City of Woodland

# REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: December 16, 2008

SUBJECT: Introduction of Draft 2008 Major Projects Financing Plan (MPFP) Fee Update and Resolution

## Report in Brief

The current Major Projects Financing Plan (MPFP) and the associated development fees were adopted in April 2006. In 2007, the City began the annual update process to the fee program however about the time the draft fees were ready for adoption, the economy began its downward spiral. The Spring Lake developers and builders expressed their concerns about the total development fee burden imposed on them by a combination of the Spring Lake Infrastructure Fees (SLIF) and Major Projects Financing Plan (MPFP) fees. A task force of City staff and consultants was appointed to refine the City's long range capital improvement projects and seek alternatives to support development impact fee reductions. As a result of the work completed by the task force, staff is proposing a revised development fee program that results in a reduced financial impact to both residential and non-residential development in the City.

Staff recommends that the City Council (1) receive draft MPFP dated November 2008, prepared by Economic & Planning Systems (EPS) and (2) approve Resolution No. _____ making findings and adopting the MPFP and associated fees relating to general city, fire, library, parks and recreation, police, wastewater, water, and roads.

## Background

In April 2006, the City adopted the current MPFP and associated fees. These development fees were increased in January 2007 by 4.2 percent to reflect inflation in construction costs. The City endeavors to review and update development fees annually to reflect changes in project costs and to reflect actual develop activity in the community. Additionally, completed projects are removed from the fee program and new projects are added as identified in Master Plans or Specific Plans.

The 2006 MPFP Fee Nexus Study Update included three residential land use categories: single-family, multifamily, and downtown single-family. The downtown single-family category was established in 2006 so that lower road fees could be assessed for these units to reflect lower trip

rates. This update adds three additional residential land use categories: high-density single family, age-restricted single-family and age-restricted multifamily. These types of residential developments have unique characteristics that result in different demand for facilities than other dwelling units. As a result, the MPFP fees in these categories are less than the typical single-family residential unit to reflect their reduced demand for facilities.

Although the 2007 MPFP Update began as a routine process, the declining economy forced staff to reevaluate ways to reduce the fee burden to the local development community. In September 2007, staff and consultants began meeting with Spring Lake developers in order to reevaluate the SLIF and MPFP. This process focused on reassessing implementation of the elements, including engineering, design and other assumptions in order to better evaluate costs. The process was productive as several million in savings was identified through a reevaluation of infrastructure such as drainage, roadway capacity and similar items. However, the likely reduction on the per unit development fee was estimated at approximately $7,000. Spring Lake developers expressed their belief that the reduction needed to be more significant.

Staff and developers also reviewed alternatives other than reducing development impact fees. One such alternative was called the 'Pay-as-You-Go' initiative and tried to address some of the remaining infrastructure requirements under the Spring Lake Specific Plan. The concept was to complete a major capital improvement using reallocated Initial Facilities Requirement funds and other developer funds that would encourage continued residential development under the unfavorable market conditions. A component of this initiative collaboratively developed by staff and Spring Lake developers was brought to the City Council on July 15. Staff proposed a capital project to construct backbone infrastructure to include widening Pioneer Avenue from Gibson Road to Farmers Central Road to a four lane configuration and to construct a new traffic signal at the Pioneer High School entrance. Landscaping and sound walls would be constructed in the future by adjacent developments. The City Council approved the project with the stipulation that all legal issues be settled prior to expending funds to begin construction. Unfortunately, one developer raised concerns and staff felt that pursuing the project could expose the City to legal action. At this time, the project has been delayed and will be reviewed in early 2009.

While these efforts generated some progress toward reduction of impact fees, further direction regarding these reductions was needed from the City Council. In July 2008, Mayor Davies appointed Council members to the Spring Lake Financial and Specific Plan Subcommittees. The Financial Subcommittee began review of the impact fees and related financial issues during a meeting on September 29, 2008. At that meeting, staff stated that further significant reduction in the development impact fee burden required a review of the MPFP and removal of projects in order to reduce the fees paid by developers. The Subcommittee asked staff to review the MPFP to accomplish this purpose. A task force of City staff and consultants met during October 2008 to complete an in-depth review of project scope, cost, nexus and other related factors. This process led to several changes in the draft MPFP included as an attachment to this report. These changes reduced the per unit fees paid by Spring Lake developers for both the SLIF and MPFP by $15,015. However, the changes removed several projects from the MPFP and revised growth assumptions for office and industrial development. These changes are explained in the next section.

**Discussion**

Attachment No. 1 to this report is the MPFP Executive Summary that includes what staff and EPS believe are the most pertinent facts and tables associated with the update of this very complex document. These major changes include:

- Addition of new residential land uses to include high density single family, age restricted single family and age restricted multi-family that will be assessed lower fees based on the lower impacts of these developments

- Increases in 2020 non-residential development

- Facilities moved out of the MPFP and assumed to be funded by other sources

The addition of the new land uses addresses a City Council request to develop alternative fees that could be more flexibly applied for various projects, including "in-fill" that typically involves high density or age restricted uses. The modified projections for non-residential development reflect re-evaluation of previous assumptions that limited such development due to flood issues and changing market conditions. With updated flood analysis generated by City staff and consultants, staff believes that non-residential development projections should be increased by approximately 25 percent, primarily in office and industrial development. The increase in non-residential development projections causes a decrease in the MPFP fees since the costs are spread over more development.

The proposed changes to the MPFP include modification of some projects and the complete removal of others. It should be noted that the City would remain committed to the completion of most of these projects, especially those referenced in Master Plans, Specific Plans or other policy documents. However, staff has identified these projects as less essential in comparison to major infrastructure such as roads, wastewater facilities and drainage that are absolutely essential to support certain development. The specific projects listed on page 4 of the Executive Summary include:

- General City Projects including parking facilities, City Hall expansion and frontage improvements on Road 24A

- Library Expansion

- Parks projects including the Indoor Aquatic Center, reduced park acreage requirements and Phase III of the Community & Senior Center Sports Park

- Police projects and costs including police personnel, parking improvements, communications facility and records management

- Road improvements including reducing the Kentucky Avenue project to two lanes with associated medians, left turn lanes and other improvements and the Gibson Road overcrossing

Page 5 of the Executive Summary lists the cost of the projects that are proposed for removal from the MPFP. The removal or modification of the above projects along with other changes to the MPFP reduces the capital program by over $54 million and reduces the proposed per unit fee from $26,116 to $19,168. This reduction, if included with the proposed SLIF reductions under consideration by the City Council through a separate action, would provide a $15,015 per unit reduction to Spring Lake developers during a very challenging economic period.

There are impacts associated with the removal/modification of these projects and facilities out of the MPFP. The following information summarizes some of the major issues.

Removal of the **Parking Facilities and City Hall Expansion** will create more pressure on funds such as Redevelopment and public-private and/or public-public partnerships to eventually develop these projects. Part of the City Hall expansion costs are included in the Measure E spending plan and some further review of that plan could make up some of the difference. However, it is very possible that the City Hall expansion would simply have to wait. Staff is actively reviewing alternatives such as federal and state grants to generate funds for the parking structure which is clearly a higher priority.

The removal of the **Library Expansion** is not a major concern to staff as this project is allocated full funding through the Measure E spending plan. Inclusion of this project in the MPFP was viewed as a safety net that would be removed as part of the strategy to reduce the fees.

The proposed MPFP removes over $19 million in **Parks Projects,** nearly all of which are included in the Parks & Recreation Master Plan and/or the Spring Lake Specific Plan. While concerned about the level of projects removed that impact the Master Plan, the City should remain committed to completing these improvements with alternate funding. Also, some of the justification for removing the projects is associated with the City's financial capability to operate and maintain the added facilities. One example is the Indoor Aquatic Center, a very costly facility that the General Fund could ill afford to add as an obligation at any time within the next ten years. Clearly, the removal of projects required as part of the Spring Lake Specific Plan will require staff and the Council to review the impacts in detail and, if appropriate, consider adding facilities back in at a future update or amending the Specific Plan document.

**Police Projects** totaling over $2.4 million are proposed for removal in part because the funds to replace this amount can be easily identified and isolated by the incremental growth in property and sales tax as the development occurs. In addition, staff believes the nexus in the current economy is questionable for facilities such as communications which need to be replaced irrespective of development.

Finally, **Road Projects** estimated at nearly $15 million are proposed for removal because some of the projects could provide a level of traffic circulation that is not necessary and thus would "oversize" roadway infrastructure. It is impossible to fully analyze this fact until the City updates its General Plan and reviews its traffic and circulation system. Again, should the update reveal that the level of circulation is necessary, projects could be added back in with future updates.

As the City Council considers the proposed MPFP, it is important to note the conditions that have generated the need to contemplate actions that seemingly reverse, at least for now, policies that the City Council and other City commissions approved a relatively short time ago. The current fees are being applied at a point when the regional housing market has lost value. A study conducted by EPS shows that the new median home prices for the Sacramento region have decreased from $482,122 in 2005 to $374,387 projected in 2008. The 2008 projected new median price is $16,130 ***less*** than the regional median price in 2003. Many new homes in Spring Lake are being offered for slightly over $300,000. In summary, as development impact fees assessed by the City and other agencies for Spring Lake development have increased by over $50,000 for the five year period of 2003-2008, the new home median price has fallen to pre 2003 levels.

Most economists believe that the trend of falling home prices is likely to continue. Home foreclosures are expected to continue with another round of adjustable loans increasing to higher rates in early 2009 unless the bailout of home mortgages is implemented in a timely manner. Additional foreclosures will keep home prices low and make it difficult to sell new homes. Information received from the development community shows median Woodland sales prices this past September was at $257,500. In September 2005, the median sales price was $410,000. In three years, the median sales price has dropped $152,000 or 37%.

Increasing development impact fees and falling home prices are not the only issues Spring Lake developers have to deal with. First phase developers, such as KB Homes and Centex, are due payments in association with their investment in Spring Lake backbone infrastructure. These developers agreed to these conditions with the assumption that second phase development would allow them to be repaid. Unfortunately, the lack of second phase development means that the builders will not be reimbursed as soon as they anticipated. In July, Centex representatives met with City staff to discuss potential changes to their development agreements that would enable them to remain active in Spring Lake. Without these changes and in recognition of the significant unexpected debt the company is now carrying, Centex may find continued development in Spring Lake infeasible. It is important to note that Centex has not presented this position in a threatening or combative manner. Company officials appreciate Woodland and believe Spring Lake has tremendous potential.

The recent events impacting financial markets are also affecting Spring Lake developers. Financing is becoming more difficult to obtain for large projects associated with development and construction, especially residential projects. The amassing of significant debt from failed loans in the United States, estimated by some news reports to be nearly $800 billion, has triggered the worst crisis in American financial markets since the Great Depression. The federal government's decision to intervene should ease the situation and allow financial institutions to provide loans. However, it is too early to determine if the intervention will be have a positive long term impact on the local, regional and national economy. Most economists now agree that a recession has been in effect beginning in December 2007 and recovery from the current financial conditions will not be in the very near future.

Finally, it is important for the City Council to note that the work associated with reviewing development impact fees and related issues has been in progress for at least 16 months. Some

members of the development community will express that they have been discussing these issues with staff for over two years with little or no progress. While there are certainly issues associated with the actions described herein, staff believes some action grounded in the modification of the MPFP needs to be taken. This will not fully resolve the issues as staff will need to further review how to implement the actions in detail. Implementation will likely require staff to return to the Council as necessary for consideration of other policy actions. In addition, staff is committed to reviewing the MPFP annually with other modifications presented to the Council for consideration. However, the recommendation to modify the MPFP as described herein sends the appropriate message to the development community and will help the City to advance economic development in the industrial, retail and office areas.

Pursuant to Government Code Section 66001, before the City Council may adopt or impose fees as a condition of development it must make certain findings describing the relationship between the fee, the purpose and use of the fee, the public facilities to be financed by the fee and the type of development project on which the fee is imposed, the amount of the fee and the cost of the public facilities attributable to the development. The attached resolution (Attachment No. 2) sets forth these findings, which are based on the Major Projects Financing Plan Fee Nexus Study Update (Attachment No. 3) and establishes the amount of the fees (see page 2 of the Executive Summary).

## Fiscal Impact

If approved, the revised MPFP fees would reduce costs in the following manner (this is a sample of fee categories, not an all inclusive list):

| | Current Fee | Proposed Fee | Difference |
|---|---|---|---|
| Single Family (Spring Lake) | $26,116 | $19,168 | $ (6,948) |
| Multi-Family | $20,284 | $17,860 | $ (2,424) |
| Commercial retail (per sq ft) | $14.60 | $11.44 | $ (3.16) |

In anticipation of reduced development impact fees and the overall economic climate, the City's Capital Budget has been reviewed and revised accordingly and will be presented on January 6, 2009.

## Public Contact

Posting of the City Council agenda. Drafts of the proposed MPFP Fee Nexus Study Update were distributed to the Spring Lake development group on November 26, 2008.

**Council Committee Recommendation**

City staff and Spring Lake developers met with and presented the proposed updated MPFP to the Spring Lake Finance Subcommittee on December 1, 2008. The Council Subcommittee responded favorably to the proposed fee program and supported staff's recommendation to present the MPFP to the City Council.

**Alternative Courses of Action**

(1) Approve the following actions: (1) receive draft MPFP dated November 2008, prepared by Economic & Planning Systems (EPS) and (2) approve Resolution No. _____ making findings and adopting the MPFP and associated fees relating to general city, fire, library, parks and recreation, police, wastewater, water, and roads.

(2) Provide staff with specific alternative direction regarding projects that have been removed from the proposed MPFP.

(3) Cease further consideration of any removal of projects from the MPFP and direct staff to return with a fully updated document.

**Recommendation for Action**

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Lynn Gatie
Senior Management
Analyst, Engineering

_____
Mark G. Deven
City Manager

Attachment No. 1 – MPFP Executive Summary
Attachment No. 2 – Resolution No. ____
Attachment No. 3 – MPFP Fee Nexus Study Update

Economic &
Planning Systems

*Public Finance*
*Real Estate Economics*
*Regional Economics*
*Land Use Policy*

# EXECUTIVE SUMMARY

# DRAFT MAJOR PROJECTS FINANCING PLAN FEE NEXUS STUDY UPDATE

Prepared for:

City of Woodland

Prepared by:

Economic & Planning Systems, Inc.

December 4, 2008

EPS #17408


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# MAJOR PROJECTS FINANCING PLAN FEE UPDATE

The purpose of the 2008 Major Projects Financing Plan (MPFP) Fee Nexus Study Update is to adopt new MPFP fees for 2009. Fee updates are proposed for all facility types in the MPFP fee program except storm drainage fees. The storm drainage fees currently in effect would remain unchanged. The proposed 2009 fees for all other facility types are lower than the fees currently in effect. The decreases in the proposed 2009 fees result from the following changes.

- Addition of new residential land uses to include high-density single-family and age-restricted single-family that will be assessed lower fees than other single-family development, as well as age-restricted multifamily that will be assessed lower fees than other multifamily development;
- Increases in the 2020 non-residential development projections;
- Facilities moved out of the MPFP fee program and assumed to be funded through other sources.

# MPFP SINGLE-FAMILY FEE HISTORY

| MPFP Fee Effective Date | Single-Family MPFP Fee per Dwelling Unit (SLSP) | Reasons for Update |
|---|---|---|
| Januay 2004 | $ 9,963 | Inflation Adjustement |
| June 2005 | $ 23,935 | Cost and development changes<br>Road dwelling unit equivalent factors methodology change |
| July 2005 | $ 24,365 | Added park land costs for extra 1 acre per thousand population (above the Quimby standard of 5 acres per thousand population) |
| April 2006 | $ 27,376 | Updated some project costs and adjusted remaining project costs for inflation.<br>Added fee administration component. |
| January 2007 | $ 26,116 | Inflation Adjustment<br>Corrected wastewater fee |
| January 2009 Proposed Fee | $ 19,168 | Land use, development, cost, and funding changes |

# NON-RESIDENTIAL DEVELOPMENT PROJECTION INCREASE

| | 2020 Development Projections | | | |
|---|---|---|---|---|
| **Land Use Category** | 2006 MPFP Fee Nexus Study Update | Revised Projection | Difference | Percent Increase |
| **Building Square Feet** | | | | |
| Retail | 3,370,633 | 3,374,000 | 3,367 | 0.1% |
| Service | 702,579 | 780,000 | 77,421 | 11.0% |
| Office | 1,737,048 | 2,119,000 | 381,952 | 22.0% |
| Industrial | 16,425,323 | 21,634,000 | 5,208,677 | 31.7% |
| **Total Building Square Feet** | **22,235,583** | **27,907,000** | **5,671,417** | **25.5%** |

## FACILITIES REMOVED FROM MPFP FEE PROGRAM

To decrease MPFP fee-funded costs, some of the facilities that are currently funded by the MPFP fee were moved out of the MPFP fee program and assumed to be funded through other sources. These facilities are:

- Parking Facilities
- City Hall Expansion
- CR 24A frontage improvements from East St to Matmor Rd
- Library Expansion
- Police Communications Facility
- Police Personnel
- Police Parking
- Police Records Management System
- Indoor Aquatic Center
- Phase 3 of Sports Park
- 1 Park Acre per 1,000 Population
- Rebuild Existing City Streets
- Gibson Road Pedestrian Overcrossing at Woodland Community College

# COST OF FACILITIES REMOVED FROM MPFP FEE PROGRAM

| Project No. | Project Description | Costs |
|---|---|---|
| **Costs Removed From MPFP Fee Program** | | |
| **General City** | | |
| City-1 | City Hall Expansion | $ 10,753,517 |
| City-3 | Parking Facilities | $ 1,800,000 |
| CITY-200 | CR 24A frontage improvements from East St to Matmor Rd | $ 500,000 |
| **Subtotal** | | **$ 13,053,517** |
| **Library** | | |
| Lib-2 | Main Library Expansion | $ 4,995,594 |
| **Subtotal** | | **$ 4,995,594** |
| **Parks** | | |
| **Spring Lake MPFP Funded** | | |
| Park-9 | Indoor Swim Center | $ 4,000,000 |
| Park-11 | Citywide Parks | $ 2,026,559 |
| Park-12 | Park Land | $ 1,198,750 |
| **Subtotal Spring Lake** | | **$ 7,225,309** |
| **Other Development** | | |
| Park-7 | Community Sports Park (CS1) Phase 3 | $ 6,272,383 |
| Park-9 | Indoor Swim Center | $ 4,000,000 |
| Park-11 | Citywide Parks | $ 414,187 |
| Park-12 | Park Land (excluding Quimby fee portion) | $ 1,282,500 |
| **Subtotal Other** | | **$ 11,969,070** |
| **Subtotal Parks** | | **$ 19,194,379** |
| **Police** | | |
| Pol-200 | Communications Facility | $ 926,549 |
| Pol-201 | Police Personnel | $ 284,808 |
| Pol-202 | Police Parking | $ 1,069,750 |
| Pol-203 | Records Management System | $ 160,927 |
| **Subtotal** | | **$ 2,442,034** |
| **Roads** | | |
| SW-1(A) | Widen Kentucky Ave. from East St to College St. | $ 4,208,000 |
| SW-1(B) | Widen Kenucky Ave. between College St. and West St. | $ 3,591,000 |
| SC-12 | Rebuild existing City streets | $ 6,450,062 |
| IGS-101 | Gibson Rd. pedestrian overcrossing at Woodland Community College | $ 600,000 |
| **Subtotal** | | **$ 14,849,062** |
| **TOTAL Costs Removed from MPFP Fee Program** | | **$ 54,534,586** |
| **Less Costs Added to MPFP Fee Program** | | |
| SW-204 | Widen west side of CR 102 between Gibson Rd and Parkway Dr | ($ 2,200,000) |
| **Net MPFP Fee-Funded Cost Decrease** | | **$ 52,334,586** |

# RESOLUTION NO. _____

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND MAKING FINDINGS AND ADOPTING A MAJOR PROJECTS FINANCING PLAN FEE DECREASE

**WHEREAS**, the City Council of the City of Woodland has previously adopted the "Major Projects Financing Plan" ("MPFP"), a program of development impact fees that funds various types of citywide improvements to serve new development; and

**WHEREAS**, in light of changes in development patterns and the development environment, and as part of the City's efforts to promote development in Woodland and ensure that the MPFP fees accurately reflect the cost of improvements necessary to serve new development, the City commissioned an update of the MPFP fee nexus study known as the "Major Projects Financing Plan Fee Nexus Study Update" (the "2008 Update"), which is incorporated herein by reference; and

**WHEREAS**, the 2008 Update indicates that the MPFP fee should be reduced to more closely reflect the cost of constructing improvements necessary to serve new development; and

**WHEREAS**, California law does not require that a public hearing be held, special notice be published or otherwise provided, or voter approval be obtained prior to decreasing development impact fees such as the MPFP fees;

**NOW, THEREFORE, BE IT RESOLVED,** by the City Council of the City of Woodland that:

1. After considering the testimony received on December 16, 2008, and prior public hearings, the findings, determinations, and conclusions contained in the previous ordinances and resolutions adopting Major Projects Financing Plan fees are hereby reaffirmed and expressly incorporated herein and the findings in this Resolution are hereby approved and adopted.

2. The City Council hereby imposes the Major Projects Financing Plan development impact fee in the amounts set forth in Tables 4 and 5 of the 2008 Update as incorporated herein by reference, which, in the aggregate, represent a reduction from the current MPFP fees to be paid for each project subject to the fees.

3. The fees authorized by this Resolution shall be assessed upon all landowners developing such property for any residential or nonresidential use for the purpose of providing all or a portion of the funds necessary to design, construct, and install public facilities and infrastructure and to provide public services required to meet the needs of and address the impacts caused by the additional persons residing or employed on the properties assessed as a result of such development activity. In accordance with Goals 4.B.1 and 4.B.3 of the General Plan, it is the City Council's intent and purpose to allow development within the City on the condition that the landowners in the area pay the

costs of such public facilities, infrastructure and services and that such costs shall not be paid from the City's general fund.

4. This resolution shall take effect immediately upon its adoption.

Passed and adopted this 16th day of December, 2008, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN

_____
Marlin "Skip" Davies, Mayor

ATTEST:

_____
Sue Vannucci, Director of
Administrative Services

APPROVED AS TO FORM:

_____
Andrew J. Morris, City Attorney

SACRAMENTO\AMORRIS\54993.1

Economic & Planning Systems

*Public Finance*
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*Land Use Policy*

**DRAFT REPORT**

# MAJOR PROJECTS FINANCING PLAN FEE NEXUS STUDY UPDATE

Prepared for:

City of Woodland

Prepared by:

Economic & Planning Systems, Inc.

November 2008

EPS #17408


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# TABLE OF CONTENTS

I. EXECUTIVE SUMMARY ..... 1
Purpose ..... 1
Background ..... 1
MPFP Update and Fee Nexus Study Tables ..... 2
Fee Summary ..... 17
AB 1600 Nexus Findings ..... 18
Report Organization ..... 19

II. RESIDENTIAL LAND USES ..... 21
High Density Single-Family Land Use ..... 21
Age-restricted units ..... 21

III. NON-RESIDENTIAL DEVELOPMENT ..... 26

IV. FACILITY COST AND FUNDING CHANGES ..... 28

Appendices
Appendix A: Development Projections
Appendix B: DUEs
Appendix C: Cost Estimates
Appendix D: Wastewater and Fire Bond Debt Service Schedules
Appendix E: Parks and Recreation
Appendix F: Cash Flow Analyses
Appendix G: Development Impact Fees

## LIST OF TABLES


Table 1 Summary of Existing and Projected Development ..... 4

Table 2 Summary of Facility Costs for Existing and New Development ..... 5

Table 3 Summary of Facility Costs by Funding Sources ..... 6

Table 4 2009 MPFP Development Impact Fee Summary ..... 7

Table 5 MPFP Development Impact Fee Comparison ..... 8

Table 6 Annual Development Projections ..... 9

Table 7 Dwelling Unit Equivalent Factors ..... 10

Table 8 Projected Dwelling Unit Equivalents through 2020 ..... 11

Table 9 Annual Facility Costs Funded by MPFP Development Impact Fee (2 pages) ..... 12

Table 10 Summary of MPFP Fee-Funded Costs ..... 14

Table 11 Storm Drainage Development Impact Fees by Zone ..... 15

Table 12 DUE Factors: General City, Library, Wastewater, Parks ..... 22

Table 13 DUE Factors: Fire ..... 23

Table 14 DUE Factors: Police ..... 24

Table 15 DUE Factors: Water ..... 24

Table 16 DUE Factors: Roads ..... 25

Table 17 Non-residential Development Projection Comparison ..... 27

Table 18 Costs Removed from/Added to MPFP Fee Program ..... 30


## LIST OF MAPS


Map 1 City of Woodland Storm Drainage Zones ..... 16

# I. EXECUTIVE SUMMARY

## PURPOSE

The purpose of this 2008 Major Projects Financing Plan (MPFP) Fee Nexus Study Update is to adopt new MPFP fees for 2009. Fee updates are proposed for all facility types listed below except storm drainage fees. The storm drainage fees currently in effect would remain unchanged. The proposed updates for the 2009 fees result from the following changes.

- Addition of new residential land uses to include high-density single-family and age-restricted single-family that will be assessed lower fees than other single-family development, as well as age-restricted multifamily that will be assessed lower fees than other multifamily development.
- Changes to the 2020 non-residential development projections.
- Facilities cost and funding source changes.

## BACKGROUND

The City of Woodland's Major Projects Financing Plan (MPFP) development impact fee (fee) program funds citywide improvements for the following facilities:

- General City
- Fire Protection
- Library
- Police
- Wastewater
- Water
- Roads
- Storm Drainage
- Parks and Recreation

The MPFP fee has been updated several times in the last five years as outlined below.

