SPRING LAKE FAQS

January 22, 2014

General - Community Development Department Contact - (530) 661-5820

The Spring Lake Specific Plan – General Information

The Spring Lake Specific Plan was approved by the City Council in December 2001. When it was approved, given the development trends at the time, build out of the plan area was estimated to occur over an 11 year period. The first phase of building permits were financed in 2004 with a Mello Roos bond. The second phase was anticipated to occur in 2007. The financing and development of infrastructure is dependent upon the pace of development.

Development of new land, or "greenfield area", requires a significant amount of new and costly infrastructure in order to serve the area. Initial installation of these new utilities and roads in the Spring Lake area took a couple of years to complete before the initial homes could be built. The first building permits were issued in 2005. The economy began to show signs of economic decline in 2007 with a significant downturn by 2008, which has halted the ability of the private market to move the plan forward. In fact, several large properties in the plan area fell into foreclosure. The City has done all that it can to help facilitate private development, including deferring city based fee payments until later in the process. Fortunately, the economy and resulting development has shown recent signs of recovery. There are several active projects underway in Spring Lake at this time.

There are currently four residential development projects that are in construction in the plan area:

- Huntington Square homes by Standard Pacific a 163-unit single family development, located north of Sports Park Drive and west of Matmor Road; and
- Camelia, by Lennar Homes, a 98 lot single family development located south of Heritage Parkway at Miekle Avenue with model homes under construction; and
- Parkview by Taylor Morrison, a 108 lot single family development located north of Heritage Parkway, east of Miekle Avenue and south of Jack Slaven Park, the site is being improved and architectural designs have been approved; and
- Mutual Housing at Spring Lake, the first phase consisting of 62 units of a 101 unit project located at the south east corner of Pioneer Avenue and Farmers Central Road with site work underway.

These are very positive signs that this plan area will continue to move forward and successfully build out. The area has a very thoughtful and desirable layout and attractive amenities. It is very well situated with easy access to both Davis, the University of California at Davis, to Sacramento and major employers. Woodland is an attractive traditional community featuring an active historic downtown and desirable older neighborhoods with lovely tree lined streets and wonderful architectural heritage. The Spring Lake Plan was designed with the City's historic neighborhoods in mind, and the plan encourages livability, walkability and social interaction.

Who owns land on the north side of Farmers Central Road?

The majority of the land on north side of Farmers Central Road between County Road 102 and Meikle Avenue is owned by the Woodland Community College. The portion west of Meikle Avenue and Pioneer Avenue is owned by the Woodland Joint Unified School District

What schools are planned and when and where will the first one be built?

There are two possible elementary school sites currently in the Spring Lake Specific Plan area; 10 acres south of Heritage Parkway, east of Miekle Avenue at Marston Drive and a second approximately 20 acre school site located at the north east corner of Pioneer Avenue and Farmers Central Road.

The Spring Lake Specific Plan identified preliminary sites for possible schools. The initial Plan concept allowed for several small school sites, (400 – 600 students), serving immediate neighborhoods. However, this concept idea is not economically feasible in the current budget climate. The Woodland Joint Unified School District is evaluating the best course of action toward providing school facilities for the Spring Lake Plan area.

Are additional multi-family homes proposed in Spring Lake?

The Spring Lake Specific Plan was designed with the objective of allowing for a wide range of housing types, densities, sizes and affordability. The Specific Plan includes a land use plan in which the development types and densities have been identified, or zoned. A zoning designation indicates the type of use (single family, multi-family or commercial) for each parcel in the Plan area, and the possible allowed maximum density (number of units per acre). The zoning provides for a range of residential densities, from low density single family residential of up to three (3) dwelling units to the acre, to higher density multi-family of up to twenty five (25) dwelling units per acre. A number of sites in the Plan area have been designated as multi-family. Projects that comply with the underlying zoning, such as a multifamily site, are permitted and will be evaluated through a design review process to assess site and architectural characteristics.

Can the Spring Lake Specific Plan be changed?

Yes. A specific plan is a detailed planning document which functions as the general plan, zoning and design guidelines for a designated area within the City. As is the case with all planning documents, it may be modified if determined necessary to better achieve community goals. However, any request for modification would be open for public notice, review and comment. Applications to amend the Specific Plan would be reviewed by the Planning Commission as a recommending body, with final approval by the City Council. Over the course of the last several years, there have been a number of amendments to the Specific Plan including modification to the community/sports park location and size, residential densities, and school sites.

