estates A - F
Old Redwood Hwy Med. & Pkwys, Lakewood-Hembree
Parcel Map 04-25
Pleasant Point
Pool Creek Estates
Provence
Redwood Meadows
Ridgeview Estates
Shiloh Commercial Center (median)
Shiloh Greens (aka The Greens) Phase 1B, 2, 3A, 3B
Starburst Estates
Starr Circle
Ultimo Subdivision
The Villas
Viking
Vine Country Estates
Vinecrest Meadows
Vintage Greens Phase 1, 2, 2B, 3, 4, 5
(includes Ultimo Subdiv.)
Vintage Hills
Vintana 1, 2, 3, 4, 5, 6a, 6b, 7
Town Green Village Ph V, Buildings T & U
Windsor Commons 1, 2, 3, 4
Windsor Creek Plaza
Windsor Creek Subdivision
Windsor Park Subdivision
Windsor River Road Street Trees
Yerba Buena

ZONE 3 - STREET LANDSCAPING
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 3 Landscaping
Summary of Fund Balance

	2021-22
Estimated Reserve Fund as of July 1, 2021	**$0.00**
Estimated Revenue	**$198,862.94**
Estimated Contribution from General Fund	**$367,479.87**
Estimated Interest Earned	**$0.00**
TOTAL ESTIMATED FUNDS AVAILABLE	**$566,342.81**
TOTAL ESTIMATED EXPENSES	**$566,342.81**
ESTIMATED RESERVE FUND BALANCE @ END OF FISCAL YEAR (June 30, 2022)	**$0.00**

ZONE 4 - BLUEBIRD/STARR VIEW STREET LIGHTING
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 4 Lighting Budget

		2020-21 Budget	2021-22 Budget
Account Prefix: 150-00-94			
Maintenance & Operations			
4435-304	Operational Expense	**$500.00**	**$200.00**
Postage		**$0.00**	**$0.00**
Professional and Special Services			
4245-304	Insurance	$0.00	$0.00
4280-304	Legal	$0.00	$0.00
4450-304	Professional Services	$100.00	$100.00
4452-304	Coastland Civil Engineers-Assessment Engr. Services	$43.30	$38.40
	TOTAL PROFESSIONAL AND SPECIAL SERVICES	**$143.30**	**$138.40**
Utilities			
4487-304	Utilities	**$3,800.00**	**$3,800.00**
Personnel			
4110-000	Regular Positions Pay	$0.00	$0.00
4150-000	Fringe Benefits	$0.00	$0.00
	TOTAL PERSONNEL	**$0.00**	**$0.00**
	TOTAL LIGHTING EXPENSES	**$4,443.30**	**$4,138.40**
	ESTIMATED CONTRIBUTION FROM INTEREST	$0.00	$0.00
	CONTRIBUTION FROM RESERVES	$4,443.30	$4,138.40
	CONTRIBUTION FROM PRE-PROP. 13 PROP.TAX	$0.00	$0.00
	TOTAL COSTS	**$0.00**	**$0.00**
	TOTAL REVENUE	**$0.00**	**$0.00**
	Estimated Number of ESD Units in Zone 4	161.00	161.00
	Estimated Assessment for Zone 4 per ESD	**$0.00**	**$0.00**

ZONE 4 - BLUEBIRD/STARR VIEW STREET LIGHTING
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 4 Lighting
Summary of Fund Balance

	2021-22
Estimated Reserve Fund as of July 1, 2021	**$46,365.60**
Estimated Revenue	**$0.00**
Estimated Pre-Prop. 13 Property Tax Funds	**$0.00**
Estimated Interest Earned	**$0.00**
TOTAL ESTIMATED FUNDS AVAILABLE	**$46,365.60**
TOTAL ESTIMATED EXPENDITURES	**$4,138.40**
ESTIMATED RESERVE FUND BALANCE @ END OF FISCAL YEAR (June 30, 2022)	**$42,227.20**

ZONE 5 - SHADETREE DR. OAK TREE
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 5 Landscaping Budget

		2020-21 Budget	2021-22 Budget
Account Prefix: 150-00-95			
Maintenance & Operations			
4350-305	Landscape Maintenance Contract	$500.00	$500.00
4435-305	Operational Expense	$0.00	$0.00
	TOTAL MAINTENANCE & OPERATIONS	**$500.00**	**$500.00**
Postage		**$0.00**	**$0.00**
Professional and Special Services			
4245-305	Insurance	$0.00	$0.00
4280-305	Legal	$0.00	$0.00
4450-305	Professional Services	$0.00	$0.00
4452-305	Coastland Civil Engineers-Assessment Engr. Services	$7.90	$7.50
	TOTAL PROFESSIONAL AND SPECIAL SERVICES	**$7.90**	**$7.50**
Utilities (Water)			
4487-305	Utilities	**$300.00**	**$300.00**
Personnel			
4110-000	Regular Positions Pay	$0.00	$0.00
4150-000	Fringe Benefits	$0.00	$0.00
	TOTAL PERSONNEL	**$0.00**	**$0.00**
	Subtotal Shadetree Dr. Oak Tree Expenses	**$807.90**	**$807.50**
	Contingency	$85.66	$82.53
	TOTAL SHADETREE DR. OAK TREE EXPENSES	**$893.56**	**$893.56**
	ESTIMATED CONTRIBUTION FROM INTEREST	$0.00	$0.00
	CONTRIBUTION FROM RESERVES	$0.00	$0.00
	General Benefit Contribution from the General Fund	$1.78	$1.78
	TOTAL COSTS	**$891.78**	**$891.78**
	TOTAL REVENUES	**$891.78**	**$891.78**
	Estimated Number of ESD Units in Zone 5	501.00	501.00
	Estimated Assessment for Zone 5 per ESD	**$1.78**	**$1.78**

ZONE 5 - SHADETREE DR. OAK TREE
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 5 Landscaping
Summary of Fund Balance

	2021-22
Estimated Reserve Fund as of July 1, 2021	**$30,000.00**
Estimated Revenue	**$891.78**
Estimated Contribution from General Fund	**$1.78**
Estimated Interest Earned	**$0.00**
TOTAL ESTIMATED FUNDS AVAILABLE	**$30,893.56**
TOTAL ESTIMATED EXPENDITURES	**$893.56**
ESTIMATED RESERVE C550 FUND BALANCE @ END OF FISCAL YEAR (June 30, 2022)	**$30,000.00**

ZONE 6 - SENIOR CENTER
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 6 Maintenance Budget

Account Prefix: 150-00-96		2020-21 Budget	2021-22 Budget
Maintenance & Operations: Structures and Improvements			
4335-306	Maintenance - Structure and Improvements	**$10,000.00**	**$9,000.00**
Maintenance & Operations: Grounds			
4158-306	Unemployment Insurance	$0.00	$200.00
4250-306	Meetings/Conferences/Travel	$0.00	$1,200.00
4280-306	Legal	$100.00	$100.00
4315-306	Gas, Oil & Diesel	$2,400.00	$3,000.00
4325-306	Maintenance - Vehicles	$900.00	$1,000.00
4330-306	Equipment Maintenance	$1,000.00	$1,000.00
4350-306	Landscape Maintenance Contract	$0.00	$0.00
4370-306	Materials and Supplies	$2,500.00	$4,500.00
4420-306	Chemicals	$8,000.00	$8,000.00
	Subtotal Grounds	**$14,900.00**	**$19,000.00**
Maintenance & Operations: Operational Expense			
4435-306	Operational Expense	**$4,400.00**	**$4,600.00**
Maintenance & Operations: Contract Services			
4452-306	Contract Services	$11,250.00	$18,510.00
	TOTAL MAINTENANCE & OPERATIONS	**$40,550.00**	**$51,110.00**
Professional and Special Services			
4450-306	Professional Services	$0.00	$0.00
4452-306	Coastland Civil Engineers-Assessment Engr. Services	$1,377.60	$1,572.00
	TOTAL PROFESSIONAL AND SPECIAL SERVICES	**$1,377.60**	**$1,572.00**
Utilities			
4487-306	Utilities	**$25,000.00**	**$25,000.00**
Personnel			
4110-000	Regular Positions Pay	$46,508.00	$61,439.48
4120-000	Extra Help	$3,794.00	$3,794.00
4130-000	Overtime Pay	$600.00	$600.00
4150-000	Fringe Benefits	$23,568.00	$26,034.02
	TOTAL PERSONNEL	**$74,470.00**	**$91,867.50**
	TOTAL SENIOR CENTER EXPENSES	**$141,397.60**	**$169,549.50**
	EST. CONTRIBUTION FROM INTEREST	$0.00	$0.00
	CONTRIBUTION FROM RESERVES	$0.00	$0.00
	CONTRIBUTION FROM GENERAL FUND	$101,397.60	$129,549.50
	TOTAL COSTS	**$40,000.00**	**$40,000.00**
	TOTAL REVENUES	**$40,000.00**	**$40,000.00**
	Number of ESD Units in Zone 6	200.00	200.00
	Assessment for Zone 6 per ESD*	**$200.00**	**$200.00**

* See Zone 6 Summary of Fund Balance Sheet for CPI increase to Maximum Assessment

ZONE 6 - SENIOR CENTER
WINDSOR LANDSCAPING AND LIGHTING
SPECIAL ASSESSMENT DISTRICT
2021-22 Zone 6 Maintenance
Summary of Fund Balance

	2021-22
Estimated Reserve Fund as of July 1, 2021	**$0.00**
Estimated Revenue	**$40,000.00**
Estimated Contribution from General Fund	**$129,549.50**
Estimated Interest Earned	**$0.00**
TOTAL ESTIMATED FUNDS AVAILABLE	**$169,549.50**
TOTAL ESTIMATED EXPENDITURES	**$169,549.50**
ESTIMATED RESERVE FUND BALANCE @ END OF FISCAL YEAR (June 30, 2022)	**$0.00**

2020-21 Zone 6 maximum annual assessment allowed per ESD		$227.28	
*Bay Area Consumer Price Index allowed percentage increase:	2.00%		
2021-22 Zone 6 maximum annual assessment allowed per ESD			$231.82

PART C

FY 2021-22 ASSESSMENT ROLL

The total proposed Assessment District revenues of $875,338.12 for FY 2021-22 consist of:

$490,394.50	From Zone 1
$145,188.90	From Zone 2
$198,862.94	From Zone 3
$0.00	From Zone 4
$891.78	From Zone 5
$40,000.00	From Zone 6

The breakdown of FY 2021-22 annual assessments per parcel per Zone is shown in a separately bound document on file with the Town Clerk. Although separately bound, the Assessment Roll is part of the FY 2021-22 Engineer's Report and is included in it by reference. The lines and dimensions of each parcel are shown on the maps in the office of the County Assessor of the County of Sonoma.

PART D

METHOD OF APPORTIONMENT

Special and General Benefits

This section describes the special benefits conferred upon each parcel by the assessed specific improvements and services of each zone, as well as the general benefits, if any, conferred to the community at large by those same improvements.

Zone 1 – Parks Assessment

Zone 1 provides funding for the operations and maintenance of 20 neighborhood and community parks and 6 landscaping areas within the Town of Windsor. The parcels within Zone 1 receive a direct and special benefit from their close proximity and access to these parks including the opportunity to use the parks' amenities which may include picnic areas, restrooms, walking trails, playground equipment, sports fields, open space, lawn areas, recreational spaces, dog parks, and nature areas. Other special benefits associated with parks include enhanced desirability of properties through association with the improvements, improved aesthetic appeal of the neighborhood, and improved air quality from additional vegetation.

