



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 18, 2007

SUBJECT: Annexation No. 1 to Gibson Ranch Landscaping and Lighting District

Report in Brief

In 1995 the City Council formed the Gibson Ranch Landscaping and Lighting District (“District”) to collect annual assessments from properties generally located in the southeast portion of the City to provide a funding source for the installation, maintenance and servicing of public landscaping and park facilities, public lighting facilities and other appurtenant facilities. The City now desires to annex additional property located in Subdivision Tract 4837, also known as the Hansen Ranch subdivision (“Annexed Property”), into the District.

Staff recommends that the City Council (1) adopts a resolution initiating the proceedings to annex property into the Gibson Ranch Landscaping and Lighting District, (2) adopts a resolution preliminarily approving the Annexation No. 1 Engineer’s Report and (3) adopts a resolution declaring its intent to hold a public hearing on the matter of assessments and order the levy of assessments on the Annexed Property.

Background

The Hansen Ranch subdivision is located on the western edge of the existing Gibson Ranch Landscaping and Lighting District and was not included within the original District boundaries. The Hansen Ranch project consists of twenty-four single family residential lots located on Oliver Court and generally bounded by Pioneer Avenue in the west, Lusk Drive in the east, Garcia Drive in the north, and Anderson Circle and Losoya Drive to the south. All but one of the lots are still owned by the developer of the Hansen Ranch project, DAS Homes Inc.

As part of the project approval, the subdivision was conditioned to join the existing Gibson Ranch Landscaping and Lighting District. The 1972 act allows areas to be annexed into an existing district if and when the area to be annexed receives substantially the same degree of benefit from the improvements that the other District properties receive. Koppel and Gruber was retained to prepare the Annexation Engineer’s Report that indicates how the Annexed Property benefits from the existing District improvements, provides an estimate of the total costs to the Annexed Property and the method of apportioning these costs to the twenty-four individual lots, and provides a diagram of

the area to be annexed. In summary, the maximum assessment for each of the lots in the annexed area will not exceed \$235.12 for fiscal year 2007/2008.

Based on the requirements California State Constitution Article XIIC and XIID and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) a property owner ballot protest procedure will be required in order to annex property into the District and to levy an assessment on the Annexed Property. Following the adoption of the Resolution of Intention by the City Council, ballots will be mailed to each property owner located within the Annexed Property so they can indicate whether they are in favor or opposed to the maximum assessment rates as described in this report.

The City will then hold a public hearing on the matter of annexing the property and assessing a levy on the Annexed Property and all property owner ballots must be returned prior to the close of the hearing scheduled for February 5, 2008. Following the conclusion of the public hearing, the ballots will be tallied. If there is not a majority protest and the ballot procedure is successful, the City Council will confirm the Final Fiscal Year 2007/2008 Annexation Engineer's Report and order the levy and collection of assessments starting in fiscal year 2008/2009.

Discussion

Annexing the Hansen Ranch property into the Gibson Ranch Landscaping and Lighting District will provide an additional revenue source to help offset the maintenance and servicing of costs which include Park and Recreation Improvements, Open Space and Related Appurtenant Improvements, Street Related Public Landscaping and Appurtenant Improvements and Street Lighting and Appurtenant Improvements.

As part of the initial annexation process, Council is presented with three resolutions for consideration that are titled as follows:

Resolution No. _____ Initiating Proceedings to Annex and Include Additional Territory in the City of Woodland Gibson Ranch Landscaping and Lighting District, and the Levy and Collection of Assessments for Fiscal Year 2008/2009 Pursuant to the Provisions of the Landscaping and Lighting Act of 1972

Resolution No. _____ Preliminarily Approving the City of Woodland Annexation No. 1 to Gibson Ranch Landscaping and Lighting District Engineer's Report, and the Levy and Collection of Assessments for Fiscal Year 2008/2009

Resolution No. _____ Declaring its Intention to Conduct a Public Hearing on the Matter of Assessments and Order the Levy of Assessments for the City of Woodland Annexation No. 1 to the Gibson Ranch Landscaping and Lighting District, Fiscal Year 2007/2008 Pursuant to the Provisions of the Landscaping and Lighting Act of 1972

