



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 8, 2008

SUBJECT: Intent to Levy Assessment: Spring Lake Lighting & Landscaping
District

Report in Brief

The Spring Lake Lighting and Landscaping District (“L&L” or “District”) was formed to provide a funding source for maintenance and servicing of costs of certain improvements located within or adjacent to the District. State regulations require City Council action on an annual basis to allow assessment of the District’s annual levy.

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer’s Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Spring Lake L&L District, and call for a public hearing on July 15, 2008.

Background

The Landscaping and Lighting Act of 1972 (“the Act”) authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Spring Lake L&L District in March 2005.

The Spring Lake L&L consists of all property located in the Spring Lake Specific Plan area, which is located in the southeast portion of the City, generally bounded to the north by Gibson Road, to the east by County Road 102, to the south by County Road 25A and generally to the west by County Road 101. There is a portion of the District immediately north of the extension of County Road 24A that extends west of State Highway 113. A map of the District is included in the attached Engineer’s Report.

Discussion

An annual Engineer’s Report is required for the District, which describes the District boundaries and the proposed improvements to be assessed to the property owners located within the District. The

Report also shows a calculation of a Maximum Assessment and a Proposed Assessment. The Maximum Assessment is equal to the initial assessment determined at District formation, adjusted each year for inflation; the Maximum Assessment is calculated independent of the District’s annual budget and proposed annual assessment. The Proposed Assessment is calculated based on the City’s operating budget and estimation of maintenance operations required for the fiscal year. The District Engineer’s Report was prepared by Koppel & Gruber Public Finance and is attached for Council’s review.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer’s Reports and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for July 15, 2008. Following the public hearing, Council may direct changes to the Engineer’s Reports or to the levy, but may not increase the levy beyond the maximum approved amount.

Fiscal Impact

If approved, the District would generate \$503,486 in revenues to offset the costs of District maintenance. The following table shows a comparison, by zoning type, of the maximum assessment, the FY07/08 actual assessment and the proposed FY08/09 assessment:

Zoning	Maximum Levy	Fiscal Year 2008/2009 Proposed Levy	Fiscal Year 2007/2008 Levy
Single Family Developed Residential R3	\$1,103.68	\$372.42	\$397.13
Single Family Developed Residential R4	\$949.21	\$314.31	\$336.48
Single Family Developed Residential R5	\$856.52	\$279.44	\$300.10
Single Family Developed Residential R8	\$717.51	\$227.14	\$245.51
Single Family Developed Residential R15	\$469.25	\$135.35	\$145.33
Single Family Developed Residential R20	\$438.36	n/a	n/a
Single Family Developed Residential R25	\$419.82	\$116.75	\$125.92
Neighborhood Commercial Per Acre	\$11,378.30	\$2,167.64	\$2,141.55

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer’s Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Spring Lake L&L District, and call for a public hearing on July 15, 2008.

SUBJECT: Intent to Levy Spring Lake L&L District

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ITEM:

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Senior Accountant

Reviewed by: Amber D'Amato
Asst. Finance Director

Mark G. Deven
City Manager

Attachments

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND SPRING LAKE 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, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Spring Lake Landscaping and Lighting District (“District”), 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 annually levy and collect assessments for the District 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 desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2008/2009 pursuant to provisions of the Act; and,

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning 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:

- 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 District for Fiscal Year 2008/2009; and
- d) An exhibit showing the boundaries of the District

RESOLUTION NO: _____

Upon completion of the 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 include but are not limited to: the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The 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.

Section 4 The Director of Administrative Services 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 the District.

RESOLUTION NO: _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND PRELIMINARY APPROVING THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2008/2009

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2008/2009 Annual Engineer's Report in connection with the City of Woodland Spring Lake Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory 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 Spring Lake Landscaping and Lighting District Fiscal Year 2008/2009 Engineer's Report" (the "Report"); and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with 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 Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

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

- e) A Description of Improvements;
- f) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- g) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2008/2009; and
- h) An exhibit showing the boundaries of the District

Section 3 The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

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 SPRING LAKE 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 levy and collection of assessments against lots and parcels of land within the City of Woodland Spring Lake 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 annually levy and collect assessments for the District 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 (“Report”) with the City Clerk in accordance with the Act, and that said Report has been prepared and filed with the City Clerk and presented to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE 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 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 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 boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the “City of Woodland Spring Lake Landscaping and Lighting District.”

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities,

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and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Engineer's Report describes in more detail the items to be maintained and serviced.