All parcels within the Town limits are in Zone 1, with the exception of 3 parcels that were annexed in 2010 when the Town limits were expanded. Annexation of these parcels into the assessment district was postponed until a subdivision improvement agreement, or other type of development agreement has been signed.

The parks and landscaping areas are generally equally distributed throughout the Town and all Town residents have approximately equal access to parks. Therefore, all parcels within the Town are deemed to receive an approximately equal benefit from the park assessment.

Each parcel within Zone 1 receives a particular and distinct special benefit from the proximity of parks even though a park may not be adjacent to each parcel. Although some park users may live outside of the Town of Windsor, this does not necessarily confer a general benefit to the public at large and, in any case, is determined to be negligible relative to the special benefits resulting from proximity to parks conferred upon the parcels within Zone 1.

Zone 2 – Street Lighting

Zone 2 provides funding for the operation and maintenance of street lighting within specific areas of the Town. The special benefits related to street lighting include enhanced safety for vehicular traffic and pedestrian travel at night, and enhanced security of the neighborhood in general.

Street-lights within the subdivisions of Zone 2 are spaced per adopted Town standards, and thereby provide approximately equal benefits of street lighting to all parcels within the

subdivision, even if a street light is not adjacent to each parcel. Although members of the public may walk or drive through a zone and appreciate the enhanced safety and security provided by street lighting, this does not necessarily confer a general benefit to the public at large and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within the zone.

Zone 3 – Street Landscaping

Zone 3 provides funding for the maintenance of "back-on" landscape areas within specific areas of specific subdivisions within the Town. These areas include subdivision entrances, median areas and creek side linear paths. The parcels within the subdivisions in this zone receive a direct special benefit from the enhanced desirability of properties associated with the improvements, improved aesthetic appeal of the neighborhood, and improved air quality from additional vegetation.

Each parcel within Zone 3 receives an approximately equal special benefit from the proximity of street landscaping even though it may not be adjacent to each parcel. Although members of the public may walk or drive through a zone and appreciate the aesthetic appeal provided by street landscaping, this does not necessarily confer a general benefit to the public at large and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within the zone.

Zone 4 - Lighting for the Bluebird and Starr View Subdivisions

Zone 4 provides funding for the operation and maintenance of street lighting within Bluebird Meadows and Starr View Subdivisions. These subdivisions were built prior to 1987 and the assessments were paid to the County of Sonoma through Pre-Proposition 13 funds. The street lighting for these parcels provide a specific benefit of increased safety for vehicular traffic and pedestrian travel at night and safety lighting of these neighborhoods.

The street-lights within the subdivisions of Zone 4 are spaced per adopted Town standards, and thereby provide approximately equal benefits of street lighting to all parcels within the subdivision, even if a street-light is not adjacent to each parcel. Although members of the public may walk or drive through a zone and appreciate the enhanced safety and security provided by street lighting, this does not necessarily confer a general benefit to the public at large and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within the zone.

Zone 5 - Shadetree Drive Park

Zone 5 provides funding for the operation and maintenance of the passive-use park surrounding the Oak tree on Shadetree Drive within the Provence Subdivision. The park consists of the land surrounding a heritage oak tree and has no additional amenities. The Provence subdivision parcels have been determined to be the only parcels that receive the special benefit associated with this park due to the extremely small of the size of the park. The special benefits to each parcel in Zone 5 provided by the landscaping and the maintenance thereof include enhanced desirability of properties through association with the tree, improved aesthetic appeal of the neighborhood, and improved air quality.

The oak tree provides approximately equal aesthetic benefits to all parcels within the subdivision, even if the tree is not adjacent to each parcel. Therefore, all parcels within Zone 5 are deemed to receive a special benefit from the oak tree. Although members of the public may walk or drive through a zone and appreciate the enhanced aesthetics provided by the oak tree, this does not necessarily confer a general benefit to the public at large and, in any case, is determined to be negligible relative to the special benefits conferred upon the parcels within the zone.

Zone 6 – Senior Center

Zone 6 provides funding for the operation and maintenance of the landscaping at the Windsor Senior Center which was determined to benefit the Brooks Creek Subdivision Units I, II, III and IV only. The Brooks Creek Subdivision, Units I, II, III and IV is a development specifically oriented toward senior citizens (age restricted development.)

The Senior Center is used by both residents living within Zone 6, as well as seniors throughout the Town. Residents living within Zone 6 receive a special benefit for being in close proximity to the Senior Center (enhanced desirability to property owners within this age-restricted community), improved aesthetic appeal of the neighborhood, improved air quality from additional vegetation, increased property values due to the landscaping and maintenance associated with the Senior Center, as well as actual use of the facility. Based on these factors, it is determined that the special benefit received by properties within Zone 6 is for 33% of the overall costs and 67% of the costs are for general benefit of the senior community throughout the Town.

Method of Apportionment

The following is a brief description of the manner that the annual assessment has been apportioned (spread) to each parcel in each of the six Zones in the Assessment District:

Zone 1 - Park Assessment

When the County of Sonoma began collecting funds for the maintenance of parks in the Windsor area in July of 1990, the County passed Ordinance No. 4201 which described, among other things, the method for which benefits should be determined. The Town of Windsor utilizes a similar method of apportionment for Zone 1.

The method of spread utilized by the County equated all parcels within the Windsor Area to an Equivalent Single-family Dwelling (ESD) unit use. Each of the parcels within the Town of Windsor directly benefit from the parks by having them available for recreational use, sporting event use, picnicking use and enjoyment of the park amenities. The following basic use units reflect the relative benefit accruing to parcels of land within Zone 1 of the Windsor Landscaping & Lighting Special Assessment District:

1. Vacant, developable parcel	½ unit
2. Vacant and undevelopable parcel	0 units
3. Single dwelling parcel	1 unit

4. Multiple dwelling unit parcels 1 unit per dwelling
5. Commercial parcel with no dwelling units 1 unit per business
6. Commercial parcels with dwelling units 1 unit per business + 1 unit per dwelling unit
7. Industrial parcel with no dwelling units 1 unit per business
8. Industrial parcel with dwelling unit 1 unit per business + 1 unit per dwelling unit
9. Hotel/Motel/Inn type parcels 1 unit per average annual daily occupancy rate times the number of hotel/motel/inn rooms

The Zone 1 assessment cost per unit is found by dividing the total number of use units within Zone 1 by the Town's park operation and maintenance budget. The annual assessment for each parcel is found by multiplying the assessment cost per unit by the total units proscribed for each parcel.

Examples of vacant and undevelopable parcels include land used exclusively for greenbelt or open space, subdivision common areas, landscape strips, creeks, and parking areas.

In assessing vacant, commercial and industrial properties, the typical method of assessing these parcels within other assessment districts is to assess the land for its highest and best use. Because no dwelling units or industrial commercial developments exist on vacant land, it was felt that the assessment should be reduced to one half of a unit (see "Vacant, Developable Parcels" mentioned above). Also, in the case of commercial and industrial properties, it was felt that those individuals working at such locations received direct benefit by having the park facilities to utilize during lunch or after work for such activities as lunches, company picnics, company baseball games, etc.

With this year's Engineer's Report, five developments within Zone 1 are found to have an adequate private recreation facility to qualify for a reduced rate of 67% (2/3) of the full assessment according to the previously described method of spread. The reduced assessments will be applied to all units located in the following developments.

1. Windsor Mobile Country Club
2. Lakewood Hills Planned Unit Development
3. Foothill Oaks Planned Unit Development
4. Windsor Courtyard Condominiums
5. Shamrock Mobile Home Park

Past practice has been that the Town pays for the assessment costs for this zone attributed to publicly-owned properties, such as schools, Town Hall, the library, fire stations and wastewater treatment facilities. For FY 2021-22, the Town will pay for 31 publicly-owned properties out of the General Fund.

Zone 2 – Street Lighting Assessment

The lights within each of the Zone 2 subdivisions are spaced per adopted Town standards, thereby providing approximately equal benefit to each parcel. Therefore, each parcel within the zone receives approximately equal benefit, and is assigned one ESD.

Accordingly, the assessment cost for each parcel is found by dividing the total estimated Zone 2 costs for maintenance and operation of street lighting divided by the total number of ESDs within Zone 2.

As the costs expended in this zone cannot be fully reimbursed due to the maximum assessment having been reached, any Zone 2 parcels that become further developed will be annexed into the Landscaping and Lighting Assessment District No. 2 (LLAD-2) to pay the full lighting assessment for street lights, and removed from LLAD-1, Zone 2.

No charges associated with Zone 2 shall be imposed upon vacant and undevelopable parcels, such land used exclusively for greenbelt or open space, subdivision common areas, landscape strips, creeks, and parking areas.

Past practice has been that the Town pays for the assessment costs for this zone attributed to publicly-owned properties, such as schools, Town offices, fire stations, wastewater treatment facilities, and the Hembree Cultural Center. For FY 2021-22, the Town will pay for 14 publicly-owned properties out of the General Fund.

Zone 3 - Street Landscaping Assessment

The street landscaping gives approximate equal benefit to all of those parcels within Zone 3. Each parcel is therefore assigned one ESD.

Accordingly, the method by which the assessment is spread to each of the parcels within Zone 3 is found by taking the total estimated cost of the Zone 3 street landscaping assessment divided by the total number of ESDs within Zone 3.

Further, as a result of FY 2001-02 discussions and balloting with the property owner of APN 164-010-040, a commercial parcel, a specific method of apportionment of 1 unit +(the equivalent of 5 additional dwelling units) was used starting FY 2002-03 in determining this parcel’s total use (ESD) units for annual assessment.

No charges associated with Zone 3 shall be imposed upon vacant and undevelopable parcels, such land used exclusively for greenbelt or open space, subdivision common areas, landscape strips, creeks, and parking areas.

Past practice has been that the Town pays for the assessment costs for this zone attributed to publicly-owned properties, such as schools, fire stations and the Hembree Cultural Center. For FY 2021-22, the Town will pay for 6 publicly-owned properties out of the General Fund.

Zone 4 - Bluebird Meadows/Starr View Street Lighting Costs

The costs associated with streetlights within the Bluebird Meadows and Starr View Subdivisions were previously paid for by pre-Proposition 13 tax increments. Accordingly, there was no additional assessment for the parcels within this zone. Because the Town wishes to be consistent with these subdivisions as previously created, the Engineer's Report proposes that the annual assessment for all parcels within these subdivisions

continue to be paid with pre-Proposition 13 tax monies and no assessments are proposed for those parcels within Zone 4.

Zone 5 - Shadetree Drive Oak Tree

The costs associated with the operation and maintenance of the passive-use park surrounding the Oak tree on Shadetree Drive will directly benefit those residents within the Provence Subdivision due to its location and the passive use amenities that can be used primarily by the residents of this subdivision. Each parcel is therefore assigned one ESD.

Accordingly, the Zone 5 assessment cost per parcel is found by dividing the total estimated cost of the zone's annual assessment costs by the total number of ESDs within Zone 5.