- The 2005 MPFP Update and Fee Nexus Study (May 31, 2005) prepared by Economic & Planning Systems, Inc. (EPS) proposed an update to the City's 2004 development impact fees (MPFP fees). In June 2005, the City of Woodland (City) adopted the proposed fee update. This fee update did not include an update of storm drainage fees because the City had not yet completed the update of the storm drainage facility needs and costs.
- In July 2005, the parks and recreation MPFP fees were adjusted to account for additional land acquisition and development costs.
- In April 2006, the City adopted new MPFP fees, including storm drainage fees, based on the 2006 MFPF Fee Nexus Study Update (April 18, 2006) prepared by EPS.

- In 2007, the City adjusted the fees to reflect construction cost inflation. The fees were adjusted by 4.2 percent, which was the change in the National Construction Cost Index (CCI) from October 2005 to October 2006. In addition, the wastewater fees were decreased to correct a mistake that had been made when they were calculated in the 2005 MPFP Update and Fee Nexus Study.

The history of the MPFP single family fee per dwelling unit over the last five years, including the proposed 2009 fee, is summarized in the following table. Please note that this fee is for dwelling units in the Spring Lake Specific Plan (SLSP) and differs somewhat from the fee for new dwelling units elsewhere in the City since the SLSP has a different MPFP parks fee. In addition, the storm drainage fees, which are assessed per acre of development and vary by storm drainage zone, are not shown.

| **MPFP Fee Effective Date** | **Single-Family MPFP Fee per Dwelling Unit** (SLSP) | **Reasons for Update** |
|---|---|---|
| Januay 2004 | $ 9,963 | Inflation Adjustement |
| June 2005 | $ 23,935 | Cost and development changes<br>Road dwelling unit equivalent factors methodology change |
| July 2005 | $ 24,365 | Added park land costs for extra 1 acre per thousand population<br>(above the Quimby standard of 5 acres per thousand population) |
| April 2006 | $ 27,376 | Updated some project costs and adjusted remaining project costs for inflation.<br>Added fee administration component. |
| January 2007 | $ 26,116 | Inflation Adjustment<br>Corrected wastewater fee |
| January 2009 Proposed Fee | $ 19,168 | Land use, development, cost, and funding changes |

## MPFP UPDATE AND FEE NEXUS STUDY TABLES

The fee calculation for all fees excluding storm drainage was detailed in the 2005 MPFP Update and Fee Nexus Study. As with the subsequent 2006 MPFP Fee Nexus Study Update, this 2008 report proposes updates to the fees to account for development, land use, and cost changes, but the methodology for calculating the fees remains unchanged from the 2005 report. Consequently, EPS updated the 2005 MPFP Update and Fee Nexus Study tables in estimating the new fees. The updated tables are included in this section and are briefly described below. In addition, the storm drainage fees were calculated in the 2006 MPFP Fee Nexus Study Update. The storm drainage fee summary

table from that report has been updated for an inflation increase that the City made in 2007 and is included in this section. These storm drainage fees will remain unchanged in this fee update.

**Table 1** summarizes the existing and projected development in the City by land use through buildout of City's General Plan.

**Table 2** summarizes the facility costs for each facility type to be funded by the MPFP fees.

**Table 3** summarizes the funding sources for each facility type to be funded by the MPFP fees.

**Table 4** summarizes the proposed 2009 MPFP fees.

**Table 5** compares the proposed single-family MPFP fees with the current single-family MPFP fees. It also compares the costs and dwelling unit equivalents (DUEs) used to calculate the current and proposed fees.

**Table 6** presents annual development projections by land use.

**Table 7** summarizes the DUE factors by facility type used to prepare DUE projections.

**Table 8** summarizes the DUE projections through 2020 by facility type.

**Table 9** shows the estimated annual facility costs by facility type to be funded by the MPFP fees.

**Table 10** estimates the total costs by facility type to be funded by the MPFP fees. These costs are equivalent to the facility costs to be funded by the MPFP fees (see **Table 9**) adjusted for existing fund balances and bond financing.

**Table 11** shows the proposed storm drainage fees. These fees vary by storm drainage zone and are assessed per acre. **Map 1** shows the storm drainage zone boundaries. Some of the storm drainage zones on **Map 1** will not be assessed MPFP storm drainage fees and thus are not included in **Table 11**.

# DRAFT

**Table 1**
**2008 MPFP Fee Nexus Study Update**
**Summary of Existing and Projected Development -- Revised Development Assumptions**

| Land Use Category | Existing 2007 | Growth 2008-2020 | 2020 | Remaining 2020 + | Buildout |
|---|---|---|---|---|---|
| | *a* | *b* | *c=a+b* | *d* | *c+d* |
| | | [3] | | [4] | |
| **Dwelling Units** | | | | | |
| Single-Family | 11,725 | 4,034 | **15,759** | 0 | 15,759 |
| Multifamily | 6,594 | 2,805 | **9,399** | 0 | 9,399 |
| **Total Dwelling Units** | **18,319** | **6,839** | **25,158** | **0** | **25,158** |
| **Building Square Feet** | | | | | |
| Retail [1] | 2,487,375 | 886,625 | 3,374,000 | 1,555,513 | 4,929,513 |
| Service [1] | 521,209 | 258,791 | 780,000 | 95,470 | 875,470 |
| Office [2] | 1,517,235 | 601,765 | 2,119,000 | 2,413,499 | 4,532,499 |
| Industrial [2] | 12,354,890 | 9,279,110 | 21,634,000 | 1,324,700 | 22,958,700 |
| **Total Building Square Feet** | **16,880,709** | **11,026,291** | **27,907,000** | **5,389,182** | **33,296,182** |

*summary*

**Sources:**
Existing and Buildout Units and Square Feet: City of Woodland. Existing estimate as of July 1, 2007.
2020 Units: City of Woodland
2020 Square Feet: Fehr & Peers Traffic Model

**Notes:**
[1] See **Table A-3** for detail.
[2] See **Table A-4** for detail.
[3] Growth 2008-2020 = 2020 development - existing 2007 development
[4] Remaining Development 2020+ = Buildout development - 2020 development

**Table 2**
**2008 MPFP Fee Nexus Study Update**
**Summary of Facility Costs for Existing and New Development (2007 dollars)**

| | Facility Costs [1] | | |
|---|---|---|---|
| **Facility Type** | Existing Development | New Development | Total |
| **General City Facilities** | $ 23,657,558 | $ 25,449,943 | **$ 49,107,501** |
| **Fire Facilities** | $ 4,756,510 | $ 10,823,456 | **$ 15,579,967** |
| **Library Facilities** | $ 708,240 | $ 6,254,198 | **$ 6,962,438** |
| **Police Facilities** | $ 3,459,120 | $ 5,996,019 | **$ 9,455,139** |
| **Wastewater Facilities** | $ 25,644,786 | $ 37,143,176 | **$ 62,787,962** |
| **Water Facilities** | $ 72,913,088 | $ 39,789,446 | **$ 112,702,534** |
| **Road Improvements** | $ 87,500,224 | $ 102,481,251 | **$ 189,981,475** |
| **Parks & Recreation - Spring Lake** | $ 0 | $ 32,265,958 | **$ 32,265,958** |
| **Parks & Recreation - Other** | $ 23,689,684 | $ 30,052,457 | **$ 53,742,140** |
| **TOTAL** | **$ 242,329,211** | **$ 290,255,905** | **$ 532,585,115** |
| **Percentage of Total** | 46% | 54% | |

*cost summary2*

[1] See **Appendix C** for detail.

# DRAFT

**Table 3**
**2008 MPFP Fee Nexus Study Update**
**Summary of Facility Costs by Funding Sources (2007 dollars)**

| | | Funding Sources [1] | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Facility Type** | Total Cost | Development Fee | Redev. Fund | General Fund | Special Funding | Assessment District | Utility Revenue | Planned Neighborhood | Other |
| **General City Facilities** | $ 49,107,501 | $ 9,696,427 | $ 1,335,500 | $ 13,823,058 | $ 11,199,000 | $ 0 | $ 0 | $ 0 | $ 13,053,517 |
| **Fire Facilities** | $ 15,579,967 | $ 7,375,339 | $ 0 | $ 4,756,510 | $ 0 | $ 0 | $ 0 | $ 3,448,118 | $ 0 |
| **Library Facilities** | $ 6,962,438 | $ 1,258,604 | $ 0 | $ 708,240 | $ 0 | $ 0 | $ 0 | $ 0 | $ 4,995,594 |
| **Police Facilities** | $ 9,455,139 | $ 3,553,985 | $ 0 | $ 3,459,120 | $ 0 | $ 0 | $ 0 | $ 0 | $ 2,442,034 |
| **Wastewater Facilities** | $ 62,787,962 | $ 11,474,484 | $ 0 | $ 0 | $ 0 | $ 3,114,879 | $ 25,644,786 | $ 22,553,813 | $ 0 |
| **Water Facilities** | $ 112,702,534 | $ 25,199,529 | $ 0 | $ 0 | $ 300,000 | $ 6,207,724 | $ 72,613,088 | $ 8,382,193 | $ 0 |
| **Road Improvements** | $ 189,981,475 | $ 56,145,713 | $ 292,768 | $ 6,020,507 | $ 75,017,258 | $ 6,398,131 | $ 11,403 | $ 27,846,634 | $ 18,249,062 |
| **Parks & Recreation - Spring Lake** | $ 32,265,958 | $ 1,932,828 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 23,107,821 | $ 7,225,309 |
| **Parks & Recreation - Other** | $ 53,742,140 | $ 6,625,490 | $ 0 | $ 23,689,684 | $ 0 | $ 2,554,144 | $ 0 | $ 0 | $ 20,872,823 |
| **TOTAL** | **$ 532,585,115** | **$ 123,262,398** | **$ 1,628,268** | **$ 52,457,119** | **$ 86,516,258** | **$ 18,274,878** | **$ 98,269,277** | **$ 85,338,578** | **$ 66,838,338** |
| **Percentage of Total** | **100%** | 23% | 0% | 10% | 16% | 3% | 18% | 16% | 13% |

*funding summary*

[1] See **Appendix C** for detail.

# DRAFT

**Table 4**
**2008 MPFP Fee Nexus Study Update**
**2009 MPFP Development Impact Fee Summary**

| | Residential | | | | | | Nonresidential | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Facility** | Single-Family | Downtown Single-Family | High-Density Single-Family [1] | Age-restricted Single-Family | Multifamily | Age-restricted Multifamily | Retail | Service | Office | Industrial | Downtown Retail |
| | | | *fee per dwelling unit* | | | | | *fee per building square foot* | | | |
| General City | $ 720 | $ 720 | $ 600 | $ 432 | $ 600 | $ 432 | $ 0.60 | $ 0.54 | $ 0.69 | $ 0.15 | $ 0.60 |
| Fire | $ 1,110 | $ 1,110 | $ 832 | $ 916 | $ 832 | $ 685 | $ 0.74 | $ 0.69 | $ 0.80 | $ 0.39 | $ 0.74 |
| Library | $ 45 | $ 45 | $ 38 | $ 27 | $ 38 | $ 27 | $ 0.01 | $ 0.01 | $ 0.01 | $ 0.00 | $ 0.01 |
| Police | $ 950 | $ 950 | $ 792 | $ 131 | $ 792 | $ 131 | $ 0.79 | $ 0.71 | $ 0.90 | $ 0.20 | $ 0.79 |
| Wastewater | $ 5,210 | $ 5,210 | $ 4,342 | $ 3,126 | $ 4,342 | $ 3,126 | $ 2.55 | $ 3.19 | $ 2.13 | $ 2.39 | $ 2.55 |
| Water | $ 2,900 | $ 2,900 | $ 1,779 | $ 1,740 | $ 1,779 | $ 1,424 | $ 0.79 | $ 0.86 | $ 0.61 | $ 0.79 | $ 0.79 |
| Roads | $ 4,800 | $ 3,502 | $ 3,502 | $ 1,377 | $ 3,502 | $ 433 | $ 5.87 | $ 4.24 | $ 4.12 | $ 2.37 | $ 4.24 |
| **Subtotal** | **$ 15,735** | **$ 14,437** | **$ 11,884** | **$ 7,749** | **$ 11,884** | **$ 6,257** | **$ 11.35** | **$ 10.25** | **$ 9.27** | **$ 6.30** | **$ 9.72** |
| Parks and Recreation - Spring Lake [2] | $ 3,290 | $ 3,290 | $ 2,742 | $ 1,974 | $ 2,742 | $ 1,974 | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| Parks and Recreation - Other | $ 5,980 | $ 5,980 | $ 4,983 | $ 3,588 | $ 4,983 | $ 3,588 | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 | $ 0.00 |
| **Subtotal -- Spring Lake** | **$ 19,025** | **$ 17,727** | **$ 14,626** | **$ 9,723** | **$ 14,626** | **$ 8,231** | **$ 11.35** | **$ 10.25** | **$ 9.27** | **$ 6.30** | **$ 9.72** |
| Fee Administration (0.75%) | $ 143 | $ 133 | $ 110 | $ 73 | $ 110 | $ 62 | $ 0.09 | $ 0.08 | $ 0.07 | $ 0.05 | $ 0.07 |
| **TOTAL Spring Lake MPFP Fee** *(excluding Storm Drainage) [3]* | **$ 19,168** | **$ 17,860** | **$ 14,736** | **$ 9,796** | **$ 14,736** | **$ 8,293** | **$ 11.44** | **$ 10.33** | **$ 9.34** | **$ 6.34** | **$ 9.80** |
| **Subtotal -- Other** | **$ 21,715** | **$ 20,417** | **$ 16,868** | **$ 11,337** | **$ 16,868** | **$ 9,845** | **$ 11.35** | **$ 10.25** | **$ 9.27** | **$ 6.30** | **$ 9.72** |
| Fee Administration (0.75%) | $ 163 | $ 153 | $ 127 | $ 85 | $ 127 | $ 74 | $ 0.09 | $ 0.08 | $ 0.07 | $ 0.05 | $ 0.07 |
| **TOTAL Other Dev. MPFP Fee** *(excluding Storm Drainage) [3]* | **$ 21,878** | **$ 20,570** | **$ 16,994** | **$ 11,422** | **$ 16,994** | **$ 9,919** | **$ 11.44** | **$ 10.33** | **$ 9.34** | **$ 6.34** | **$ 9.80** |

*fee summary*

[1] High-density single-family dwelling units are defined as units between 600 and 1,000 square feet. These units will pay the same fees as multifamily units. Units under 600 square feet are exempt from the MPFP fees.
[2] Spring Lake pays a separate infrastructure fee (SLIF) for Parks and Recreation that covers part of its cost share of City park facilities.
[3] The proposed storm drainage fees by zone are shown in Table 13.

# DRAFT

**Table 5**
**2008 MPFP Fee Nexus Study Update**
**MPFP Development Impact Fee Comparison (excluding storm drainage)**

| | Net Costs Funded by MPFP Fee [1] | | | | DUEs | | | | Fee | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Item** | **Costs for Current Fee** | **Proposed Costs** | **Difference** | **Pct. Change** | **DUEs for Current Fee** | **Proposed DUEs** | **Difference** | **Pct. Change** | **Current Fee (2008)** | **Proposed Fee (2009)** | **Difference** | **Pct. Change** |
| | | | | | | | | | *a* | *b* | *b-a* | |
| **Facility** | | | | | | | | | | | | |
| General City Services | $ 13,504,555 | $ 6,886,127 | ($ 6,618,428) | (49.0%) | 9,194 | 9,811 | 617 | 6.7% | $ 1,454 | $ 720 | ($ 734) | (50.5%) |
| Fire Facilities [2] | $ 16,896,000 | $ 11,700,844 | ($ 5,195,156) | (30.7%) | 9,310 | 10,619 | 1,309 | 14.1% | $ 1,721 | $ 1,110 | ($ 611) | (35.5%) |
| Library | $ 5,481,531 | $ 332,981 | ($ 5,148,550) | (93.9%) | 7,789 | 7,518 | (271) | (3.5%) | $ 690 | $ 45 | ($ 645) | (93.5%) |
| Police | $ 8,006,757 | $ 8,051,686 | $ 44,929 | 0.6% | 9,194 | 9,811 | 617 | 6.7% | $ 1,093 | $ 950 | ($ 143) | (13.1%) |
| Wastewater [2] | $ 62,195,480 | $ 66,978,811 | $ 4,783,331 | 7.7% | 9,731 | 11,470 | 1,739 | 17.9% | $ 5,104 | $ 5,210 | $ 106 | 2.1% |
| Water | $ 24,058,245 | $ 25,143,991 | $ 1,085,746 | 4.5% | 7,978 | 8,731 | 753 | 9.4% | $ 3,166 | $ 2,900 | ($ 266) | (8.4%) |
| Roads | $ 61,916,857 | $ 59,182,385 | ($ 2,734,472) | (4.4%) | 10,472 | 12,490 | 2,018 | 19.3% | $ 6,281 | $ 4,800 | ($ 1,481) | (23.6%) |
| **Subtotal** | **$ 192,059,425** | **$ 178,276,825** | **($ 13,782,600)** | **(7.2%)** | | | | | **$ 19,509** | **$ 15,735** | **($ 3,774)** | **(19.3%)** |
| Parks and Rec - Spring Lake | $ 25,126,620 | $ 11,818,790 | ($ 13,307,830) | (53.0%) | 3,666 | 3,154 | 512 | (14.0%) | $ 6,395 | $ 3,290 | ($ 3,105) | (48.6%) |
| Parks and Rec - Other | $ 29,535,792 | $ 18,947,551 | ($ 10,588,241) | (35.8%) | 3,421 | 3,218 | 203 | (5.9%) | $ 9,941 | $ 5,980 | ($ 3,961) | (39.8%) |
| **Subtotal - Parks and Rec.** | **$ 54,662,412** | **$ 30,766,341** | **($ 23,896,071)** | **(43.7%)** | **7,087** | **6,372** | **(716)** | **(10.1%)** | | | | |
| **Spring Lake** | | | | | | | | | | | | |
| Facilities Subtotal | | | | | | | | | $ 25,904 | $ 19,025 | ($ 6,879) | (26.6%) |
| Fee Administration (0.75%) | | | | | | | | | $ 212 | $ 143 | ($ 69) | (32.7%) |
| **Total Spring Lake** | | | | | | | | | **$ 26,116** | **$ 19,168** | **($ 6,948)** | **(26.6%)** |
| **Other** | | | | | | | | | | | | |
| Facilities Subtotal | | | | | | | | | $ 29,450 | $ 21,715 | ($ 7,735) | (26.3%) |
| Fee Administration (0.75%) | | | | | | | | | $ 221 | $ 163 | ($ 58) | (26.3%) |
| **Total Other** | | | | | | | | | **$ 29,671** | **$ 21,878** | **($ 7,793)** | **(26.3%)** |
| **Total Costs** | **$ 246,721,837** | **$ 209,043,167** | **($ 37,678,671)** | **(15.3%)** | | | | | | | | |

*fee comp*

[1] Costs shown are facilities costs adjusted by the existing fund surplus or shortfall. The facilities costs either were increased by the shortfall amount or decreased by the surplus amount. See **Table 10**.

[2] Fire, wastewater, and park costs include bond debt service.

# DRAFT

**Table 6**
**2008 MPFP Fee Nexus Study Update**
**Annual Development Projections**

| | | Fiscal Year Ending | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land Use** | **Total** | **2008** | **2009** | **2010** | **2011** | **2012** | **2013** | **2014** | **2015** | **2016** | **2017** | **2018** | **2019** | **2020** |
| | | [4] | | | | | | | | | | | | |
| **Residential Dwelling Units** [1] | | | | | | | | | | | | | | |
| **Spring Lake** [2] | | | | | | | | | | | | | | |
| Single-Family | **2,308** | 142 | 250 | 319 | 319 | 319 | 319 | 319 | 319 | 0 | 0 | 0 | 0 | 0 |
| Multifamily | **1,015** | 0 | 100 | 153 | 153 | 153 | 153 | 153 | 153 | 0 | 0 | 0 | 0 | 0 |
| **Subtotal** | **3,323** | **142** | **350** | **472** | **472** | **472** | **472** | **472** | **472** | **0** | **0** | **0** | **0** | **0** |
| **Other Future Development** [3] | | | | | | | | | | | | | | |
| Single-Family | **1,726** | 39 | 50 | 95 | 95 | 95 | 95 | 95 | 95 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | **1,790** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 358 | 358 | 358 | 358 | 358 |
| **Subtotal** | **3,516** | **39** | **50** | **95** | **95** | **95** | **95** | **95** | **95** | **571** | **571** | **571** | **571** | **571** |
| **Total City** | | | | | | | | | | | | | | |
| Single-Family | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | **2,805** | 0 | 100 | 153 | 153 | 153 | 153 | 153 | 153 | 358 | 358 | 358 | 358 | 358 |
| **Total** | **6,839** | **181** | **400** | **567** | **567** | **567** | **567** | **567** | **567** | **571** | **571** | **571** | **571** | **571** |
| **Nonresidential Square Feet [1]** | | | | | | | | | | | | | | |
| **Spring Lake** [2] | | | | | | | | | | | | | | |
| Retail | **191,664** | 0 | 0 | 95,832 | 0 | 0 | 0 | 0 | 95,832 | 0 | 0 | 0 | 0 | 0 |
| Service | **47,916** | 0 | 0 | 23,958 | 0 | 0 | 0 | 0 | 23,958 | 0 | 0 | 0 | 0 | 0 |
| Office | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Industrial | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Subtotal** | **239,580** | **0** | **0** | **119,790** | **0** | **0** | **0** | **0** | **119,790** | **0** | **0** | **0** | **0** | **0** |
| **Other Future Development** [3] | | | | | | | | | | | | | | |
| Retail | **694,961** | 281,736 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 |
| Service | **210,875** | 0 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 |
| Office | **601,765** | 0 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 |
| Industrial | **9,279,110** | 1,180 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 |
| **Subtotal** | **10,786,711** | **282,916** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** |
| **Total City** | | | | | | | | | | | | | | |
| Retail | **886,625** | 281,736 | 34,435 | 130,267 | 34,435 | 34,435 | 34,435 | 34,435 | 130,267 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 |
| Service | **258,791** | 0 | 17,573 | 41,531 | 17,573 | 17,573 | 17,573 | 17,573 | 41,531 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 |
| Office | **601,765** | 0 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 |
| Industrial | **9,279,110** | 1,180 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 |
| **Total** | **11,026,291** | **282,916** | **875,316** | **995,106** | **875,316** | **875,316** | **875,316** | **875,316** | **995,106** | **875,316** | **875,316** | **875,316** | **875,316** | **875,316** |

*dev sched*

[1] See **Table 1** for total projected growth.
[2] Source: Spring Lake Infrastructure Fee Nexus Study (2008) and City of Woodland. Total units exclude existing Spring Lake development.
[3] Total City development less Spring Lake development
[4] Actual development.

# DRAFT

**Table 7**
**2008 MPFP Fee Nexus Study Update**
**Dwelling Unit Equivalent (DUE) Factors** [1]

| | DUE Factors per Dwelling Unit | | | | | | DUE Factors per 1,000 Building Square Feet | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Description** | Single-Family | Downtown Single-Family | High-Density Single-Family | Age-restricted Single-Family | Multi-family | Age-restricted Multifamily | Retail | Service | Office | Industrial |
| **General City Services** | 1.00 | 1.00 | 0.83 | 0.60 | 0.83 | 0.60 | 0.83 | 0.75 | 0.95 | 0.21 |
| **Fire Facilities** | 1.00 | 1.00 | 0.75 | 0.83 | 0.75 | 0.62 | 0.67 | 0.63 | 0.73 | 0.36 |
| **Library** | 1.00 | 1.00 | 0.83 | 0.60 | 0.83 | 0.60 | 0.28 | 0.25 | 0.32 | 0.07 |
| **Police** | 1.00 | 1.00 | 0.83 | 0.14 | 0.83 | 0.14 | 0.83 | 0.75 | 0.95 | 0.21 |
| **Wastewater** | 1.00 | 1.00 | 0.83 | 0.60 | 0.83 | 0.60 | 0.49 | 0.61 | 0.41 | 0.46 |
| **Water** | 1.00 | 1.00 | 0.61 | 0.60 | 0.61 | 0.49 | 0.27 | 0.30 | 0.21 | 0.27 |
| **Roads** | 1.00 | 0.73 | 0.73 | 0.29 | 0.73 | 0.09 | 1.22 | 0.88 | 0.86 | 0.49 |
| **Parks and Recreation** | 1.00 | 1.00 | 0.83 | 0.60 | 0.83 | 0.60 | 0.00 | 0.00 | 0.00 | 0.00 |

*due factors*

[1] See **Appendix B** for detail.

**Table 8**
**2008 MPFP Fee Nexus Study Update**
**Projected Dwelling Unit Equivalents (DUEs) Through 2020**

| | **Projected DUEs (2008-2020)** [1] | | | | | | |
|---|---|---|---|---|---|---|---|
| **Facility** | Single-Family | Multi-family | Retail | Service | Office | Industrial | Total |
| **General City Services** | 4,034 | 2,338 | 739 | 194 | 573 | 1,933 | **9,811** |
| **Fire Facilities** | 4,034 | 2,104 | 590 | 162 | 436 | 3,294 | **10,619** |
| **Library** | 4,034 | 2,338 | 246 | 65 | 191 | 644 | **7,518** |
| **Police** | 4,034 | 2,338 | 739 | 194 | 573 | 1,933 | **9,811** |
| **Wastewater** | 4,034 | 2,338 | 434 | 158 | 246 | 4,260 | **11,470** |
| **Water** | 4,034 | 1,721 | 242 | 77 | 126 | 2,531 | **8,731** |
| **Roads** | 4,034 | 2,046 | 1,084 | 229 | 517 | 4,581 | **12,490** |
| **Parks and Recreation - Spring Lake** | 2,308 | 846 | 0 | 0 | 0 | 0 | **3,154** |
| **Parks and Recreation - Other** | 1,726 | 1,492 | 0 | 0 | 0 | 0 | **3,218** |

*due summary*

[1] See **Table B-1** for detail.