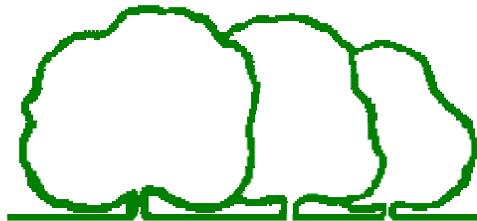
Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent 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 the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, July 15th, 2008**, at 6:00 PM; the City Council will hold a Public Hearing for the District for 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 6 Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

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
Spring Lake
Landscaping & Lighting District
Fiscal Year 2008/2009
Engineer's Report
7/08/08



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PUBLIC FINANCE

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SECTION I. OVERVIEW

A. Introduction

This report constitutes the Fiscal Year 2008/2009 Engineer's Report for the City of Woodland Spring Lake Landscaping and Lighting District ("District"). This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIC and XIID* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year commencing July 1, 2008 and ending June 30, 2009 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for 2008/2009 as set forth in this Engineer's Report, do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2008/2009 assessment rates.

B. Contents of Engineer's Report

This Engineer's Report ("Report") describes the District boundaries and the proposed improvements to be assessed to the property owners located within the district. The Report is made up of the following sections.

Section I. Overview – Provides a general introduction into the Report.

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

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District 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 Districts, 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 District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District.

Appendix – This section includes additional information, zoning maps and exhibits which were used to determine the budget and assessments for the different product types.

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 District

The proposed territory within the District consists of all lots, parcels and subdivisions of land located in the Spring Lake Specific Plan Area. The majority of the area contains eighteen (18) large un-subdivided parcels and when combined with recently subdivided parcels will result in approximately 3,851 residential units, four (4) commercial sites, six (6) school sites, four (4) neighborhood parks, one (1) mini park, and one (1) public fire station. The County of Yolo owns three (3) parcels in the specific plan area and there is one (1) existing Woodland Community College parcel and two (2) Woodland Joint Unified School District Parcels. Thirteen final subdivision maps were approved in 2005 through 2007 covering portions of the Spring Lake Area representing 1,001 single family lots, 20 multi-family residential units and 156 apartment units. The assessments for all of the parcels within the District will be calculated based on the method described in Section IV Method of Apportionment of this Report.

The Spring Lake Specific Plan Area is located in the southeast portion of the City of Woodland (“City”) generally bounded to the north by East Gibson Road, to the east by County Road 102, to the south by County Road 25A, and generally to the west by County Road 101. There is a portion of the Specific Plan Area immediately north of the extension of County Road 24A that extends west of State Highway 113.

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:

Landscaping and Appurtenant Improvements

Landscaping improvements (the “Landscaping Improvements”) include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, playground equipment, play courts, public restrooms, masonry block walls and other fencing, entryway monuments and other appurtenant items located in right of ways, parkways, greenbelts, neighborhood parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following areas:

- Landscape parkways on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, County Road 25A and East Gibson Road;
- Landscape parkways on the local and collector roads including Farmer’s Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector “A” Street and Highway 113 buffer;

- Landscaping along the mixed use channel, the drainage channels and facilities, agricultural interceptors and the offsite regional ponds;
- Landscaping and park equipment provided in neighborhood park areas including Central Park, Park “A”, Park “B”, Park “C”, Mini-Park, the Offsite Pond Park; and
- Graffiti removal, paint, wall and fence repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A, Farmer’s Central Road, Highway 113, the drainage channels and facilities, the offsite regional ponds and the offsite Pond Park.

A more detailed listing of the overall landscape maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2008/2009.

Street Lighting/Traffic Signals and Appurtenant Improvements

Street lighting improvements (the “Street Lighting Improvements”) include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices 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.

This will include but is not limited to the following:

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 1,740 lights located throughout the project; and
- Traffic signals and appurtenant facilities at eighteen (18) signalized intersections along Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A and Farmer’s Central Road.

A more detailed listing of the street lighting/traffic signal maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2008/2009.

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 Landscaping Improvements and the Street Lighting Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Landscaping Improvements and the Street Lighting Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the 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 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.

SECTION III. ESTIMATE OF COSTS

A. Estimate of Costs Table

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. A more detailed accounting of the budget based on the EBU methodologies is included in Section IV.