Fiscal Impact

If approved, the annexation property will generate approximately \$5,642.88 per year to help offset the costs of maintaining and servicing the improvements in the existing District.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council (1) adopts a resolution initiating the proceedings to annex property into the Gibson Ranch Landscaping and Lighting District, (2) adopts a resolution preliminarily approving the Annexation No. 1 Engineer's Report and (3) adopts a resolution declaring its intent to hold a public hearing on the matter of assessments and order the levy of assessments on the Annexed Property.

Prepared by: Kim McKinney
Senior Accountant

Reviewed by: Joan Drayton
Finance Director

Mark G. Deven
City Manager

Attachments: Resolutions
Annexation No. 1 Engineer's Report

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS TO ANNEX AND INCLUDE ADDITIONAL TERRITORY IN THE CITY OF WOODLAND GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2008/2009 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, it is the intention of the City Council to order the annexation of additional territory (“Annexation No. 1”) to the City of Woodland Gibson Ranch Landscaping and Lighting District (“District”) and to initiate proceedings for the levy and collection of annual assessments in such annexed territory for Fiscal Year 2008/2009, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* (“Act”); and,

WHEREAS, the Act provides the City Council the authority to allow areas to be annexed into an existing district if and when the area to be annexed receives substantially the same degree of benefit from the improvements that the other District properties receive; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance (K&G Public Finance) for the purpose of preparing and filing an Engineer’s Report (hereinafter referred to as the “Engineer’s Report”) with the City Clerk; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE ANNEXATION OF ADDITIONAL TERRITORY INTO THE CITY OF WOODLAND GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The City Council hereby appoints K&G Public Finance as the District Assessment Engineer, and orders K&G Public Finance to prepare the Engineer’s Report concerning Annexation No. 1 to the District and the levy of assessments for Fiscal Year 2008/2009, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer’s Report shall contain the following for Annexation No. 1 into the District:

- a) A Description of Improvements;
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within Annexation No. 1 for Fiscal Year 2008/2009; and
- d) An exhibit showing the boundaries of Annexation No. 1 to the District.

RESOLUTION NO: _____

Upon completion of the Engineer's Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

Section 2 The proposed improvements for the District and Annexation No. 1 include but are not limited to: the maintenance and operation of public landscaping services including parks and recreation improvements, open space, streets and appurtenant facilities and maintenance and operation of street lighting and appurtenant facilities related thereto. The Engineer's Report describes in more detail the items to be maintained and serviced.

Section 3 The City Council hereby determines that to provide the improvements described in Section 2 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District and Annexation No. 1.

Section 4 The Finance Director of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for areas within Annexation No. 1.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2007.

STATE OF CALIFORNIA
COUNTY OF YOLO ss.
CITY OF WOODLAND

I, _____, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _____ day of _____, 2007, by the following vote:

AYES:	Council members:	_____
NOES:	Council members:	_____
ABSENT:	Council members:	_____
ABSTAIN:	Council members:	_____

Mayor, David M. Flory

Attest:

_____,
City Clerk, Sue Vannucci

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND ANNEXATION NO. 1 TO GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2008/2009

WHEREAS, the City Council of the City of Woodland ("City Council"), has by previous Resolution ordered the preparation of the Engineer's Report in connection with the annexation of additional territory (Annexation No. 1) into the City of Woodland Gibson Ranch Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within Annexation No. 1 for the Fiscal Year commencing July 1, 2008, and ending June 30, 2009, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Annexation No. 1 to Gibson Ranch Landscaping and Lighting District Fiscal Year 2008/2009 Engineer's Report" (the "Engineer's Report") including the proposed boundaries of Annexation No. 1 to the District; and,

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with Annexation No. 1 into the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Engineer's Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE ANNEXATION OF ADDITIONAL TERRITORY INTO THE CITY OF WOODLAND GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The Engineer's Report, as presented, consists of the following for Annexation No. 1 into the District:

- a) A Description of Improvements;
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within Annexation No. 1 for Fiscal Year 2008/2009; and

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE CITY OF WOODLAND ANNEXATION NO. 1 TO THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2008/2009 PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the annexation of additional territory (Annexation No. 1) and the levy and collection of assessments against lots and parcels of land within the City of Woodland Annexation No. 1 to Gibson Ranch Landscaping and Lighting District (“District”) for Fiscal Year 2008/2009 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (“Act”).