**Table 9**
**2008 MPFP Fee Nexus Study Update**
**Annual Facility Costs Funded by MPFP Development Impact Fee**

| Item | TOTAL 2008-2020 [1] | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|---|---|---|---|---|---|---|---|---|
| **General City Services** | **$ 9,696,426** | $ 1,473,229 | $ 1,473,229 | $ 1,473,229 | $ 756,326 | $ 756,326 | $ 756,326 | $ 756,326 |
| **Fire Facilities** | **$ 7,375,339** | $ 1,799,369 | $ 1,799,369 | $ 1,799,369 | $ 395,446 | $ 395,446 | $ 395,446 | $ 395,446 |
| **Library** | **$ 1,258,604** | $ 213,339 | $ 213,339 | $ 213,339 | $ 61,859 | $ 61,859 | $ 61,859 | $ 61,859 |
| **Police** | **$ 3,553,985** | $ 0 | $ 0 | $ 0 | $ 665,188 | $ 665,188 | $ 665,188 | $ 665,188 |
| **Wastewater** | **$ 11,474,484** | $ 3,308,103 | $ 3,308,103 | $ 3,308,103 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Water** | **$ 25,199,529** | $ 1,580,612 | $ 1,580,612 | $ 1,580,612 | $ 1,226,528 | $ 1,226,528 | $ 1,226,528 | $ 1,226,528 |
| **Roads** | **$ 56,145,713** | $ 3,546,437 | $ 3,546,437 | $ 3,546,437 | $ 4,580,772 | $ 4,580,772 | $ 4,580,772 | $ 4,580,772 |
| **Parks and Recreation -- Spring Lake** | **$ 1,932,828** | $ 0 | $ 1,882,828 | $ 50,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Parks and Recreation -- Other** | **$ 6,625,490** | $ 2,472,284 | $ 2,429,704 | $ 50,000 | $ 1,673,502 | $ 0 | $ 0 | $ 0 |
| **TOTAL** | **$ 123,262,398** | **$ 14,393,372** | **$ 16,233,620** | **$ 12,021,088** | **$ 9,359,620** | **$ 7,686,119** | **$ 7,686,119** | **$ 7,686,119** |

*cost sched*

[1] For all facilities except Parks and Recreation, see **Table C-2** for costs by period. It is assumed that costs are spread evenly over all years in a period. For Parks and Recreation, see **Table E-2** for costs by year.

**Table 9**
**2008 MPFP Fee Nexus Study Update**
**Annual Facility Costs Funded by MPFP Development Impact F**

| Item | TOTAL 2008-2020 [1] | Fiscal Year Ending 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|
| **General City Services** | **$ 9,696,426** | $ 756,326 | $ 299,022 | $ 299,022 | $ 299,022 | $ 299,022 | $ 299,022 |
| **Fire Facilities** | **$ 7,375,339** | $ 395,446 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Library** | **$ 1,258,604** | $ 61,859 | $ 61,859 | $ 61,859 | $ 61,859 | $ 61,859 | $ 61,859 |
| **Police** | **$ 3,553,985** | $ 665,188 | $ 45,609 | $ 45,609 | $ 45,609 | $ 45,609 | $ 45,609 |
| **Wastewater** | **$ 11,474,484** | $ 0 | $ 310,035 | $ 310,035 | $ 310,035 | $ 310,035 | $ 310,035 |
| **Water** | **$ 25,199,529** | $ 1,226,528 | $ 2,865,011 | $ 2,865,011 | $ 2,865,011 | $ 2,865,011 | $ 2,865,011 |
| **Roads** | **$ 56,145,713** | $ 4,580,772 | $ 4,520,509 | $ 4,520,509 | $ 4,520,509 | $ 4,520,509 | $ 4,520,509 |
| **Parks and Recreation -- Spring Lake** | **$ 1,932,828** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Parks and Recreation -- Other** | **$ 6,625,490** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **TOTAL** | **$ 123,262,398** | **$ 7,686,119** | **$ 8,102,045** | **$ 8,102,045** | **$ 8,102,045** | **$ 8,102,045** | **$ 8,102,045** |

*cost sched*

[1] For all facilities except Parks and Recreation, see **Table C-2** for costs by period. It is assumed that costs are spread evenly over all years in a period. For Parks and Recreation, see **Table E-2** for costs by year.

**Table 10**
**2008 MPFP Fee Nexus Study Update**
**Summary of MPFP Fee-Funded Costs (2007 dollars)**

| | MPFP Fee-Funded Costs [1] (excluding interest payments on projected interfund or outside borrowing) | | | | | |
|---|---|---|---|---|---|---|
| **Facility Type** | Facility Costs | Less Existing Fund Surplus | Plus Existing Fund Deficit | Less Bond Construction Proceeds | Plus Bond Debt Service | Net MPFP Fee Funded Costs |
| **General City Facilities** | $ 9,696,427 | ($ 2,810,300) | $ 0 | $ 0 | $ 0 | **$ 6,886,127** |
| **Fire Facilities** | $ 7,375,339 | $ 0 | $ 342,100 | $ 0 | $ 3,983,405 | **$ 11,700,844** |
| **Library Facilities** | $ 1,258,604 | ($ 925,623) | $ 0 | $ 0 | $ 0 | **$ 332,981** |
| **Police Facilities** | $ 3,553,985 | $ 0 | $ 4,497,701 | $ 0 | $ 0 | **$ 8,051,686** |
| **Wastewater Facilities** | $ 11,474,484 | $ 0 | $ 9,299,648 | $ 0 | $ 46,204,680 | **$ 66,978,811** |
| **Water Facilities** | $ 25,199,529 | ($ 55,538) | $ 0 | $ 0 | $ 0 | **$ 25,143,991** |
| **Road Improvements** | $ 56,145,713 | $ 0 | $ 3,036,672 | $ 0 | $ 0 | **$ 59,182,385** |
| **Parks & Recreation - Spring Lake** | $ 1,932,828 | ($ 1,883,967) | $ 0 | $ 0 | $ 11,769,929 | **$ 11,818,790** |
| **Parks & Recreation - Other** | $ 6,625,490 | ($ 3,020,323) | $ 0 | $ 0 | $ 15,342,384 | **$ 18,947,551** |
| **TOTAL** | **$ 123,262,398** | **($ 8,695,751)** | **$ 17,176,121** | **$ 0** | **$ 77,300,398** | **$ 209,043,167** |

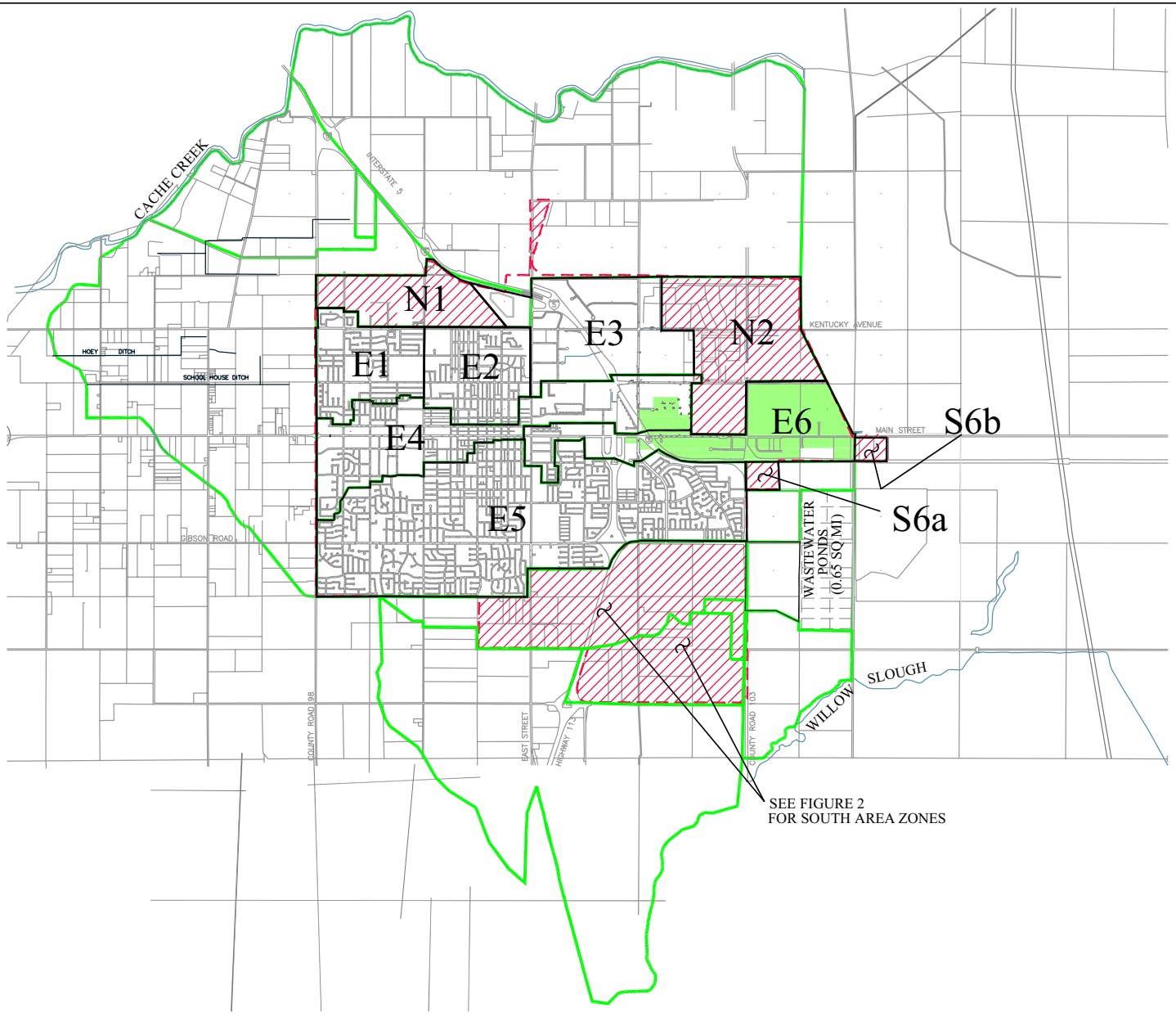
*cost summary*

[1] See **Appendix C** for facility costs and **Appendix F** for beginning fund surpluses/deficits and bond proceeds and debt service.

**Table 11**
**2008 MPFP Fee Nexus Study Update**
**Storm Drainage Development Impact Fees by Zone**

| | Storm Drainage Development Impact Fee per Net Acre by Zone | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Non-Exempt Land Uses** | E1 | E2 | E3 | E4 | E5 | E6 | N1 | N2 | S6a | S6b |
| Single-Family | $ 7,570 | $ 6,485 | $ 4,777 | $ 4,980 | $ 1,863 | $ 1,349 | $ 36,709 | $ 31,614 | $ 9,747 | $ 9,634 |
| Multifamily | $ 11,355 | $ 9,727 | $ 7,165 | $ 7,470 | $ 2,795 | $ 2,025 | $ 55,062 | $ 47,420 | $ 14,620 | $ 14,450 |
| Retail | $ 12,111 | $ 10,376 | $ 7,642 | $ 7,968 | $ 2,981 | $ 2,159 | $ 58,733 | $ 50,582 | $ 15,595 | $ 15,414 |
| Service | $ 12,111 | $ 10,376 | $ 7,642 | $ 7,968 | $ 2,981 | $ 2,159 | $ 58,733 | $ 50,582 | $ 15,595 | $ 15,414 |
| Office | $ 12,111 | $ 10,376 | $ 7,642 | $ 7,968 | $ 2,981 | $ 2,159 | $ 58,733 | $ 50,582 | $ 15,595 | $ 15,414 |
| Industrial | $ 12,111 | $ 10,376 | $ 7,642 | $ 7,968 | $ 2,981 | $ 2,159 | $ 58,733 | $ 50,582 | $ 15,595 | $ 15,414 |
| Schools | $ 9,501 | $ 8,139 | $ 5,995 | $ 6,251 | $ 2,338 | $ 1,694 | $ 46,074 | $ 39,680 | $ 12,233 | $ 12,092 |

*fee sd*




LEGEND

- DRAINAGE SHED BOUNDARY
- URBAN LIMIT LINE
- URBAN GROWTH AREA
- EAST MAIN ASSESSMENT DISTRICT
- DRAINAGE ZONE BOUNDARY

**Map 1**
**City of Woodland**
**Storm Drainage Zones**

0 5000
SCALE IN FEET

City of Woodland

STORM DRAINAGE FACILITIES MASTER PLAN
UPDATE AND PRELIMINARY ENGINEERING

**ULTIMATE DRAINAGE ZONES**
**COST ALLOCATION DETAIL**

WOOD RODGERS

FIGURE 1

J:\Jobs\8164-CityOfWoodland\8164.004-SDFMP\Report-CostAllocation-8164.004\CostallocationZonesFig1_1205.dwg 12/09/05 8:04am mnowlan

Some of the tables from the 2005 MPFP Update and Fee Nexus Study were included twice, once in the Executive Summary and a second time later in the report. These duplicate tables are not included in this report, and the tables just described have been renumbered to maintain consecutive numbering. In addition, **Table 2** from the 2005 report has been split into two separate tables in this report. The correspondence between the tables in the two reports is shown below.

**Corresponding Tables in 2005 and 2008 Reports**

| 2005 MPFP Update and Fee Nexus Study | 2008 MPFP Fee Nexus Study Update |
|---|---|
| Table 1 | Table 1 |
| Table 2 | Table2 and Table 3 |
| Table 3 | Table 4 |
| Table 4 | Table 5 |
| Table 5 (Duplicate of Table 1) | Omitted |
| Table 6 | Table 6 |
| Table 7 | Table 7 |
| Table 8 | Table 8 |
| Table 9 (Duplicate of Table 2) | Omitted |
| Table 10 | Table 9 |
| Table 11 | Table 10 |
| Table 12 (Duplicate of Table 3) | Omitted |
| Table 13 | Table 11 |

The updated appendices from the 2005 MPFP Update and Fee Nexus Study also are included in this report (see **Appendices A** through **G)**.

# FEE SUMMARY

## FEES EXCLUDING STORM DRAINAGE

**Table 3** (summarized earlier) shows the proposed MPFP fees to be assessed on new development for all fee components except storm drainage. As discussed previously, the proposed fees have been updated from the current fee levels to account for the addition of new residential land uses, non-residential development projection changes, and facilities cost and funding source changes. **Chapter II** discusses the new residential land uses, **Chapter III** discusses the non-residential development projection changes, and **Chapter IV** discusses the facilities cost and funding source changes.

### STORM DRAINAGE FEES

**Table 11** (summarized earlier) shows the proposed MPFP storm drainage fees to be assessed on new development. As discussed previously, the proposed fees are the same fees currently being assessed by the City and were last updated in 2007. Note that these fees will be assessed per net acre, while the rest of the fees are assessed per dwelling unit for residential uses and per 1,000 building square feet for nonresidential uses. The storm drainage fees are assessed on a per-acre basis since the level of storm drainage facility usage is largely determined by the amount of impervious area, rather than by building size.

## AB 1600 NEXUS FINDINGS

### OVERVIEW

To update the MPFP fees, the City is required to demonstrate the nexus between the projected new development in the City and the necessary public facilities to be funded by the MPFP fees. This nexus requirement was established under AB 1600 legislation, as codified by California Government Section 66000 *et seq*. This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship, or nexus, must exist between a governmental exaction and the purpose of the condition." The required nexus findings are listed below:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility attributable to development on which the fee is imposed.

### MPFP FEES EXCLUDING STORM DRAINAGE

For all facility types excluding storm drainage, this report details the land use, development, and facility cost and funding changes that result in the proposed changes to the MPFP fee. All other analysis remains unchanged from the 2005 MPFP Update and

Fee Nexus Study. The AB 1600 nexus findings needed to establish these MPFP fee are presented in **Chapter V** of the 2005 MPFP Update and Fee Nexus Study and remain valid.

STORM DRAINAGE FEES

The calculation of the MPFP storm drainage fees was detailed in the 2006 MPFP Fee Nexus Study. These fees were adjusted for inflation by the City in 2007 and will remain unchanged for this update. The AB 1600 nexus findings needed to establish the MPFP storm drainage fees are presented in **Chapter IV** of the 2006 MPFP Fee Nexus Study Update and remain valid.

## REPORT ORGANIZATION

The remainder of this report is organized into the following chapters and appendices.

- **Chapter II** discusses the new residential land uses and the proposed fees for these land uses.
- **Chapter III** discusses the non-residential development projection changes and the effect of these changes on the proposed fees.
- **Chapter IV** discusses the facilities cost and funding source changes and the effect of these changes on the fees.
- **Appendices A** through **G** are the updated appendices from the 2005 MPFP Update and Fee Nexus Study.

  **Appendix A** details existing and projected development in the City**.** Please note that this appendix details changes in the non-residential development projections.

  **Appendix B** details the calculation of the DUE factors and DUEs for each facility type. Please note that this appendix includes DUE factors for the three proposed new land uses.

  **Appendix C** details the capital facility costs and funding sources. Please note that this appendix details improvements that have been removed from the MPFP fee program.

  **Appendix D** contains the wastewater and fire bonds debt service schedules.

  **Appendix E** details the parks and recreation facility requirements and costs. Particular attention should be paid to this appendix as it contains a number of changes and new tables that were not included in the previous reports. First, part of the construction proceeds from bonds originally planned to cover fire

improvements were transferred to the Parks and Recreation fund. The Parks and Recreation fund also must finance the associated debt service. Second, there was an additional bond issue for the Sports Park and Dance Studio. Tables showing the debt service schedule and the allocation of the debt service between the SLSP and other future development for these two additional bonds are included in **Appendix E**. Finally, a number of Parks improvements that were previously included in the MPFP fee program have been removed from the MPFP fee program in this report. These exclusions are detailed in **Appendix E**.

**Appendix F** contains the facility cash flow analyses for each facility type.

**Appendix G** details the MPFP fees for each facility type.

# II. RESIDENTIAL LAND USES

The 2006 MPFP Fee Nexus Study Update included three residential land use categories: single-family, multifamily, and downtown single-family. The downtown single-family category was established in 2006 so that lower road fees could be assessed for these units to reflect lower trip rates. This 2008 update adds three additional residential land use categories: high-density single family, age-restricted single-family, and age-restricted multifamily. High density housing is generally smaller dwelling units with more units per acre. Age-restricted housing is housing that has a restriction recorded against title of the property that limits occupancy of the units to residents above a certain age.

High-density and age-restricted residential developments have unique characteristics that result in different demand for facilities than other dwelling units. The MPFP fees are established to reflect relative demand for facilities by different land use types. Consequently, the City proposes to establish separate land use categories and fees for high-density single-family, age-restricted single-family, and age-restricted multifamily dwelling units. As shown in **Table 3** (in Chapter I), the proposed fees are lower than the fees for standard single-family and multifamily uses. Although these dwelling units will be assessed different fees, no attempt has been made to project them separately from other single-family and multifamily dwelling units. A large number of high-density single-family and age-restricted units are not anticipated, so the reduced fees for these land uses would not lead to a significant difference in the overall fee collections.

## HIGH DENSITY SINGLE-FAMILY LAND USE

The City has defined high density single-family dwelling units as single family units that are less than 1,200 square feet when at least five units are constructed with a site density of at least 15 units per acre. These high-density dwelling units may be either detached or attached units. Their size is similar to the size of most multifamily units. Consequently, the City has determined that these units should be assessed the lower multifamily MPFP fee rather than the single family fee.

## AGE-RESTRICTED UNITS

### OVERVIEW

A land use's DUE factor for a particular facility type measures the relative facility usage for that land use as compared to the facility usage for a single-family dwelling unit. The DUE factors are used to establish fees. For example, the roads DUE factor of 0.73 for a multifamily dwelling unit indicates approximately 73 percent of the facility usage as for

a single-family unit. The resulting MPFP roads fee component for a multifamily unit is 73 percent of the single-family roads fee component.

This report proposes DUE factors for age-restricted single-family and multifamily units that differ from the standard single-family and multifamily units. These DUE factors will be used to calculate the MPFP fees for age-restricted units. The calculation of the DUE factors is detailed in **Appendix B**. The revised DUE factors for age-restricted units are based on research performed by EPS and experience in other communities. The footnotes to the tables in **Appendix B** detail the sources of the revised assumptions. **Table 7** (in Chapter I) summarizes the DUE factors for all land uses. The basis for the DUE factor adjustments for each facility type for which adjustments are made is summarized in the remainder of this chapter.

## GENERAL CITY, LIBRARY, WASTEWATER, AND PARKS

The DUE factors for general city, library, wastewater, and parks facilities are all based on people per household. It is assumed that a standard single-family unit has 3 people per household and a standard multifamily unit has 2.5 people. In comparison, both single-family and multifamily age-restricted units are assumed to have 1.8 people per household. The following table summarizes and compares the residential DUE factors for the afore-mentioned facilities.

**Table 12**
**DUE Factors:**
**General City, Library, Wastewater, Parks**

| Land Use | People Per Household | DUE Factor [1] | MPFP Fee [2] | | | |
|---|---|---|---|---|---|---|
| | | | General City | Library | Wastewater | Parks (SLSP) |
| Single-Family | 3.0 | 1.00 | $ 720 | $ 45 | $ 5,210 | $ 3,290 |
| Downtown Single-Family | 3.0 | 1.00 | $ 720 | $ 45 | $ 5,210 | $ 3,290 |
| High Density Single-Family | 2.5 | 0.83 | $ 600 | $ 38 | $ 4,342 | $ 2,742 |
| Age Restricted Single-Family | 1.8 | 0.60 | $ 432 | $ 27 | $ 3,126 | $ 1,974 |
| Multifamily | 2.5 | 0.83 | $ 600 | $ 38 | $ 4,342 | $ 2,742 |
| Age Restricted Multifamily | 1.8 | 0.60 | $ 432 | $ 27 | $ 3,126 | $ 1,974 |

[1] DUE factor = people per household / single-family people per household
[2] MPFP fee = DUE factor * single-family MPFP fee

## FIRE

The fire DUE factor is calculated as the average of two components, one for medical calls that is based on people per household and the other for fire calls that is based on square feet per household. Since seniors generally have more medical calls per person, the

DUE factor component for medical calls was not adjusted for age-restricted housing even though there are fewer assumed people per household. The fire calls component was adjusted to reflect the smaller assumed square feet per dwelling unit. The following table summarizes and compares the residential fire DUE factors.

**Table 13**
**DUE Factors: Fire**

| | Medical Calls | Fire calls | | | |
|---|---|---|---|---|---|
| **Land Use** | **DUE Factor [1]** | **Sq.Ft. Per Unit** | **DUE Factor [2]** | **Weighted DUE Factor** | **MPFP Fee [3]** |
| | *a* | | *b* | *(a+b)/2* | |
| Single-Family | 1.00 | 2,000 | 1.00 | 1.00 | $ 1,110 |
| Downtown Single-Family | 1.00 | 2,000 | 1.00 | 1.00 | $ 1,110 |
| High Density Single-Family | 0.83 | 1,333 | 0.67 | 0.75 | $ 832 |
| Age Restricted Single-Family | 1.00 | 1,300 | 0.65 | 0.83 | $ 916 |
| Multifamily | 0.83 | 1,333 | 0.67 | 0.75 | $ 832 |
| Age Restricted Multifamily | 0.83 | 800 | 0.40 | 0.62 | $ 685 |

[1] Not adjusted for age-restricted units. See Table B-5
[2] Fire calls DUE factor = sq.ft. per unit / single-family sq.ft. per unit
[3] MPFP fee = DUE factor * single-family MPFP fee

## POLICE

The police DUE factor is based on people per household. Since age-restricted units are assumed to have fewer people per household (see discussion above), their DUE factors will be reduced. Additionally, seniors generally commit fewer violent crimes and have few violent crimes committed against them, so a violent crime adjustment factor is applied to further reduce the DUE factors. This factor of 23% is based on Census and Department of Justice data and is equivalent to the factor used in other communities, including North Natomas and Folsom. The following table summarizes and compares the residential police DUE factors.

**Table 14**
**DUE Factors: Police**

| Land Use | People Per Household | Violent Crime Adjustment | DUE Factor [1] | MPFP Fee [2] |
|---|---|---|---|---|
| Single-Family | 3.0 | 100% | 1.00 | 950 |
| Downtown Single-Family | 3.0 | 100% | 1.00 | $ 950 |
| High Density Single-Family | 2.5 | 100% | 0.83 | $ 792 |
| Age Restricted Single-Family | 1.8 | 23% | 0.14 | $ 131 |
| Multifamily | 2.5 | 100% | 0.83 | $ 792 |
| Age Restricted Multifamily | 1.8 | 23% | 0.14 | $ 131 |

[1] DUE factor = people per household / single-family people per household * violent crime adjustment.
[2] MPFP fee = DUE factor * single-family MPFP fee

## WATER

The water DUE factor is based on dwelling units per acre and water demand per acre. Age-restricted units are assumed to be smaller than standard units, and therefore, there are assumed to be more dwelling units per acre, which will reduce the DUE factor. The water demand per acre is assumed to remain unchanged from the water demand per acre for standard dwelling units. The following table summarizes and compares the residential water DUE factors.