The Town pays for the assessment costs for this zone attributed to publicly-owned properties, such as schools, fire stations and the Hembree Cultural Center. For FY 2021-22, the Town will pay for 1 publicly-owned property out of the General Fund

Zone 6 - Senior Center

The Brooks Creek Subdivision, Unit I, II, III and IV is a development specifically oriented toward senior citizens. As such, the homeowners of this subdivision benefit directly by the amenities, activities and facilities that can be used in the Senior Center. The developer constructed a Senior Center and agreed to have assessments placed on each of the proposed 200 units within the subdivision to pay for a portion of the operation and maintenance costs associated with the Senior Center. Based on an analysis of benefit, it is determined that properties within Zone 6 received special benefit for 33% of the costs and there is a general benefit to the senior citizens of the Town for 67% of the costs. Each parcel within Zone 6 benefits equally and therefore is assigned one ESD. Accordingly, the method by which the assessment is spread to the individual lots in Unit I, II, III and IV is by taking 33% of the total estimated cost of the operation and maintenance of the Senior Center and then dividing by the total proposed ESDs within the subdivision.

PART E

FY 2021-22 PROPERTY OWNERS LIST

Enclosed by separate document, are names and addresses of each of the property owners as shown on the County of Sonoma Assessor's Tax Assessment Roll. The names and addresses have been keyed to the special assessment number (the assessor parcel number) as shown in Part C of this Engineer's Report.

PART F

FY 2021-22 ASSESSMENT DIAGRAMS

Attached, you will find Assessment Diagrams (maps) for each of the six zones within the Assessment District. Please note that the lines and dimensions of each parcel within their respective subdivision, as well as the distinctive assessment number, are shown on the Assessor's Maps for the Town of Windsor available at the County of Sonoma Assessor's Office. The attached pages also provide the reference to the appropriate Assessor Books at the County for the respective subdivisions in each of the six Zones.

Zone 1

Zone 1 is comprised of all parcels lying within the Town boundaries of the Town of Windsor except parcels 086-170-016, 086-170-017, 086-170-045.
These parcels can be found in Assessor Books No. 59, 66, 86, 161, 162, 163 and 164,

Zone 2 - Lighting

All the land lying within the Apollo Estates Subdivision, Tract No. 819, filed in the Recorder's Office of the County of Sonoma in Book 435, Page 26.

All the land lying within the Carolyn Acres Subdivision, Tract No. 790, filed in the Recorder's Office of the County of Sonoma in Book 440, Page 30.

All the land lying within the Country Meadow Subdivision, Tract No. 782, filed in the Recorder's Office of the County of Sonoma in Book 426, Page 5.

All the land lying within the Creekside Meadows Subdivision, Tract No. 781, filed in the Recorder's Office of the County of Sonoma in Book 428, Page 21.

All the land lying within the Cross Creek Subdivision No. 1, Tract No. 762, filed in the Recorder's Office of the County of Sonoma in Book 412, Page 4.

All the land lying within the Cross Creek Subdivision No. 2, Tract No. 794, filed in the Recorder's Office of the County of Sonoma, in Book 422, Page 44.

All the land lying within the Deercreek Subdivision No. 1, Tract No. 788, filed in the Recorder's Office of the County of Sonoma, in Book 424, Pages 1-6.

All the land lying within the Deercreek Subdivision No. 2, Tract No. 825, filed in the Recorder's Office of the County of Sonoma, in Book 440, Page 20.

All the land lying within the Deercreek Subdivision No. 3, Tract No. 836, filed in the Recorder's Office of the County of Sonoma, in Book 449, Pages 20-25.

All the land lying within the Elsbree Estates 1 Subdivision, Tract No. 874, filed in the Recorder's Office of the County of Sonoma, in Book 462, Page 29.

All the land lying within the Elsbree Estates 2 Subdivision, filed in the Recorder's Office of the County of Sonoma, in Book 495, Pages 1-4.

All the land lying within the Foothill Oaks Subdivision No. 1, Tract No. 755 filed in the Recorder's Office of the County of Sonoma, in Book 415, Pages 39-48.

All the land lying within the Foothill Oaks Subdivision No. 2, Tract No. 807, filed in the Recorder's Office of the County of Sonoma, in Book 424, Page 42.

All the land lying within the Foothill Oaks Subdivision No. 3, Tract No. 837, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 23.

All the land lying within the Foothill Oaks Subdivision No. 4, Tract No. 854, filed in the Recorder's Office of the County of Sonoma, in Book 457, Pages 33-39.

All the land lying within the Golden Oaks Subdivision, Tract No. 765, filed in the Recorder's Office of the County of Sonoma, in Book 415, Pages 31-33.

All the land lying within the Hembree Estates Subdivision, Tract No. 858, filed in the Recorder's Office of the County of Sonoma, in Book 452, Pages 14-17.

All the land lying within the Hidden Creek Estates Subdivision, Tract No. 822, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 23.

All the land lying within the Jane's Meadows Subdivision, Tract No. 852, filed in the Recorder's Office of the County of Sonoma, in Book 447, Pages 47-50.

All the land lying within the Jones Subdivision, Parcel Map No. 87-440, filed in the Recorder's Office of the County of Sonoma, in Book 421, Page 33.

All the land lying within the Kidd Estates Subdivision, Tract No. 845, filed in the Recorder's Office of the County of Sonoma, in Book 447, Page 6-10.

All the land lying within the Lakewood Glen Subdivision No. 1A, Tract No. 754, filed in the Recorder's Office of the County of Sonoma, in Book 412, Page 46.

All the land lying within the Lakewood Glen Subdivision No. 1B, Tract No. 757, filed in the Recorder's Office of the County of Sonoma in Book 412, Page 46.

All the land lying within the Lakewood Glen Subdivision No. 2, Tract No. 813, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 43.

All the land lying within the Lakewood Glen Subdivision No. 3, Tract No. 849 filed in the Recorder's Office of the County of Sonoma, in Book 455, Pages 20-25.

All the land lying within the Lakewood Glen Subdivision No. 4A, Tract No. 841, filed in the Recorder's Office of the County of Sonoma, in Book 444, Page 10-15.

All the land lying within the Lakewood Glen Subdivision No. 4B, Tract No. 850, filed in the Recorder's Office of the County of Sonoma, in Book 455, Pages 26-31.

All the land lying within the Lakewood Meadows Subdivision No. 2, Tract No. 780, filed in the Recorder's Office of the County of Sonoma, in Book 418, Pages 1-5.

All the land lying within the Lakewood Meadows Subdivision No. 3, Tract No. 795, filed in the Recorder's Office of the County of Sonoma, in Book 430, Page 9.

All the land lying within the Los Robles Estates Subdivision, Tract No. 835, filed in the Recorder's Office of the County of Sonoma, in Book 447, Pages 1-5.

All the land lying within the Maple Leaf Subdivision, Tract No. 774, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 1-3.

All the land lying within the Moore Subdivision, Tract No. 792, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 1-3.

All the land lying within the Oak Hill Estate Subdivision, Tract No. 870, filed in the Recorder's Office of the County of Sonoma, in Book 455, Page 45.

All the land lying within the Oak Meadows Subdivision, Tract No. 684, filed in the Recorder's Office of the County of Sonoma, in Book 393, Page 25-27.

All the land lying within the Oak Park Subdivision, Tract No. 750, filed in the Recorder's Office of the County of Sonoma, in Book 403, Page 8.

All the land lying within the Old Redwood Estates Subdivision C, D, E, F. Tract No. 837, 838, 839, 840, filed in the Recorder's Office of the County of Sonoma, in Books 449, 460 and 462, Page 26, 27, 33 and 33.

All the land lying within the Old Redwood Estates Subdivision A & B, filed in the Recorder's Office of the County of Sonoma, in Book 430, Pages 18-26.

All the land lying within the Pedrotti Estates Subdivision No. 1, Tract No. 31, filed in the Recorder's Office of the County of Sonoma, in Book 408, Page 16.

All the land lying within the Pedrotti Estates Subdivision No. 2, Tract No. 751, filed in the Recorder's Office of the County of Sonoma, in Book 408, Page 19.

All the land lying within the Pool Creek Estate Subdivision, Tract No. 857, filed in the Recorder's Office of the County of Sonoma, in Book 457, Page 22.

All the land lying within the Redwood Meadows Subdivision, Tract No. 798, filed in the Recorder's Office of the County of Sonoma, in Book 430, Page 12.

All the land lying within the Roundbale Subdivision, Tract No. 814, filed in the Recorder's Office of the County of Sonoma, in Book 435, Page 29-31.

All the land lying within the Shady Oaks Estates No. 2, Tract No. 751, filed in the Recorder's Office of the County of Sonoma, in Book 404, Page 11.

All the land lying within the Starburst Estates Subdivision, Tract No. 756, filed in the Recorder's Office of the County of Sonoma, in Book 412, Page 43.

All the land lying within the Tamara Oaks Subdivision, Tract No. 764, filed in the Recorder's Office of the County of Sonoma, in Book 422, Page 9.

All the land lying within the Twin Palms Subdivision, Tract No. 821, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 20-22.

All the land lying within the Vinecrest Estates Subdivision, Tract No. 787, filed in the Recorder's Office of the County of Sonoma, in Book 420, Pages 13-19.

All the land lying within the Windsor Commons Subdivision, filed in the Recorder's Office of the County of Sonoma, in Book 345, Pages 47-48.

All the land lying within the Windsor Commons Subdivision No. 2, Tract No. 809, filed in the Recorder's Office of the County of Sonoma, in Book 444, Pages 41-43.

All the land lying within the Windsor Commons Subdivision No. 3, Tract 885, filed in the Recorder’s Office of the County of Sonoma, in Book 500, pages 7-9.

All the land lying within the Pleasant Point Subdivision, Tract No. 859, filed in the Recorder's Office of the County of Sonoma, in Book 465, Page 23.

All the land lying within the Parkside Subdivision, Tract No. 719, filed in the Recorder's Office of the County of Sonoma, in Book 404, Page 33.

All the land lying within the Provence Subdivision, Tract No. 778, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 777, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 19.

All the land lying within the Provence Subdivision, Tract No. 771, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 768, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 34.

All the land lying within the Provence Subdivision, Tract No. 767, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 772, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 32.

All the land lying within the Provence Subdivision, Tract No. 760, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 27.

All the land lying within the Provence Subdivision, Tract No. 759, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 21.

All the land lying within the Provence Subdivision, Tract No. 750, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 18.

All the land lying within the Vintage Hills Subdivision, Tract No. 810, filed in the Recorder's Office of the County of Sonoma, in Book 447, Page 42.

All the land lying within the Alden Woods 2E Subdivision, Tract No. 916, filed in the Recorder's Office of the County of Sonoma, in Book 494, Pages 40-43.

All the land lying within the Alden Woods 2F Subdivision, Tract No. 917, filed in the Recorder's Office of the County of Sonoma in Book 494, Pages 44-47.

All the land lying within the Alden Woods 2D Subdivision, Tract No. 915, filed in the Recorder's Office of the County of Sonoma, in Book 490, Pages 7-10.

All the land lying within the Alden Woods 2C Subdivision, Tract No. 914, filed in the Recorder's Office of the County of Sonoma, in Book 485, Page 42-45.

All the land lying within the Alden Woods 2B Subdivision, Tract No. 908, filed in the Recorder's Office of the County of Sonoma, in Book 473, Page 22-25.

All the land lying within the Alden Woods 2A Subdivision, Tract No. 878, filed in the Recorder's Office of the County of Sonoma, in Book 465, Page 5-8.

All the land lying within the Alden Woods 1 Subdivision, Tract No. 848, filed in the Recorder's Office of the County of Sonoma, in Book 447, Page 28.

All the land lying within the Windsor Commons 4 Subdivision, Tract No. 977, filed in the Recorder's Office of the County of Sonoma, in Book 460, Page 18.