WHEREAS, the Act provides the City Council the authority to allow territory to be annexed into an existing district if and when the territory to be annexed receives substantially the same degree of benefit from the improvements that the other District properties receive; and,

WHEREAS, the Act also provides the City Council the authority to annually levy and collect assessments for Annexation No. 1 on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance as the District Assessment Engineer for the Annual Levy of the District, and to prepare and file an Engineer’s Report (“Engineer’s Report”) for the property in Annexation No. 1 with the City Clerk in accordance with the Act, and that said Engineer’s Report has been prepared and filed with the City Clerk and presented to the City Council; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND ANNEXATION NO. 1 TO GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the Annexation No. 1 of the District for the Fiscal Year commencing July 1, 2008, and ending June 30, 2009, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public’s best interest requires such levy and collection.

Section 3 The territory of Annexation No. 1 to the District is within the boundaries and jurisdiction of the District, and the City of Woodland within the County of Yolo, State of California. The Annexation No. 1 boundary map describing the property to be annexed into the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The property to be annexed into

RESOLUTION NO: _____

the District is designated as the “City of Woodland Annexation No. 1 to Gibson Ranch Landscaping and Lighting District.”

Section 3

The proposed improvements for Annexation No. 1 and the District are briefly described as the maintenance and operation of public landscaping services including parks and recreation improvements, open space, streets and appurtenant facilities and maintenance and operation of street lighting and appurtenant facilities related thereto. The Engineer’s Report describes in more detail the items to be maintained and serviced.

Section 4

The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with Annexation No. 1 and the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2008/2009 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of Annexation No. 1 to the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5

An assessment ballot proceeding is hereby called on behalf of Annexation No. 1 into the District on the matter of confirming assessments for any property within Annexation No. 1 subject to a new assessment pursuant to Assessment Law.

The assessment ballot proceeding for Annexation No. 1 on the matter of authorizing the levy of the assessments, pursuant to Assessment Law consists of a ballot, included with mailed notice to the property owners of record. The property owner of record is defined as the owner of a parcel subject to the proposed assessment as the owner’s name appears on the County of Yolo most current equalized tax roll.

Each property owner’s ballot is weighted by the amount of its proposed assessment. Each property owner may return the ballot by mail or in person to the City Clerk not later than the conclusion of the public input portion of the public hearing which is scheduled for February 5, 2008, at 7:00 p.m., at the City Council Chambers, 300 First Street, Woodland, California.

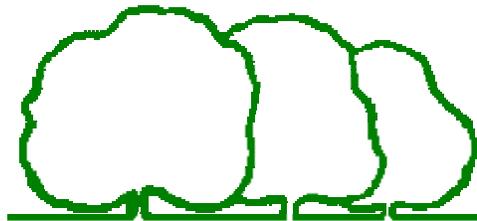
At the conclusion of the public input portion of the public hearing, the City shall cause the ballots to be tabulated to determine if a majority protest exists. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment, with ballots weighted according to the proportional financial obligation of the affected property.