**Table 15**
**DUE Factors: Water**

| Land Use | Dwelling Units Per Acre | Water Demand per Acre | Water Demand per Unit (gallons) | DUE Factor [1] | MPFP Fee [2] |
|---|---|---|---|---|---|
| | *a* | *b* | *b/a* | | |
| Single-Family | 6 | 6,970 | 1,162 | 1.00 | $ 2,900 |
| Downtown Single-Family | 6 | 6,970 | 1,162 | 1.00 | $ 2,900 |
| High Density Single-Family | 20 | 14,256 | 713 | 0.61 | $ 1,779 |
| Age Restricted Single-Family | 10 | 6,970 | 697 | 0.60 | $ 1,740 |
| Multifamily | 20 | 14,256 | 713 | 0.61 | $ 1,779 |
| Age Restricted Multifamily | 25 | 14,256 | 570 | 0.49 | $ 1,424 |

[1] DUE factor = max day water demand per du / single-family max day water demand per du
[2] MPFP fee = DUE factor * single-family MPFP fee

## ROADS

The roads DUE factor is based vehicle miles traveled (VMT) per dwelling unit, which in turn is based on trip rates, average trip length, and percent of new trips. It is assumed that the average trip length and the percent of new trips will remain unchanged for age-restricted units, but that trip rates will differ. The assumed trip rates are based on age-restricted housing trip rates published in the Institute of Traffic Engineers *Trip Generation Handbook*. The following table summarizes and compares the residential road DUE factors.

**Table 16**
**DUE Factors: Roads**

| Land Use | PM Peak Hour Trip Rate per Unit | Trip Length | Percentage of New Trips | VMT per Dwelling Unit | Road Improvement DUE Factor [1] | MPFP Fee [2] |
|---|---|---|---|---|---|---|
| | *a* | *b* | *C* | *a*b*c* | | |
| Single-Family | 1.22 | 3.17 | 100% | 3.87 | 1.00 | $ 4,800 |
| Downtown Single-Family | 0.89 | 3.17 | 100% | 2.82 | 0.73 | $ 3,502 |
| High Density Single-Family | 0.89 | 3.17 | 100% | 2.82 | 0.73 | $ 3,502 |
| Age Restricted Single-Family | 0.35 | 3.17 | 100% | 1.11 | 0.29 | $ 1,377 |
| Multifamily | 0.89 | 3.17 | 100% | 2.82 | 0.73 | $ 3,502 |
| Age Restricted Multifamily | 0.11 | 3.17 | 100% | 0.35 | 0.09 | $ 433 |

[1] DUE factor = vmt per dwelling unit / vmt per single-family dwelling unit
[2] MPFP fee = DUE factor * single-family MPFP fee

# III. NON-RESIDENTIAL DEVELOPMENT

Non-residential development includes retail, service, office, and industrial development. Prior to the preparation of the 2005 MPFP Update and Fee Nexus Study, it was assumed that both residential and non-residential buildout of development in the City's current General Plan would occur by 2020. In the 2005 report and the subsequent 2006 MPFP Fee Nexus Study Update report, it was still assumed that residential buildout would occur by 2020, but the rate of non-residential development was decreased. The non-residential development projections were decreased because of flood plain constraints and a market analysis that indicated slower non-residential development than previously assumed.

The City decided to increase the projected rate of non-residential development through 2020 for this 2008 MPFP Fee Nexus Study Update. Flood control constraints were recently re-evaluated in the City, allowing a higher level of non-residential development in areas where such development was previously thought to be restricted. In addition, market conditions have changed, which would make more development likely in the City. In particular, there is a current moratorium on development in the Natomas Basin area until a flood solution is instituted. Since development is not possible in the Natomas Basin area, some of the development that otherwise may have occurred there now will likely occur in Woodland.

**Table 17** compares the projected total square feet of development in 2020 currently estimated with the amount estimated in 2006 MPFP Fee Nexus Study Update. The increase in projected non-residential development varies by type of development, with most of the increase in office and industrial development. The increase in non-residential development projections causes a decrease in the MPFP fees since the costs would be spread over more development.

**Table 17**
**2008 MPFP Fee Nexus Study Update**
**Non-Residential Development Projection Comparison**

| | 2020 Development Projections | | | |
|---|---|---|---|---|
| **Land Use Category** | 2006 MPFP Fee Nexus Study Update | Revised Projection | Difference | Percent Increase |
| **Building Square Feet** | | | | |
| Retail | 3,370,633 | 3,374,000 | 3,367 | 0.1% |
| Service | 702,579 | 780,000 | 77,421 | 11.0% |
| Office | 1,737,048 | 2,119,000 | 381,952 | 22.0% |
| Industrial | 16,425,323 | 21,634,000 | 5,208,677 | 31.7% |
| **Total Building Square Feet** | **22,235,583** | **27,907,000** | **5,671,417** | **25.5%** |

*dev comp*

# IV. FACILITY COST AND FUNDING CHANGES

The facilities and facility costs in the MPFP were updated to reflect remaining facility costs as of July 1, 2007. Also, in order to decrease MPFP fee-funded costs, some of the facilities that are currently funded by the MPFP fee were moved out of the MPFP fee program and assumed to be funded through other sources. These facilities are summarized below.

- Parking Facilities
- City Hall Expansion
- CR 24A frontage improvements from East St to Matmor Rd
- Library Expansion
- Police Communications Facility
- Police Personnel
- Police Parking
- Police Records Management System
- Indoor Aquatic Center
- Phase 3 of Sports Park
- 1 Park Acre per 1,000 Population
- Rebuild Existing City Streets
- Gibson Road Pedestrian Overcrossing at Woodland Community College

All of the individual facilities and facility costs that were removed from the MPFP fee program are highlighted and detailed in **Table C-1**. In addition to removing facilities from the MPFP fee program, one MPFP fee-funded improvement, the widening of Kentucky Road, was modified from widening to four lanes to widening to two lanes with a left turn lane and shoulders, which caused a decrease in MPFP costs. This facility also is highlighted in **Table C-1**.

One improvement, the widening of the west side of County Road 102 between Gibson Road and Parkway Drive was moved from the Spring Lake Infrastructure Fee (SLIF) program to the MPFP fee program. This cost of this improvement (also highlighted in **Table C-1**) is estimated at $2.2 million.

The removal of facilities from the MPFP fee program, the Kentucky Road modification, and the addition of the County Road 102 widening led to an overall decrease of $52.3 million in MPFP fee-funded costs, as shown in **Table 18**.

Note that the facility costs were last adjusted for construction cost inflation in November 2006. Due to recent economic conditions, it is uncertain how much construction costs actually have changed since 2006. Therefore, for this MPFP fee update, the City has decided that it will not adjust the construction costs or the MPFP fee for inflation for the two years since November 2006. The next update of the MPFP fee, however, would need to include an adjustment based on the construction cost index (CCI) to reflect inflation.

**Table 18**
**2008 MPFP Fee Nexus Study Update**
**Costs Removed from/Added to MPFP Fee Program**

| Project No. | Project Description | Costs |
|---|---|---|
| **Costs Removed From MPFP Fee Program** | | |
| **General City** | | |
| City-1 | City Hall Expansion | $ 10,753,517 |
| City-3 | Parking Facilities | $ 1,800,000 |
| CITY-200 | CR 24A frontage improvements from East St to Matmor Rd | $ 500,000 |
| **Subtotal** | | **$ 13,053,517** |
| **Library** | | |
| Lib-2 | Main Library Expansion | $ 4,995,594 |
| **Subtotal** | | **$ 4,995,594** |
| **Parks** | | |
| **Spring Lake MPFP Funded** | | |
| Park-9 | Indoor Swim Center | $ 4,000,000 |
| Park-11 | Citywide Parks | $ 2,026,559 |
| Park-12 | Park Land | $ 1,198,750 |
| **Subtotal Spring Lake** | | **$ 7,225,309** |
| **Other Development** | | |
| Park-7 | Community Sports Park (CS1) Phase 3 | $ 6,272,383 |
| Park-9 | Indoor Swim Center | $ 4,000,000 |
| Park-11 | Citywide Parks | $ 414,187 |
| Park-12 | Park Land (excluding Quimby fee portion) | $ 1,282,500 |
| **Subtotal Other** | | **$ 11,969,070** |
| **Subtotal Parks** | | **$ 19,194,379** |
| **Police** | | |
| Pol-200 | Communications Facility | $ 926,549 |
| Pol-201 | Police Personnel | $ 284,808 |
| Pol-202 | Police Parking | $ 1,069,750 |
| Pol-203 | Records Management System | $ 160,927 |
| **Subtotal** | | **$ 2,442,034** |
| **Roads** | | |
| SW-1(A) | Widen Kentucky Ave. from East St to College St. | $ 4,208,000 |
| SW-1(B) | Widen Kenucky Ave. between College St. and West St. | $ 3,591,000 |
| SC-12 | Rebuild existing City streets | $ 6,450,062 |
| IGS-101 | Gibson Rd. pedestrian overcrossing at Woodland Community College | $ 600,000 |
| **Subtotal** | | **$ 14,849,062** |
| **TOTAL Costs Removed from MPFP Fee Program** | | **$ 54,534,586** |
| **Less Costs Added to MPFP Fee Program** | | |
| SW-204 | Widen west side of CR 102 between Gibson Rd and Parkway Dr | ($ 2,200,000) |
| **Net MPFP Fee-Funded Cost Decrease** | | **$ 52,334,586** |
| | | *cost change* |

# APPENDICES

APPENDIX A: DEVELOPMENT PROJECTIONS

APPENDIX B: DUEs

APPENDIX C: COST ESTIMATES

APPENDIX D: WASTEWATER AND FIRE BOND DEBT SERVICE SCHEDULES

APPENDIX E: PARKS AND RECREATION

APPENDIX F: CASH FLOW ANALYSES

APPENDIX G: DEVELOPMENT IMPACT FEES

# APPENDIX A
# DEVELOPMENT PROJECTIONS

Table A-1 City of Woodland Housing and Population Assumptions ..... A-1
Table A-2 City of Woodland Existing and Projected Land Uses ..... A-2
Table A-3 Projected Retail and Service Space ..... A-3
Table A-4 Projected Office and Industrial Space ..... A-4

# DRAFT

**Table A-1**
**2008 MPFP Fee Nexus Study Update**
**City of Woodland Housing and Population Assumptions**

| | | Existing Development | | | Future Development | | |
|---|---|---|---|---|---|---|---|
| | People per Unit | Spring Lake | Other | Total | Spring Lake | Other | Total |
| **DWELLING UNITS** | | | | | | | |
| Single-Family Units | | 572 | 11,153 | 11,725 | 2,308 | 1,726 | 4,034 |
| Multifamily Units | | 156 | 6,438 | 6,594 | 1,015 | 1,790 | 2,805 |
| **Total Dwelling Units** | | **728** | **17,591** | **18,319** | **3,323** | **3,516** | **6,839** |
| **POPULATION** | | | | | | | |
| **Existing Population** | | | | | | | |
| Existing Household Population (Jan. 2008) | | | | 54,489 | | | |
| Existing Group Quarters Population (Jan. 2008) | | | | 1,378 | | | |
| **Total Existing Population (Jan. 2008)** | | | | **55,867** | | | |
| **Future Development Population** | | | | | | | |
| Single-Family Population | 3.00 | | | | 6,924 | 5,178 | 12,102 |
| Multifamily Population | 2.50 | | | | 2,538 | 4,475 | 7,013 |
| **Total Future Development Population** | | | | | **9,462** | **9,653** | **19,115** |
| **Total Population** | | | | **55,867** | **9,462** | **9,653** | **19,115** |

*hsg pop*

**Sources:**
[1] **Existing City Units:** City of Woodland Estimate as of July 1, 2007.
[2] **Spring Lake Units:** Spring Lake Infrastructure Fee Nexus Study Dec. 2008)
[3] **Total 2020 Units:** City of Woodland Estimate (July 1, 2004)
[4] **Other Future Units:** Total units less existing and Spring Lake units.
[5] **Existing Household and Group Quarters Population:** California Department of Finance Estimate as of Jan. 1, 2007.
[6] **Estimated Population Increase (2007-2008):** Based on average annual City growth rate from 2000-2007, using California Department of Finance population estimates for 2000 (49,518) and 2007 (54.060).
[7] **People per Dwelling Unit**: City of Woodland General Plan Policy Document, Table 1-1 (Dec. 2002)

# DRAFT

**Table A-2**
**2008 MPFP Fee Nexus Study Update**
**City of Woodland Existing and Projected Land Uses**

| Land Use | Existing to 06/30/04 [1] | 07/01/04 to 06/30/05 [2] | 07/01/05 to 06/30/06 [2] | 07/01/06 to 06/30/07 [2] | 07/01/07 to 06/30/08 [2] | Total Existing Units/Sq. Ft. | Buildout Units/Sq. Ft. [3] | Remaining Future Dev. |
|---|---|---|---|---|---|---|---|---|
| **Dwelling Units** | | | | | | | | |
| Single-Family | 10,956 | 109 | 360 | 300 | 181 | 11,906 | 15,759 | **3,853** |
| Multifamily | 6,431 | 4 | 2 | 157 | - | 6,594 | 9,399 | **2,805** |
| **Total Dwelling Units** | **17,387** | **113** | **362** | **457** | **181** | **18,500** | **25,158** | **6,658** |
| **Building Square Feet** | | | | | | | | |
| Retail | 2,409,546 | 75,272 | 2,557 | - | 281,736 | 2,487,375 | 4,929,513 | **2,442,138** |
| Service | 502,248 | 18,961 | - | - | | 521,209 | 875,470 | **354,261** |
| Office | 1,443,018 | 920 | 15,297 | 58,000 | | 1,517,235 | 4,532,499 | **3,015,264** |
| Industrial | 12,217,427 | 72,000 | 20,208 | 44,075 | 1,180 | 12,354,890 | 22,958,700 | **10,603,810** |
| **Total Building Square Feet** | **16,572,239** | **167,153** | **38,062** | **102,075** | **282,916** | **16,880,709** | **33,296,182** | **16,415,473** |

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[1] Source: MPFP Fee Nexus Study Update (April 2006) and City of Woodland Estimates
[2] Source: City of Woodland building permit data
[3] Source: MPFP Fee Nexus Study Update (April 2006)

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**Table A-3**
**2008 MPFP Fee Nexus Study Update**
**Projected Retail and Service Space**

| Item | Calculation | Retail | Service | TOTAL |
|---|---|---|---|---|
| **Projected Gross Space, 2020 (Bldg. Sq. Ft.)** | *a* | 3,374,000 | 780,000 | 4,154,000 |
| **Projected 2020 Population Estimates [1]** | *b* | 74,982 | 74,982 | 74,982 |
| **Building Square Feet per Capita** | *c=b/a* | **45** | **10** | **55** |
| **Projected Growth (2008-2020)** | | | | |
| **Total Building Square Feet** | *d* | 887,000 | 259,000 | 1,146,000 |
| **Floor Area Ratio (FAR)** | *e* | 0.25 | 0.25 | 0.25 |
| **Total Acres** | *f=d/e/43560* | 81 | 24 | 105 |
| **Years** | *g* | 13 | 13 | 13 |
| **Acres per Year** | *f/g* | **6** | **2** | **8** |
| **Building Square Feet Per Year (Rounded)** | *d/g* | **68,000** | **20,000** | **88,000** |

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# DRAFT

**Table A-4**
**2008 MPFP Fee Nexus Study Update**
**Projected Office and Industrial Space**

| | Calculation | **Office** | **Industrial** | **TOTAL** |
|---|---|---|---|---|
| **Projected Growth (2008-2020)** | | | | |
| **Total Building Square Feet** | *a* | 602,000 | 9,279,000 | 9,881,000 |
| **Floor Area Ratio (FAR)** | *b* | 0.30 | 0.40 | |
| **Total Acres** | *c=a/b/43560* | 46 | 533 | 579 |
| **Years** | *d* | 13 | 13 | 13 |
| **Acres per Year** | *c/d* | **4** | **41** | **45** |
| **Building Square Feet Per Year (Rounded)** | *a/d* | **46,000** | **714,000** | **760,000** |

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# APPENDIX B
# DUEs

Table B-1 Annual Dwelling Unit Equivalent Projections (3 pages) ..... B-1
Table B-2 Parks and Recreation DUE Projections ..... B-4
Table B-3 Density Assumptions (2 pages) ..... B-5
Table B-4 General City Facilities DUE Factors ..... B-7
Table B-5 Fire Facilities DUE Factors ..... B-8
Table B-6 Library Facilities DUE Factors ..... B-9
Table B-7 Police Facilities DUE Factors ..... B-10
Table B-8 Wastewater Facilities DUE Factors ..... B-11
Table B-9 Water Facilities DUE Factors ..... B-12
Table B-10 Road Improvement DUE Factors ..... B-13
Table B-11 Parks and Recreation Facilities DUE Factors ..... B-14
Table B-12 Storm Drainage Facilities DUE Factors ..... B-15

**Table B-1**
**2008 MPFP Fee Nexus Study Update**
**Annual Dwelling Unit Equivalent (DUE) Projections**

*Note: Projected DUEs = DUE factor * projected development*

| | | | | Fiscal Year Ending | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land Use** | **Units** | **DUE Factor** | **TOTAL** | **2008** | **2009** | **2010** | **2011** | **2012** | **2013** | **2014** | **2015** | **2016** | **2017** | **2018** | **2019** | **2020** |
| **Development Schedule** | | | | | | | | | | | | | | | | |
| Single-Family | Dwelling Units | | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | Dwelling Units | | **2,805** | 0 | 100 | 153 | 153 | 153 | 153 | 153 | 153 | 358 | 358 | 358 | 358 | 358 |
| Retail | Square Feet | | **886,625** | 281,736 | 34,435 | 130,267 | 34,435 | 34,435 | 34,435 | 34,435 | 130,267 | 34,435 | 34,435 | 34,435 | 34,435 | 34,435 |
| Service | Square Feet | | **258,791** | 0 | 17,573 | 41,531 | 17,573 | 17,573 | 17,573 | 17,573 | 41,531 | 17,573 | 17,573 | 17,573 | 17,573 | 17,573 |
| Office | Square Feet | | **601,765** | 0 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 | 50,147 |
| Industrial | Square Feet | | **9,279,110** | 1,180 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 | 773,161 |
| **General City Services** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.83 | **2,338** | 0 | 83 | 127 | 127 | 127 | 127 | 127 | 127 | 298 | 298 | 298 | 298 | 298 |
| Retail | DUEs | 0.83 | **739** | 235 | 29 | 109 | 29 | 29 | 29 | 29 | 109 | 29 | 29 | 29 | 29 | 29 |
| Service | DUEs | 0.75 | **194** | 0 | 13 | 31 | 13 | 13 | 13 | 13 | 31 | 13 | 13 | 13 | 13 | 13 |
| Office | DUEs | 0.95 | **573** | 0 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 |
| Industrial | DUEs | 0.21 | **1,933** | 0 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 |
| **TOTAL** | | | **9,811** | **416** | **634** | **890** | **792** | **792** | **792** | **792** | **890** | **762** | **762** | **762** | **762** | **762** |
| **Fire Facilities** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.75 | **2,104** | 0 | 75 | 114 | 114 | 114 | 114 | 114 | 114 | 268 | 268 | 268 | 268 | 268 |
| Retail | DUEs | 0.67 | **590** | 187 | 23 | 87 | 23 | 23 | 23 | 23 | 87 | 23 | 23 | 23 | 23 | 23 |
| Service | DUEs | 0.63 | **162** | 0 | 11 | 26 | 11 | 11 | 11 | 11 | 26 | 11 | 11 | 11 | 11 | 11 |
| Office | DUEs | 0.73 | **436** | 0 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 | 36 |
| Industrial | DUEs | 0.36 | **3,294** | 0 | 274 | 274 | 274 | 274 | 274 | 274 | 274 | 274 | 274 | 274 | 274 | 274 |
| **TOTAL** | | | **10,619** | **369** | **720** | **952** | **873** | **873** | **873** | **873** | **952** | **827** | **827** | **827** | **827** | **827** |
| **Library** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.83 | **2,338** | 0 | 83 | 127 | 127 | 127 | 127 | 127 | 127 | 298 | 298 | 298 | 298 | 298 |
| Retail | DUEs | 0.28 | **246** | 78 | 10 | 36 | 10 | 10 | 10 | 10 | 36 | 10 | 10 | 10 | 10 | 10 |
| Service | DUEs | 0.25 | **65** | 0 | 4 | 10 | 4 | 4 | 4 | 4 | 10 | 4 | 4 | 4 | 4 | 4 |
| Office | DUEs | 0.32 | **191** | 0 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 |
| Industrial | DUEs | 0.07 | **644** | 0 | 54 | 54 | 54 | 54 | 54 | 54 | 54 | 54 | 54 | 54 | 54 | 54 |
| **TOTAL** | | | **7,518** | **259** | **467** | **658** | **625** | **625** | **625** | **625** | **658** | **595** | **595** | **595** | **595** | **595** |

**Table B-1**
**2008 MPFP Fee Nexus Study Update**
**Annual Dwelling Unit Equivalent (DUE) Projections**

*Note: Projected DUEs = DUE factor * projected development*

| | | | | Fiscal Year Ending | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land Use** | **Units** | **DUE Factor** | **TOTAL** | **2008** | **2009** | **2010** | **2011** | **2012** | **2013** | **2014** | **2015** | **2016** | **2017** | **2018** | **2019** | **2020** |
| **Parks and Recreation - Spring Lake** *(see **Table B-2**)* | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **2,308** | 142 | 250 | 319 | 319 | 319 | 319 | 319 | 319 | 0 | 0 | 0 | 0 | 0 |
| Multifamily | DUEs | 0.83 | **846** | 0 | 83 | 127 | 127 | 127 | 127 | 127 | 127 | 0 | 0 | 0 | 0 | 0 |
| Retail | DUEs | 0.00 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Service | DUEs | 0.00 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Office | DUEs | 0.00 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Industrial | DUEs | 0.00 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **TOTAL** | | | **3,154** | **142** | **333** | **446** | **446** | **446** | **446** | **446** | **446** | **0** | **0** | **0** | **0** | **0** |
| **Parks and Recreation - Other** *(see **Table B-2**)* | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **1,726** | 39 | 50 | 95 | 95 | 95 | 95 | 95 | 95 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.83 | **1,492** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 298 | 298 | 298 | 298 | 298 |
| Retail | DUEs | 0.00 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Service | DUEs | 0.00 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Office | DUEs | 0.00 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Industrial | DUEs | 0.00 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **TOTAL** | | | **3,218** | **39** | **50** | **95** | **95** | **95** | **95** | **95** | **95** | **512** | **512** | **512** | **512** | **512** |
| **Police** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.83 | **2,338** | 0 | 83 | 127 | 127 | 127 | 127 | 127 | 127 | 298 | 298 | 298 | 298 | 298 |
| Retail | DUEs | 0.83 | **739** | 235 | 29 | 109 | 29 | 29 | 29 | 29 | 109 | 29 | 29 | 29 | 29 | 29 |
| Service | DUEs | 0.75 | **194** | 0 | 13 | 31 | 13 | 13 | 13 | 13 | 31 | 13 | 13 | 13 | 13 | 13 |
| Office | DUEs | 0.95 | **573** | 0 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 | 48 |
| Industrial | DUEs | 0.21 | **1,933** | 0 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 | 161 |
| **TOTAL** | | | **9,811** | **416** | **634** | **890** | **792** | **792** | **792** | **792** | **890** | **762** | **762** | **762** | **762** | **762** |
| **Wastewater** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.83 | **2,338** | 0 | 83 | 127 | 127 | 127 | 127 | 127 | 127 | 298 | 298 | 298 | 298 | 298 |
| Retail | DUEs | 0.49 | **434** | 138 | 17 | 64 | 17 | 17 | 17 | 17 | 64 | 17 | 17 | 17 | 17 | 17 |
| Service | DUEs | 0.61 | **158** | 0 | 11 | 25 | 11 | 11 | 11 | 11 | 25 | 11 | 11 | 11 | 11 | 11 |
| Office | DUEs | 0.41 | **246** | 0 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Industrial | DUEs | 0.46 | **4,260** | 1 | 355 | 355 | 355 | 355 | 355 | 355 | 355 | 355 | 355 | 355 | 355 | 355 |
| **TOTAL** | | | **11,470** | **320** | **786** | **1,006** | **944** | **944** | **944** | **944** | **1,006** | **915** | **915** | **915** | **915** | **915** |

**Table B-1**
**2008 MPFP Fee Nexus Study Update**
**Annual Dwelling Unit Equivalent (DUE) Projections**

*Note: Projected DUEs = DUE factor * projected development*

| | | | | Fiscal Year Ending | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Land Use** | **Units** | **DUE Factor** | **TOTAL** | **2008** | **2009** | **2010** | **2011** | **2012** | **2013** | **2014** | **2015** | **2016** | **2017** | **2018** | **2019** | **2020** |
| **Water** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.61 | **1,721** | 0 | 61 | 94 | 94 | 94 | 94 | 94 | 94 | 220 | 220 | 220 | 220 | 220 |
| Retail | DUEs | 0.27 | **242** | 77 | 9 | 36 | 9 | 9 | 9 | 9 | 36 | 9 | 9 | 9 | 9 | 9 |
| Service | DUEs | 0.30 | **77** | 0 | 5 | 12 | 5 | 5 | 5 | 5 | 12 | 5 | 5 | 5 | 5 | 5 |
| Office | DUEs | 0.21 | **126** | 0 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 |
| Industrial | DUEs | 0.27 | **2,531** | 0 | 211 | 211 | 211 | 211 | 211 | 211 | 211 | 211 | 211 | 211 | 211 | 211 |
| **TOTAL** | | | **8,731** | **258** | **597** | **777** | **744** | **744** | **744** | **744** | **777** | **669** | **669** | **669** | **669** | **669** |
| **Roads** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **4,034** | 181 | 300 | 414 | 414 | 414 | 414 | 414 | 414 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.73 | **2,046** | 0 | 73 | 111 | 111 | 111 | 111 | 111 | 111 | 261 | 261 | 261 | 261 | 261 |
| Retail | DUEs | 1.22 | **1,084** | 344 | 42 | 159 | 42 | 42 | 42 | 42 | 159 | 42 | 42 | 42 | 42 | 42 |
| Service | DUEs | 0.88 | **229** | 0 | 16 | 37 | 16 | 16 | 16 | 16 | 37 | 16 | 16 | 16 | 16 | 16 |
| Office | DUEs | 0.86 | **517** | 0 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 | 43 |
| Industrial | DUEs | 0.49 | **4,581** | 1 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 | 382 |
| **TOTAL** | | | **12,490** | **526** | **855** | **1,146** | **1,008** | **1,008** | **1,008** | **1,008** | **1,146** | **957** | **957** | **957** | **957** | **957** |