TABLE 1
Fiscal Year 2008/2009 Estimated Costs

	ZONE DENSITY TYPE COSTS¹	PRODUCT/FRONT FOOTAGE TYPE COSTS²	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$50,572	\$202,821	\$253,393
Greenbelts & Parks	5,078	0	5,078
Tree Maintenance	14,144	16,011	30,155
Street Lights	78,137	20,540	98,677
Traffic Signals	22,996	68,988	91,984
Graffiti & Wall/Fence Repairs	1,375	13,073	14,448
Capital Items	<u>0</u>	<u>0</u>	0
DIRECT COSTS SUBTOTAL	\$172,302	\$321,433	\$493,736
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$2,000	\$2,000
Consultant/County Administration	0	7,750	7,750
Reserve Fund/Contingency	<u>0</u>	<u>0</u>	0
OTHER COSTS SUBTOTAL	\$0	\$9,750	\$9,750
ESTIMATED MAXIMUM ASSESSMENT	\$172,302	\$331,183	\$503,486
Total Assessor Parcels FY 2008/2009			1,051
Total Equivalent Benefit Units Based on Zoning	1,070.53		1,070.53
Total Equivalent Benefit Units Based on Product Type		3,903.78	3,903.78
Total Front Footage		8,191.00	8,191.00
		Maximum Levy Amount Per EBU³	Fiscal Year 2008/2009 Levy Amount
Estimated Single Family Developed Residential R3 Per EBU		\$1,103.68	\$372.42
Estimated Single Family Developed Residential R4 Per EBU		\$949.21	\$314.31
Estimated Single Family Developed Residential R5 Per EBU		\$856.52	\$279.44
Estimated Single Family Developed Residential R8 Per EBU		\$717.51	\$227.14
Estimated Multi Family Developed Residential R15 Per EBU		\$469.25	\$135.35
Estimated Multi Family Developed Residential R20 Per EBU⁴		\$438.36	n/a
Estimated Multi Family Developed Residential R25 Per EBU		\$419.82	\$116.75
Estimated Neighborhood Commercial Per Acre		\$11,378.30	\$2,167.64

1. See "Section IV. Method of Apportionment" for a detailed explanation of the two types of allocation methods.

2. Front Footage applies to the public owned (School Sites, Woodland Community College & Yolo County) properties only.

3. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) of 11.34% for the past three years.

4. For Fiscal Year 2008/2009 there are not any developed lots with this zoning. These parcels will be subject to the

Developed/Undeveloped Rate of \$46.31 per proposed unit.

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 landscaping, lighting and traffic signal 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.

The line items listed in this section are summarized into the following categories: Landscaping, Greenbelt and Parks, Trees, Street Lights, Traffic Signals, Walls and Fencing and Capital, all of which are included in a more detailed budget provided in the appendix section of this report.

Incidental Costs and Expenses – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis.

- **City Administration** – This includes the cost or a portion of the costs to coordinate District services including responding to property owner inquiries relating to the assessments and services and contracting with professionals to provide administration, legal, and engineering services to the District that are required on an annual basis. Additionally, this includes the City's administration cost of managing the Storm Drainage Conservation Habitat Preservation Management Plan contract that is required as a condition of development of the Spring Lake Specific Plan Area.
- **Consultant/County Administration** – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- **Reserve Fund/Contingency** – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July.

SECTION IV. METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

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

Section 22574 of the 1972 Act also allows the designation of zones of benefit within an assessment district if “by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit 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 District 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.

Proper maintenance and operation of landscaping, street trees and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. Below is a discussion of the special benefit that the parcels receive from each of the maintenance categories.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. Specifically they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Street trees within the parkways and greenbelts provide special benefit to those properties directly adjacent to those tree-lined parkways and to those that drive along them to get to their property;
- Landscaping within the parkways provide special benefit to those developments that are directly adjacent to the public parkways and to those that drive through them to get to their property; and,
- Landscaping and play equipment within the park sites provide special benefit to those developments that are within the general vicinity of the parks.

Landscaping General Benefit

There are no general benefits associated with local parkway landscaping.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Street lights Special Benefit

The operation, maintenance and servicing of lighting and traffic signals 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.

Street lights and signals located at arterials and local streets are considered 100% special benefit to the developments taking direct access at those intersections.

Street lights General Benefit

There are no general benefits related to street lights, signals or appurtenant facilities.

C. Assessment Methodology

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit (“EBU”) system is used. The EBU 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.

Due to the variety and location of the maintenance requirements throughout the Spring Lake project area, two distinct methods of determining a lot or parcels EBU has been established depending on the specific maintenance item. The two methods are discussed below.

1. Zone Density Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on density for each of the residential projects located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to acreage or lot size such as more dense local landscaping that occurs in some of the residential areas.

Maintenance costs related to the following are allocated utilizing this method:

- Landscaping and lighting along the local and collector roads including Farmer’s Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector “A” Street and Highway 113 buffer; and
- Landscaping and lighting along the agricultural interceptors.

The single family detached residential (SFD) property with an R-5 Zoning has been selected as the basic unit for calculating assessments; therefore a SFD R-5 residential parcel equals one Equivalent Benefit Unit (EBU). All other residential zoned units are compared to the R-5 (5 units per acre divided by the zoning designation number of units per acre) to determine the zonings EBUs. Since typically 5 single family residential units could be constructing on one acre of land, commercial property is assigned 5.0 EBUs per acre of land.