All the land lying within the Windsor Industrial Park Subdivisions 1 & 2, Tracts No. 628, filed in the Recorder's Office of the County of Sonoma, in Book 362 & 382, Pages 9 and 44.

All the land lying within the Vinecrest Acres, Phase II Subdivision, Tract No. 856 filed in the Recorder's Office of the County of Sonoma, in Book 449, Page 46-49.

All the land lying within the Castle Estates Subdivision, Tract 818, filed in the Recorder's Office of the County of Sonoma, in Book 447, Pages 35-41.

All the land lying within the Lakewood Village Subdivision, Tract 929, filed in the Recorder's Office of the County of Sonoma, in Book 494, Pages 31-35.

All the land lying within the Wilson Estates Subdivision, Tract 879, filed in the Recorder's Office of the County of Sonoma, in Book 462, Pages 12-14.

All the land lying within the Vineyard Place Subdivision as filed in the Recorders Office of the County of Sonoma, in Book 556, Pages 17-21.

All the land lying within the Meadow Lark Subdivision filed in the Recorder's Office of the County of Sonoma, in Book 509, Pages 31-34.

All the land lying within the Arata Estates Subdivision filed in the Recorder's Office of the County of Sonoma, in Book 498, Pages 1-5.

All the land lying within the Boden Acres Subdivision as filed in Book 530, Pages 26-28.

All the land lying within the Caitlyn Manor Subdivision filed in the Recorder's Office of the County of Sonoma in Book 473, Pages 1-3.

All the land lying within the California Valley Oaks Subdivision filed in the Recorder's Office of the County of Sonoma in Book 511, Pages 45-48 and Book 522, Pages 5-7.

All the land lying within the Carter Minor Subdivision, Parcel Map 92-295, filed the Recorder's Office of the County of Sonoma in Book 516, Page 1 - 3.

All the land lying within the Creekview Estates Subdivision filed in the Recorder's Office of the County of Sonoma in Book 490, Pages 11-13.

All the land lying within the Foothill Park Subdivision filed in the Recorder's Office of the County of Sonoma in Book 495, Pages 11-23.

All the land lying within the Harmon Place Subdivision filed in the Recorder's Office of the County of Sonoma in Book 513, Pages 15-17.

All the land lying within the Lakewood Glen Unit 5 Subdivision filed in the Recorder's Office of the County of Sonoma in Book 506, Pages 35-37.

All the land lying within the Marcella Meadows Subdivision filed in the Recorder's Office of the County of Sonoma in Book 476, Pages 14-16.

All the land lying within the Meadow Place Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 522, Pages 26 - 28.

All the land lying within the Mehler Subdivision, Parcel Map 89-282, filed in the Recorder's Office of the County of Sonoma in Book 529, Pages 38-40.
All the land lying within the Ridgeview Estates Subdivision filed in the Recorder's Office of the County of Sonoma in Book 447, Pages 18-24.

All the land lying within the Viking Subdivision, filed in the Recorders Office of the County of Sonoma in Book 530, Page 23-25.

All the land lying within the Village Oaks Subdivision filed in the Recorder's Office of the County of Sonoma in Book 514, Page 42-45.

All the land lying within the Windsor Palms Plaza filed in the Recorder's Office of the County of Sonoma in Book 532, Page 10-13.

All the land lying within the Springfield Estates filed in the Recorder's Office of the County of Sonoma in Book 378, pages 1, 2 and Book 396, pages 36, 37.

All the lands lying within the Brooks Creek Unit No. II Subdivision filed in the Recorder's Office of the County of Sonoma in Book 542, Page 8-13.

All lands lying within the Chiquita Lane Subdivision, Parcel Map No. 95-16, filed in the Recorder's Office of the County of Sonoma in Book 539, Pages 37-39.

All lands lying within the Elsbree Estates Unit No. III Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 542, Pages 4-7.

All lands lying within the Piasecki Minor Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 545, Page 40-43.

All lands lying within the Twin Oaks Subdivision filed in the Recorder's Office of the County of Sonoma in Book 527, pages 31-33.

All lands lying within Vine Country Estates Subdivision filed in the Recorder's Office of the County of Sonoma in Book 540, pages 43-46.

All the land lying within the areas of Cock Robin Avenue, Bluebird Drive, and Windsor Palms Drive, filed in the Recorder's Office of the County of Sonoma in Book 416, pages 48-50; Book 407, pages 17-19; Book 295, page 4; Book 286, page 49, Book 295, page 21, Book 296, page 22; Book 282, pages 36-37; Book 256, page 15; Book 245, pages 32-33; Book 251, page 17; Book 284, pages 2-3; Book 281, page 13; Book 281, page 17; Book 316, page 14; Book 450, page 36-37; Book 154, page 19; Book 529, pages 23-25; Book 431, pages 4-6; Book 305, page 36, 37; Book 289, pages 44; Book 278, pages 32 and known as A.P.N. Nos. 164-080-12, 13, 14, 15, 16, 17, 32, 33, 41, 42, 43; 164-100-5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22; 164-110-1, 2, 3, 4, 5, 6, 7 8, 9, 10, 11,12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35, 38, 39, 40, 41, 42, 43, 44, 45, 48, 49, 53, 54, 55, 56, 65, 66, 67, 68, 69, 73, 74, 76, 77, 78, 79, 80, 81, 82, 83, 84.

All lands lying within the Starr View Subdivision filed in the Recorder's Office of the County of Sonoma in Book 105, pages 17-18, Book 127, pages 26-27 and known as A.P.N. Nos. 066-342-8, 9; 066-343-1, 2.

All the land lying within Moyle and Young Subdivision, Parcel Map No. 93-32, 93-33, 95-38 as filed in the Recorder’s Office of the County of Sonoma in Book 526, Pages 18-20, Book 526, Pages 21-23, Book 550, Pages 33-35, respectively.

All lands lying within the Airport Business Center III, filed in the Recorder’s Office of the County of Sonoma in Book 490, Pages 36-39.

All the lands lying along Windsor River Road filed in the Recorder's Office of the County of Sonoma in Book 17, page 37, Book 187, Page 45, Book 161, Page 25, Parcel Map 1714, Book 140, Page 44 and known as A.P. Nos. 066-081-42, 43, 53, 61, 78, 79, 80, 81, 82, 83, 84, 88, 89; 066-100-17, 59, 60, 62, 67; 164-010-1, 6, 9, 10, 26, 40, 41, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 55, 56, 57, 58; 066-650-1, 2, 3, 4, 5, 6, 7, 8; 066-660-1, 2, 3, 4, 5.

All the lands lying within the Vinecrest Meadows Phase I Subdivision filed in the Recorder's Office of the County of Sonoma in Book 552, Pages 23-26.

All the lands lying within Mangan Minor Subdivision Parcel Map 93-44 as filed in the Recorder's Office of the County of Sonoma in Book 535, Pages 10-12.

All the lands lying within the Alden Court Subdivision as filed in the Recorder's Office of the County of Sonoma in Book 386, Pages 4-7.

All the land lying within Windsor Square and known as A.P.N. No. 066-100-52,53 as filed in the Recorder's Office.

All the land lying within the Brooks Creek, Unit No. 1, Subdivision filed in the Recorder's Office of the County of Sonoma in Book 532, pages 4-9

All the land lying within the California Creekside IV Subdivision filed in the Recorder's Office of the County of Sonoma in Book 522, pages 42-45.

All the land lying within the Evergreen Subdivision filed in the Recorder's Office of the County of Sonoma in Book 532, pages 23-25.

All the land lying within the Foothill Meadows Subdivision filed in the Recorder's Office of the County of Sonoma in Book 532, pages 17-22.

All the land lying within the Harvest Meadows filed in the Recorder's Office of the County of Sonoma in Book 527, pages 19-21.

All the land lying within Elsbree Estates, Unit No. IV filed in the Recorder's Office of the County of Sonoma in Book 565, Pgs. 14-16.

All the land lying within Brooks Creek Subdivision, Phase 3, filed in the Recorder's Office of the County of Sonoma in Book 567, Pgs. 46-49.

All the land lying within Luzaich Subdivision filed in the Recorder's Office of the County of Sonoma in Book 558, Pgs. 42-44.

All the land lying within the Greens, Page 1B filed in the Recorder's Office of the County of Sonoma in Book 575, Pgs. 17-23.

All the land lying within Coralee Meadows filed in the Recorder's Office of the County of Sonoma in Book 66, Pg. 106.

All the land lying within Park Glen Subdivision filed in the Recorder's Office of the County of Sonoma in Book 172, Pgs. 15-17.

All the land lying within Vinecrest Senior Housing known as A.P.N. 164-050-043.

All the land lying within Wild Oak/Windsor River Rd. area filed in the Recorder's Office of the County of Sonoma in Book 262, Pg. 8 and known as A.P. N. Nos. 066-070- 6, 10, 14, 19, 20, 22-27, 30-32, 35-37, 39, 40, 43-56, 58-63, 66-72, 76-83, 86-88.

All the land lying within Parcel Map 96-41 filed in the Recorder's Office of the County of Sonoma in Book 587, Pages 17-19.

All the land lying within The Greens Phases 2 and 3A filed in the Recorder's Office of the County of Sonoma in Book 589, Pages 40-45.

All the land lying within the Windsor Park Subdivision filed in the Recorder's Office of the County of Sonoma in Book 589, Pages 46-48.

All the land lying within the Rasmussen Property filed in the Recorder's Office of the County of Sonoma, A.P. Numbers 086-220-13 to –15.

All the land lying within Windsor Bowl (Parcel Map 8025) filed in the Recorder's Office of the County of Sonoma in Book 353, Pages 7-8.

All of the land lying within Empire Storage filed in the Recorder's Office of the County of Sonoma in Book 293, Page 39.

All of the land lying within Wright Realty filed in the Recorder's Office of the County of Sonoma in Book 373, Page 48.

All of the land lying within the Wal-Mart Shopping Center (aka Shiloh Commercial Center) filed in the Recorder's Office of the County of Sonoma in Book 574, Pages 34-36.

All of the land lying within the Brooks Creek Phase 4 filed in the Recorder's Office of the County of Sonoma in Book 583, Pages 35-37.

All lands lying within the Greens Phase 3B, filed in the Recorder's Office of the County of Sonoma in Book 597, Pages 10-12.

All lands lying within the Airport Business (Phase V-A), filed in the Recorder's Office of the County of Sonoma in Book 601, Pages 4-7.

All lands lying within the Franklin Avenue Area, filed in the Recorder's Office of the County of Sonoma known as APNs 164-040-3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 25, 26, 27, 28, 29, 31, 32, 34, 39-47, 49-55, 164-050-01, 02, 03, 29-35, 161-100-056, 161, 340-001, 3-16.

The land lying within the Magee Parcel filed in the Recorder's Office of the County of Sonoma known as APN 161-060-40.

All lands lying within the Parcel Map 92-03W, filed in the Recorder's Office of the County of Sonoma in Book 596, Pages 10-11.

All lands lying within the Starr Circle Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 592, Pages 38-41.

All lands lying within the Vintana Unit No. 1 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 595, Pages 11-17.

All lands lying within the Windsor Creek Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 600, Pages 7-16. (This area includes Windsor Creek Subdivision Phases 1 & 2).

All lands lying within the Yerba Buena Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 593, Pages 33-35.

All lands lying within the Vinecrest Meadows Phase 2, filed in the Recorder's Office of the County of Sonoma in Book 552, Pages 23-26.