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**Table B-2**
**2008 MPFP Fee Nexus Study Update**
**Parks and Recreation DUE Projections**

| Land Use | Units | DUE Factor | TOTAL | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Development Schedule** | | | | | | | | | | | | | | | | |
| **Spring Lake** | | | | | | | | | | | | | | | | |
| Single-Family | Dwelling Units | | **2,308** | 142 | 250 | 319 | 319 | 319 | 319 | 319 | 319 | 0 | 0 | 0 | 0 | 0 |
| Multifamily | Dwelling Units | | **1,015** | 0 | 100 | 153 | 153 | 153 | 153 | 153 | 153 | 0 | 0 | 0 | 0 | 0 |
| **Subtotal** | | | **3,323** | **142** | **350** | **472** | **472** | **472** | **472** | **472** | **472** | **0** | **0** | **0** | **0** | **0** |
| **Other Future Development** | | | | | | | | | | | | | | | | |
| Single-Family | Dwelling Units | | **1,726** | 39 | 50 | 95 | 95 | 95 | 95 | 95 | 95 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | Dwelling Units | | **1,790** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 358 | 358 | 358 | 358 | 358 |
| **Subtotal** | | | **3,516** | **39** | **50** | **95** | **95** | **95** | **95** | **95** | **95** | **571** | **571** | **571** | **571** | **571** |
| **DUE Schedule** | | | | | | | | | | | | | | | | |
| **Spring Lake** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **2,308** | 142 | 250 | 319 | 319 | 319 | 319 | 319 | 319 | 0 | 0 | 0 | 0 | 0 |
| Multifamily | DUEs | 0.83 | **846** | 0 | 83 | 127 | 127 | 127 | 127 | 127 | 127 | 0 | 0 | 0 | 0 | 0 |
| **Subtotal** | | | **3,154** | **142** | **333** | **446** | **446** | **446** | **446** | **446** | **446** | **0** | **0** | **0** | **0** | **0** |
| **Other Future Development** | | | | | | | | | | | | | | | | |
| Single-Family | DUEs | 1.00 | **1,726** | 39 | 50 | 95 | 95 | 95 | 95 | 95 | 95 | 213 | 213 | 213 | 213 | 213 |
| Multifamily | DUEs | 0.83 | **1,492** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 298 | 298 | 298 | 298 | 298 |
| **Subtotal** | | | **3,218** | **39** | **50** | **95** | **95** | **95** | **95** | **95** | **95** | **512** | **512** | **512** | **512** | **512** |

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**Table B-3**
**2008 MPFP Fee Nexus Study Update**
**Density Assumptions**

| **Land Use** [1] | **Land Use Unit** | **FAR** [7] | **Sq. Ft. per Person** [8] | **Land Use Units per Acre** | **People per Land Use Unit** [9] | **People per Acre** | **Square Feet Per Dwelling Unit** [10] |
|---|---|---|---|---|---|---|---|
| | | | | ***a*** | ***b*** | ***a*b*** | |
| Single-Family | Dwelling Unit | | | 6 | 3.00 | 18 | 2,000 |
| Downtown Single-Family [2] | Dwelling Unit | | | 6 | 3.00 | 18 | 2,000 |
| High Density Single-Family [3] | Dwelling Unit | | | 20 | 2.50 | 50 | 1,333 |
| Age Restricted Single-Family | Dwelling Unit | | | 10 | 1.80 | 18 | 1,300 |
| Multifamily | Dwelling Unit | | | 20 | 2.50 | 50 | 1,333 |
| Age Restricted Multifamily | Dwelling Unit | | | 25 | 1.80 | 45 | 800 |
| | | ***a*** | ***b*** | ***43560*a/1,000*** | ***1,000/b*** | ***43560 * a/b*** | |
| Retail [4] | 1000 sq. ft. | 25% | 400 | 11 | 2.50 | 27 | NA |
| Service [5] | 1000 sq. ft. | 25% | 444 | 11 | 2.25 | 25 | NA |
| Office [6] | 1000 sq. ft. | 30% | 350 | 13 | 2.86 | 37 | NA |
| Industrial | 1000 sq. ft. | 40% | 1,600 | 17 | 0.63 | 11 | NA |

*density*

**Source:** Ponticello Enterprises Consulting Engineers
**NOTES ON NEXT PAGE**

**Table B-3**
**2008 MPFP Fee Nexus Study Update**
**Density Assumptions**

[1] Same land use categories as used in the 2006 MPFP Fee Nexus Update with the addition of age restricted single-family, age-restricted multifamily, and high density single-family
[2] Downtown single-family: Assumed to have same density assumptions and DUE factors as single-family except for the roads DUE factor See Table B-10.
[3] High density single-family use includes single-family with unit sizes less than 1,200 sq.ft. This land use is assumed to have the same density assumptions and DUE factors as the multifamily use.
[4] Retail represents GP- Neighborhood Commercial.
[5] Service represents GP- Central, General, Service, and Highway Commercial.
[6] Office Represents GP- Business Park.
[7] Floor to area ratio (FAR): The average FARs from the 1996 General Plan EIR, Chapter 2, Page 2-5, Table 2-2 and Page 2-11, Table 2-9 were used for each land use category. For Service, which included Central, General, Service, and Highway land use designations, the EIR avg of 0.25 was used from Table 2-2. The Central Commercial Category was not used in the averaging because it has an FAR of 1.00, and if averaged in with the other commercial categories would result in a much higher FAR than those identified as the averages per the General Plan. For Retail, the Neighborhood Commercial FAR was used. For Office, the Business Park FAR was used. For Industrial, the Industrial FAR was used.
[8] Square feet per person: 2002 General Plan Policy- Land Use- Table 1-1, Page 1-9 gives assumed average sq. ft. /employee. For Service, which included Central, General, Service, and Highway land use designations, the avg was used from table 1-1. For Retail, the Neighborhood Commercial density was used. For Office, the Business Park density was used. For Industrial, the Industrial density was used.
[9] Single-family and multifamily people per dwelling unit: from the 2002 General Plan Policy - Land Use Table 1-1. Downtown single-family facotr equivalent to single family factor, high density single-family factor equivalent to multifamily factor. Age-restricted factors based on research by EPS and are equivalent to the factors used in the cities of Roseville and Lincoln.
[10] Single-family and mutlifamily square feet per land use taken from the 1998 Major Projects Finance Plan Update dated June 1998. Downtown single-family facotr equivalent to single family factor, high density single-family factor equivalent to multifamily factor. Age-restricted factors based on research by EPS and are equivalent to the factors used in North Natomas.

**Table B-4**
**2008 MPFP Fee Nexus Study Update**
**General City Facilities DUE Factors**

| Land Use | Land Use Unit | People per Land Use Unit [1] | City Employee Generation Rate [2] | City Employees Generated per Land Use Unit | General City Facilities DUE Factor [3] |
|---|---|---|---|---|---|
| | | a | b | a*b | |
| Single-Family | Dwelling Unit | 3.00 | 0.00115 | 0.00345 | 1.00 |
| Downtown Single-Family | Dwelling Unit | 3.00 | 0.00115 | 0.00345 | 1.00 |
| High Density Single-Family | Dwelling Unit | 2.50 | 0.00115 | 0.00288 | 0.83 |
| Age Restricted Single-Family | Dwelling Unit | 1.80 | 0.00115 | 0.00207 | 0.60 |
| Multifamily | Dwelling Unit | 2.50 | 0.00115 | 0.00288 | 0.83 |
| Age Restricted Multifamily | Dwelling Unit | 1.80 | 0.00115 | 0.00207 | 0.60 |
| Retail | 1000 sq. ft. | 2.50 | 0.00115 | 0.00288 | 0.83 |
| Service | 1000 sq. ft. | 2.25 | 0.00115 | 0.00259 | 0.75 |
| Office | 1000 sq. ft. | 2.86 | 0.00115 | 0.00329 | 0.95 |
| Industrial | 1000 sq. ft. | 0.63 | 0.00115 | 0.00072 | 0.21 |

*due general*

**Source:** Ponticello Enterprises Consulting Engineers

[1] See Table B-3.
[2] Assumes 1.15 employees per 1000 population. The City of Woodland Level of Service Plan standard counts both residents and employees of Woodland. Generation rate is same as used in previous MPFP updates.
[3] DUE factor for each land use = city employees generated per land use unit / single-family City employees generated per land use unit.

# DRAFT

**Table B-5**
**2008 MPFP Fee Nexus Study Update**
**Fire Facilities DUE Factors**

| | | DUE Factors Based on People per Land Use Unit | | | | DUE Factors Based on Sq. Ft. per Land Use Unit | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Land Use** | **Land Use Unit** | People per Land Use Unit [1] | DUE Factor [2] | Weighting Factor [3] | **Weighted DUE** | Square Feet per Land Use Unit [1], [4] | DUE Factor [2] | Weighting Factor [3] | **Weighted DUE** | **Fire Facilities DUE Factor** |
| | | | *a* | *b* | *c=a*b* | | *d* | *e* | *f=d*e* | *c + f* |
| Single-Family | Dwelling Unit | 3.00 | 1.00 | 50% | **0.50** | 2,000 | 1.00 | 50% | **0.50** | 1.00 |
| Downtown Single-Family | Dwelling Unit | 3.00 | 1.00 | 50% | **0.50** | 2,000 | 1.00 | 50% | **0.50** | 1.00 |
| High Density Single-Family | Dwelling Unit | 2.50 | 0.83 | 50% | **0.42** | 1,333 | 0.67 | 50% | **0.33** | 0.75 |
| Age Restricted Single-Family | Dwelling Unit | NA | 1.00 | 50% | **0.50** | 1,300 | 0.65 | 50% | **0.33** | 0.83 |
| Multifamily | Dwelling Unit | 2.50 | 0.83 | 50% | **0.42** | 1,333 | 0.67 | 50% | **0.33** | 0.75 |
| Age Restricted Multifamily | Dwelling Unit | NA | 0.83 | 50% | **0.42** | 800 | 0.40 | 50% | **0.20** | 0.62 |
| Retail | 1000 sq. ft. | 2.50 | 0.83 | 50% | **0.42** | 1,000 | 0.50 | 50% | **0.25** | 0.67 |
| Service | 1000 sq. ft. | 2.25 | 0.75 | 50% | **0.38** | 1,000 | 0.50 | 50% | **0.25** | 0.63 |
| Office | 1000 sq. ft. | 2.86 | 0.95 | 50% | **0.48** | 1,000 | 0.50 | 50% | **0.25** | 0.73 |
| Industrial | 1000 sq. ft. | 0.63 | 0.21 | 50% | **0.11** | 1,000 | 0.50 | 50% | **0.25** | 0.36 |

*due fire*

**Source:** Ponticello Enterprises Consulting Engineers

[1] See Table B-3.
[2] DUE factors:
**Factors based on people per land use unit (medical aid factors - weighted at 50%):**
All land uses except age-restricted land uses: people per land use unit / single-family people per land use unit
Age restricted single-family: same as single family DUE factor.
Age restricted multifamily: same as multi-family DUE factor.
For the age restricted units, there is no reduction in the DUE factor due to fewer people per dwelling unit because seniors tend to have more medical calls per person.
**Factors based on sq.ft. per land use unit (fire factors - weighted at 50%):**
Sq.ft. per land use unit / single-family sq.ft. per land use unit
[3] Per the Fire Department Chief, the weighting factors are 50% for medical aid (persons per land use unit) and 50% for fires (sq. tt. per land use unit)
[4] Square feet per land use taken from the 1998 Major Projects Finance Plan Update dated June 1998.

# DRAFT

**Table B-6**
**2008 MPFP Fee Nexus Study Update**
**Library Facilities DUE Factors**

| Land Use | Land Use Unit | People per Land Use Unit [1] | Visits per Year per Person [2] | Visits per Year per Land Use Unit | Library Facilities DUE Factor [3] |
|---|---|---|---|---|---|
| | | ***a*** | ***b*** | ***a*b*** | |
| Single-Family | Dwelling Unit | 3.00 | 3.00 | 9.00 | 1.00 |
| Downtown Single-Family | Dwelling Unit | 3.00 | 3.00 | 9.00 | 1.00 |
| High Density Single-Family | Dwelling Unit | 2.50 | 3.00 | 7.50 | 0.83 |
| Age Restricted Single-Family | Dwelling Unit | 1.80 | 3.00 | 5.40 | 0.60 |
| Multifamily | Dwelling Unit | 2.50 | 3.00 | 7.50 | 0.83 |
| Age Restricted Multifamily | Dwelling Unit | 1.80 | 3.00 | 5.40 | 0.60 |
| Retail | 1000 sq. ft. | 2.50 | 1.00 | 2.50 | 0.28 |
| Service | 1000 sq. ft. | 2.25 | 1.00 | 2.25 | 0.25 |
| Office | 1000 sq. ft. | 2.86 | 1.00 | 2.86 | 0.32 |
| Industrial | 1000 sq. ft. | 0.63 | 1.00 | 0.63 | 0.07 |

*due library*

**Source:** Ponticello Enterprises Consulting Engineers

[1] See Table B-3.
[2] Residential taken from Annual Report to the California State Library- November '01 Report. It is estimated that commercial and industrial visits will be one third of residential
[3] DUE factor for each land use = visits per year per land use unit / single-family visits per year per land use unit.

**Table B-7**
**2008 MPFP Fee Nexus Study Update**
**Police Facilities DUE Factors**

| Land Use | Land Use Unit | People per Land Use Unit [1] | Violent Crime Adjustment [2] | Police Facilities DUE Factor [3] |
|---|---|---|---|---|
| Single-Family | Dwelling Unit | 3.00 | 100% | 1.00 |
| Downtown Single-Family | Dwelling Unit | 3.00 | 100% | 1.00 |
| High Density Single-Family | Dwelling Unit | 2.50 | 100% | 0.83 |
| Age Restricted Single-Family | Dwelling Unit | 1.80 | 23% | 0.14 |
| Multifamily | Dwelling Unit | 2.50 | 100% | 0.83 |
| Age Restricted Multifamily | Dwelling Unit | 1.80 | 23% | 0.14 |
| Retail | 1000 sq. ft. | 2.50 | 100% | 0.83 |
| Service | 1000 sq. ft. | 2.25 | 100% | 0.75 |
| Office | 1000 sq. ft. | 2.86 | 100% | 0.95 |
| Industrial | 1000 sq. ft. | 0.63 | 100% | 0.21 |
| | | | | *due police* |

**Source:** Ponticello Enterprises Consulting Engineers

[1] See Table B-3.
[2] Violent crime adjustment for age restricted units because there are lower crime rates committed by or against seniors. The percent adjustment is based on 2000 Census data and Department of Justice data from 1999 and 2000. It is equivalent to the adjustment used in North Natomas and Folsom.
[3] DUE factor for each land use = people per land use unit / single-family people per land use unit * violent crime adjustment.

# DRAFT

**Table B-8**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Facilities DUE Factors**

| Land Use | Land Use Unit | People per Land Use Unit [1] | Gals per Gross Acre [2] | People per Acre [1] | Flow per Person | Flow per Land Use Unit | Wastewater Facilities DUE Factor |
|---|---|---|---|---|---|---|---|
| | | *a* | *b* | *c* | *d = b/c* | *a * d* | |
| Single-Family | Dwelling Unit | 3.00 | 1,350 | 18 | 75 | 225.0 | 1.00 |
| Downtown Single-Family | Dwelling Unit | 3.00 | 1,350 | 18 | 75 | 225.0 | 1.00 |
| High Density Single-Family | Dwelling Unit | 2.50 | 3,750 | 50 | 75 | 187.5 | 0.83 |
| Age Restricted Single-Family | Dwelling Unit | 1.80 | 1,350 | 18 | 75 | 135.0 | 0.60 |
| Multifamily | Dwelling Unit | 2.50 | 3,750 | 50 | 75 | 187.5 | 0.83 |
| Age Restricted Multifamily | Dwelling Unit | 1.80 | 3,375 | 45 | 75 | 135.0 | 0.60 |
| Retail | 1000 sq. ft. | 2.50 | 1,200 | 27 | 44 | 110.2 | 0.49 |
| Service | 1000 sq. ft. | 2.25 | 1,500 | 25 | 61 | 137.7 | 0.61 |
| Office | 1000 sq. ft. | 2.86 | 1,200 | 37 | 32 | 91.8 | 0.41 |
| Industrial | 1000 sq. ft. | 0.63 | 1,800 | 11 | 165 | 103.3 | 0.46 |
| | | | | | | | *due ww* |

**Source:** Ponticello Enterprises Consulting Engineers

[1] See Table B-3.
[2] Taken from 1996 City of Woodland General Plan FEIR, Volume 1, Table 5-6, Page 5-12
Example: Single-Family = 3 Persons/dwelling Unit x 75 gal/Person x 6 dwelling units per acre.
[3] DUE factor for each land use = flow per land use unit / single-family flow per land use unit.

**Table B-9**
**2008 MPFP Fee Nexus Study Update**
**Water Facilities DUE Factors**

| Land Use | Land Use Unit | Land Use Units per Acre [1] | Max Day Water Demand per Acre (gallons) [2] | Max Day Water Demand per Land Use Unit (gallons) | Water Facilities DUE Factor |
|---|---|---|---|---|---|
| | | *a* | *b* | *b/a* | |
| Single-Family | Dwelling Unit | 6 | 6,970 | 1,162 | 1.00 |
| Downtown Single-Family | Dwelling Unit | 6 | 6,970 | 1,162 | 1.00 |
| High Density Single-Family | Dwelling Unit | 20 | 14,256 | 713 | 0.61 |
| Age Restricted SF | Dwelling Unit | 10 | 6,970 | 697 | 0.60 |
| Multifamily | Dwelling Unit | 20 | 14,256 | 713 | 0.61 |
| Age Restricted MF | Dwelling Unit | 25 | 14,256 | 570 | 0.49 |
| Retail | 1000 sq. ft. | 11 | 3,485 | 317 | 0.27 |
| Service | 1000 sq. ft. | 11 | 3,802 | 346 | 0.30 |
| Office | 1000 sq. ft. | 13 | 3,168 | 244 | 0.21 |
| Industrial | 1000 sq. ft. | 17 | 5,386 | 317 | 0.27 |

*due water*

**Source:** Ponticello Enterprises Consulting Engineers

[1] See Table B-3.
[2] Max day water demand per acre:
**Single-family and multifamily uses:**
Source: 1999 Water Master Plan, Water System Model, Tables 2-2 and Table 3-1. Example: 2.2 (GPM/Gross Acre) x 2.2 ( Max Day Peaking Factor) x 60 Min/hr x 24 Hr/Day = 6970 Gpdpa
**Downtown single-family and age restricted single-family:**
assumed equal to single-family max water demand per acre
**High density single-family and age restricted multifamily:**
assumed equal to multifamily max water demand per acre
[3] DUE factor for each land use = max day water demand per land use unit / single-family flow per land use unit.

**DRAFT**

**Table B-10**
**2008 MPFP Fee Nexus Study Update**
**Road Improvement DUE Factors**

| Land Use | Land Use Unit | PM Peak Hour Trip Rate per Unit [1] | Trip Length [2] | Percentage of New Trips [3] | VMT per Land Use Unit [4] | Road Improvement DUE Factor [5] |
|---|---|---|---|---|---|---|
| | | *a* | *b* | *c* | *a*b*c* | |
| Single-Family | Dwelling Unit | 1.22 | 3.17 | 100% | 3.87 | 1.00 |
| Downtown Single-Family | Dwelling Unit | 0.89 | 3.17 | 100% | 2.82 | 0.73 |
| High Density Single-Family | Dwelling Unit | 0.89 | 3.17 | 100% | 2.82 | 0.73 |
| Age Restricted Single-Family | Dwelling Unit | 0.35 | 3.17 | 100% | 1.11 | 0.29 |
| Multifamily | Dwelling Unit | 0.89 | 3.17 | 100% | 2.82 | 0.73 |
| Age Restricted Multifamily | Dwelling Unit | 0.11 | 3.17 | 100% | 0.35 | 0.09 |
| Retail | 1000 sq. ft. | 3.75 | 1.91 | 66% | 4.73 | 1.22 |
| Service | 1000 sq. ft. | 2.71 | 1.91 | 66% | 3.42 | 0.88 |
| Office | 1000 sq. ft. | 1.49 | 2.23 | 100% | 3.32 | 0.86 |
| Industrial | 1000 sq. ft. | 0.86 | 2.22 | 100% | 1.91 | 0.49 |

*due roads*

**Sources**
Fehr and Pers provided the trip rate, trip length, and percent new trips data, which were obtained from the following sources.

[1] Average p.m. peak hour trip rates based on following categories contained in *Trip Generation* , 7th Edition, ITE, 2003.
- SF Residential = Derived from the City of Woodland Travel Demand Model
- MF Residential Single-Family = Derived from the City of Woodland Travel Demand Model
- Downtown Single-Family and High Density Single-Family = Assumed to be the same as Multifamily trip rate
- Age Restricted SF Residential = Senior Detached (ITE Code 251)
- Age Restricted MF = Senior Attached (ITE Code 252)
- Retail = Shopping Center (ITE Code 820)
- Service = Special Retail Center (ITE Code 814)
- Office = General Office Building (ITE Code 710)
- Industrial = Industrial Park (ITE Code 130)

[2] Estimated using City of Woodland Travel Demand Model.
[3] Average percent new trips based on *Trip Generation Handbook* , ITE, March 2001.
[4] VMT = Vehicle Miles of Travel
[5] DUE factor for each land use = VMT per land use unit / single-family VMT per land use unit.

**Table B-11**
**2008 MPFP Fee Nexus Study Update**
**Parks and Recreation Facilities DUE Factors**

| Land Use | Land Use Unit | People per Land Use Unit [1] | Potential Park Usage Hours per Person per Week [2] | Potential Park Usage Hours per Week per Land Use Unit | Park Facilities DUE Factor |
|---|---|---|---|---|---|
| | | *a* | *b* | *a * b* | |
| Single-Family | Dwelling Unit | 3.00 | 84.50 | 253.50 | 1.00 |
| Downtown Single-Family | Dwelling Unit | 3.00 | 84.50 | 253.50 | 1.00 |
| High Density Single-Family | Dwelling Unit | 2.50 | 84.50 | 211.25 | 0.83 |
| Age Restricted Single-Family | Dwelling Unit | 1.80 | 84.50 | 152.10 | 0.60 |
| Multifamily | Dwelling Unit | 2.50 | 84.50 | 211.25 | 0.83 |
| Age Restricted Multifamily | Dwelling Unit | 1.80 | 84.50 | 152.10 | 0.60 |

*due parks*

**Source:** Ponticello Enterprises Consulting Engineers

[1] See Table B-3.
[2] Taken from the Major Projects Finance Plan Update dated June 1998. No changes made by the Parks Department
[3] DUE factor for each land use = potential usage hourse per week per land use unit / single-family potential usage hourse per week per land use unit.

**Table B-12**
**2008 MPFP Fee Nexus Study Update**
**Storm Drainage Facilities DUE Factors**

| Land Use | Land Use Unit | Average Runoff Coefficient per Acre [1] | Storm Drainage Facilities Common Use Factor [2] |
|---|---|---|---|
| Single-Family | Acre | 0.50 | 1.00 |
| Downtown Single-Family | Acre | 0.50 | 1.00 |
| High Density Single-Family | Acre | 0.75 | 1.50 |
| Age Restricted Single-Family | Acre | 0.50 | 1.00 |
| Multifamily | Acre | 0.75 | 1.50 |
| Age Restricted Multifamily | Acre | 0.75 | 1.50 |
| Retail | Acre | 0.80 | 1.60 |
| Service | Acre | 0.80 | 1.60 |
| Office | Acre | 0.80 | 1.60 |
| Industrial | Acre | 0.80 | 1.60 |
| Schools | Acre | 0.63 | 1.26 |

*due sd*

[1] Average run-off coefficients derived from run-off coefficients in **Table 23**.

[2] Average run-off coefficient per acre/single-family average run-off coefficient per acre.