**Table 2
EBU Application by Land Use Zoning:**

Land Use	Zoning*	EBU/Parcel/ Acre/Unit
Single Family Detached Residential	R-3	1.67 EBUs / Parcel
Single Family Detached Residential	R-4	1.25 EBUs / Parcel
Single Family Detached Residential	R-5	1.00 EBU / Parcel
Single Family Detached Residential	R-8	0.63 EBUs / Parcel

Multi Family Detached Residential	R-15	0.33 EBUs / Unit
Multi Family Detached Residential	R-20	0.25 EBUs / Unit
Multi Family Detached Residential	R-25	0.20 EBUs / Unit
Neighborhood Commercial	NC	5.00 EBUs / Acre
Exempt	EX	0.00 EBU / Parcel

*** The above method for calculating the number of EBUs per parcel/unit will be used if additional single family or multi family residential units not included in the above table are approved for development.**

Definitions and Formulas Related to Zoning EBU Method

Single-Family Detached Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Detached Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

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

2. Product Type Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on product types (single family residential, multi family residential or commercial) located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to the traffic study and impact fee (drainage and parkway) methodologies that were developed for the Spring Lake Specific Plan Area.

Maintenance costs related to the following are allocated utilizing this method:

- Parkway landscaping and lighting on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, and County Road 25A;
- Landscaping and lighting along the mixed use channel, subdivision trail corridor, greenbelts, gateway entries, Highway 113 buffer, drainage channels and facilities, and offsite regional ponds;
- Landscaping and lighting in the neighborhood park areas including Central Park, Park “A”, Park “B”, Park “C”, Mini-Park; and
- Graffiti removal, paint, fence and wall repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, and Highway 113.

The single family detached residential property has been selected as the basic unit for calculating assessments; therefore a SFD residential parcel equals one Equivalent Benefit Unit (EBU). The multi-family residential lots do not receive the same special benefit as single family lots and are therefore assigned less than 1 EBUs per units as determined in the Spring Lake Infrastructure Fee Nexus Study prepared by Economic & Planning Systems Inc., dated June 29, 2004 and shown below.

**Table 3
EBU Application by Product**

Land Use	Zoning	Traffic EBU/ Parcel or Acre	Drainage EBU/ Parcel/Acre/Unit	Park EBU/ Parcel/Acre/Unit
Single Family Residential	Not applicable	1.00 EBU / Parcel	1.00 EBU / Parcel	1.00 EBU / Parcel
Multi Family Residential	Not applicable	0.70 EBUs / Unit	0.39 EBUs / Unit	0.83 EBUs / Unit
Undeveloped Planned Single Family Residential Development	Not applicable	1.00 EBU / Parcel	1.00 EBU / Parcel	1.00 EBU / Parcel
Undeveloped Planned Multi Family Residential Development	Not applicable	0.70 EBUs / Unit	0.39 EBUs / Unit	0.83 EBUs / Unit
Neighborhood Commercial	Not applicable	32.67 EBUs / Acre	18.97 EBUs / Acre	3.05 EBUs / Acre
Exempt	Not applicable	0.00 EBUs / Parcel	0.00 EBUs / Parcel	0.00 EBUs / Parcel

Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Undeveloped Planned Single Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed single family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Undeveloped Planned Multi Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed multi family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

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

3. Front Footage Method for Public Owned Properties

Certain public owned properties within the District derive a special benefit from the landscaping and lighting improvements but to a lesser degree than residential or commercial properties. This includes the high school site, the Woodland Community College parcel and the County of Yolo property. Front footage of the landscaped areas and the development standards used outside of the Spring Lake Specific Plan were used to determine the public owned properties special benefit. Since these properties are not subject to the Spring Lake Specific Plan higher landscaping and lighting standard requirements, this is a reasonable method for allocating the maintenance costs that they are benefiting from.

4. Benefit Formula

The benefit formula is applied to each budget line item and then to the parcels within the District based on the preceding Equivalent Benefit Unit (EBU) tables. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EBU (proportional benefit) **for each of the type of improvement items that are applicable to a particular parcel based on its development status:**

$$\text{Land Use Zoning EBU} + \text{Traffic EBU} + \text{Drainage EBU} + \text{Park EBU} = \text{Parcel Type EBU}$$

$$\text{Parcel Type EBU} \times \text{Dwelling Units/Parcels/Lots} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EBU (Rate) for each type of improvement is established by taking the total cost of the type of improvement and dividing that amount by the total number of EBUs of all parcels benefiting from the type of improvement. This Rate is then applied back to each individual parcel's based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from that type of improvement. This same method is used for all other types of improvements.

$$\text{Maintenance Cost/ Total Number of EBUs} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Maximum Parcel Levy Amount}$$

5. Table of EBUs and Rate by Product Type

Below is a summary of the EBUs and Rates per product type and zoning type.