RESOLUTION NO: _____

Section 6 The City Council hereby declares its intention to conduct a Public Hearing concerning Annexation No. 1 into the District, improvements and the levy of assessments for the Annexation No. 1 into the District in accordance with *Chapter 2, Article 1, Section 22588* of the Act. Notice is hereby given that on **February 5, 2008**, at 7:00 PM; the City Council will hold a Public Hearing for Annexation No. 1 into the District and the levy of assessments starting in Fiscal Year 2008/2009, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

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

CITY OF WOODLAND
Annexation No. 1 to Gibson Ranch
Landscaping & Lighting District
Fiscal Year 2008/2009
Engineer's Report
12/18/07



KOPPEL & GRUBER
PUBLIC FINANCE

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SECTION I. OVERVIEW

A. Introduction and Background

In 1995 the City Council of the City of Woodland (“City”) formed the Gibson Ranch Landscaping and Lighting District (“District”) pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (“1972 Act”). This District allows the City to collect annual assessments from properties generally located in the southeast portion of the City to provide funding source for the installation, maintenance and servicing of public landscaping and park facilities, public lighting facilities and other appurtenant facilities.

The City now desires to annex additional property located in Subdivision Tract 4837, also known as the Hansen Ranch subdivision (“Annexed Property”), into the District. The 1972 act allows areas to be annexed into an existing district if and when the area to be annexed receives substantially the same degree of benefit from the improvements that the other District properties receive. Section 22608 California Streets and Highways Code states that the annexation proceedings including this report and the right to majority protest will be limited to the annexed area. Therefore this annexation procedure will have no direct affect on the properties located within the existing District.

Based on the requirements *California State Constitution Article XIIC and XIID* (“Proposition 218”) and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the “Implementation Act”) a property owner ballot protest procedure will be required in order to annex property into the District and to levy an assessment on the Annexed Property. Following the adoption of the Resolution of Intention by the City Council, ballots will be mailed to each property owner located within the Annexed Property so they can indicate whether they are in favor or opposed to the maximum assessment rates as described in this report. Currently, the developer of the Hansen Ranch project owns all the parcels in the Annexed Property.

The City will then hold a public hearing on the matter of annexing the property and assessing a levy on the Annexed Property and all property owner ballots must be returned prior to the close of the hearing. Following the conclusion of the public hearing, the ballots will be tallied. If there is not a majority protest and the ballot procedure is successful, the City Council will confirm this Fiscal Year 2008/2009 Annexation Engineer’s Report (“Report”) and may order the levy and collection of assessments for fiscal year 2008/2009.

B. Contents of Engineer's Report

This Report details *only* the proposed annexation to the existing District and describes the Annexed Property boundaries and the proposed improvements to be assessed to the property owners located within the annexed territory. The Report is made up of the following sections.

Section I. Overview – Provides a general introduction into the Report and provides background on the District, the Annexed Property and the assessment.

Section II. Plans and Specifications – Contains a general description of the improvements that are to be maintained and serviced by the District including the Annexed Property.

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the Annexed Property including incidental costs and expenses.

Section IV. Method of Apportionment – Describes the basis in which costs have been apportioned to lots and parcels within the Annexed Property, in proportion to the special benefit received by each lot and parcel.

Section V. Assessment Roll – The assessment roll identifies the maximum assessment to be levied to each lot or parcel within the Annexed Property.

Section VI. Assessment Diagram – Displays a diagram of the Annexed Property showing the boundaries of the Annexed Property.

For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for Fiscal Year 2008/2009.

SECTION II. PLANS AND SPECIFICATION

A. General Description of the Annexed Property

The boundaries of the Annexed Property are located in the southeast portion of the City south of Interstate 5. Specifically the Annexed Property's boundaries are the twenty-four single family lots located on Oliver Court and generally bounded by Pioneer Avenue in the west, Lusk Drive in the east, Garcia Drive in the north, and Anderson Circle and Losoya Drive to the south. Please refer to Section VI of the Report for the Annexation Map No. 1 to the Gibson Ranch Landscaping and Lighting District Boundary map illustrating the Annexed Property boundaries.

B. Description of Improvements to be Maintained and Services

The proposed improvements to be maintained and services provided by the District are generally described as follows:

Park and Recreation Improvements, Open Space and Related Appurtenant Improvements

The improvements for which costs are to be included in the District and the Annexed Property include parks, recreation facilities, facility lighting, athletic fields, irrigation systems, public restrooms, park furniture, site amenities, sidewalks, parking lots, landscaping and other related types of improvements or appurtenant improvements allowed by the 1972 Act. This specifically includes approximately 17.10 acres of parks and recreation facilities located throughout the District that provide special benefit to the properties located within the District and the Annexed Property.