# APPENDIX C
# COST ESTIMATES

Table C-1 Facility Costs Funding Sources (16 pages) ..... C-1
Table C-2 Facility Costs Funded by MPFP Fee (10 pages) ..... C-17

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| | | | Existing Dev. | | New Dev. | | Funding Sources | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Project No.** | **Project Description** | **Total Left to Fund** | **Pct.** | **Amount** | **Pct.** | **Amount** | **Development Fee** | **Redev. Fund** | **General Fund** | **Special Funding** |
| | | *(2007 dollars)* | | | | | | | | |
| **General City Facilities** | | | | | | | | | | |
| City-1 | City Hall Expansion | $ 21,507,033 | 50% | $ 10,753,517 | 50% | $ 10,753,517 | $ 0 | $ 0 | $ 10,753,517 | $ 0 |
| City-3 | Parking Facilities | $ 15,000,000 | 70% | $ 10,500,000 | 30% | $ 4,500,000 | $ 0 | $ 1,000,500 | $ 1,000,500 | $ 11,199,000 |
| City-4 | Park & Ride Lots | $ 1,682,756 | 65% | $ 1,093,792 | 35% | $ 588,965 | $ 588,965 | $ 0 | $ 1,093,792 | $ 0 |
| City-5 | Municipal Service Ctr. Expansion | $ 1,625,482 | 0% | $ 0 | 100% | $ 1,625,482 | $ 1,625,482 | $ 0 | $ 0 | $ 0 |
| City-6 | Update Major Projects Financing Plan | $ 747,229 | 0% | $ 0 | 100% | $ 747,229 | $ 747,229 | $ 0 | $ 0 | $ 0 |
| City-100 | Network Infrastructure | $ 3,755,000 | 0% | $ 0 | 100% | $ 3,755,000 | $ 3,755,000 | $ 0 | $ 0 | $ 0 |
| City-101 | Planned System Upgrades | $ 1,055,000 | 30% | $ 316,500 | 70% | $ 738,500 | $ 738,500 | $ 0 | $ 316,500 | $ 0 |
| City-102 | Major Process Enhancements | $ 1,250,000 | 40% | $ 500,000 | 60% | $ 750,000 | $ 750,000 | $ 0 | $ 500,000 | $ 0 |
| City-103 | General Plan | $ 1,300,000 | 20% | $ 260,000 | 80% | $ 1,040,000 | $ 1,040,000 | $ 260,000 | $ 0 | $ 0 |
| City-105 | East St Specific Plan & EIR | $ 250,000 | 50% | $ 125,000 | 50% | $ 125,000 | $ 125,000 | $ 75,000 | $ 50,000 | $ 0 |
| City-106 | Enterprise GIS | $ 435,000 | 25% | $ 108,750 | 75% | $ 326,250 | $ 326,250 | $ 0 | $ 108,750 | $ 0 |
| CITY-200 | CR 24A frontage improvements from East St to | $ 500,000 | 0% | $ 0 | 100% | $ 500,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal General City Facilities** | | **$ 49,107,501** | **48%** | **$ 23,657,558** | **52%** | **$ 25,449,943** | **$ 9,696,427** | **$ 1,335,500** | **$ 13,823,058** | **$ 11,199,000** |
| **Fire Facilities** | | | | | | | | | | |
| Fire-2 | Spring Lake Fire Station w/ Engine | $ 4,949,156 | 0% | $ 0 | 100% | $ 4,949,156 | $ 4,949,156 | $ 0 | $ 0 | $ 0 |
| Fire-3 | Computer Upgrade( JPA-Communications) | $ 144,261 | 50% | $ 72,131 | 50% | $ 72,131 | $ 72,131 | $ 0 | $ 72,131 | $ 0 |
| Fire-5 | Communications Repeaters | $ 46,821 | 0% | $ 0 | 100% | $ 46,821 | $ 46,821 | $ 0 | $ 0 | $ 0 |
| Fire-103 | Outside Training Facility - Fire Station #3 | $ 6,991,611 | 67% | $ 4,684,380 | 33% | $ 2,307,232 | $ 2,307,232 | $ 0 | $ 4,684,380 | $ 0 |
| Fire-106 | Northeast Area Fire Station | $ 3,448,118 | 0% | $ 0 | 100% | $ 3,448,118 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal Fire Facilities** | | **$ 15,579,967** | **31%** | **$ 4,756,510** | **69%** | **$ 10,823,456** | **$ 7,375,339** | **$ 0** | **$ 4,756,510** | **$ 0** |
| **Library: Facilities** | | | | | | | | | | |
| Lib-1 | Bookmobile | $ 270,500 | 0% | $ 0 | 100% | $ 270,500 | $ 270,500 | $ 0 | $ 0 | $ 0 |
| Lib-2 | Main Library Expansion | $ 5,550,660 | 10% | $ 555,066 | 90% | $ 4,995,594 | $ 0 | $ 0 | $ 555,066 | $ 0 |
| Lib-3 | Material Collection | $ 957,338 | 16% | $ 153,174 | 84% | $ 804,164 | $ 804,164 | $ 0 | $ 153,174 | $ 0 |
| Lib-4 | Automation | $ 183,940 | 0% | $ 0 | 100% | $ 183,940 | $ 183,940 | $ 0 | $ 0 | $ 0 |
| **Subtotal Library Facilities** | | **$ 6,962,438** | **10%** | **$ 708,240** | **90%** | **$ 6,254,198** | **$ 1,258,604** | **$ 0** | **$ 708,240** | **$ 0** |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Funding Sources: Assessment District | Utility Revenue | Planned Neighborhood | Other | Notes |
|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | |
| **General City Facilities** | | | | | | | |
| City-1 | City Hall Expansion | $ 21,507,033 | $ 0 | $ 0 | $ 0 | $ 10,753,517 | Move from development fee to Other |
| City-3 | Parking Facilities | $ 15,000,000 | $ 0 | $ 0 | $ 0 | $ 1,800,000 | Move from development fee to Other |
| City-4 | Park & Ride Lots | $ 1,682,756 | $ 0 | $ 0 | $ 0 | | |
| City-5 | Municipal Service Ctr. Expansion | $ 1,625,482 | $ 0 | $ 0 | $ 0 | | |
| City-6 | Update Major Projects Financing Plan | $ 747,229 | $ 0 | $ 0 | $ 0 | | |
| City-100 | Network Infrastructure | $ 3,755,000 | $ 0 | $ 0 | $ 0 | | |
| City-101 | Planned System Upgrades | $ 1,055,000 | $ 0 | $ 0 | $ 0 | | |
| City-102 | Major Process Enhancements | $ 1,250,000 | $ 0 | $ 0 | $ 0 | | |
| City-103 | General Plan | $ 1,300,000 | $ 0 | $ 0 | $ 0 | | |
| City-105 | East St Specific Plan & EIR | $ 250,000 | $ 0 | $ 0 | $ 0 | | |
| City-106 | Enterprise GIS | $ 435,000 | $ 0 | $ 0 | $ 0 | | |
| CITY-200 | CR 24A frontage improvements from East St to | $ 500,000 | $ 0 | $ 0 | $ 0 | $ 500,000 | Move from development fee to Other |
| **Subtotal General City Facilities** | | **$ 49,107,501** | **$ 0** | **$ 0** | **$ 0** | **$ 13,053,517** | |
| **Fire Facilities** | | | | | | | |
| Fire-2 | Spring Lake Fire Station w/ Engine | $ 4,949,156 | $ 0 | $ 0 | $ 0 | | |
| Fire-3 | Computer Upgrade( JPA-Communications) | $ 144,261 | $ 0 | $ 0 | $ 0 | | |
| Fire-5 | Communications Repeaters | $ 46,821 | $ 0 | $ 0 | $ 0 | | |
| Fire-103 | Outside Training Facility - Fire Station #3 | $ 6,991,611 | $ 0 | $ 0 | $ 0 | | |
| Fire-106 | Northeast Area Fire Station | $ 3,448,118 | $ 0 | $ 0 | $ 3,448,118 | | |
| **Subtotal Fire Facilities** | | **$ 15,579,967** | **$ 0** | **$ 0** | **$ 3,448,118** | **$ 0** | |
| **Library: Facilities** | | | | | | | |
| Lib-1 | Bookmobile | $ 270,500 | $ 0 | $ 0 | $ 0 | | |
| Lib-2 | Main Library Expansion | $ 5,550,660 | $ 0 | $ 0 | $ 0 | $ 4,995,594 | Move from development fee to Other |
| Lib-3 | Material Collection | $ 957,338 | $ 0 | $ 0 | $ 0 | | |
| Lib-4 | Automation | $ 183,940 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Library Facilities** | | **$ 6,962,438** | **$ 0** | **$ 0** | **$ 0** | **$ 4,995,594** | |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Existing Dev. Pct. | Existing Dev. Amount | New Dev. Pct. | New Dev. Amount | Funding Sources: Development Fee | Redev. Fund | General Fund | Special Funding |
|---|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | | |
| **Parks & Recreation Facilities** | | | | | | | | | | |
| **Spring Lake MPFP Funded** | | | | | | | | | | |
| Park-1 | Parks Master Plan Update | $ 50,000 | 0% | $ 0 | 100% | $ 50,000 | $ 50,000 | $ 0 | $ 0 | $ 0 |
| Park-8 | Comm. Ctr/Sports Park (CC1) Phase 2 | $ 1,882,828 | 0% | $ 0 | 100% | $ 1,882,828 | $ 1,882,828 | $ 0 | $ 0 | $ 0 |
| Park-9 | Indoor Swim Center | $ 4,000,000 | 0% | $ 0 | 100% | $ 4,000,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| Park-11 | Citywide Parks | $ 2,026,559 | 0% | $ 0 | 100% | $ 2,026,559 | $ 0 | $ 0 | $ 0 | $ 0 |
| Park-12 | Park Land | $ 1,198,750 | 0% | $ 0 | 100% | $ 1,198,750 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal Spring Lake MPFP Funded** | | **$ 9,158,137** | **0%** | **$ 0** | **100%** | **$ 9,158,137** | **$ 1,932,828** | **$ 0** | **$ 0** | **$ 0** |
| **Other** | | | | | | | | | | |
| Park-1 | Parks Master Plan Update | $ 50,000 | 0% | $ 0 | 100% | $ 50,000 | $ 50,000 | $ 0 | $ 0 | $ 0 |
| Park-2 | Renovation | | | | | | | | | |
| Park-3 | Neighborhood Park (N1) | $ 3,811,007 | 34% | $ 1,312,500 | 66% | $ 2,498,507 | $ 0 | $ 0 | $ 1,312,500 | $ 0 |
| Park-4 | Neighborhood Park (N2) | $ 2,852,226 | 13% | $ 375,000 | 87% | $ 2,477,226 | $ 0 | $ 0 | $ 375,000 | $ 0 |
| Park-5 | Neighborhood Park (N3) | $ 2,852,226 | 13% | $ 375,000 | 87% | $ 2,477,226 | $ 0 | $ 0 | $ 375,000 | $ 0 |
| Park-6 | Neighborhood Park (N4) | $ 2,638,364 | 36% | $ 937,500 | 64% | $ 1,700,864 | $ 0 | $ 0 | $ 937,500 | $ 0 |
| Park-7 | Community Sports Park (CS1) Phase 1 | $ 8,560,483 | 30% | $ 2,578,750 | 70% | $ 5,981,733 | $ 2,472,284 | $ 0 | $ 2,578,750 | $ 0 |
| Park-7 | Community Sports Park (CS1) Phase 2 | $ 5,794,634 | 30% | $ 1,745,569 | 70% | $ 4,049,065 | $ 1,673,502 | $ 0 | $ 1,745,569 | $ 0 |
| Park-7 | Community Sports Park (CS1) Phase 3 | $ 21,718,632 | 30% | $ 6,542,497 | 70% | $ 15,176,135 | $ 0 | $ 0 | $ 6,542,497 | $ 0 |
| Park-8 | Comm. Ctr/Sports Park (CC1) Phase 2 | $ 4,252,572 | 43% | $ 1,822,867 | 57% | $ 2,429,704 | $ 2,429,704 | $ 0 | $ 1,822,867 | $ 0 |
| Park-9 | Indoor Swim Center | $ 12,000,000 | 67% | $ 8,000,000 | 33% | $ 4,000,000 | $ 0 | $ 0 | $ 8,000,000 | $ 0 |
| Park-10 | Neighborhood Park (N5) | $ 2,554,144 | 0% | $ 0 | 100% | $ 2,554,144 | $ 0 | $ 0 | $ 0 | $ 0 |
| Park-11 | Citywide Parks | $ 414,187 | 0% | $ 0 | 100% | $ 414,187 | $ 0 | $ 0 | $ 0 | $ 0 |
| Park-12 | Park Land (excluding Quimby fee portion) | $ 9,351,486 | 0% | $ 0 | 100% | $ 9,351,486 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal Other** | | **$ 76,849,962** | **31%** | **$ 23,689,684** | **69%** | **$ 53,160,278** | **$ 6,625,490** | **$ 0** | **$ 23,689,684** | **$ 0** |
| **Subtotal Parks and Recreation Facilities** | | **$ 86,008,099** | | **$ 23,689,684** | **72%** | **$ 62,318,415** | **$ 8,558,318** | **$ 0** | **$ 23,689,684** | **$ 0** |
| **Police Facilities** | | | | | | | | | | |
| Pol-2 | 800 MHZ System | $ 3,215,000 | 33% | $ 1,060,950 | 67% | $ 2,154,050 | $ 2,154,050 | $ 0 | $ 1,060,950 | $ 0 |
| Pol-3 | Police Vehicles | $ 456,089 | 0% | $ 0 | 100% | $ 456,089 | $ 456,089 | $ 0 | $ 0 | $ 0 |
| Pol-101 | Communications and Records Management CAD & Mobile System | $ 1,408,725 | 33% | $ 464,879 | 67% | $ 943,846 | $ 943,846 | $ 0 | $ 464,879 | $ 0 |
| Pol-200 | Communications Facility | $ 2,573,747 | 64% | $ 1,647,198 | 36% | $ 926,549 | $ 0 | $ 0 | $ 1,647,198 | $ 0 |
| Pol-201 | Police Personnel | $ 284,808 | 0% | $ 0 | 100% | $ 284,808 | $ 0 | $ 0 | $ 0 | $ 0 |
| Pol-202 | Police Parking | $ 1,069,750 | 0% | $ 0 | 100% | $ 1,069,750 | $ 0 | $ 0 | $ 0 | $ 0 |
| Pol-203 | Records Management System | $ 447,020 | 64% | $ 286,093 | 36% | $ 160,927 | $ 0 | $ 0 | $ 286,093 | $ 0 |
| **Subtotal Police Facilities** | | **$ 9,455,139** | **37%** | **$ 3,459,120** | **63%** | **$ 5,996,019** | **$ 3,553,985** | **$ 0** | **$ 3,459,120** | **$ 0** |
| **Wastewater Facilities** | | | | | | | | | | |
| Wste-100 | Basin B12 Sanitary Sewer Collection System | $ 2,633,817 | 0% | $ 0 | 100% | $ 2,633,817 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wste-101 | Basin D Sanitary Sewer Collection System | $ 1,088,813 | 0% | $ 0 | 100% | $ 1,088,813 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wste-102 | Wet Weather Flow Monitoring Program | $ 48,106 | 68% | $ 32,712 | 32% | $ 15,394 | $ 15,394 | $ 0 | $ 0 | $ 0 |
| Wste-103 | Gibson Ranch Pump Station Modifications | $ 481,062 | 0% | $ 0 | 100% | $ 481,062 | $ 0 | $ 0 | $ 0 | $ 0 |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Funding Sources: Assessment District | Utility Revenue | Planned Neighborhood | Other | Notes |
|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | |
| **Parks & Recreation Facilities** | | | | | | | |
| **Spring Lake MPFP Funded** | | | | | | | |
| Park-1 | Parks Master Plan Update | $ 50,000 | $ 0 | $ 0 | $ 0 | | |
| Park-8 | Comm. Ctr/Sports Park (CC1) Phase 2 | $ 1,882,828 | $ 0 | $ 0 | $ 0 | | |
| Park-9 | Indoor Swim Center | $ 4,000,000 | $ 0 | $ 0 | $ 0 | $ 4,000,000 | Move from development fee to Other |
| Park-11 | Citywide Parks | $ 2,026,559 | $ 0 | $ 0 | $ 0 | $ 2,026,559 | Move from development fee to Other |
| Park-12 | Park Land | $ 1,198,750 | $ 0 | $ 0 | $ 0 | $ 1,198,750 | Move from development fee to Other |
| **Subtotal Spring Lake MPFP Funded** | | **$ 9,158,137** | **$ 0** | **$ 0** | **$ 0** | **$ 7,225,309** | |
| **Other** | | | | | | | |
| Park-1 | Parks Master Plan Update | $ 50,000 | $ 0 | $ 0 | $ 0 | | |
| Park-2 | Renovation | | | | | | |
| Park-3 | Neighborhood Park (N1) | $ 3,811,007 | $ 0 | $ 0 | $ 2,498,507 | | |
| Park-4 | Neighborhood Park (N2) | $ 2,852,226 | $ 0 | $ 0 | $ 2,477,226 | | |
| Park-5 | Neighborhood Park (N3) | $ 2,852,226 | $ 0 | $ 0 | $ 2,477,226 | | |
| Park-6 | Neighborhood Park (N4) | $ 2,638,364 | $ 0 | $ 0 | $ 1,700,864 | | |
| Park-7 | Community Sports Park (CS1) Phase 1 | $ 8,560,483 | $ 0 | $ 0 | $ 3,509,448 | | |
| Park-7 | Community Sports Park (CS1) Phase 2 | $ 5,794,634 | $ 0 | $ 0 | $ 2,375,563 | | |
| Park-7 | Community Sports Park (CS1) Phase 3 | $ 21,718,632 | $ 0 | $ 0 | $ 0 | $ 15,176,135 | Move from development fee and Planned Neighborhood to Other |
| Park-8 | Comm. Ctr/Sports Park (CC1) Phase 2 | $ 4,252,572 | $ 0 | $ 0 | $ 0 | | |
| Park-9 | Indoor Swim Center | $ 12,000,000 | $ 0 | $ 0 | $ 0 | $ 4,000,000 | Move from development fee to Other |
| Park-10 | Neighborhood Park (N5) | $ 2,554,144 | $ 2,554,144 | $ 0 | $ 0 | | |
| Park-11 | Citywide Parks | $ 414,187 | $ 0 | $ 0 | $ 0 | $ 414,187 | Move from development fee to Other |
| Park-12 | Park Land (excluding Quimby fee portion) | $ 9,351,486 | $ 0 | $ 0 | $ 8,068,986 | $ 1,282,500 | Move from development fee to Other |
| **Subtotal Other** | | **$ 76,849,962** | **$ 2,554,144** | **$ 0** | **$ 23,107,821** | **$ 20,872,823** | |
| **Subtotal Parks and Recreation Facilities** | | **$ 86,008,099** | **$ 2,554,144** | **$ 0** | **$ 23,107,821** | **$ 28,098,131** | |
| **Police Facilities** | | | | | | | |
| Pol-2 | 800 MHZ System | $ 3,215,000 | $ 0 | $ 0 | $ 0 | | |
| Pol-3 | Police Vehicles | $ 456,089 | $ 0 | $ 0 | $ 0 | | |
| Pol-101 | Communications and Records Management CAD & Mobile System | $ 1,408,725 | $ 0 | $ 0 | $ 0 | | |
| Pol-200 | Communications Facility | $ 2,573,747 | $ 0 | $ 0 | $ 0 | $ 926,549 | Move from development fee to Other |
| Pol-201 | Police Personnel | $ 284,808 | $ 0 | $ 0 | $ 0 | $ 284,808 | Move from development fee to Other |
| Pol-202 | Police Parking | $ 1,069,750 | $ 0 | $ 0 | $ 0 | $ 1,069,750 | Move from development fee to Other |
| Pol-203 | Records Management System | $ 447,020 | $ 0 | $ 0 | $ 0 | $ 160,927 | Move from development fee to Other |
| **Subtotal Police Facilities** | | **$ 9,455,139** | **$ 0** | **$ 0** | **$ 0** | **$ 2,442,034** | |
| **Wastewater Facilities** | | | | | | | |
| Wste-100 | Basin B12 Sanitary Sewer Collection System | $ 2,633,817 | $ 2,633,817 | $ 0 | $ 0 | | |
| Wste-101 | Basin D Sanitary Sewer Collection System | $ 1,088,813 | $ 0 | $ 0 | $ 1,088,813 | | |
| Wste-102 | Wet Weather Flow Monitoring Program | $ 48,106 | $ 0 | $ 32,712 | $ 0 | | |
| Wste-103 | Gibson Ranch Pump Station Modifications | $ 481,062 | $ 481,062 | $ 0 | $ 0 | | |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| | | | Existing Dev. | | New Dev. | | Funding Sources | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Project No.** | **Project Description** | **Total Left to Fund** | **Pct.** | **Amount** | **Pct.** | **Amount** | **Development Fee** | **Redev. Fund** | **General Fund** | **Special Funding** |
| | | *(2007 dollars)* | | | | | | | | |
| Wste-105 | Wastewater System Maintenance, Testing & Inspection | $ 3,908,632 | 100% | $ 3,908,632 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wste-106 | Wastewater Collection, Treatment and Disposal Master Plan | $ 1,580,634 | 20% | $ 316,127 | 80% | $ 1,264,507 | $ 1,264,507 | $ 0 | $ 0 | $ 0 |
| Wste-108 | Annual Wastewater System Maintenance Repair & Upgrades | $ 13,189,700 | 100% | $ 13,189,700 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wste-110 | Wastewater Treatment Plant Expansion (Stage 2) | $ 5,276,014 | 0% | $ 0 | 100% | $ 5,276,014 | $ 5,276,014 | $ 0 | $ 0 | $ 0 |
| Wste-112 | Wastewater Treatment Plant Tertiary Treatment | $ 8,220,601 | 63% | $ 5,137,876 | 38% | $ 3,082,725 | $ 3,082,725 | $ 0 | $ 0 | $ 0 |
| Wste-113 | Wastewater Treatemnt Plant Flood Protection | $ 4,895,582 | 63% | $ 3,059,739 | 38% | $ 1,835,843 | $ 1,835,843 | $ 0 | $ 0 | $ 0 |
| Wste-200 | Odor Control Measures at WPCF | $ 21,465,000 | 0% | $ 0 | 100% | $ 21,465,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal Wastewater Facilities** | | **$ 62,787,962** | **41%** | **$ 25,644,786** | **59%** | **$ 37,143,176** | **$ 11,474,484** | **$ 0** | **$ 0** | **$ 0** |
| **Water Facilities** | | | | | | | | | | |
| Wtr-1 | Standby Power @ Well #21 | $ 193,628 | 100% | $ 193,628 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-2 | Telemetry System | $ 1,210,000 | 100% | $ 1,210,000 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 300,000 |
| Wtr-9 | Second Water Well, Southeast Area (County Well) | $ 380,555 | 0% | $ 0 | 100% | $ 380,555 | $ 380,555 | $ 0 | $ 0 | $ 0 |
| Wtr-13 | Update Water System Master Plan | $ 858,713 | 20% | $ 171,743 | 80% | $ 686,971 | $ 686,971 | $ 0 | $ 0 | $ 0 |
| Wtr-100 | Upgrade Well-site Control Panels | $ 150,000 | 100% | $ 150,000 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-101 | Implement a Water Audit and Leak Detection Program | $ 752,863 | 100% | $ 752,863 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-105 | Repair and Install Backflow Preventers at Five City Parks | $ 15,339 | 100% | $ 15,339 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-106 | Install Water Meters at Eight City Parks | $ 70,000 | 100% | $ 70,000 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-111 | Eliminate Pipeline Looping Deficiencies | $ 444,983 | 100% | $ 444,983 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-114 | Upgrade Galvanized Pipe Water Service Laterals | $ 8,179,987 | 100% | $ 8,179,987 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-115 | Rehabilitate Unlined Cast Iron Water Pipe | $ 4,092,881 | 100% | $ 4,092,881 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-116 | Abandon 2 and 3" Water Lines and Reconstruct Water Services | $ 5,484,112 | 100% | $ 5,484,112 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-117 | Implement an Automated Meter Reading System | $ 12,250,000 | 100% | $ 12,250,000 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-118 | Develop a Meter Calibration and Repair Program | $ 1,157,917 | 100% | $ 1,157,917 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-119 | Construct Well 1 Improvements | $ 52,917 | 100% | $ 52,917 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-120 | Construct Well 4 Improvements | $ 44,498 | 100% | $ 44,498 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-121 | Construct Well 5 Improvements | $ 84,186 | 100% | $ 84,186 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-124 | Construct Well 10 Improvements | $ 56,525 | 100% | $ 56,525 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-125 | Construct Well 11 Improvements | $ 46,904 | 100% | $ 46,904 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-126 | Construct Well 12 Improvements | $ 44,498 | 100% | $ 44,498 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-128 | Upgrade Standby Power at Well 14 | $ 53,519 | 100% | $ 53,519 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-129 | Construct Well 17 Improvements | $ 45,701 | 100% | $ 45,701 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-130 | Constuct Wells and Pipe Grid for South Service Area | $ 22,058,402 | 0% | $ 0 | 100% | $ 22,058,402 | $ 13,676,209 | $ 0 | $ 0 | $ 0 |
| Wtr-131A | Construct Wells for Northeast Service Area | $ 7,674,842 | 0% | $ 0 | 100% | $ 7,674,842 | $ 7,674,842 | $ 0 | $ 0 | $ 0 |
| Wtr-131B | Construct Water Distribution Pipelines for Northeast Service Area | $ 3,552,673 | 0% | $ 0 | 100% | $ 3,552,673 | $ 0 | $ 0 | $ 0 | $ 0 |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Funding Sources: Assessment District | Utility Revenue | Planned Neighborhood | Other | Notes |
|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | |
| Wste-105 | Wastewater System Maintenance, Testing & Inspection | $ 3,908,632 | $ 0 | $ 3,908,632 | $ 0 | | |
| Wste-106 | Wastewater Collection, Treatment and Disposal Master Plan | $ 1,580,634 | $ 0 | $ 316,127 | $ 0 | | |
| Wste-108 | Annual Wastewater System Maintenance Repair & Upgrades | $ 13,189,700 | $ 0 | $ 13,189,700 | $ 0 | | |
| Wste-110 | Wastewater Treatment Plant Expansion (Stage 2) | $ 5,276,014 | $ 0 | $ 0 | $ 0 | | |
| Wste-112 | Wastewater Treatment Plant Tertiary Treatment | $ 8,220,601 | $ 0 | $ 5,137,876 | $ 0 | | |
| Wste-113 | Wastewater Treatemnt Plant Flood Protection | $ 4,895,582 | $ 0 | $ 3,059,739 | $ 0 | | |
| Wste-200 | Odor Control Measures at WPCF | $ 21,465,000 | $ 0 | $ 0 | $ 21,465,000 | | |
| **Subtotal Wastewater Facilities** | | **$ 62,787,962** | **$ 3,114,879** | **$ 25,644,786** | **$ 22,553,813** | **$ 0** | |
| **Water Facilities** | | | | | | | |
| Wtr-1 | Standby Power @ Well #21 | $ 193,628 | $ 0 | $ 193,628 | $ 0 | | |
| Wtr-2 | Telemetry System | $ 1,210,000 | $ 0 | $ 910,000 | $ 0 | | |
| Wtr-9 | Second Water Well, Southeast Area (County Well) | $ 380,555 | $ 0 | $ 0 | $ 0 | | |
| Wtr-13 | Update Water System Master Plan | $ 858,713 | $ 0 | $ 171,743 | $ 0 | | |
| Wtr-100 | Upgrade Well-site Control Panels | $ 150,000 | $ 0 | $ 150,000 | $ 0 | | |
| Wtr-101 | Implement a Water Audit and Leak Detection Program | $ 752,863 | $ 0 | $ 752,863 | $ 0 | | |
| Wtr-105 | Repair and Install Backflow Preventers at Five City Parks | $ 15,339 | $ 0 | $ 15,339 | $ 0 | | |
| Wtr-106 | Install Water Meters at Eight City Parks | $ 70,000 | $ 0 | $ 70,000 | $ 0 | | |
| Wtr-111 | Eliminate Pipeline Looping Deficiencies | $ 444,983 | $ 0 | $ 444,983 | $ 0 | | |
| Wtr-114 | Upgrade Galvanized Pipe Water Service Laterals | $ 8,179,987 | $ 0 | $ 8,179,987 | $ 0 | | |
| Wtr-115 | Rehabilitate Unlined Cast Iron Water Pipe | $ 4,092,881 | $ 0 | $ 4,092,881 | $ 0 | | |
| Wtr-116 | Abandon 2 and 3" Water Lines and Reconstruct Water Services | $ 5,484,112 | $ 0 | $ 5,484,112 | $ 0 | | |
| Wtr-117 | Implement an Automated Meter Reading System | $ 12,250,000 | $ 0 | $ 12,250,000 | $ 0 | | |
| Wtr-118 | Develop a Meter Calibration and Repair Program | $ 1,157,917 | $ 0 | $ 1,157,917 | $ 0 | | |
| Wtr-119 | Construct Well 1 Improvements | $ 52,917 | $ 0 | $ 52,917 | $ 0 | | |
| Wtr-120 | Construct Well 4 Improvements | $ 44,498 | $ 0 | $ 44,498 | $ 0 | | |
| Wtr-121 | Construct Well 5 Improvements | $ 84,186 | $ 0 | $ 84,186 | $ 0 | | |
| Wtr-124 | Construct Well 10 Improvements | $ 56,525 | $ 0 | $ 56,525 | $ 0 | | |
| Wtr-125 | Construct Well 11 Improvements | $ 46,904 | $ 0 | $ 46,904 | $ 0 | | |
| Wtr-126 | Construct Well 12 Improvements | $ 44,498 | $ 0 | $ 44,498 | $ 0 | | |
| Wtr-128 | Upgrade Standby Power at Well 14 | $ 53,519 | $ 0 | $ 53,519 | $ 0 | | |
| Wtr-129 | Construct Well 17 Improvements | $ 45,701 | $ 0 | $ 45,701 | $ 0 | | |
| Wtr-130 | Constuct Wells and Pipe Grid for South Service Area | $ 22,058,402 | $ 0 | $ 0 | $ 8,382,193 | | |
| Wtr-131A | Construct Wells for Northeast Service Area | $ 7,674,842 | $ 0 | $ 0 | $ 0 | | |
| Wtr-131B | Construct Water Distribution Pipelines for Northeast Service Area | $ 3,552,673 | $ 3,552,673 | $ 0 | $ 0 | | |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Existing Dev. Pct. | Existing Dev. Amount | New Dev. Pct. | New Dev. Amount | Funding Sources: Development Fee | Redev. Fund | General Fund | Special Funding |
|---|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | | |
| Wtr-132A | Construct Wells for Northwest Service Area | $ 2,558,281 | 0% | $ 0 | 100% | $ 2,558,281 | $ 2,558,281 | $ 0 | $ 0 | $ 0 |
| Wtr-132B | Construct Water Distribution Pipelines for Northwest Service Area | $ 2,655,051 | 0% | $ 0 | 100% | $ 2,655,051 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-134 | Implement a Scheduled Valve Exercising Program | $ 4,959,754 | 100% | $ 4,959,754 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-135 | Develop an In-lieu Groundwater Recharge Program | $ 372,353 | 70% | $ 260,647 | 30% | $ 111,706 | $ 111,706 | $ 0 | $ 0 | $ 0 |
| Wtr-136 | Groundwater Supply Well Replacement | $ 16,170,000 | 100% | $ 16,170,000 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-137 | Annual Water System Maintenance Maintenance Repair & Upgrades | $ 14,195,192 | 100% | $ 14,195,192 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Wtr-138 | Urban Water Management Plan | $ 181,425 | 67% | $ 121,555 | 33% | $ 59,870 | $ 59,870 | $ 0 | $ 0 | $ 0 |
| Wtr-139 | Joint Surface Water CEQA & Feasibility | $ 154,834 | 67% | $ 103,739 | 33% | $ 51,095 | $ 51,095 | $ 0 | $ 0 | $ 0 |
| Wtr-140 | Replace Elevated Tank | $ 2,500,000 | 100% | $ 2,500,000 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal Water Facilities** | | **$ 112,702,534** | **65%** | **$ 72,913,088** | **35%** | **$ 39,789,446** | **$ 25,199,529** | **$ 0** | **$ 0** | **$ 300,000** |
| **Road Improvements** | | | | | | | | | | |
| **New Street Construction** | | | | | | | | | | |
| NSC-2 | Extend Thomas St.from Main St. to Lemen Ave. | $ 2,460,291 | 100% | $ 2,460,291 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| NSC-100 | Extend Coloma Way from Co. Rd 24A to 24C | $ 740,836 | 0% | $ 0 | 100% | $ 740,836 | $ 0 | $ 0 | $ 0 | $ 0 |
| NSC-101 | Extend College St.between Co. Rd 24A and 24C | $ 740,836 | 0% | $ 0 | 100% | $ 740,836 | $ 0 | $ 0 | $ 0 | $ 0 |
| NSC-103 | Constuct four-lane principal arterial on CR24C between Pioneer & East. | $ 10,810,161 | 0% | $ 0 | 100% | $ 10,810,161 | $ 0 | $ 0 | $ 0 | $ 0 |
| NSC-104 | Construct two-lane principal arterial on CR24C between East & College | $ 2,116,675 | 0% | $ 0 | 100% | $ 2,116,675 | $ 0 | $ 0 | $ 0 | $ 0 |
| NSC-105 | Extend Matmor Rd from Tyler Dr. to Co. Rd. 24C | $ 2,310,474 | 0% | $ 0 | 100% | $ 2,310,474 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal New Street Construction** | | **$ 19,179,273** | **13%** | **$ 2,460,291** | **87%** | **$ 16,718,982** | **$ 0** | **$ 0** | **$ 0** | **$ 0** |
| **Street Widening** | | | | | | | | | | |
| SW-1(A) | Widen Kentucky Ave. from East St to College St. | $ 5,908,000 | 0% | $ 0 | 100% | $ 5,908,000 | $ 1,700,000 | $ 0 | $ 0 | $ 0 |
| SW-1(B) | Widen Kenucky Ave. between College St. and West St. | $ 5,291,000 | 0% | $ 0 | 100% | $ 5,291,000 | $ 1,700,000 | $ 0 | $ 0 | $ 0 |
| SW-17 | East St. Corridor Specific Plan Road | $ 3,596,973 | 100% | $ 3,596,973 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| SW-104 | Widen Pioneer Ave. between Gibson Rd. and CR 25A | $ 3,990,069 | 0% | $ 0 | 100% | $ 3,990,069 | $ 0 | $ 0 | $ 0 | $ 0 |
| SW-105 | East Main Street/Pioneer Avenue Intersection | $ 340,042 | 0% | $ 0 | 100% | $ 340,042 | $ 327,359 | $ 0 | $ 0 | $ 12,684 |
| SW-106 | East Main Street/CR 102 Intersection | $ 390,348 | 0% | $ 0 | 100% | $ 390,348 | $ 380,121 | $ 0 | $ 0 | $ 10,227 |
| SW-107 | East Main Street/Northbound I-5 off ramp Intersection | $ 151,191 | 0% | $ 0 | 100% | $ 151,191 | $ 141,394 | $ 0 | $ 0 | $ 9,797 |
| SW-2 | Gibson frontage improvements, MPFP share | $ 400,000 | 0% | $ 0 | 100% | $ 400,000 | $ 400,000 | $ 0 | $ 0 | $ 0 |
| SW-201 | Widen East St between CR 24A and the south edge of the County Fair Mall | $ 1,900,000 | 0% | $ 0 | 100% | $ 1,900,000 | $ 950,000 | $ 0 | $ 0 | $ 0 |
| SW-202 | Widen east side of CR 102 between Gibson Rd and Farmer's Central Rd | $ 1,000,000 | 0% | $ 0 | 100% | $ 1,000,000 | $ 1,000,000 | $ 0 | $ 0 | $ 0 |