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 2 OF 2

Zoning	Land Use	Allocation Method	(X) Number of Projected Units/Acres	*** ZONING TYPE ***				(A) + (B) = (C) Zoning & Front Footage Total (Developed Property)	(8) (From Above Table) Product Type Total Developed Parcels Only	(C) + (8) = (D) Total for All Developed Property	(9) (From Above Table) Product Type Total Developed & Undeveloped Parcels	(C) + (9) = (D) Total Cost for All Properties	(D) / (X) = (10) Base Rate Per Unit/Acre for Either Developed or Undeveloped	(D) / (X) = (11) Add'l Rate per Unit/Acre for Developed Property Only	(10)+(11)=(12) Total Rate per Unit/Acre for Developed Property
				EBU Per Zone Type	Total EBUS or Front Footage (Zone Type)	Zone Type (A) Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Mainmor, Collector and Local Streets, Ag channels)	Front Footage (B) Developed Parcels Only School and Public Owned Sites								
Main Project (East of Highway 113)															
R-3	Single Family Residential		67	1.67	111.67	15,574.06	\$0	232	\$4,802	\$20,376	\$30,896	\$46,470	\$68.31	\$304.11	\$372.42
R-4	Single Family Residential		122	1.25	152.50	21,269	0	87	8,743	30,012	28,690	49,959	68.31	246.00	314.31
R-5	Single Family Residential		616	1.00	616.00	85,913	0	139	44,146	130,059	136,638	222,551	68.31	211.13	279.44
R-8	Single Family Residential		204	0.63	127.50	17,782	0	87	14,620	32,402	51,097	68,880	68.31	158.63	227.14
R-15	Multi-Family Residential		95	0.33	31.67	4,417	0	46	4,041	8,458	23,633	28,049	46.31	89.03	135.35
R-20	Multi-Family Residential		0	0.25	-	0	0	0	0	0	14,543	14,543	46.31	0.00	46.31
R-25	Multi-Family Residential		156	0.20	31.20	4,351	0	0	6,636	10,988	23,773	28,124	46.31	70.44	116.75
NC	Neighborhood Commercial		0.00	5.00	-	0	0	0	0	0	23,844	23,844	2,167.64	0.00	2,167.64
	Sub Total		1,260		1,070.53	\$149,306	\$0		\$82,988	\$232,294	\$333,113	\$482,419			
Project West of Highway 113															
R-5A	Single Family Residential		0	1.00	-	0	\$0	\$0	\$0	\$0	\$1,050	\$1,050	\$7.34	\$0.00	\$7.34
R-8A	Single Family Residential		0	0.63	-	0	0	0	0	0	250	250	7.34	0.00	7.34
R-15A	Multi-Family Residential		0	0.33	-	0	0	0	0	0	156	156	3.64	0.00	3.64
	Sub Total		0		0.00	\$0	\$0		\$0	\$0	\$1,456	\$1,456			
School & County Sites (Front Footage)															
FF	High School		50.00	n/a	3,015.00	\$0	\$7,158		\$0	\$7,158	\$0	\$7,158	\$0.00	\$143.16	\$143.16
FF	Woodland Community College		120.50	n/a	2,646.00	0	6,483		0	6,483	0	6,483	0.00	53.80	53.80
FF	Yolo County		31.00	n/a	2,530.00	0	5,969		0	5,969	0	5,969	0.00	192.56	192.56
	Sub Total		201.50		8,191.00	\$0	\$19,610		\$0	\$19,610	\$0	\$19,610			
	Total					\$149,306	\$19,610		\$82,988	\$251,904	\$334,569	\$503,486			

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 to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per EBU 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 2006/07. Generally, if the proposed annual assessment (levy per EBU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate. Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

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

Although the Maximum Assessment will increase each year, the actual assessment may go up and down as compared to the previous year(s). The Maximum Assessment adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the district budget. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Cost Index from January 2005 to January 2008 is 11.34%.