All lands lying within the Foothills Meadow Phase 2, filed in the Recorder's Office of the County of Sonoma in Book 532, Pages 17-22.

All lands lying within the Parcel Map 89-477, filed in the Recorder's Office of the County of Sonoma in Book 597, Pages 10-12.

All lands lying within the Polaris Estates Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 334, Pages 49-50.

All lands lying within the Vintana Unit No. 2 Subdivisions, filed in the Recorder's Office of the County of Sonoma in Book 612, Pages 1-7.

All lands lying within the Valencia Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 542, Pages 36-39.

All lands lying within the Spencer Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 611, Pages 14-16.

All lands lying within MNS 98-06 (aka Windsor Golf Club Clubhouse), filed in the Recorder's Office of the County of Sonoma in Book 608, Pages 44-46.

All lands lying within the Windsor Soccer Park Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 615, Pages 29-30.

All lands lying within the Vintage Greens Subdivision Phase 1, filed in the Recorder's Office of the County of Sonoma in Book 614, Pages 24-26.

All lands lying within the Villas Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 614, Pages 14-18.

All lands lying within the Precision Crane Parcels, filed in the Recorder's Office of the County of Sonoma known as APN: 163-130-006, 163-130-007 and 163-130-028.

All lands lying within the Dooley Parcel, filed in the Recorder's Office of the County of Sonoma known as APN: 164-050-044.

All lands lying within the Esmond Place Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 606, Pages 42-46.

All lands lying within the Bell Manor parcel filed in the Recorder's Office of the County of Sonoma known as APN: 164-020-004.

All lands lying within Airport Business Park parcels filed in the Recorder's Office of the County of Sonoma known as APN: 164-350-001, 164-350-005 thru 164-350-008, 164-350-013 thru 164-350-020.

All lands lying within the Our Lady of Guadelupe Church parcel filed in the Recorder's Office of the County of Sonoma known as APN: 164-050-039.

All lands lying within the Airport Business Center Phase V-B, filed in the Recorder's Office of the County of Sonoma in Book 614, Pages 36-37.

All lands lying within Parcel Map No. 95-05, filed in the Recorder's Office of the County of Sonoma in Book 584, Pages 28-30.

All lands lying within Fiddleneck Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 276, Pages 24-26.

All lands lying within Harper Court Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 338, Pages 5-6.

All lands lying within Bonita Roble Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 623, Pages 39-41.

All lands lying within Los Robles Meadows Phase 1 & 2 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 570, Pages 18-22.

All lands lying within Los Robles Meadows Phase 3 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 632, Pages 8-10.

All lands lying within Parcel Map No. 00-07a, filed in the Recorder's Office of the County of Sonoma in Book 625, Pages 15-17.

All lands lying within Parcel Map No. 01-14, filed in the Recorder's Office of the County of Sonoma in Book 629, Pages 16-18.

All lands lying within Parcel Map No. 93-39A, filed in the Recorder's Office of the County of Sonoma in Book 632, Pages 1-4.

All lands lying within Parcel Map No. 96-25, filed in the Recorder's Office of the County of Sonoma in Book 630, Pages 33-35.

All lands lying within Parcel Map No. 97-20, filed in the Recorder's Office of the County of Sonoma in Book 630, Pages 36-38.

All lands lying within Parcel Map No. 99-18, filed in the Recorder's Office of the County of Sonoma in Book 621, Pages 7-10.

All lands lying within Parcel Map No. 99-21, filed in the Recorder's Office of the County of Sonoma in Book 627, Pages 40-41.

All lands lying within Sally's Meadows Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 627, Pages 29-32.

All lands lying within Town Green Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 627, Pages 33-35.

All lands lying within Town Green Village Phase 1, McCracken, IOOF & Emery Building Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 628, Pages 10-12. This subdivision is also a part of the Windsor River Road lands.

All lands lying within Town Green Village Phase 1, Reimann House/American Hotel Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 628, Pages 7-9. This subdivision is also a part of the Windsor River Road lands.

All lands lying within Town Green Village Phase 1, Building A Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 627, Pages 49-51.

All lands lying within Town Green Village Phase 1, Building B Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 628, Pages 1-3.

All lands lying within Town Green Village Phase 1, Building C Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 628, Pages 4-6.

All lands lying within Vintana Unit No. 3 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 622, Pages 36-41.

All lands lying within Vintage Greens 2 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 632, Pages 11-16.

All lands lying within Parcel Map No. 00-27, filed in the Recorder's Office of the County of Sonoma in Book 632, Pages 22-24.

All lands lying within the First Baptist Church parcel filed in the Recorder's Office of the County of Sonoma known as APN: 161-030-044.

All lands lying within the DriveRite Auto Repair parcel filed in the Recorder's Office of the County of Sonoma known as APN: 161-060-047.

All lands lying within the Airport Business Center Phase 4 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 634, Pages 1-3.

All lands lying within the Blue Oaks Estates Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 636, Pages 39-42.

All lands lying within the Morgan Woods Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 633, Pages 41-43.

All lands lying within Parcel Map 02-09, filed in the Recorder's Office of the County of Sonoma in Book 640, Pages 39-41.

All lands lying within the Vintage Greens 2B Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 637, Pages 1-3.

All lands lying within the Vintana Unit 4 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 641, Pages 29-34.

All lands lying within the Winter Creek Village parcel filed in the Recorder's Office of the County of Sonoma known as APN: 066-100-029.

All lands lying within the Parcel Map No. 02-14, filed in the Recorder's Office of the County of Sonoma in Book 654, Pages 30-32.

All lands lying within the Vintana Unit 5 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 658, Pages 33-37.

All lands lying along Windsor River Road from Windsor Road west to Starr Road, filed in the Recorder's Office known as APN: 066-060-025, 026, 031, 067; 066-081-001 thru 066-081-008; 066-081-077, 066-170-015; 066-180-020, 066-180-028, 066-180-039, 066-180-063; 066-502-001, 066-502-004 thru 066-502-006.

All lands lying within the Bonaventure Plaza parcel filed in the Recorder's Office known as APN: 161-020-066, 161-020-067.

All lands lying within the DRC 03-131 (Johnson Pools) parcel filed in the Recorder's Office known as APN: 161-060-056.

All the land lying within Parcel Map 02-16, filed in the Recorder's Office of the County of Sonoma in Book 661, Pages 14-16.

All the land lying within Creekside Place Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 661, Pages 11-13.

All the land lying within the Town Green Village Phase III, Buildings F & G Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 667, Pages 13-15.

All the land lying within the Town Green Village Phase III, Building H Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 668, Pages 43-46.

All the land lying within the Town Green Village Phase III, Building I Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 668, Pages 47-49.

All the land lying within Vintana Unit 6A Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 670, Pages 24-29.

All the land lying within Parcel Map 91-919, filed in the Recorder's Office of the County of Sonoma in Book 510, Pages 41-46.

All the land lying within Parcel Map 00-52 (also known as Homewood Suites and Los Amigos Extension), filed in the Recorder's Office, known as APN 161-560-035 and 161-560-036.

All the land lying within Parcel Map 02-47 filed in the Recorder's Office of the County of Sonoma in Book 674, Pages 37-39.

All the land known as the Miller Office/Warehouse parcel, filed in the Recorder's Office of the County of Sonoma, known as APN 161-050-070.

All the land within the Mitchell/Shiloh/Conde Zone 2 Area , filed in the Recorder's Office of the County of Sonoma, and known as APN 059-271-014, 084, 163-011-033, 163-130-002, 003, 004, 11, 164-130-008, 049, 106, 164-140-009, 034, 036, 037, 164-150-065.

All the land lying within Parcel Map 03-38 filed in the Recorder's Office of the County of Sonoma in Book 683, Pages 3-6.

All the land lying within the Town Green Village Phase III, Building K Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 678, Pages 8-11.

All the land lying within the Town Green Village Phase III, Building M Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 678, Pages 12-14.

All the land lying within Vintana Unit 7 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 681, Pages 6-10.

All the land lying within Los Amigos Self Help Housing Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 705, Pages 29-33.

All the land lying within Parcel Map 05-06, filed in the Recorder's Office of the County of Sonoma in Book 703, Pages 46-48.

All the land lying within Parcel Map 05-07, filed in the Recorder's Office of the County of Sonoma in Book 704, Pages 11-13.

All the land lying within Khiroya Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 706, Pages 23-25.

All the land lying within The Oaks at Windsor Village (PM 04-48), filed in the Recorder's Office of the County of Sonoma in Book 710, Pages 45-48.

All the land lying within Conde Lane Business Park, filed in the Recorder's Office of the County of Sonoma in Book 714, Pages 01-04.

All the land lying within Parcel Map 04-25, filed in the Recorder's Office of the County of Sonoma in Book 714, Pages 05-07.

All the land known as the Chun Office Building parcel, filed in the Recorder's Office of the County of Sonoma, known as APN 164-050-045.

All the land lying within Parcel Map 05-27 (Remsen), filed in the Recorder's Office of the County of Sonoma, in Book 732, Pages 23-25.

All the land lying within the Head Start area filed in the Recorder’s Office of the County of Sonoma and known as APN 161-040-053.

All the land lying within the 705 Shiloh Road (Gas Station) area filed in the Recorder’s Office of the County of Sonoma and known as APN 163-130-013.

Zone 3 - Landscaping

All the land lying within the Country Meadow Subdivision, Tract No. 782, filed in the Recorder's Office of the County of Sonoma in Book 426, Page 5.

All the land lying within the Cross Creek Subdivision No. 1, Tract No. 762, filed in the Recorder's Office of the County of Sonoma in Book 412, Page 4.

All the land lying within the Cross Creek Subdivision No. 2, Tract No. 794, filed in the Recorder's Office of the County of Sonoma, in Book 422, Page 44.

All the land lying within the Deercreek Subdivision No. 1, Tract No. 788, filed in the Recorder's Office of the County of Sonoma, in Book 424, Pages 1-6.

All the land lying within the Deercreek Subdivision No. 2, Tract No. 825, filed in the Recorder's Office of the County of Sonoma, in Book 440, Page 20.

All the land lying within the Deercreek Subdivision No. 3, Tract No. 836, filed in the Recorder's Office of the County of Sonoma, in Book 449, Pages 20-25.

All the land lying within the Elsbree Estates 1 Subdivision, Tract No. 874, filed in the Recorder's Office of the County of Sonoma, in Book 462, Page 29.

All the land lying within the Elsbree Estates 2 Subdivision, filed in the Recorder's Office of the County of Sonoma, in Book 495, Pages 1-4.

All the land lying within the Foothill Oaks Subdivision No. 1, Tract No. 755 filed in the Recorder's Office of the County of Sonoma, in Book 415, Pages 39-48.

All the land lying within the Foothill Oaks Subdivision No. 2, Tract No. 807, filed in the Recorder's Office of the County of Sonoma, in Book 424, Page 42.

All the land lying within the Foothill Oaks Subdivision No. 3, Tract No. 837, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 23.

All the land lying within the Foothill Oaks Subdivision No. 4, Tract No. 854, filed in the Recorder's Office of the County of Sonoma, in Book 457, Pages 33-39.

All the land lying within the Golden Oaks Subdivision, Tract No. 765, filed in the Recorder's Office of the County of Sonoma, in Book 415, Pages 31-33.

All the land lying within the Hembree Estates Subdivision, Tract No. 858, filed in the Recorder's Office of the County of Sonoma, in Book 452, Pages 14-17.

All the land lying within the Hidden Creek Estates Subdivision, Tract No. 822, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 23.