| SW-203 | Widen east side of CR 102 between Farmer's Central Rd and Parkway Dr | $ 1,334,000 | 0% | $ 0 | 100% | $ 1,334,000 | $ 1,334,000 | $ 0 | $ 0 | $ 0 |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Funding Sources: Assessment District | Utility Revenue | Planned Neighborhood | Other | Notes |
|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | |
| Wtr-132A | Construct Wells for Northwest Service Area | $ 2,558,281 | $ 0 | $ 0 | $ 0 | | |
| Wtr-132B | Construct Water Distribution Pipelines for Northwest Service Area | $ 2,655,051 | $ 2,655,051 | $ 0 | $ 0 | | |
| Wtr-134 | Implement a Scheduled Valve Exercising Program | $ 4,959,754 | $ 0 | $ 4,959,754 | $ 0 | | |
| Wtr-135 | Develop an In-lieu Groundwater Recharge Program | $ 372,353 | $ 0 | $ 260,647 | $ 0 | | |
| Wtr-136 | Groundwater Supply Well Replacement | $ 16,170,000 | $ 0 | $ 16,170,000 | $ 0 | | |
| Wtr-137 | Annual Water System Maintenance Maintenance Repair & Upgrades | $ 14,195,192 | $ 0 | $ 14,195,192 | $ 0 | | |
| Wtr-138 | Urban Water Management Plan | $ 181,425 | $ 0 | $ 121,555 | $ 0 | | |
| Wtr-139 | Joint Surface Water CEQA & Feasibility | $ 154,834 | $ 0 | $ 103,739 | $ 0 | | |
| Wtr-140 | Replace Elevated Tank | $ 2,500,000 | $ 0 | $ 2,500,000 | $ 0 | | |
| **Subtotal Water Facilities** | | **$ 112,702,534** | **$ 6,207,724** | **$ 72,613,088** | **$ 8,382,193** | **$ 0** | |
| **Road Improvements** | | | | | | | |
| **New Street Construction** | | | | | | | |
| NSC-2 | Extend Thomas St.from Main St. to Lemen Ave. | $ 2,460,291 | $ 2,460,291 | $ 0 | $ 0 | | |
| NSC-100 | Extend Coloma Way from Co. Rd 24A to 24C | $ 740,836 | $ 0 | $ 0 | $ 740,836 | | |
| NSC-101 | Extend College St.between Co. Rd 24A and 24C | $ 740,836 | $ 0 | $ 0 | $ 740,836 | | |
| NSC-103 | Constuct four-lane principal arterial on CR24C between Pioneer & East. | $ 10,810,161 | $ 0 | $ 0 | $ 10,810,161 | | |
| NSC-104 | Construct two-lane principal arterial on CR24C between East & College | $ 2,116,675 | $ 0 | $ 0 | $ 2,116,675 | | |
| NSC-105 | Extend Matmor Rd from Tyler Dr. to Co. Rd. 24C | $ 2,310,474 | $ 0 | $ 0 | $ 2,310,474 | | |
| **Subtotal New Street Construction** | | **$ 19,179,273** | **$ 2,460,291** | **$ 0** | **$ 16,718,982** | **$ 0** | |
| **Street Widening** | | | | | | | |
| SW-1(A) | Widen Kentucky Ave. from East St to College St. | $ 5,908,000 | $ 0 | $ 0 | $ 0 | $ 4,208,000 | Move all but $1.7 million from development fee to other |
| SW-1(B) | Widen Kenucky Ave. between College St. and West St. | $ 5,291,000 | $ 0 | $ 0 | $ 0 | $ 3,591,000 | Move all but $1.7 million from development fee to other |
| SW-17 | East St. Corridor Specific Plan Road | $ 3,596,973 | $ 3,596,973 | $ 0 | $ 0 | | |
| SW-104 | Widen Pioneer Ave. between Gibson Rd. and CR 25A | $ 3,990,069 | $ 0 | $ 0 | $ 3,990,069 | | |
| SW-105 | East Main Street/Pioneer Avenue Intersection | $ 340,042 | $ 0 | $ 0 | $ 0 | | |
| SW-106 | East Main Street/CR 102 Intersection | $ 390,348 | $ 0 | $ 0 | $ 0 | | |
| SW-107 | East Main Street/Northbound I-5 off ramp Intersection | $ 151,191 | $ 0 | $ 0 | $ 0 | | |
| SW-2 | Gibson frontage improvements, MPFP share | $ 400,000 | $ 0 | $ 0 | $ 0 | | |
| SW-201 | Widen East St between CR 24A and the south edge of the County Fair Mall | $ 1,900,000 | $ 0 | $ 0 | $ 950,000 | | |
| SW-202 | Widen east side of CR 102 between Gibson Rd and Farmer's Central Rd | $ 1,000,000 | $ 0 | $ 0 | $ 0 | | |
| SW-203 | Widen east side of CR 102 between Farmer's Central Rd and Parkway Dr | $ 1,334,000 | $ 0 | $ 0 | $ 0 | | |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Existing Dev. Pct. | Existing Dev. Amount | New Dev. Pct. | New Dev. Amount | Funding Sources: Development Fee | Redev. Fund | General Fund | Special Funding |
|---|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | | |
| SW-204 | Widen west side of CR 102 between Gibson Rd and Parkway Dr | $ 2,200,000 | 0% | $ 0 | 100% | $ 2,200,000 | $ 2,200,000 | $ 0 | $ 0 | $ 0 |
| SW-205 | E Beamer St/CR 102 intersection modifications | $ 187,000 | 0% | $ 0 | 100% | $ 187,000 | $ 187,000 | $ 0 | $ 0 | $ 0 |
| SW-206 | E Main St/East St intersection modifications | $ 528,000 | 0% | $ 0 | 100% | $ 528,000 | $ 528,000 | $ 0 | $ 0 | $ 0 |
| SW-207 | E Main St/SB SR 113 intersection modifications | $ 288,000 | 0% | $ 0 | 100% | $ 288,000 | $ 288,000 | $ 0 | $ 0 | $ 0 |
| SW-208 | Gibson Rd/East St intersection modifications | $ 1,611,000 | 0% | $ 0 | 100% | $ 1,611,000 | $ 1,611,000 | $ 0 | $ 0 | $ 0 |
| SW-209 | Intersection modifications & traffic signal at East St and CR 25A | $ 515,000 | 0% | $ 0 | 100% | $ 515,000 | $ 515,000 | $ 0 | $ 0 | $ 0 |
| **Subtotal Street Widening** | | **$ 29,630,624** | **12%** | **$ 3,596,973** | **88%** | **$ 26,033,651** | **$ 13,261,873** | **$ 0** | **$ 0** | **$ 32,708** |
| **Street Construction** | | | | | | | | | | |
| SC-1 | Construct south side of Main St. from Ashley Ave. to Cottonwood St. | $ 426,084 | 100% | $ 426,084 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 426,084 |
| SC-2 | Construct west side of Cottonwood St. from Main St. to Lincoln Ave. | $ 340,867 | 100% | $ 340,867 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| SC-12 | Rebuild existing City streets | $ 19,545,643 | 67% | $ 13,095,581 | 33% | $ 6,450,062 | $ 0 | $ 0 | $ 0 | $ 13,095,581 |
| SC-100 | Construct Pioneer Ave. between Gibson Rd. and County Rd. 24C | $ 2,540,010 | 0% | $ 0 | 100% | $ 2,540,010 | $ 0 | $ 0 | $ 0 | $ 0 |
| SC-101 | Upgrade County Rd. 25A to standard two-lane minor arterial cross section | $ 2,057,573 | 0% | $ 0 | 100% | $ 2,057,573 | $ 0 | $ 0 | $ 0 | $ 0 |
| SC-200 | Beamer St UC replacement | $ 4,000,000 | 100% | $ 4,000,000 | 0% | $ 0 | $ 0 | $ 0 | $ 4,000,000 | $ 0 |
| **Subtotal Street Construction** | | **$ 28,910,177** | **62%** | **$ 17,862,532** | **38%** | **$ 11,047,645** | **$ 0** | **$ 0** | **$ 4,000,000** | **$ 13,521,665** |
| **Transportation Planning** | | | | | | | | | | |
| TP-1 | Update Master Plan | $ 300,000 | 0% | $ 0 | 100% | $ 300,000 | $ 300,000 | $ 0 | $ 0 | $ 0 |
| TP-2 | Update Bikeway Plan | $ 101,710 | 0% | $ 0 | 100% | $ 101,710 | $ 101,710 | $ 0 | $ 0 | $ 0 |
| TP-3 | Misc. Corridor, Feasibility & Planning Studies | $ 300,000 | 0% | $ 0 | 100% | $ 300,000 | $ 300,000 | $ 0 | $ 0 | $ 0 |
| **Subtotal Transportation Planning** | | **$ 701,710** | **0%** | **$ 0** | **100%** | **$ 701,710** | **$ 701,710** | **$ 0** | **$ 0** | **$ 0** |
| **Interchanges Grade Sep** | | | | | | | | | | |
| IGS-1 | Reconstruct the interchange with I-5 including crossover | $ 12,600,000 | 0% | $ 0 | 100% | $ 12,600,000 | $ 12,600,000 | $ 0 | $ 0 | $ 0 |
| IGS-100 | Construct I-5/SR 113 Freeway to Freeway | $ 66,278,000 | 85% | $ 56,336,300 | 15% | $ 9,941,700 | $ 9,941,700 | $ 0 | $ 0 | $ 56,336,300 |
| IGS-101 | Gibson Rd. pedestrian overcrossing at Woodland Community College | $ 4,000,000 | 0% | $ 0 | 100% | $ 4,000,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| IGS-102 | SR 113 Pedestrian/Bicycle Overcrossing | $ 3,336,888 | 0% | $ 0 | 100% | $ 3,336,888 | $ 3,336,888 | $ 0 | $ 0 | $ 0 |
| **Subtotal Interchanges Grade Sep** | | **$ 86,214,888** | **65%** | **$ 56,336,300** | **35%** | **$ 29,878,588** | **$ 25,878,588** | **$ 0** | **$ 0** | **$ 56,336,300** |
| **New Traffic Signals** | | | | | | | | | | |
| NTS-9 | Install traffic signal at Lincoln Ave. and California St. | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-10 | Install traffic signal at Beamer St. and California | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-11 | Install traffic signal at Gibson Rd. and Cottonwood St. | $ 337,000 | 0% | $ 0 | 100% | $ 337,000 | $ 337,000 | $ 0 | $ 0 | $ 0 |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Funding Sources: Assessment District | Utility Revenue | Planned Neighborhood | Other | Notes |
|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | |
| SW-204 | Widen west side of CR 102 between Gibson Rd and Parkway Dr | $ 2,200,000 | $ 0 | $ 0 | $ 0 | | Move from planned neighborhood to development fee |
| SW-205 | E Beamer St/CR 102 intersection modifications | $ 187,000 | $ 0 | $ 0 | $ 0 | | |
| SW-206 | E Main St/East St intersection modifications | $ 528,000 | $ 0 | $ 0 | $ 0 | | |
| SW-207 | E Main St/SB SR 113 intersection modifications | $ 288,000 | $ 0 | $ 0 | $ 0 | | |
| SW-208 | Gibson Rd/East St intersection modifications | $ 1,611,000 | $ 0 | $ 0 | $ 0 | | |
| SW-209 | Intersection modifications & traffic signal at East St and CR 25A | $ 515,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Street Widening** | | **$ 29,630,624** | **$ 3,596,973** | **$ 0** | **$ 4,940,069** | **$ 7,799,000** | |
| **Street Construction** | | | | | | | |
| SC-1 | Construct south side of Main St. from Ashley Ave. to Cottonwood St. | $ 426,084 | $ 0 | $ 0 | $ 0 | | |
| SC-2 | Construct west side of Cottonwood St. from Main St. to Lincoln Ave. | $ 340,867 | $ 340,867 | $ 0 | $ 0 | | |
| SC-12 | Rebuild existing City streets | $ 19,545,643 | $ 0 | $ 0 | $ 0 | $ 6,450,062 | Move from development fee to Other |
| SC-100 | Construct Pioneer Ave. between Gibson Rd. and County Rd. 24C | $ 2,540,010 | $ 0 | $ 0 | $ 2,540,010 | | |
| SC-101 | Upgrade County Rd. 25A to standard two-lane minor arterial cross section | $ 2,057,573 | $ 0 | $ 0 | $ 2,057,573 | | |
| SC-200 | Beamer St UC replacement | $ 4,000,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Street Construction** | | **$ 28,910,177** | **$ 340,867** | **$ 0** | **$ 4,597,583** | **$ 6,450,062** | |
| **Transportation Planning** | | | | | | | |
| TP-1 | Update Master Plan | $ 300,000 | $ 0 | $ 0 | $ 0 | | |
| TP-2 | Update Bikeway Plan | $ 101,710 | $ 0 | $ 0 | $ 0 | | |
| TP-3 | Misc. Corridor, Feasibility & Planning Studies | $ 300,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Transportation Planning** | | **$ 701,710** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |
| **Interchanges Grade Sep** | | | | | | | |
| IGS-1 | Reconstruct the interchange with I-5 including crossover | $ 12,600,000 | $ 0 | $ 0 | $ 0 | | |
| IGS-100 | Construct I-5/SR 113 Freeway to Freeway | $ 66,278,000 | $ 0 | $ 0 | $ 0 | | |
| IGS-101 | Gibson Rd. pedestrian overcrossing at Woodland Community College | $ 4,000,000 | $ 0 | $ 0 | $ 0 | $ 4,000,000 | Move from development fee and Planned Neighborhood to Other |
| IGS-102 | SR 113 Pedestrian/Bicycle Overcrossing | $ 3,336,888 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Interchanges Grade Sep** | | **$ 86,214,888** | **$ 0** | **$ 0** | **$ 0** | **$ 4,000,000** | |
| **New Traffic Signals** | | | | | | | |
| NTS-9 | Install traffic signal at Lincoln Ave. and California St. | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-10 | Install traffic signal at Beamer St. and California | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-11 | Install traffic signal at Gibson Rd. and Cottonwood St. | $ 337,000 | $ 0 | $ 0 | $ 0 | | |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| | | | Existing Dev. | | New Dev. | | Funding Sources | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Project No.** | **Project Description** | **Total Left to Fund** | **Pct.** | **Amount** | **Pct.** | **Amount** | **Development Fee** | **Redev. Fund** | **General Fund** | **Special Funding** |
| | | *(2007 dollars)* | | | | | | | | |
| NTS-12 | Install traffic signal at Lincoln Ave. and Cottonwood St. | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-13 | Install traffic signal at Cottonwood St. and Beamer St. | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-18 | Install Traffic Signal at Kentucky Ave. and College St. | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-19 | Install traffic signal at Kentucky Ave. and CR98 | $ 200,574 | 0% | $ 0 | 100% | $ 200,574 | $ 20,000 | $ 0 | $ 0 | $ 180,574 |
| NTS-20 | Install traffic signal at Kentucky Ave. and Cottonwood St. | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-24 | Install traffic signal at Gibson Rd. and CR 98 | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-28 | Install Traffic Signal at East St and Lemen Ave. | $ 2,351,000 | 43% | $ 1,010,930 | 57% | $ 1,340,070 | $ 1,340,070 | $ 0 | $ 0 | $ 1,010,930 |
| NTS-33 | Install traffic signal at Gum Ave. and Matmor Rd. | $ 335,000 | 0% | $ 0 | 100% | $ 335,000 | $ 335,000 | $ 0 | $ 0 | $ 0 |
| NTS-101 | Install traffic signal at Farnham Ave. and Maxwell Ave. | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-102 | Install traffic signal at Kincheloe Dr. and Maxwell | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-104 | Install traffic signal at Matmor Rd. and CR 24C | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| NTS-105 | Install traffic signal at East St. and CR 24C | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| NTS-106 | Install traffic signal at Pioneer Ave. and CR 24C | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| NTS-107 | Install traffic signal at Kentucky Ave. and CR 102 | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-108 | Install traffic signal at Rd. 24A and East St. | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 0 | $ 0 | $ 0 | $ 0 |
| NTS-109 | Install traffic signal at Palm Ave. and Kentucky | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-113 | Install traffic signal at Pioneer Ave and Brannigan | $ 290,000 | 0% | $ 0 | 100% | $ 290,000 | $ 290,000 | $ 0 | $ 0 | $ 0 |
| NTS-114 | East Main Street/Douglas Avenue Traffic Signal & | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 339,231 | $ 0 | $ 0 | $ 25,769 |
| NTS-115 | Install traffic signal at Farnham Ave. and Pioneer Ave. | $ 290,000 | 0% | $ 0 | 100% | $ 290,000 | $ 290,000 | $ 0 | $ 0 | $ 0 |
| NTS-200 | Install traffic signal at College St and Cross St | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-201 | Modify traffic signal at East and CR 24A (ultimate configuration) | $ 260,000 | 0% | $ 0 | 100% | $ 260,000 | $ 130,000 | $ 0 | $ 0 | $ 0 |
| NTS-202 | Traffic signal at Ashley Ave and Gibson Road | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-203 | Traffic signal at E Main St and Freeway Drive | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-204 | Traffic signal at Kentucky Ave and Cleveland St | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| NTS-205 | Traffic signal at Main St and 5th St | $ 365,000 | 0% | $ 0 | 100% | $ 365,000 | $ 365,000 | $ 0 | $ 0 | $ 0 |
| **Subtotal New Traffic Signals** | | **$ 11,728,574** | **9%** | **$ 1,010,930** | **91%** | **$ 10,717,644** | **$ 8,921,301** | **$ 0** | **$ 0** | **$ 1,217,273** |
| **Traffic Signal Modifications** | | | | | | | | | | |
| TSM-103 | Rehabilitation of Traffic Signals | $ 329,871 | 100% | $ 329,871 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 329,871 |
| TSM-104 | East Main Street/Industrial Way/SR 113 West Intersection | $ 65,424 | 0% | $ 0 | 100% | $ 65,424 | $ 64,633 | $ 0 | $ 0 | $ 792 |
| TSM-106 | Modify Traffic Signal at East St and Kentucky Avenue | $ 173,000 | 0% | $ 0 | 100% | $ 173,000 | $ 173,000 | $ 0 | $ 0 | $ 0 |
| TSM-200 | Signal modifications at Pioneer and Gum | $ 97,000 | 0% | $ 0 | 100% | $ 97,000 | $ 97,000 | $ 0 | $ 0 | $ 0 |
| TSM-201 | Signal modifications at East Gibson Rd and Matmor Rd. | $ 100,000 | 0% | $ 0 | 100% | $ 100,000 | $ 100,000 | $ 0 | $ 0 | $ 0 |
| TSM-202 | Signal Modifications, provide protected left turns | $ 1,500,000 | 0% | $ 0 | 100% | $ 1,500,000 | $ 1,500,000 | $ 0 | $ 0 | $ 0 |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Funding Sources: Assessment District | Utility Revenue | Planned Neighborhood | Other | Notes |
|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | |
| NTS-12 | Install traffic signal at Lincoln Ave. and Cottonwood St. | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-13 | Install traffic signal at Cottonwood St. and Beamer St. | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-18 | Install Traffic Signal at Kentucky Ave. and College St. | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-19 | Install traffic signal at Kentucky Ave. and CR98 | $ 200,574 | $ 0 | $ 0 | $ 0 | | |
| NTS-20 | Install traffic signal at Kentucky Ave. and Cottonwood St. | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-24 | Install traffic signal at Gibson Rd. and CR 98 | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-28 | Install Traffic Signal at East St and Lemen Ave. | $ 2,351,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-33 | Install traffic signal at Gum Ave. and Matmor Rd. | $ 335,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-101 | Install traffic signal at Farnham Ave. and Maxwell Ave. | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-102 | Install traffic signal at Kincheloe Dr. and Maxwell | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-104 | Install traffic signal at Matmor Rd. and CR 24C | $ 365,000 | $ 0 | $ 0 | $ 365,000 | | |
| NTS-105 | Install traffic signal at East St. and CR 24C | $ 365,000 | $ 0 | $ 0 | $ 365,000 | | |
| NTS-106 | Install traffic signal at Pioneer Ave. and CR 24C | $ 365,000 | $ 0 | $ 0 | $ 365,000 | | |
| NTS-107 | Install traffic signal at Kentucky Ave. and CR 102 | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-108 | Install traffic signal at Rd. 24A and East St. | $ 365,000 | $ 0 | $ 0 | $ 365,000 | | |
| NTS-109 | Install traffic signal at Palm Ave. and Kentucky | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-113 | Install traffic signal at Pioneer Ave and Brannigan | $ 290,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-114 | East Main Street/Douglas Avenue Traffic Signal & | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-115 | Install traffic signal at Farnham Ave. and Pioneer Ave. | $ 290,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-200 | Install traffic signal at College St and Cross St | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-201 | Modify traffic signal at East and CR 24A (ultimate configuration) | $ 260,000 | $ 0 | $ 0 | $ 130,000 | | |
| NTS-202 | Traffic signal at Ashley Ave and Gibson Road | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-203 | Traffic signal at E Main St and Freeway Drive | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-204 | Traffic signal at Kentucky Ave and Cleveland St | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| NTS-205 | Traffic signal at Main St and 5th St | $ 365,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal New Traffic Signals** | | **$ 11,728,574** | **$ 0** | **$ 0** | **$ 1,590,000** | **$ 0** | |
| | | | | | | | |
| **Traffic Signal Modifications** | | | | | | | |
| TSM-103 | Rehabilitation of Traffic Signals | $ 329,871 | $ 0 | $ 0 | $ 0 | | |
| TSM-104 | East Main Street/Industrial Way/SR 113 West Intersection | $ 65,424 | $ 0 | $ 0 | $ 0 | | |
| TSM-106 | Modify Traffic Signal at East St and Kentucky Avenue | $ 173,000 | $ 0 | $ 0 | $ 0 | | |
| TSM-200 | Signal modifications at Pioneer and Gum | $ 97,000 | $ 0 | $ 0 | $ 0 | | |
| TSM-201 | Signal modifications at East Gibson Rd and Matmor Rd. | $ 100,000 | $ 0 | $ 0 | $ 0 | | |
| TSM-202 | Signal Modifications, provide protected left turns | $ 1,500,000 | $ 0 | $ 0 | $ 0 | | |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Existing Dev. Pct. | Existing Dev. Amount | New Dev. Pct. | New Dev. Amount | Funding Sources: Development Fee | Redev. Fund | General Fund | Special Funding |
|---|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | | |
| TSM-203 | Citywide TIS improvements | $ 1,800,000 | 0% | $ 0 | 100% | $ 1,800,000 | $ 1,800,000 | $ 0 | $ 0 | $ 0 |
| **Subtotal Traffic Signal Modifications** | | **$ 4,065,296** | **8%** | **$ 329,871** | **92%** | **$ 3,735,424** | **$ 3,734,633** | **$ 0** | **$ 0** | **$ 330,663** |
| **Street Lighting/Landscaping** | | | | | | | | | | |
| SLL-1 | Convert series circuits to parallel for street lights | $ 1,862,863 | 100% | $ 1,862,863 | 0% | $ 0 | $ 0 | $ 0 | $ 1,862,863 | $ 0 |
| **Subtotal Street Lighting/Landscaping** | | **$ 1,862,863** | **100%** | **$ 1,862,863** | **0%** | **$ 0** | **$ 0** | **$ 0** | **$ 1,862,863** | **$ 0** |
| **Spot Intersection Improvements** | | | | | | | | | | |
| SII-2 | Gibson at West | $ 89,340 | 100% | $ 89,340 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 89,340 |
| SII-100 | School Related Crossing Improvements | $ 2,000,000 | 85% | $ 1,700,000 | 15% | $ 300,000 | $ 300,000 | $ 0 | $ 0 | $ 1,700,000 |
| SII-101 | Round-About at Gum & Bourn | $ 400,000 | 0% | $ 0 | 100% | $ 400,000 | $ 400,000 | $ 0 | $ 0 | $ 0 |
| **Subtotal Spot Intersection Improvements** | | **$ 2,489,340** | **72%** | **$ 1,789,340** | **28%** | **$ 700,000** | **$ 700,000** | **$ 0** | **$ 0** | **$ 1,789,340** |
| **Public Works Street Calming** | | | | | | | | | | |
| TC-200 | Traffic calming on the Maxwell/Farnham/Gum corridor | $ 300,000 | 0% | $ 0 | 100% | $ 300,000 | $ 300,000 | $ 0 | $ 0 | $ 0 |
| TC-201 | Traffic calming - general | $ 500,000 | 0% | $ 0 | 100% | $ 500,000 | $ 500,000 | $ 0 | $ 0 | $ 0 |
| **Subtotal Public Works Street Calming** | | **$ 800,000** | **0%** | **$ 0** | **100%** | **$ 800,000** | **$ 800,000** | **$ 0** | **$ 0** | **$ 0** |
| **Bike/Pedestrian** | | | | | | | | | | |
| BPF-1 | Add bike routes to system | $ 748,215 | 70% | $ 523,750 | 30% | $ 224,464 | $ 224,464 | $ 0 | $ 0 | $ 523,750 |
| BPF-2 | Replace "grate" catch basin tops | $ 89,340 | 100% | $ 89,340 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 89,340 |
| BPF-200 | Pedestrian/Bicycle crossing improvements | $ 200,000 | 0% | $ 0 | 100% | $ 200,000 | $ 200,000 | $ 0 | $ 0 | $ 0 |
| BPF-201 | Sidewalk on south side of Gibson from east of Matmor to Pioneer | $ 250,000 | 0% | $ 0 | 100% | $ 250,000 | $ 250,000 | $ 0 | $ 0 | $ 0 |
| **Subtotal Bike/Pedestrian** | | **$ 1,287,555** | **48%** | **$ 613,091** | **52%** | **$ 674,464** | **$ 674,464** | **$ 0** | **$ 0** | **$ 613,091** |
| **Public Facilities** | | | | | | | | | | |
| PUB-1 | Public Works Vehicles & Equipment | $ 817,299 | 0% | $ 0 | 100% | $ 817,299 | $ 817,299 | $ 0 | $ 0 | $ 0 |
| PUB-2 | Install wheel chair ramps at int. curbs | $ 1,172,418 | 100% | $ 1,172,418 | 0% | $ 0 | $ 0 | $ 0 | $ 0 | $ 1,172,418 |
| PUB-3 | Upgrade Alleys | $ 450,412 | 100% | $ 450,412 | 0% | $ 0 | $ 0 | $ 292,768 | $ 157,644 | $ 0 |
| PUB-4 | Wireless Communications | $ 13,508 | 0% | $ 0 | 100% | $ 13,508 | $ 13,508 | $ 0 | $ 0 | $ 0 |
| PUB-100 | GIS Database | $ 30,408 | 50% | $ 15,204 | 50% | $ 15,204 | $ 15,204 | $ 0 | $ 0 | $ 3,801 |
| **Subtotal Public Facilities** | | **$ 2,484,044** | **66%** | **$ 1,638,034** | **34%** | **$ 846,011** | **$ 846,011** | **$ 292,768** | **$ 157,644** | **$ 1,176,219** |
| **Right-of-Way** | | | | | | | | | | |
| R0W-100 | Reserve right-of-way for 4-lane arterial between West St. and CR 98 | $ 27,489 | 0% | $ 0 | 100% | $ 27,489 | $ 27,489 | $ 0 | $ 0 | $ 0 |
| **Subtotal Right-of-Way** | | **$ 27,489** | **0%** | **$ 0** | **100%** | **$ 27,489** | **$ 27,489** | **$ 0** | **$ 0** | **$ 0** |
| **Traffic Engineering Services** | | | | | | | | | | |
| TES-100 | Traffic Engineering Services-annual | $ 450,000 | 0% | $ 0 | 100% | $ 450,000 | $ 450,000 | $ 0 | $ 0 | $ 0 |
| **Subtotal Traffic Engineering Services** | | **$ 450,000** | **0%** | **$ 0** | **100%** | **$ 450,000** | **$ 450,000** | **$ 0** | **$ 0** | **$ 0** |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Funding Sources: Assessment District | Utility Revenue | Planned Neighborhood | Other | Notes |
|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | |
| TSM-203 | Citywide TIS improvements | $ 1,800,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Traffic Signal Modifications** | | **$ 4,065,296** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |
| **Street Lighting/Landscaping** | | | | | | | |
| SLL-1 | Convert series circuits to parallel for street lights | $ 1,862,863 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Street Lighting/Landscaping** | | **$ 1,862,863** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |
| **Spot Intersection Improvements** | | | | | | | |
| SII-2 | Gibson at West | $ 89,340 | $ 0 | $ 0 | $ 0 | | |
| SII-100 | School Related Crossing Improvements | $ 2,000,000 | $ 0 | $ 0 | $ 0 | | |
| SII-101 | Round-About at Gum & Bourn | $ 400,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Spot Intersection Improvements** | | **$ 2,489,340** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |
| **Public Works Street Calming** | | | | | | | |
| TC-200 | Traffic calming on the Maxwell/Farnham/Gum corridor | $ 300,000 | $ 0 | $ 0 | $ 0 | | |
| TC-201 | Traffic calming - general | $ 500,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Public Works Street Calming** | | **$ 800,000** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |
| **Bike/Pedestrian** | | | | | | | |
| BPF-1 | Add bike routes to system | $ 748,215 | $ 0 | $ 0 | $ 0 | | |
| BPF-2 | Replace "grate" catch basin tops | $ 89,340 | $ 0 | $ 0 | $ 0 | | |
| BPF-200 | Pedestrian/Bicycle crossing improvements | $ 200,000 | $ 0 | $ 0 | $ 0 | | |
| BPF-201 | Sidewalk on south side of Gibson from east of Matmor to Pioneer | $ 250,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Bike/Pedestrian** | | **$ 1,287,555** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |
| **Public Facilities** | | | | | | | |
| PUB-1 | Public Works Vehicles & Equipment | $ 817,299 | $ 0 | $ 0 | $ 0 | | |
| PUB-2 | Install wheel chair ramps at int. curbs | $ 1,172,418 | $ 0 | $ 0 | $ 0 | | |
| PUB-3 | Upgrade Alleys | $ 450,412 | $ 0 | $ 0 | $ 0 | | |
| PUB-4 | Wireless Communications | $ 13,508 | $ 0 | $ 0 | $ 0 | | |
| PUB-100 | GIS Database | $ 30,408 | $ 0 | $ 11,403 | $ 0 | | |
| **Subtotal Public Facilities** | | **$ 2,484,044** | **$ 0** | **$ 11,403** | **$ 0** | **$ 0** | |
| **Right-of-Way** | | | | | | | |
| R0W-100 | Reserve right-of-way for 4-lane arterial between West St. and CR 98 | $ 27,489 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Right-of-Way** | | **$ 27,489** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |
| **Traffic Engineering Services** | | | | | | | |
| TES-100 | Traffic Engineering Services-annual | $ 450,000 | $ 0 | $ 0 | $ 0 | | |
| **Subtotal Traffic Engineering Services** | | **$ 450,000** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Existing Dev. Pct. | Existing Dev. Amount | New Dev. Pct. | New Dev. Amount | Funding Sources: Development Fee | Redev. Fund | General Fund | Special Funding |
|---|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | | |
| | **Update Traffic Model** | | | | | | | | | |
| | UTM-100 Update Traffic Model | $ 149,643 | 0% | $ 0 | 100% | $ 149,643 | $ 149,643 | $ 0 | $ 0 | $ 0 |
| | **Subtotal Update Traffic Model** | **$ 149,643** | **0%** | **$ 0** | **100%** | **$ 149,643** | **$ 149,643** | **$ 0** | **$ 0** | **$ 0** |
| | **Subtotal Road Improvements** | **$ 189,981,475** | **46%** | **$ 87,500,224** | **54%** | **$ 102,481,251** | **$ 56,145,713** | **$ 292,768** | **$ 6,020,507** | **$ 75,017,258** |
| | **GRAND TOTAL** | **$ 532,585,115** | **46%** | **$ 242,329,211** | **54%** | **$ 290,255,905** | **$ 123,262,398** | **$ 1,628,268** | **$ 52,457,119** | **$ 86,516,258** |