The Spring Lake Specific Plan as initially approved provided for the following:

- 4,051 Housing Units; of which 2,880 were classified as single family and 1,171 as multi-family
- 10% of single family and multi-family is required to be affordable to low-income households, and 20% of multi-family is required to be affordable to very low-income households
- 11 acres of commercial development
- 280 acres of public and quasi-public uses (school and county facilities)
- 28 acres for parks
- 119 acres for greenbelts and drainage
- 1 acre for a future fire station
- 40 acres for a sports park.

Is commercial development still planned next to the neighborhood parks?

A design goal of the Spring Lake Specific Plan is to create distinct neighborhoods with each having a community focal area centered on a park, school and a small community serving commercial service type of use. The intent of this concept is to encourage neighborhood interaction and pedestrian oriented development. At this time, development of the two acre sites as commercial has not proven to be feasible or likely. It is possible that in the future, property owners of those sites may request to change the land use designation. Public notice and review are required when a property owner proposes to change a land use or a Specific Plan requirement. A minimum 300-foot mailing notice is required. However, it is anticipated that a broader notice would be utilized.

When will the proposed neighborhood parks be built?

The first Spring Lake Park is an eight acre site located east of Meikle Avenue, South of Ortiz Avenue and generally north of Heritage Parkway, known as Jack Slaven Park. The remaining designated park sites within Spring Lake are currently privately owned land. As development occurs within Spring Lake, the City collects a fee with each building permit that is specifically allocated toward the purchase and development of parks in the Plan area. At such time that development has progressed and adequate fees have been collected, the City will be in the position to purchase land and pay for the design and improvements for additional neighborhood parks. The location of the next park will be dependent upon the rate of development and location of development.

Police

Contact: Non-emergency – (530) 666-2411

Business Office – (530) 661-7800

Neighborhood Watch – (530) 661-7817

Who do I contact and how do I set up a Neighborhood Watch for my neighborhood?

The City of Woodland actively supports and encourages neighborhood watch programs. The Police Department facilitates meetings for residents at their request. Contact the Neighborhood Watch phone number above to schedule a meeting.

Neighborhood Watch is a program in which the citizens are the eyes and ears for the Police Department. They watch out for each other and their neighborhood. The City installs Neighborhood Watch signs in those neighborhoods that have an active established program.

What are the crime statistics like for Spring Lake compared to the rest of the City?

Spring Lake is located within Beat 4 which is now the largest beat in Woodland. Its borders are College Street, Cross Street, East Gum Avenue, Bourn Drive, East Main Street, County Road 102, Harry Lorenzo Avenue, County Road 24A, and County Road 25A. Beat 4 consists of retail, commercial and residential properties. The City's crime analysis unit does not produce statistics just for "Spring Lake" housing development due to the mixed variables, geographic base and varying types of population densities. However, the City does have available a crime mapping web site

The Crime map section of the Woodland Police Department web site allows the public to see crimes that have been reported in the City within a few days of their occurrence. Our crime mapping records are updated each business day. Users can choose which crime types they would like to view for a period of up to 90 days. Once the maps are created, the user can find more specific information about an individual incident by placing the cursor over the event marker. The crime mapping web site is located at the site noted below.

http://www.ci.woodland.ca.us/gov/depts/police/crimemapping.asp

Fire

Contact: (530) 661-5860

Where is the nearest fire station to the Spring Lake development?

The nearest fire station to the Spring Lake area is Fire Station 3 located at 1556 Spring Lake Court (Cross Street of Pioneer, across from Food-4-Less).

When will the Spring Lake Fire station be built?

The recommendation approved by the Woodland City Council on April 6, 2004 states that the City "plan the opening of the Spring Lake fire station upon reaching the trigger point of 1,010 occupied single family dwelling units". At this time there are approximately 999 occupied single family dwelling units.

The new fire station, when it is built, will be located on the northwest corner of Heritage Parkway and Parkland Avenue. As a first step, the city is currently working on purchasing the land for this future fire station.

A property near by has dry weeds. What can be done to take care of the weeds?

The City has a weed abatement ordinance which mandates that dry weeds and grass be abated to prevent fires. Contact Fire Prevention at (530) 661-5860 to report any concern regarding possible fire hazard.

Engineering: Traffic, Development and Capital Projects

Contact: (530) 661-5820

Are speed bumps a possibility on my street?

The City does have a traffic calming program that evaluates the need for speed humps or other traffic calming devices. However, this program does not currently have funding for the construction of any improvements.