SECTION V. ASSESSMENT ROLL

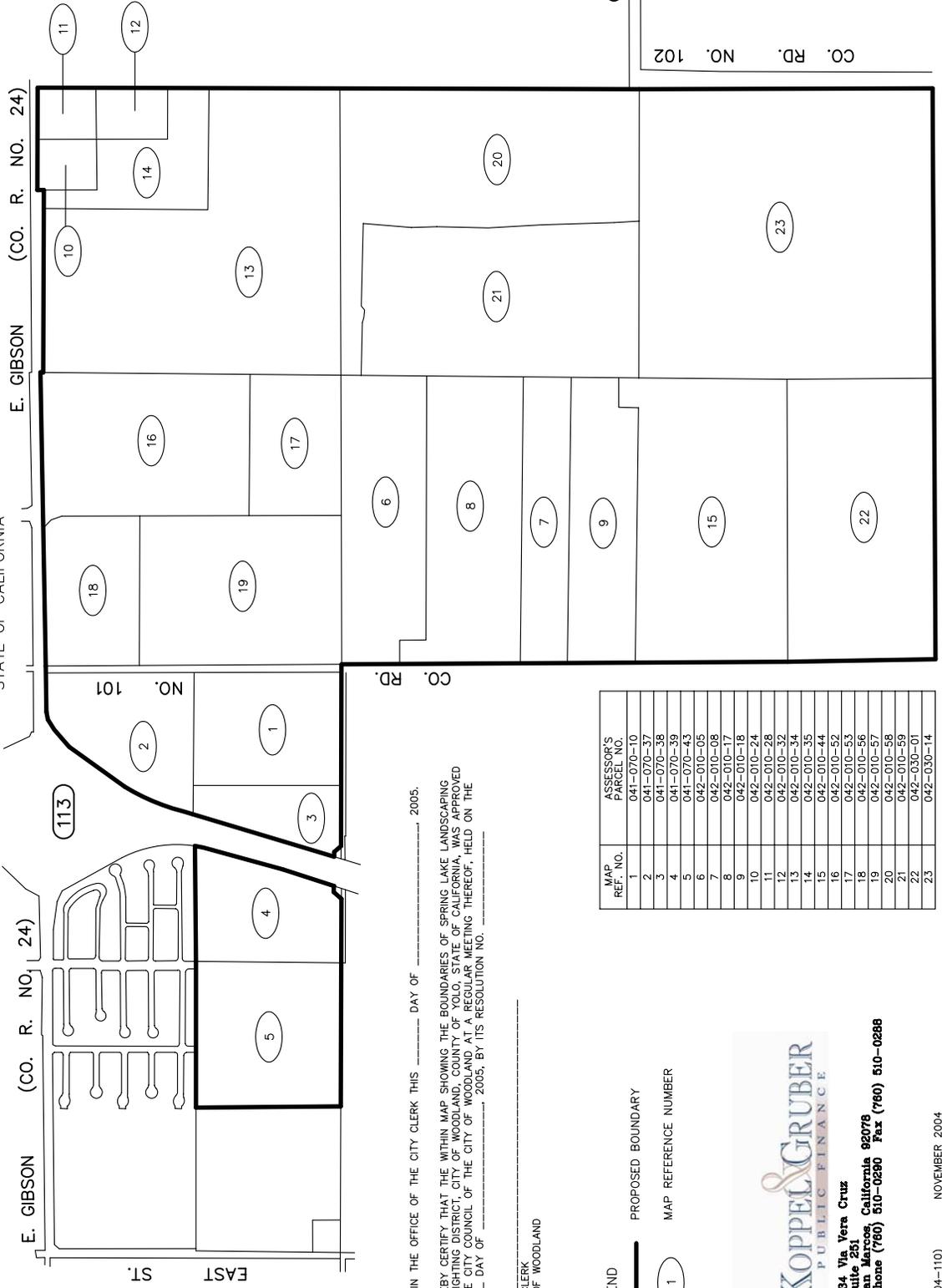
The assessment roll is a listing of the proposed Assessment for Fiscal Year 2008/2009 apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District, along with the Maximum Assessment amounts, is on file with the City Clerk and incorporated into this report by reference.

SECTION VI. DISTRICT DIAGRAM

The parcels within the Spring Lake Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Spring Lake Specific Plan Area. This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 041 page 07 and Book 042 pages 01, 03 and 35-57. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2005.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF SPRING LAKE 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 _____, 2005, BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF WOODLAND

LEGEND

— PROPOSED BOUNDARY

○ MAP REFERENCE NUMBER

MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	041-070-10
2	041-070-37
3	041-070-38
4	041-070-39
5	041-070-43
6	042-010-05
7	042-010-08
8	042-010-17
9	042-010-18
10	042-010-24
11	042-010-28
12	042-010-32
13	042-010-34
14	042-010-35
15	042-010-44
16	042-010-52
17	042-010-53
18	042-010-56
19	042-010-57
20	042-010-58
21	042-010-59
22	042-030-01
23	042-030-14