All the land lying within the Jane's Meadows Subdivision, Tract No. 852, filed in the Recorder's Office of the County of Sonoma, in Book 447, Pages 47-50.

All the land lying within the Kidd Estates Subdivision, Tract No. 845, filed in the Recorder's Office of the County of Sonoma, in Book 447, Page 6-10.

All the land lying within the Lakewood Glen Subdivision No. 1A, Tract No. 754, filed in the Recorder's Office of the County of Sonoma, in Book 412, Page 46.

All the land lying within the Lakewood Glen Subdivision No. 1B, Tract No. 757, filed in the Recorder's Office of the County of Sonoma in Book 412, Page 46.

All the land lying within the Lakewood Glen Subdivision No. 2, Tract No. 813, filed in the Recorder's Office of the County of Sonoma, in Book 432, Page 43.

All the land lying within the Lakewood Glen Subdivision No. 3, Tract No. 849 filed in the Recorder's Office of the County of Sonoma, in Book 455, Pages 20-25.

All the land lying within the Lakewood Glen Subdivision No. 4A, Tract No. 841, filed in the Recorder's Office of the County of Sonoma, in Book 444, Page 10-15.

All the land lying within the Lakewood Glen Subdivision No. 4B, Tract No. 850, filed in the Recorder's Office of the County of Sonoma, in Book 455, Pages 26-31.

All the land lying within the Lakewood Meadows Subdivision No. 2, Tract No. 780, filed in the Recorder's Office of the County of Sonoma, in Book 418, Pages 1-5.

All the land lying within the Lakewood Meadows Subdivision No. 3, Tract No. 795, filed in the Recorder's Office of the County of Sonoma, in Book 430, Page 9.

All the land lying within the Los Robles Estates Subdivision, Tract No. 835, filed in the Recorder's Office of the County of Sonoma, in Book 447, Pages 1-5.

All the land lying within the Oak Hill Subdivision, Tract No. 870, filed in the Recorder's Office of the County of Sonoma, in Book 455, Page 45.

All the land lying within the Oak Park Subdivision, Tract No. 750, filed in the Recorder's Office of the County of Sonoma, in Book 403, Page 8.

All the land lying within the Old Redwood Estates Subdivision C, D, E, F. Tract No. 837, 838, 839, 840, filed in the Recorder's Office of the County of Sonoma, in Books 449, 460 and 462, Page 26, 27, 33 and 33.

All the land lying within the Old Redwood Estates Subdivision A & B, filed in the Recorder's Office of the County of Sonoma, in Book 430, Pages 18-26.

All the land lying within the Pool Creek Estates Subdivision, Tract No. 857, filed in the Recorder's Office of the County of Sonoma, in Book 457, Pages 22 -24.

All the land lying within the Starburst Estates Subdivision, Tract No. 756, filed in the Recorder's Office of the County of Sonoma, in Book 412, Page 43.

All the land lying within the Windsor Commons Subdivision , filed in the Recorder's Office of the County of Sonoma, in Book 345, Pages 47-48.

All the land lying within the Windsor Commons Subdivision No. 2, Tract No. 809, filed in the Recorder's Office of the County of Sonoma, in Book 444, Page 41-43.

All the land lying within the Windsor Commons Subdivision No. 3, Tract 885, filed in the Recorder’s Office of the County of Sonoma, in Book 500, pages 7-9.

All the land lying within the Windsor Commons 4 Subdivision, Tract No. 877, filed in the Recorder's Office of the County of Sonoma, in Book 460, Page 18.

All the land lying within the Pleasant Point Subdivision, Tract 859, filed in the Recorder's Office of the County of Sonoma, in Book 465, Page 23.

All the land lying within the Provence Subdivision, Tract No. 778, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 777, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 19.

All the land lying within the Provence Subdivision, Tract No. 771, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 768, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 34.

All the land lying within the Provence Subdivision, Tract No. 767, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 772, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 32.

All the land lying within the Provence Subdivision, Tract No. 760, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 27.

All the land lying within the Provence Subdivision, Tract No. 759, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 21.

All the land lying within the Provence Subdivision, Tract No. 750, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 18.

All the land lying within the Vintage Hills Subdivision, Tract No. 810, filed in the Recorder's Office of the County of Sonoma, in Book 447, Page 42.

All the land lying within the Alden Woods 2F Subdivision, Tract No. 917, filed in the Recorder's Office of the County of Sonoma, in Book 494, Page 44.

All the land lying within the Alden Woods 2E Subdivision, Tract No. 916, filed in the Recorder's Office of the County of Sonoma, in Book 494, Page 40.

All the land lying within the Alden Woods 2D Subdivision, Tract No. 915, filed in the Recorder's Office of the County of Sonoma, in Book 490, Page 7.

All the land lying within the Alden Woods 2C Subdivision, Tract No. 914, filed in the Recorder's Office of the County of Sonoma, in Book 485, Page 42.

All the land lying within the Alden Woods 2B Subdivision, Tract No. 908, filed in the Recorder's Office of the County of Sonoma, in Book 473, Page 22.

All the land lying within the Alden Woods 2A Subdivision, Tract No. 878, filed in the Recorder's Office of the County of Sonoma, in Book 465, Page 5.

All the land lying within the Alden Woods 1 Subdivision, Tract No. 848, filed in the Recorder's Office of the County of Sonoma, in Book 447, Page 28.

All the land lying within the Castle Estates Subdivision, Tract 1, filed in the Recorder's Office of the County of Sonoma, in Book 447, Pages 35-41.

All the land lying within the Arata Estates Subdivision filed in the Recorder's Office of the County of Sonoma, in Book 498, Pages 1-5.

All the land lying within the Boden Acres Subdivision as shown in the Recorder’s Office of the County of Sonoma, in Book 530, pages 26-28.

All the land lying within the Caitlyn Manor Subdivision filed in the Recorder's Office of the County of Sonoma in Book 473, Pages 1-3.

All the land lying within the California Valley Oaks Subdivision filed in the Recorder's Office of the County of Sonoma in Book 511, Pages 45-48 and Book 522, Pages 5-7.

All the land lying within the Foothill Park Subdivision filed in the Recorder's Office of the County of Sonoma in Book 495, Pages 11-23.

All the land lying within the Lakewood Glen Unit 5 Subdivision filed in the Recorder's Office of the County of Sonoma in Book 506, Pages 35-37.

All the land lying within the Marcella Meadows Subdivision filed in the Recorder's Office of the County of Sonoma in Book 476, Pages 14-16.

All the land lying within the Meadowlark Subdivision filed in the Recorder's Office of the County of Sonoma in Book 509, Pages 31-34.

All the land lying within the Meadow Place Subdivision, filed in the Recorder's Office of the County of Sonoma, in Book 522, Pages 26 - 28.

All the land lying within the Ridgeview Estates Subdivision as filed in the Recorder's Office of the County of Sonoma, in Book 530, Page 23-25.

All the land lying within the Viking Subdivision filed in the Recorders Office of the County of Sonoma in Book 530, Page 23-25.

All the land lying within the Brooks Creek, Unit No. 1, Subdivision filed in the Recorder's Office of the County of Sonoma in Book 532, pages 4-9

All the land lying within the California Creekside IV Subdivision filed in the Recorder's Office of the County of Sonoma in Book 522, pages 42-45.

All the land lying within the Evergreen Subdivision filed in the Recorder's Office of the County of Sonoma in Book 532, pages 23-25.

All the land lying within the Foothill Meadows Subdivision filed in the Recorder's Office of the County of Sonoma in Book 532, pages 17-22.

All the land lying within the Redwood Meadows Subdivision, Tract No. 798, filed in the Recorder's Office of the County of Sonoma, in Book 430, page 12.

All the land lying within the Harvest Meadows filed in the Recorder's Office of the County of Sonoma in Book 527, pages 19-21

All the lands lying within the Brooks Creek Unit No. II Subdivision filed in the Recorder's Office of the County of Sonoma in Book 542, Page 8-13.

All lands lying within the Elsbree Estates Unit No. III Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 542, Pages 4-7.

All lands lying within Vine Country Estates Subdivision filed in the Recorder's Office of the County of Sonoma in Book 540, pages 43-46.

All the land lying within the Lakewood Hills Subdivision Unit No. 1, 2, 3, 4, 5, 6 filed in the Recorder's Office of the County of Sonoma, in Book 280, pages 43, 44; Book 285, pages 41-47; Book 317, pages 16-22; Book 334, pages 8-9; Book 351, pages 11-16; Book 365, pages 19-23.

All land lying within the Lakewood Village Subdivision, Tract 929, filed in the Recorder's Office of the County of Sonoma, in Book 494, pages 31-35.

All land lying within the commercial area adjacent to Lakewood Hills Planned Unit Development filed in the Recorder's Office of the County of Sonoma in Book 399, pages, 13-15; Book 427, pages 28-29; Book 513, pages 47-49; Book 521, pages 23-25; and known as A.P.N. Nos. 161-100-7, 9, 10, 11, 12, 13, 48, 49, 50, 52, 53, 54, 61, 62, 63, 64.

All the lands lying within the Vinecrest Meadows Phase I Subdivision filed in the Recorder’s Office of the County of Sonoma in Book 552, Pages 23-26.

All the lands lying along Windsor River Road filed in the Recorder’s Office of the County of Sonoma in Book 17, page 37, Book 187, Page 45, Book 161, Page 25, Parcel Map 1714, Book 140, Page 44 and known as A.P. Nos. 066-081-42, 43, 53, 61, 78, 79, 80, 81, 82, 83, 84, 88, 89; 066-100-17, 59, 60, 62, 67; 164-010-1, 6, 9, 10, 26, 40, 41, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 55, 56, 57, 58; 066-650-1, 2, 3, 4, 5, 6, 7, 8; 066-660-1, 2, 3, 4, 5.

All the land lying within Elsbree Estates, Unit No. IV filed in the Recorder’s Office of the County of Sonoma in Book 565, Pgs. 14-16.

All the land lying within The Greens, Phase 1B filed in the Recorder's Office of the County of Sonoma in Book 575, Pgs. 17-23.

All the land lying within The Greens Phases 2 and 3A filed in the Recorder's Office of the County of Sonoma in Book 589, Pages 40-45.

All the land lying within the Windsor Park Subdivision filed in the Recorder's Office of the County of Sonoma in Book 589, Pages 46-48.

All of the land lying within the Wal-Mart Shopping Center filed in the Recorder's Office of the County of Sonoma in Book 574, Pages 34-36.

All of the land lying within the Brooks Creek Phase 4 filed in the Recorder's Office of the County of Sonoma in Book 583, Pages 35-37.

All lands lying within the Greens Phase 3B, filed in the Recorder's Office of the County of Sonoma in Book 597, Pages 10-12.

All lands lying within the Starr Circle Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 592, Pages 38-41.

All lands lying within the Vintana Unit No. 1 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 595, Pages 11-17.

All lands lying within the Windsor Creek Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 600, Pages 7-16. (This area includes Windsor Creek Subdivision Phases 1 & 2).

All lands lying within the Yerba Buena Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 593, Pages 33-35.

All lands lying within the Vinecrest Meadows Phase 2, filed in the Recorder's Office of the County of Sonoma in Book 552, Pages 23-26.

All lands lying within the Foothills Meadow Phase 2, filed in the Recorder's Office of the County of Sonoma in Book 532, Pages 17-22.

All lands lying within the Vintana Unit No. 2 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 612, Pages 1-7.

All lands lying within the Vintage Greens Subdivision Phase 1, filed in the Recorder's Office of the County of Sonoma in Book 614, Pages 24-26.