Street Related Public Landscaping and Appurtenant Improvements

The improvements for which costs are to be included in the District and the Annexed Property includes street trees, street landscaping, public walk landscaping and other related types of improvements or appurtenant facilities including irrigations systems, graffiti removal, sidewalks, concrete curbs and drainage devices as authorized by the 1972 Act.

Street Lighting and Appurtenant Improvements

Street lighting and appurtenant improvements include but are not limited to poles, lighting standards, luminaries, fixtures, electrical energy and appurtenant facilities as required to provide lighting and traffic signals in public streets and sidewalk easements, parks and other easements dedicated to the City and located within the boundaries of the District.

A more detailed listing of improvements are included in the Amended Engineer's Report for the District dated January 3, 1995 and/or the Fiscal Year 2008/2009 Engineer's Report which is on file with the City Clerk and by reference are both made part of this report.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received.

C. Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the and appurtenant facilities, including repair, removal or replacement of all or part of any of Park and Recreation Improvements, Open Space and Street Related Public Landscaping Improvements and the Street Lighting Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Park, Recreation, Open Space and Street Related Public Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing and painting of walls and fencing and other improvements to remove or cover graffiti. The Street Lighting Improvements shall be maintained to provide adequate illumination.

Servicing means the furnishing of water and electricity for the Park, Recreation, Open Space and Street Related Public Landscaping Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Street Lighting Improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District and Annexed Property.

SECTION III. ESTIMATE OF COSTS

A. Estimate of Costs Table

Below are the estimated costs of maintenance and services for the Annexed Property including incidental costs and expenses.

Annexation Property Fiscal Year 2008/2009 Annual Budget					
	Park Open Space and Recreation Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Lighting	Neighborhood Street Lighting	Total Annexed Property
DIRECT COST ITEMS					
Maintenance Costs/Labor	\$3,099.08	\$576.11	\$122.99	\$366.77	\$4,164.95
Utilities	0.00	0.00	35.84	106.87	142.71
Equipment & Supplies	514.80	60.26	59.22	176.59	810.87
Repairs/Miscellaneous Expenses	58.52	6.86	0.00	0.00	65.38
DIRECT COSTS SUBTOTAL	\$3,672.40	\$643.23	\$218.05	\$650.23	\$5,183.91
INCIDENTAL COSTS SUBTOTAL	\$376.50	\$20.67	\$61.01	\$0.94	\$459.12
TOTAL LEVY AMOUNT	\$4,048.90	\$663.90	\$279.06	\$651.17	\$5,643.03
LEVY PER EDU	\$168.70	\$27.66	\$11.63	\$27.13	\$235.12
Number of Parcels	24	24	24	24	24
Number of Equivalent Dwelling Units	24.00	24.00	24.00	24.00	24.00

B. Description of Cost Items

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

Direct Cost Items – This includes the costs of maintaining and servicing the Park, Recreation and Open Space Improvements, Street Related Public Landscaping and the Street Lighting Improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the items that provide a direct benefit to the District.

Incidental Costs – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis. This may include but is not limited to the cost of contracting with professionals to provide administration, legal and engineering services, the cost of placing the assessments on the county tax roll and or the cost related to funding a reserve amount as provided for in the 1972 Act.

SECTION IV. METHOD OF APPORTIONMENT

A. General

The 1972 Act provides that assessments may be apportioned upon all assessable lots or parcels of land within an assessment district or annexation in proportion to the estimated benefits to be received by each lot or parcel from the improvements. In addition, Article XIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. Special Benefit Analysis

Each of the proposed improvements and the associated costs and assessments within the Annexed Property has been reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIID, the Implementation Act, and the Streets and Highways Code Section 22573 and in the same manner as the Amended Engineer's Report prepared at the time the original District was formed in 1995.