Who do I talk with about placing stop signs in my neighborhood?

Stop sign placement needs will be evaluated by the traffic engineering division. Please contact this group by calling (530) 661-5820.

When will Parkway connect to State Route 113?

East Heritage Parkway/Parkland Ave is currently planned to cross over SR 113 and intersect East Street just south of the Community & Senior Center. This over-crossing will not have freeway access. The over-crossing is not planned to be constructed until the area west of Spring Lake has been partially developed (roughly 10-20 year timeframe).

Alternate access to State Route 113 will ultimately be provided to the Spring Lake Plan area at the County Road 25A freeway interchange. As Spring Lake builds out, there will be access provided from Harry Lorenzo Avenue to County Road 25A. The improvements will be funded generally with a combination of private development and collected fees. Due to the economic situation, funding some of these improvements has been delayed. It is hoped that improvements will be completed within 1 to 5 years.

What future roadwork plans will occur within Spring Lake?

The City anticipates constructing the following projects within the 2-6 year time horizon depending on the pace of development. Most of these projects are triggered by specific private development projects and so the City does not know when each project will occur:

- Parkland Avenue (Heritage Parkway to Marsten Drive)
- County Road 25A (CR 101/Harry Lorenzo Avenue to the interchange).
- Marston Drive (Parkland Avenue to CR 101/Harry Lorenzo Avenue)
- Farmers Central Road (Pioneer Avenue to CR 101/Harry Lorenzo Avenue)
- Pioneer Avenue widening to four lanes (High School entrance to Farmers Central Road).

What is the purpose of the unpaved road at the west end of Marsten Drive?

This is an emergency vehicle access road that was required because there is only one public road access to the Centex/Verona/Coventry development.

Public Works: Water, Sewer, Street Maintenance, and Tree Maintenance Contact: (530) 661-5962

When will the City complete the water meter project?

Public Works has completed the metering of all homes and commercial properties in Woodland. State Assembly Bill 2572, signed into law September 2004, requires water customers with buildings built after January 1, 1992 to be billed for water use based on their consumption by January 1, 2010, and requires that all other water users to be billed based on consumption by 2025. All homes and businesses within the City's service area and built in 1992 or later, such as the Spring Lake development, were part of Phase 1 of the meter implementation project. More information can be found on the City of Woodland website under Quick Links (click on water meters).

Many areas in Spring Lake seem to be over watered-what is causing this problem?

The soils in the Spring Lake area are saline clay soils with poor infiltration. This means that it takes a while for the water to sink into the soil and that the soil cannot hold much water and easily becomes waterlogged. Irrigating lawns once every two weeks during the winter months should be enough water for this soil type. The landscaping may also benefit from shorter watering periods that occur more often so that the soil isn't saturated as quickly. With the current drought conditions careful attention to ensure efficient water use is highly encouraged.

What are signs that I am over watering my lawn?

If you see pooling of water or water runoff from your lawn, then the lawn is being over -watered. An easy test to see if your lawn has enough water is to apply the "step test"; step on your lawn and if the grass springs back after you walk on it, it doesn't need watering. A screwdriver can be used to do a soil probe test by sticking the screwdriver into the soil at various locations around your lawn. If it sinks in easily then there is enough moisture in the soil and you don't need to water. Too much water can cause droopy, yellowing plants. Over watering deprives plants of oxygen and they can develop root rot and die. Most importantly, over watering wastes a precious resource, water! For ideas please see the City's Water Conservation web page, found under Public Works, Environmental Services.

Why do some of trees in Spring Lake appear to be in poor health?

High concentrations of boron and sodium in the soil and over watering are two of the main reasons for the failing condition of the plants and trees. The water in Woodland contains levels of boron that are detrimental to the heath of some plants and trees. This along with the alkaline soil in this area, which has high concentration of sodium, can affect some plants. This is the case in many parts of Woodland and Davis. The City is working to further test and evaluate the soils in the area and develop a refined recommended species list.

Who maintains the parkway strip if it is in the City right of way?

This is the typical situation throughout Woodland and other cities. The parkway is often where easements for utilities and connections are located. However, these areas are generally maintained by the homeowners and they can be personalized. However, the City does require review for significant changes in the parkway and does not allow excessive paving of this area or the planting of view obscuring, poisonous, or thorny plants or those that may pose other potential safety issues. In addition, homeowners may not remove a City tree without a permit. Excessive work in the parkway would require the homeowner to obtain an encroachment permit. If you have questions about work you may wish to do or landscaping in this area, it is a good idea to discuss with City staff ahead of time.