334 Via Vera Cruz
Suite 251
San Marcos, California 92078
Phone (760) 510-0590 Fax (760) 510-0288

CITY OF WOODLAND

Spring Lake 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

APPENDIX

Table 5
Detail Fiscal Year 2008/2009 Maintenance Costs

SEGWIT	AREA	ALLOCATION/METHOD	APPR. LENGTH (ft)	APPR. WIDTH (ft)	PARKS (costs in 2006 dollars)				PUBLIC WORKS (costs in 2006 dollars)				LINE ITEM TOTAL	PUBLIC AGENCY COST*	DEVELOPERS COST*	NET DEVELOPER COST								
					LANDSCAPING (\$/sq. ft.)		GREENBELTS & PARKS (phases)		WALLS & FENCING (\$/linear ft.)		CAPITAL						LANDSCAPING		TREES (\$/tree @ maturity)		LIGHTING (\$/street)		SIGNALIZED INTERSECTIONS	
					Level of effort (%)	Cost	Level of effort (%)	Cost	Level of effort (%)	Cost	Lump Sum	Level of effort (%)					Cost	Lump Sum	Level of effort (%)	Cost	Level of effort (%)	Cost	Level of effort (%)	Cost
A1	Pioneer Avenue	PRODUCT TYPE - Dev/Use/ (Base)	7825	Varies (41-53)	125%	\$14,632	100%	\$0	100%	\$0	100%	\$132	100%	\$1,377	100%	\$11,498	\$27,639	\$27,639						
A2	Pioneer Avenue (Fronting High School Property)	PRODUCT TYPE - Dev/Use/ (Base) & Front Footage	1815	16	125%	\$5,445	100%	\$0	100%	\$0	100%	\$438	100%	\$1,530	100%	\$7,413	\$3,162	\$3,162						
B	Palmyra Drive	PRODUCT TYPE - Dev/Use/ (Base)	5300	37	125%	\$30,715	100%	\$1,259	100%	\$4,664	100%	\$3,892	100%	\$3,978	100%	\$59,232	\$69,232	\$69,232						
C2	Road 102 (Fronting College Property)	PRODUCT TYPE - Dev/Use/ (Base) & Front Footage	1486	37	125%	\$5,445	100%	\$0	100%	\$0	100%	\$395	100%	\$918	100%	\$6,798	\$70,259	\$70,259						
C3	Road 102 (Fronting Vito County Property)	PRODUCT TYPE - Dev/Use/ (Base) & Front Footage	1433	37	125%	\$5,445	100%	\$0	100%	\$0	100%	\$479	100%	\$1,071	100%	\$6,177	\$4,027	\$4,027						
D1	East Gibson Road (Includes total 1/2 median @ = 256566)	PRODUCT TYPE - Dev/Use/ (Base)	1420	24.5	125%	\$5,513	100%	\$0	100%	\$0	100%	\$188	100%	\$1,989	100%	\$7,007	\$25,153	\$25,153						
D2	East Gibson Road (Fronting High School)	PRODUCT TYPE - Dev/Use/ (Base) & Front Footage	1420	24.5	125%	\$5,513	100%	\$0	100%	\$0	100%	\$188	100%	\$1,989	100%	\$7,007	\$25,153	\$25,153						
D3	East Gibson Road (Fronting College)	PRODUCT TYPE - Dev/Use/ (Base) & Front Footage	1097	24.5	125%	\$3,912	100%	\$0	100%	\$0	100%	\$276	100%	\$918	100%	\$6,039	\$2,948	\$2,948						
D4	East Gibson Road (Fronting Vito County Property)	PRODUCT TYPE - Dev/Use/ (Base) & Front Footage	1097	24.5	125%	\$3,912	100%	\$0	100%	\$0	100%	\$276	100%	\$918	100%	\$6,039	\$2,948	\$2,948						
E	Road 25A	PRODUCT TYPE - Dev/Use/ (Base) & Front Footage	6260	33	125%	\$2,940	100%	\$0	100%	\$0	100%	\$516	100%	\$765	100%	\$4,221	\$2,948	\$2,948						
F1	Farmers Central Road (Fronting Vito County Property)	ZONING - Dnc Only	6604	varies (13-37)	125%	\$19,607	100%	\$0	100%	\$0	100%	\$1,901	100%	\$3,590	100%	\$22,996	\$0	\$0						
F2	Farmers Central Road (Fronting School 'A')	ZONING - Dnc Only	606	8	125%	\$0	100%	\$0	100%	\$0	100%	\$0	100%	\$0	100%	\$0	\$47,984	\$47,984						
G	Market Use Channel	PRODUCT TYPE - Dev/Use/ (Drainage)	3560																					
H	Road 24C	ZONING - Dnc Only	2000																					
I1	Road 101	ZONING - Dnc Only	817	Varies (5-16)	125%	\$0	100%	\$0	100%	\$0	100%	\$144	100%	\$918	100%	\$1,062	\$1,062	\$1,062						
I2	Road 101 (Fronting School 'A')	ZONING - Dnc Only	647	6	125%	\$0	100%	\$0	100%	\$0	100%	\$0	100%	\$0	100%	\$0	\$0	\$0						
J1	Narrow Road (Fronting Private School - East Side Only)	ZONING - Dnc Only	1280	6	125%	\$0	100%	\$0	100%	\$0	100%	\$0	100%	\$0	100%	\$0	\$0	\$0						
K1	Collector One	ZONING - Dnc Only	5200	varies	125%	\$1,060	100%	\$0	100%	\$0	100%	\$675	100%	\$2,307	100%	\$4,642	\$4,642	\$4,642						
K2	Collector One (Fronting School 'B')	ZONING - Dnc Only	625	8	125%	\$137	100%	\$0	100%	\$0	100%	\$75	100%	\$459	100%	\$671	\$671	\$671						
K3	Collector One (Fronting School 'C')	ZONING - Dnc Only	480	8	125%	\$107	100%	\$0	100%	\$0	100%	\$0	100%	\$0	100%	\$107	\$107	\$107						
L	Collector Two	ZONING - Dnc Only	3200																					
M	Collector Four	ZONING - Dnc Only	1300																					
N	Subdivision Trail Corridor	ZONING - Dnc Only	5200	varies	125%	\$10,125	100%	\$0	100%	\$0	100%	\$930	100%	\$0	100%	\$11,055	\$11,055	\$11,055						
O	Highway 113 Buffer	ZONING - Dnc Only	6300																					
	Canal Park	PRODUCT TYPE - Dev Only (Parks)																						
	Park 'A' (Landscaping Ships Included in Road 101 & Local)	PRODUCT TYPE - Dev Only (Parks)																						
	Park 'B' (Landscaping Ships Included in Cor. 1 & Local)	PRODUCT TYPE - Dev Only (Parks)																						
	Park 'C' (Landscaping Ships Included in Cor. 1 & Local)	PRODUCT TYPE - Dev Only (Parks)																						
	Mini-Park	PRODUCT TYPE - Dev Only (Parks)																						
	Gateway Entries (SO 709q, 1)	PRODUCT TYPE - Dev Only (Base)																						
	Local Streets	ZONING - Dnc Only																						
	Local Streets (Fronting School 'B')	ZONING - Dnc Only																						
	Local Streets (Fronting School 'C')	ZONING - Dnc Only																						
	Off-Site Walk Channel (Storm Area)	PRODUCT TYPE - Dev Only (Drainage)																						
	Off-Site Water Channel (Storm Area)	PRODUCT TYPE - Dev Only (Drainage)																						
	Off-Site Interceptor/Conveyance Facility (East Area Agricultural Interceptor)	ZONING - Dnc Only																						
	Off-Site Interceptor/Conveyance Facility (West Area Agricultural Interceptor)	ZONING - Dnc Only																						
	Off-Site Outlet Channel	PRODUCT TYPE - Dev Only (Drainage)																						
	Off-Site East Regional Pond (East Area)	PRODUCT TYPE - Dev Only (Drainage)																						
	Off-Site East Regional Pond (West Area)	PRODUCT TYPE - Dev Only (Drainage)																						
	Off-Site Regional Pond Park	PRODUCT TYPE - Dev Only (Drainage)																						
	On-Site Temporary Agricultural Interceptor	ZONING - Dnc Only																						
	Administration Costs	PRODUCT TYPE - Dev/Use/ (Base)																						
TOTALS													\$39,750	\$14,448	\$1,750	\$9,750	\$49,498	\$39,750	\$223,424	\$270,312	\$503,486	-\$19,610	\$483,736	