Proper maintenance and operation of parks, open space, recreation facilities, landscaping and street lighting provides special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, parks, open space, trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings. Specifically they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

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

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

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District and the Annexed Property. Additionally, the construction, installation and maintenance of the improvements were required as a condition of development for the area. Participation in the Gibson Ranch Landscaping & Lighting District provides a funding mechanism to pay for the costs of maintenance. Although the improvements may include parks, recreation, open space,

landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and the Annexed Property and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. Assessment Methodology

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

All parcels within the Annexed Property are single family residential and based on the original assessment methodology for the District each single family residential parcel is assigned one (1) EDU. Therefore, the total estimated costs shown above are allocated evenly to each of the 24 parcels contained within the Annexed Property.

D. Assessment Range Formula

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District or the Annexed Property to go through the requirements of Proposition 218 in order to get a small increase. When the District was formed in 1995 it provided for an annual adjustment to the Maximum Assessment Rate per EDU based on a set schedule (during build out) and based on the Engineering News Record Common Labor Cost Index.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 1995/1996. Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment.

As described more thoroughly in the Amended Engineer’s Report approved during formation of the District the maximum assessment formula is made up of two components. The first component included a fixed planned scope increase factor that was phased in over 10 years (assumed build out of the District) equal to \$6.46 per year. The second component included a variable cost of services factor to account for changes (both up and down) in the costs of goods and services as reflected in the change in the Engineering News Record Common Labor Cost Index.

The City has interpreted that the two part formula set the new maximum assessment at a fixed amount beginning fiscal year 2005/2006 which is \$235.12 per single family

residential property. The Annexed Property will be treated similar to the original District and subject to the same interpretations as to the maximum assessment formula.

SECTION V. ASSESSMENT ROLL

The assessment roll for the Annexed Property is a listing of the proposed Assessments for Fiscal Year 2008/2009 apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. Below is a listing of parcels proposed to be assessed within this Annexed Property, along with the Maximum Assessment amounts.

Annexation Property Assessment Roll

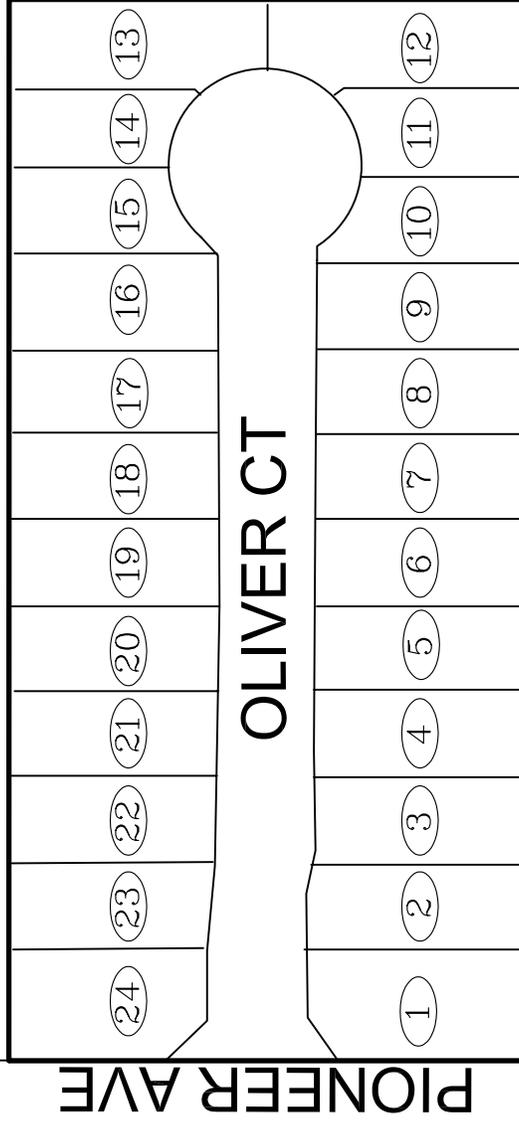
Map Ref. No.	Assessor Parcel No.	Land Use	2008/2009 Maximum Assessment Amount
1	027-840-01	Single Family Residential	\$235.12
2	027-840-02	Single Family Residential	235.12
3	027-840-03	Single Family Residential	235.12
4	027-840-04	Single Family Residential	235.12
5	027-840-05	Single Family Residential	235.12
6	027-840-06	Single Family Residential	235.12
7	027-840-07	Single Family Residential	235.12
8	027-840-08	Single Family Residential	235.12
9	027-840-09	Single Family Residential	235.12
10	027-840-10	Single Family Residential	235.12
11	027-840-11	Single Family Residential	235.12
12	027-840-12	Single Family Residential	235.12
13	027-840-13	Single Family Residential	235.12
14	027-840-14	Single Family Residential	235.12
15	027-840-15	Single Family Residential	235.12
16	027-840-16	Single Family Residential	235.12
17	027-840-17	Single Family Residential	235.12
18	027-840-18	Single Family Residential	235.12
19	027-840-19	Single Family Residential	235.12
20	027-840-20	Single Family Residential	235.12
21	027-840-21	Single Family Residential	235.12
22	027-840-22	Single Family Residential	235.12
23	027-840-23	Single Family Residential	235.12
<u>24</u>	<u>027-840-24</u>	<u>Single Family Residential</u>	<u>235.12</u>
	24 Parcels	Total	\$5,642.88