All lands lying within the Villas Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 614, Pages 14-18.

All lands lying within Town Green Village Phase 1, McCracken, IOOF & Emery Building Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 628, Pages 10-12. This subdivision is also a part of the Windsor River Road lands.

All lands lying within Town Green Village Phase 1, Reimann House/American Hotel Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 628, Pages 7-9. This subdivision is also a part of the Windsor River Road lands.

All lands lying within Vintana Unit No. 3 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 622, Pages 36-41.

All lands lying within Vintage Greens 2 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 632, Pages 11-16. (This area includes subsequent subdivisions, Vintage Greens 3, 4 and 5)

All lands lying within the Airport Business Center Phase 4 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 634, Pages 1-3.

All lands lying within the Morgan Woods Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 633, Pages 41-43.

All lands lying within the Vintage Greens 2B Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 637, Pages 1-3.

All lands lying within the Vintana Unit 4 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 641, Pages 29-34.

All lands lying within the Vintana Unit 5 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 658, Pages 33-37.

All lands lying within Vintana Unit 6A Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 665, Pages 43-51.

All the land lying within Parcel Map 00-52 (also known as Homewood Suites and Los Amigos Extension), filed in the Recorder's Office, known as APN 161-560-035 and 161-560-036.

All the land lying within Vintana Unit 7 Subdivision, filed in the Recorder's Office of the County of Sonoma in Book 681, Pages 6-10.

All the land lying within Conde Lane Business Park, filed in the Recorder's Office of the County of Sonoma in Book 714, Pages 01-04.

All the land lying within Parcel Map 04-25, filed in the Recorder's Office of the County of Sonoma in Book 714, Pages 05-07.

Zone 4

All land lying within the Bluebird Meadows Subdivision, Tract No. 429 filed in the Recorder's Office in the County of Sonoma, in Book 172, Pages 37-38.

All land lying within the Starr View Estates Subdivision, No. 1, 2 and 3 Tract No. (Phase 1, Track 339, Phase 2, Track 361, Phase 3, Track 407, Phase 4, Track 415, Phase 5, Track 416) filed in the Recorder's Office in the County of Sonoma, in Book 105, Pages 17-18, Book 127, pages 26-27 and Book 139, Pages 1 and 2 respectively.

All the land lying within the Starr View Estates Subdivision, No. 4, filed in the Recorder's Office of the County of Sonoma, in Book 147, Pages 49 and 50.

All the land lying within the Starr View Estates Subdivision, No. 5, filed in the Recorder's Office of the County of Sonoma, in Book 151, Pages 29-30.

Zone 5

All the land lying within the Provence Subdivision, Tract No. 778, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 777, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 19.

All the land lying within the Provence Subdivision, Tract No. 771, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 768, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 34.

All the land lying within the Provence Subdivision, Tract No. 767, filed in the Recorder's Office of the County of Sonoma, in Book 469, Page 30.

All the land lying within the Provence Subdivision, Tract No. 772, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 32.

All the land lying within the Provence Subdivision, Tract No. 760, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 27.

All the land lying within the Provence Subdivision, Tract No. 759, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 21.

All the land lying within the Provence Subdivision, Tract No. 750, filed in the Recorder's Office of the County of Sonoma, in Book 439, Page 18.

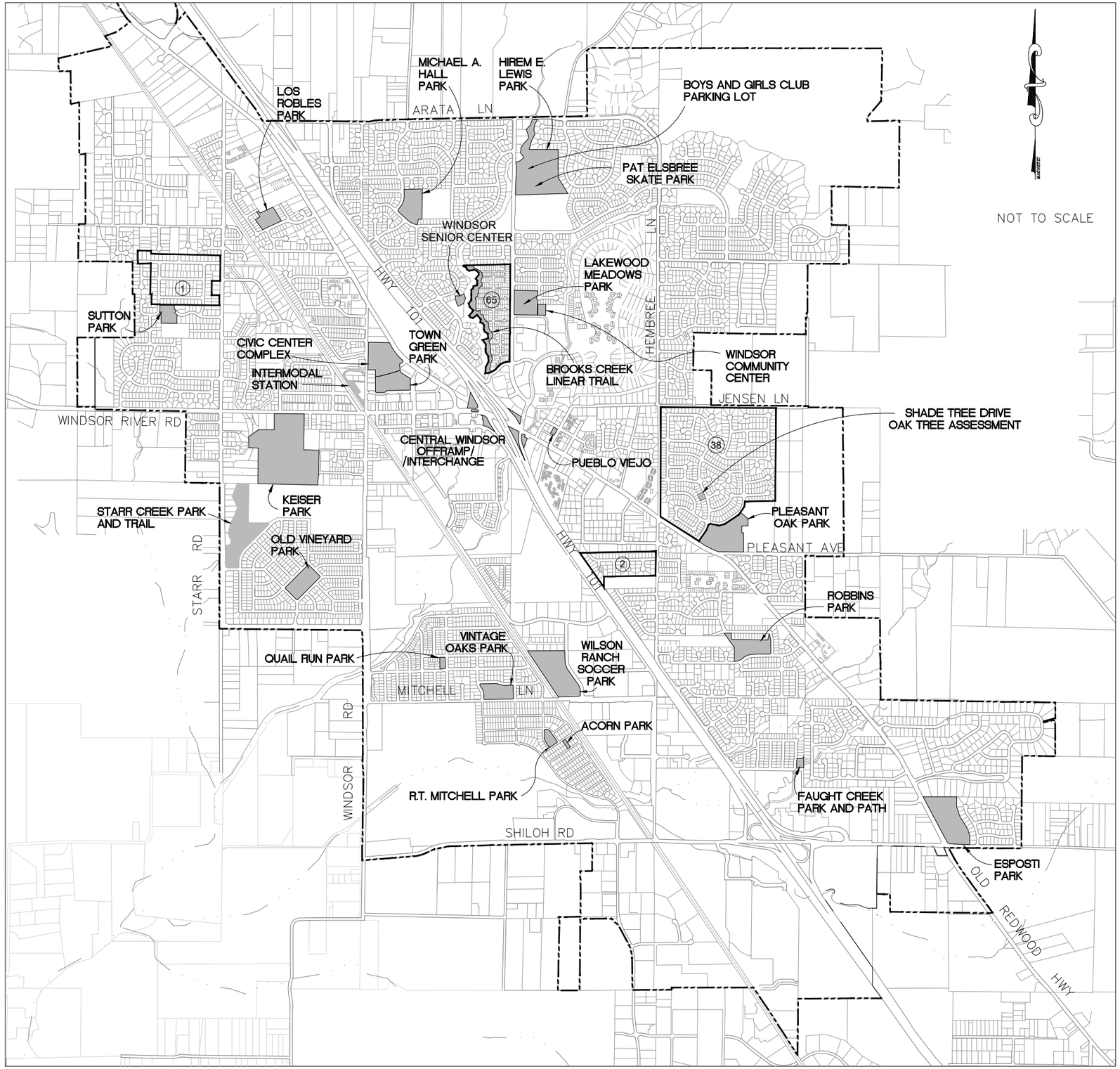
Zone 6

All the land lying within the Brooks Creek, Unit No. 1, Subdivision filed in the Recorder's Office of the County of Sonoma in Book 532, Page 4-9.

All the lands lying within the Brooks Creek Unit No. II Subdivision filed in the Recorder's Office of the County of Sonoma in Book 542, Page 8-13.

All the lands lying within the Brooks Creek III Subdivision filed in the Recorder's Office of the County of Sonoma in Book 567, Page 46-49.

All of the land lying within the Brooks Creek Phase 4 filed in the Recorder's Office of the County of Sonoma in Book 583, Pages 35-37.



WINDSOR

LIGHTING AND LANDSCAPING SPECIAL ASSESSMENT DISTRICT

OVERALL DISTRICT BOUNDARY

ZONE 1
PARKS ASSESSMENT

Zone 1 Boundary

ZONE 4
LIGHTING ASSESSMENT

INCLUDED SUBDIVISIONS

1. Starr View
2. Bluebird Meadows

ZONE 5
SHADE TREE DRIVE OAK TREE ASSESSMENT

INCLUDED SUBDIVISIONS

38. Provence

ZONE 6
SENIOR CENTER ASSESSMENT

INCLUDED SUBDIVISIONS

65. Brooks Creek

LANDSCAPE MAINTENANCE AREA

NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

PREPARED FOR
TOWN OF WINDSOR
WINDSOR CALIFORNIA
2021–2022 Fiscal Year

Coastland Civil Engineering, Inc.
1400 Neotomas Avenue, Santa Rosa, CA 95405
707.571.8005 707.571.8037 Fax

Images: Xrefs: win-zone.dwg;win-base.dwg
Path: C:\Users\gooler\appdata\local\temp\AcPublish_32172\Win Exb 11x17.dwg Layout Name: Zone 1_4_5_6 Plot Date: Mar 23, 2021 at 16:25