Signments refer to map (SLSP On-site Ebb) *Cost estimated as a lump sum basis. **Public Works phasing capital costs are shown in attached memo. *Public Agency Formula = (1/2 of Landscaping + 1/5 of Tree Total) + (Lighting Total) *Developers' Cost = Total Area Cost - Public Agency Cost

TOTAL ADMIN COST = \$9,750
TOTAL PARKS = \$223,424
TOTAL PUBLIC WORKS = \$270,312
SUBTOTAL = \$503,486
TOTAL PUBLIC AGENCY = -\$19,610
OVERALL TOTAL DEVELOPERS COST = \$483,736

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2008/2009 Assessment Calculation

Subdivision No.	Developer	Project	Approval Date	No. of Units	ZONING ¹						
					R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units
For Fiscal Year 2006/2007¹											
4711	Monley Cronin	Heritage Park 1A	May 05	41		41					
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May 05	51							
4736	Russell Ranch Dev. Inc.	Heritage Unit 2	July 05	16							
4752	KB Home	TOC Village 2	Sept 05	145			145				
4764	Russell Ranch Dev. Inc.	Heritage Unit 3/Heritage Village	Aug 05	10				10			
4765	Monley Cronin	Heritage Park 1B/Liberty Village	July 05	10				10			
For Fiscal Year 2007/2008											
4648	KB Home North Bay Inc.	TOC Village 1-B	Mar-06	112				112			
4649	KB Home North Bay, Inc.	TOC Village 1-A	Mar-06	87				87			
4670	Pioneer Investors LLC	Heidrick Ranch, Phase 1	Jun-06	59				59			
4753	KB Home North Bay, Inc.	Village 3	May-06	134				134			
4754	Centex Homes	Village 4	Mar-06	140				140			
4821	HTW West Ventures LLC	Turn of the Century Large Lot Subdivision	Jan-06	156						156	
For Fiscal Year 2007/2008											
4778	Centex Homes	Beeghly Ranch	Mar-07	140		81	135				
TOTAL				1,101	67	122	613	199	20	0	156

1. Update Provided by Liz Houck, City of Woodland on 6/13/08
2. Subdivided into 6 lettered lots with Developed Apartments on one of the lots