SECTION VI. DISTRICT DIAGRAM

The parcels within Annexation No. 1 to Gibson Ranch Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Subdivision Tract 4837 . This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 027 page 84. A reduced copy of the boundary map showing the Annexed Property is attached.

PROPOSED BOUNDARIES OF ANNEXATION MAP NO. 1 TO
GIBSON RANCH LANDSCAPING & LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



OLIVER CT

PIONEER AVE

FILED IN THE OFFICE OF THE CITY CLERK THIS ____ DAY OF ____, 2007.

PROPOSED BOUNDARY

MAP REFERENCE NUMBER

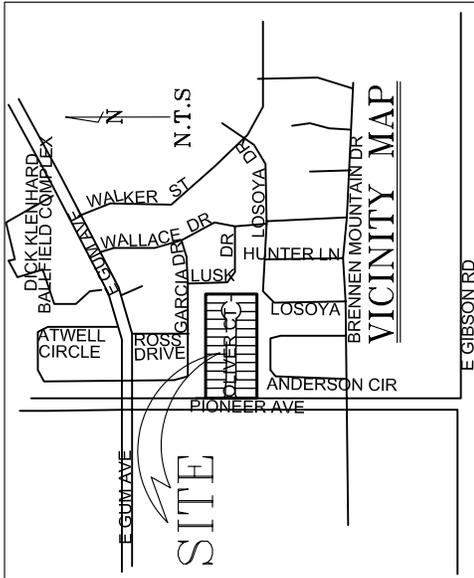
LEGEND



CITY CLERK
CITY OF WOODLAND

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF ANNEXATION NO. 1 TO GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE ____ DAY OF ____, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF WOODLAND



Map Ref. No.	Assessor Parcel No.
1	027-840-01
2	027-840-02
3	027-840-03
4	027-840-04
5	027-840-05
6	027-840-06
7	027-840-07
8	027-840-08
9	027-840-09
10	027-840-10
11	027-840-11
12	027-840-12
13	027-840-13
14	027-840-14
15	027-840-15
16	027-840-16
17	027-840-17
18	027-840-18
19	027-840-19
20	027-840-20
21	027-840-21
22	027-840-22
23	027-840-23
24	027-840-24

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz
Suite 256
San Marcos, California 92076
Phone (760) 510-0290 Fax (760) 510-0288

N.T.S.

CITY OF WOODLAND
Annexation No. 1 to Gibson Ranch Landscaping and Lighting District
Engineer's Report
Fiscal Year 2008/2009

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

Report Reviewed and Signed

Report Prepared

By: _____

Scott Koppel
Koppel & Gruber Public Finance

Report Reviewed and Signed

By: _____

Registered Engineer