WINDSOR

LIGHTING AND LANDSCAPING SPECIAL ASSESSMENT DISTRICT

ZONE 2 LIGHTING ASSESSMENT

INCLUDED SUBDIVISIONS

1. Apollo Estates
2. Carolyn Acres
3. Country Meadow
4. Creekside Meadows
5. Cross Creek 1 & 2
6. Deercreek 1, 2 & 3
7. Elsbree Estates I, II, III, IV
8. Foothill Oaks 1, 2, 3 & 4
9. Golden Oak
10. Hembree Estates
11. Hidden Creek Estates I & II
12. Jane's Meadows
13. Jones Subdivision
14. Kidd Estates
15. Lakewood Glen 1A, 1B, 2, 3, 4A, 4B
16. Lakewood Meadows 2 & 3
17. Los Robles Estates
18. Maple Leaf
19. Moore Subdivision
20. Oak Hill Estates
21. Oak Meadows
22. Oak Park
23. Old Redwood Estates A, B, C, D, E & F
24. Pedrotti Estates 1 & 2
25. Pool Creek Estates
26. Redwood Meadows
27. Roundbale I
28. Shady Oaks Estates 1 & 2
29. Starburst Estates
30. Tamara Oaks
31. Twin Palms
32. Vinecrest Estates
33. Windsor Commons 1, 2, 3 & 4
34. Windsor Industrial Park 1 & 2
35. Pleasant Subdivision
36. Shiloh Commercial Center
37. Parkside
38. Provence
39. Vintage Hills
40. Alden Woods
41. Wilson Estates
42. Meadowlark
43. Vinecrest Acres, Phase 2
44. Lakewood Village
45. Vineyard Place
46. Castle Estates
47. Hembree Lane between Old Redwood Hwy. and Foothill Blvd.
48. Arata Estates
49. Carter Minor Subdivision
50. Windsor Palms Plaza I & II
51. Harmon Court
52. Mehler Minor Subdivision
53. Creekview Estates
54. Foothill Park
55. Ridgeview Estates
56. Meadow Place
57. Viking Subdivision
58. California Valley Oaks
59. Boden Acres
60. Marcella Meadows & PM89-477
61. Village Oaks
62. Caitlyn Manor 1, 2 & 3
63. Lakewood Glen 5
64. Windsor River Road Parcels
65. Brooks Creek Unit No. 1, 2, 3, 4
66. California Creekside No. 4
67. Coralee Meadows
68. Evergreen
69. Foothill Meadows
70. Chiquita Lane Subdivision
71. Harvest Meadows
72. Moyle and Young Subdivision
73. Mangan Minor Subdivision
74. Shiloh Greens
75. Springfield Estates
76. Piasecki Minor Subdivision
77. Twin Oaks
78. Vine Country Estates
79. Cockrobin/Bluebird/ Windsor Palms Residents
80. Starr View Residents
81. Polaris Estates
82. Lakewood Village
83. Airport Business Center III, V-A, V-B
84. Alden Court Subdivision
85. Luzaich Subdivision
86. Vinecrest Meadows
87. Windsor Square
90. Conde Lane Veterinary Hospital
91. Park Glen Subdivision
92. Wild Oak/Windsor River Rd Residents
93. Vinecrest Senior Housing
94. Windsor Bowl
95. Wright Realty
96. Windsor Park Subdivision
97. PM 96-41
98. Rasmussen Property
99. Empire Storage
100. Franklin Area Residents
101. Magee Parcel (APN 161-060-040)
102. PM 92-03W
103. Starr Circle Subdivision
104. Vintana Subdivision, Units 1-7
105. Windsor Creek Subdivision Ph 1, 2
106. Yerba Buena Subdivision
107. Valencia Subdivision
108. Spencer Subdivision
109. PM 98-06 (Golf Club Clubhouse)
110. PM 87-015A (Windsor Soccer Park)
111. Vintage Greens Subdivision 1, 2, 2B, 3, 4, 5
112. The Villas Subdivision
113. Precision Crane (UP 87-796)
114. Dooley & Firpo Parcel (UP 99-34)
115. Esmond Place
116. Bell Manor
117. Airport Business Park
118. Lady of Guadelupe Church
119. PM 95-05
120. Harper Court Subdivision
121. Bonita Roble
122. Los Robles Meadows 1, 2, 3
123. PM 00-07A
124. PM 01-14
125. PM 96-25
126. PM 97-20
127. PM 99-18
128. PM 99-21
129. Sally's Meadows Subdivision
130. Town Green Subdivision
131. Town Green Village Phase 1, Building A
132. Town Green Village Phase 1, Building B
133. Town Green Village Phase 1, Building C
134. PM 00-27
135. First Baptist Church (UP 00-18)
136. DriveRite Auto Repair (UP 99-06)
137. PM 93-39A
138. Windsor Creek Plaza
139. Old Redwood Hwy, Lakewood thru Hembree
140. Airport Business Center Phase IV
141. Blue Oak Estates
142. Morgan Woods Subdivision
143. PM 02-09
144. Winter Creek Village
145. Bonaventure Plaza
146. DRC 03-13 (Johnson Pools)
147. PM 02-14
148. Windsor River Road Residents from Windsor Road to Starr Road
149. PM 02-16
150. Creekside Place
151. Town Green Village Phase III, Building F & G
152. Town Green Village Phase III, Building H
153. Town Green Village Phase III, Building I
154. PM 02-47
155. PM 00-52 (aka Homewood Suites, Los Amigos Extension)
156. Miller Office/Warehouse
157. Mitchell/Shiloh/Conde Zone 2 Area Residents
158. PM 91-919
159. PM 03-38
160. Town Green Village Phase III, Building K
161. Town Green Village Phase III, Building M
162. Los Amigos Self Help Housing
163. PM 05-06
164. PM 05-07
165. Khiroya Subdivision
166. The Oaks at Windsor Village (PM 04-48)
167. Conde Lane Business Park
168. PM 04-25
169. Chun Office Building
170. PM 05-27 (Remsen)
171. Head Start
172. 705 Shiloh Rd (Gas Station)

* To be annexed into the District this year. (None for 2020-2021)

NOTE: FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

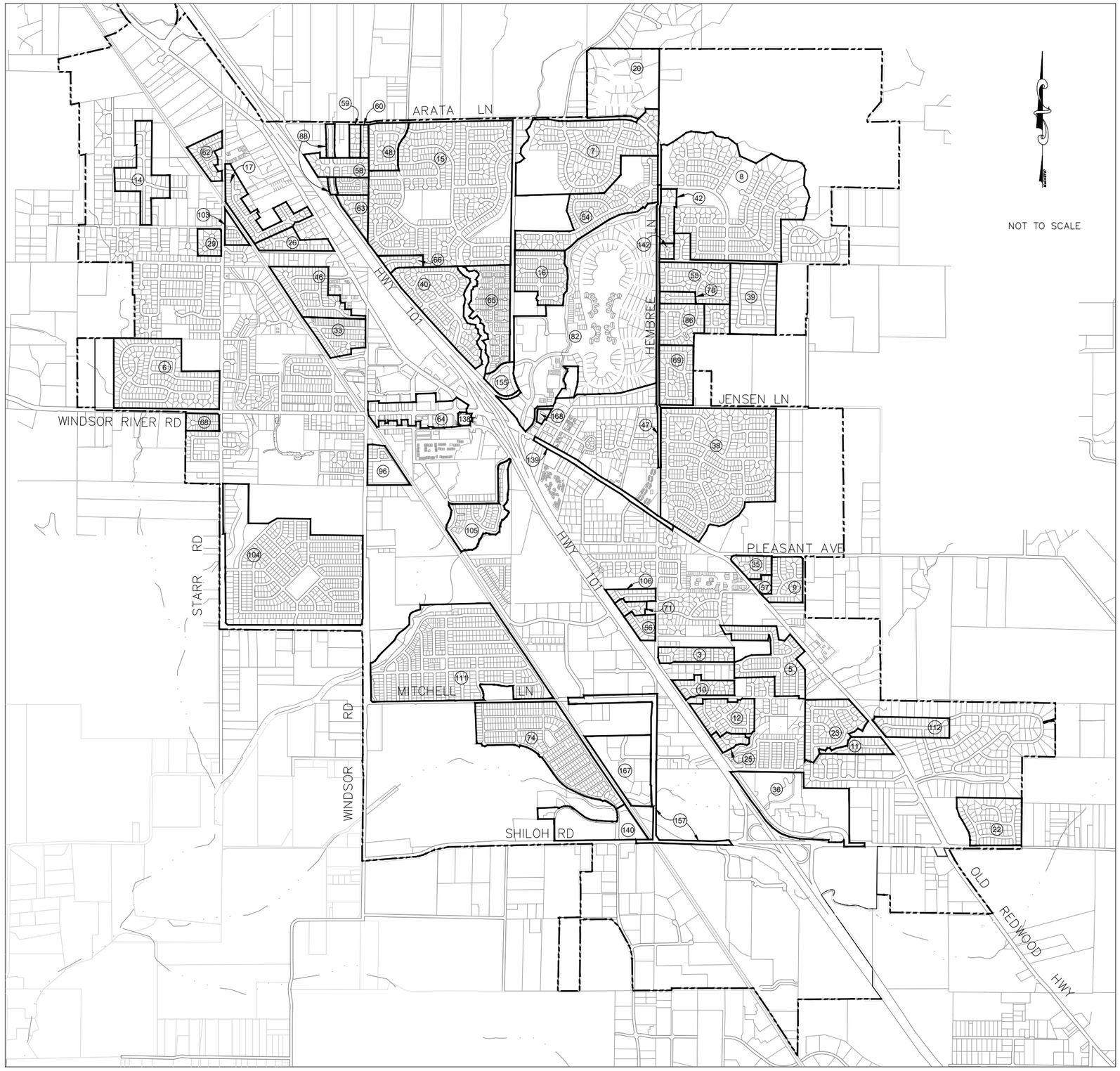
PREPARED FOR
TOWN OF WINDSOR
WINDSOR CALIFORNIA

2021-2022 Fiscal Year

Coastland Civil Engineering, Inc.
1400 Neotomas Avenue, Santa Rosa, CA 95405
707.571.8005 707.571.8037 Fax

NOT TO SCALE

Images: Xrefs: win-zone.dwg;win-base.dwg
Path: C:\Users\gooler\appdata\local\temp\AcPublish_32172\Win Exib 11x17.dwg Layout Name: Zone 2 Plot Date: Mar 23, 2021 at 16:25



NOT TO SCALE

WINDSOR

LIGHTING AND LANDSCAPING SPECIAL ASSESSMENT DISTRICT

ZONE 3 STREET LANDSCAPING ASSESSMENT

INCLUDED SUBDIVISIONS

3. Country Meadow
5. Cross Creek 1 & 2
6. Deercreek 1, 2 & 3
7. Elsbree Estates I, II, III, IV
8. Foothill Oaks 1, 2, 3 & 4
9. Golden Oak
10. Hembree Estates
11. Hidden Creek Estates I & II
12. Jane's Meadows
14. Kidd Estates
15. Lakewood Glen 1A, 1B, 2, 3, 4A, 4B
16. Lakewood Meadows 2 & 3
17. Los Robles Estates
20. Oak Hill Estates
22. Oak Park
23. Old Redwood Estates A, B, C, D, E & F
25. Pool Creek Estates
26. Redwood Meadows
29. Starburst Estates
33. Windsor Commons 1, 2, 3 & 4
35. Pleasant Point
36. Shiloh Commercial Center
38. Provence
39. Vintage Hills
40. Alden Woods
42. Meadowlark
46. Castle Estates
47. Hembree Lane between Old Redwood Hwy. and Foothill Blvd.
48. Arata Estates
54. Foothill Park
55. Ridgeview Estates
56. Meadow Place
57. Viking Subdivision
58. California Valley Oaks
59. Boden Acres
60. Marcella Meadows
62. Caitlyn Manor 1, 2 & 3
63 Lakewood Glen 5
64. Windsor River Road Street Trees
65. Brooks Creek Unit No. 1, 2, 3, 4
66. California Creekside No. 4
68. Evergreen Estates
69. Foothill Meadows
71. Harvest Meadows
74. The Greens (aka Shiloh Greens, all phases)
78. Vine Country Estates
82. Lakewood Drive Landscaping
86. Vinecrest Meadows
88. Los Amigos Road Landscaping
96. Windsor Park Subdivision
103. Starr Circle Subdivision
104. Vintana Subdivision Units 1–5, 6a, 6b & 7
105. Windsor Creek Subdivision
106. Yerba Buena Subdivision
111. Vintage Greens Subdivision Ph 1, 2, 2B, 3 and Ph 4 & 5 (includes Ultimo Subdivision)
112. The Villas Subdivision
138. Windsor Creek Plaza
139. Old Redwood Highway from Lakewood Dr. through Hembree Ln.
140. Airport Business Center Phase IV
142. Morgan Woods Subdivision
155. PM 00–52 (aka Homewood Suites, Los Amigos Extension)
157. Mitchell/Shiloh/Conde Area
167. Conde Lane Business Park
168. PM 04–25

* To be annexed into the District this year. (None for 2020–2021)

NOTE:
FOR THE DISTINCTIVE ASSESSMENT NUMBER AND DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH PARCEL REFER TO THE ASSESSORS MAPS FOR THE TOWN OF WINDSOR AVAILABLE AT THE COUNTY OF SONOMA ASSESSORS OFFICE.

PREPARED FOR
TOWN OF WINDSOR
WINDSOR CALIFORNIA
2021–2022 Fiscal Year

Coastland Civil Engineering, Inc.
1400 Neotomas Avenue, Santa Rosa, CA 95405
707.571.8005 707.571.8037 Fax

Images: Xrefs: win-zone.dwg;win-base.dwg
Path: C:\Users\gooler\appdata\local\temp\AcPublish_32172\Win Exib 11x17.dwg Layout Name: Zone 3 Plot Date: Mar 23, 2021 at 16:25