The City has developed conceptual water conserving parkway landscape diagrams for use by Spring Lake Homeowners. These conceptual plans may be found on the City web site under Public Works, Environmental Services, Water Conservation, and Landscape. The site includes a suggested plant list and possible design ideas.

http://web.cityofwoodland.org/gov/depts/pw/areas/environmental_services/water/landscape.asp

Can residents plant a garden in their front yard and replace all the grass?

Landscaping, including a tree, irrigation and good-neighbor fencing are required items. Residents may personalize their front yards. In the purchase of your home, you agreed to abide by the Covenants, Conditions and Restrictions (CC&Rs) of the development and were provided a copy with your initial documents. This is a commonly used method to encourage property maintenance and minimize nuisance issues. These CCRs are agreed to by property owners, but the City is not a party to the agreement. Unless there is an authorized review body and Homeowners Association to administer, these agreements are enforced through civil action between property owners. Anytime you have a question, it is recommended that you contact City staff.

Building / Code Enforcement

Contact: (530) 661-5820

If there is junk or debris in front of a home, who do I call?

For questions concerning public nuisance concerns on private property you would contact the City's Code Enforcement Department at number listed above.

Finance/Utilities Billing

Contact: (530) 661-5830/5831

What if I have questions about my water bills?

If you have questions regarding the new water "volume" based billing you can contact the Finance Department. Information can be found on the City's web site under "Quick Links" and Water Meters including information on water rates and sample billing. Information can be found at the following link: http://www.cityofwoodland.org/residents/waterrates.asp

What are all the City annual assessments on my property tax bill?

Homes in Spring Lake have four annual assessments included on their annual property tax bill: (1) Mello Roos assessment, (2) Lighting and Landscaping District assessment, (3) Sports Park Maintenance Community Facilities District, and (4) Fire Suppression District. You may see other assessments on your property tax bill, but they are not from the City of Woodland; information about those assessments can be obtained by calling the phone numbers listed on your property tax bill.

What is Mello Roos and what does it pay for?'

Mello Roos is the common name for the Community Facilities District (CFD) Act, enacted by the California legislature in 1982. A Mello Roos District or CFD is created to finance public improvements and services when no other source of money is available, and the source of funding is typically a sale of municipal bonds. CFDs are normally formed in undeveloped areas and are used to build roads and install water, sewer and drainage systems so that new homes or commercial space can be built. The cash received from the bonds was used to build infrastructure, and the assessment you pay is used to make principal and interest payments on the bonds.

If I am making these payments every year why isn't the infrastructure complete?

The cost of constructing the required infrastructure (roads, wells, storm drains, etc.) for the first release of development in Spring Lake is significantly more than the amount that was funded by the Mello Roos bonds. The remainder of the funding is paid for through advanced funds from the developers and fees assessed at the time a home builder receives a building permit. Some infrastructure is intended for future development and will be paid for and built by developers of future phases and some will be constructed when enough permits have been pulled and fees paid to allow construction of a project.

How is the annual charge determined?

By law (Proposition 13), the special assessment cannot be directly based on the value of your property. The annual Mello Roos payment is based on mathematical formulas that take into account property characteristics such as the use of property, square footage and lot size. This was determined at the time the District was formed and bonds were sold. The maximum assessment amount is allowed to increase by no more than 2% each year.

How long will I have to make Mello Roos payments?

The bonds were issued in 2004 and are 30 year bonds (2034 financing period); additional bonds may be issued within the District. If new bonds are issued to facilitate development, they would likely have a 30 year term. Mello Roos assessments will continue until all bonds are paid off, but in no case can they continue past 2054.

Can I pay off the Mello Roos before the assessments stop?

Yes, the assessment can be prepaid at any time. The payoff amount will vary depending on when the payoff is made and the zoning on your home. Current estimates range from approximately \$22,500 to \$25,000 for single family homes. To receive an official prepayment calculation, please contact the City's Finance Department.

Can the City use my Mello Roos to pay for other services?

No, the requirements of a Mello Roos/CFD do not allow the money collected through taxes each year to be used for any purpose other than repayment of the bonds. The City publishes an annual accountability report in October of each year, which is available for the public to review.

General City FAQ's

On the City's web site, under "Quick Links" there is a category called FAQ's. Additional information regarding City services is provided. The link is provided below:

http://www.cityofwoodland.org/faqs/default.asp