Source: City of Woodland

**Table C-1**
**2008 MPFP Fee Nexus Study Update**
**Facility Cost Funding Sources**

**EXCLUDED AND ADDED COSTS HIGHLIGHTED**

| Project No. | Project Description | Total Left to Fund | Funding Sources: Assessment District | Utility Revenue | Planned Neighborhood | Other | Notes |
|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | |
| | **Update Traffic Model** | | | | | | |
| | UTM-100 Update Traffic Model | $ 149,643 | $ 0 | $ 0 | $ 0 | | |
| | **Subtotal Update Traffic Model** | **$ 149,643** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | |
| | **Subtotal Road Improvements** | **$ 189,981,475** | **$ 6,398,131** | **$ 11,403** | **$ 27,846,634** | **$ 18,249,062** | |
| | **GRAND TOTAL** | **$ 532,585,115** | **$ 18,274,878** | **$ 98,269,277** | **$ 85,338,578** | **$ 66,838,338** | |

*funding detail*

Source: City of Woodland

**Table C-2**
**2008 MPFP Fee Nexus Study Update**
**Facility Costs Funded By MPFP Fee**

| Project No. | Project Description | Total Left to Fund | New Dev. Pct | New Development TOTAL | Development Impact Fee Funded | Dev. Impact Fee Pct | Fiscal Year Ending 2010 | 2015 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| **General City Facilities** | | | | | | | | | |
| City-1 | City Hall Expansion | $ 21,507,033 | 50% | $ 10,753,517 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| City-3 | Parking Facilities | $ 15,000,000 | 30% | $ 4,500,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| City-4 | Park & Ride Lots | $ 1,682,756 | 35% | $ 588,965 | $ 588,965 | 35% | $ 0 | $ 0 | $ 588,965 |
| City-5 | Municipal Service Ctr. Expansion | $ 1,625,482 | 100% | $ 1,625,482 | $ 1,625,482 | 100% | $ 0 | $ 1,625,482 | $ 0 |
| City-6 | Update Major Projects Financing Plan | $ 747,229 | 100% | $ 747,229 | $ 747,229 | 100% | $ 172,437 | $ 287,396 | $ 287,396 |
| City-100 | Network Infrastructure | $ 3,755,000 | 100% | $ 3,755,000 | $ 3,755,000 | 100% | $ 1,455,000 | $ 1,700,000 | $ 600,000 |
| City-101 | Planned System Upgrades | $ 1,055,000 | 70% | $ 738,500 | $ 738,500 | 70% | $ 738,500 | $ 0 | $ 0 |
| City-102 | Major Process Enhancements | $ 1,250,000 | 60% | $ 750,000 | $ 750,000 | 60% | $ 600,000 | $ 150,000 | $ 0 |
| City-103 | General Plan | $ 1,300,000 | 80% | $ 1,040,000 | $ 1,040,000 | 80% | $ 1,040,000 | $ 0 | $ 0 |
| City-105 | East St Specific Plan & EIR | $ 250,000 | 50% | $ 125,000 | $ 125,000 | 50% | $ 125,000 | $ 0 | $ 0 |
| City-106 | Enterprise GIS | $ 435,000 | 75% | $ 326,250 | $ 326,250 | 75% | $ 288,750 | $ 18,750 | $ 18,750 |
| CITY-200 | CR 24A frontage improvements from East | $ 500,000 | 100% | $ 500,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal General City Facilities** | | **$ 49,107,501** | | **$ 25,449,943** | **$ 9,696,427** | **20%** | **$ 4,419,687** | **$ 3,781,628** | **$ 1,495,111** |
| **Fire Facilities** | | | | | | | | | |
| Fire-2 | Spring Lake Fire Station w/ Engine | $ 4,949,156 | 100% | $ 4,949,156 | $ 4,949,156 | 100% | $ 4,949,156 | $ 0 | $ 0 |
| Fire-3 | Computer Upgrade( JPA-Communications) | $ 144,261 | 50% | $ 72,131 | $ 72,131 | 50% | $ 72,131 | $ 0 | $ 0 |
| Fire-5 | Communications Repeaters | $ 46,821 | 100% | $ 46,821 | $ 46,821 | 100% | $ 46,821 | $ 0 | $ 0 |
| Fire-103 | Outside Training Facility - Fire Station #3 | $ 6,991,611 | 33% | $ 2,307,232 | $ 2,307,232 | 33% | $ 330,000 | $ 1,977,232 | $ 0 |
| Fire-106 | Northeast Area Fire Station | $ 3,448,118 | 100% | $ 3,448,118 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal Fire Facilities** | | **$ 15,579,967** | | **$ 10,823,456** | **$ 7,375,339** | **47%** | **$ 5,398,107** | **$ 1,977,232** | **$ 0** |
| **Library: Facilities** | | | | | | | | | |
| Lib-1 | Bookmobile | $ 270,500 | 100% | $ 270,500 | $ 270,500 | 100% | $ 270,500 | $ 0 | $ 0 |
| Lib-2 | Main Library Expansion | $ 5,550,660 | 90% | $ 4,995,594 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Lib-3 | Material Collection | $ 957,338 | 84% | $ 804,164 | $ 804,164 | 84% | $ 185,576 | $ 309,294 | $ 309,294 |
| Lib-4 | Automation | $ 183,940 | 100% | $ 183,940 | $ 183,940 | 100% | $ 183,940 | $ 0 | $ 0 |
| **Subtotal Library Facilities** | | **$ 6,962,438** | | **$ 6,254,198** | **$ 1,258,604** | **18%** | **$ 640,016** | **$ 309,294** | **$ 309,294** |

**Table C-2**
**2008 MPFP Fee Nexus Study Update**
**Facility Costs Funded By MPFP Fee**

| Project No. | Project Description | Total Left to Fund | New Dev. Pct | New Development TOTAL | Development Impact Fee Funded | Dev. Impact Fee Pct | Fiscal Year Ending 2010 | 2015 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| **Parks & Recreation Facilities** | | | | | | | | | |
| **Spring Lake MPFP Funded** | | | | | | | | | |
| Park-1 | Parks Master Plan Update | $ 50,000 | 100% | $ 50,000 | $ 50,000 | 100% | $ 50,000 | $ 0 | $ 0 |
| Park-8 | Comm. Ctr/Sports Park (CC1) Phase 2 | $ 1,882,828 | 100% | $ 1,882,828 | $ 1,882,828 | 100% | $ 1,882,828 | $ 0 | $ 0 |
| Park-9 | Indoor Swim Center | $ 4,000,000 | 100% | $ 4,000,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-11 | Citywide Parks | $ 2,026,559 | 100% | $ 2,026,559 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-12 | Park Land | $ 1,198,750 | 100% | $ 1,198,750 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal Spring Lake MPFP Funded** | | **$ 9,158,137** | | **$ 9,158,137** | **$ 1,932,828** | **21%** | **$ 1,932,828** | **$ 0** | **$ 0** |
| **Other** | | | | | | | | | |
| Park-1 | Parks Master Plan Update | $ 50,000 | 100% | $ 50,000 | $ 50,000 | 100% | $ 50,000 | $ 0 | $ 0 |
| Park-2 | Renovation | $ 0 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-3 | Neighborhood Park (N1) | $ 3,811,007 | 66% | $ 2,498,507 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-4 | Neighborhood Park (N2) | $ 2,852,226 | 87% | $ 2,477,226 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-5 | Neighborhood Park (N3) | $ 2,852,226 | 87% | $ 2,477,226 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-6 | Neighborhood Park (N4) | $ 2,638,364 | 64% | $ 1,700,864 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-7 | Community Sports Park (CS1) Phase 1 | $ 8,560,483 | 70% | $ 5,981,733 | $ 2,472,284 | 29% | $ 2,472,284 | $ 0 | $ 0 |
| Park-7 | Community Sports Park (CS1) Phase 2 | $ 5,794,634 | 70% | $ 4,049,065 | $ 1,673,502 | 29% | $ 0 | $ 1,673,502 | $ 0 |
| Park-7 | Community Sports Park (CS1) Phase 3 | $ 21,718,632 | 70% | $ 15,176,135 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-8 | Comm. Ctr/Sports Park (CC1) Phase 2 | $ 4,252,572 | 57% | $ 2,429,704 | $ 2,429,704 | 57% | $ 2,429,704 | $ 0 | $ 0 |
| Park-9 | Indoor Swim Center | $ 12,000,000 | 33% | $ 4,000,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-10 | Neighborhood Park (N5) | $ 2,554,144 | 100% | $ 2,554,144 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-11 | Citywide Parks | $ 414,187 | 100% | $ 414,187 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Park-12 | Park Land (excluding Quimby fee portion) | $ 9,351,486 | 100% | $ 9,351,486 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal Other** | | **$ 76,849,962** | | **$ 53,160,278** | **$ 6,625,490** | **9%** | **$ 4,951,988** | **$ 1,673,502** | **$ 0** |
| **Subtotal Parks and Recreation Facilities** | | **$ 86,008,099** | | **$ 62,318,415** | **$ 8,558,318** | **10%** | **$ 6,884,817** | **$ 1,673,502** | **$ 0** |
| **Police Facilities** | | $ 0 | | | | | | | |
| Pol-2 | 800 MHZ System | $ 3,215,000 | 67% | $ 2,154,050 | $ 2,154,050 | 67% | $ 0 | $ 2,154,050 | $ 0 |
| Pol-3 | Police Vehicles | $ 456,089 | 100% | $ 456,089 | $ 456,089 | 100% | $ 0 | $ 228,045 | $ 228,045 |
| Pol-101 | Communications and Records Management CAD & Mobile System | $ 1,408,725 | 67% | $ 943,846 | $ 943,846 | 67% | $ 0 | $ 943,846 | $ 0 |
| Pol-200 | Communications Facility | $ 2,573,747 | 36% | $ 926,549 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Pol-201 | Police Personnel | $ 284,808 | 100% | $ 284,808 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Pol-202 | Police Parking | $ 1,069,750 | 100% | $ 1,069,750 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |

**Table C-2**
**2008 MPFP Fee Nexus Study Update**
**Facility Costs Funded By MPFP Fee**

| Project No. | Project Description | Total Left to Fund | New Dev. Pct | New Development TOTAL | Development Impact Fee Funded | Dev. Impact Fee Pct | Fiscal Year Ending 2010 | 2015 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| Pol-203 | Records Management System | $ 447,020 | 36% | $ 160,927 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal Police Facilities** | | **$ 9,455,139** | | **$ 5,996,019** | **$ 3,553,985** | **38%** | **$ 0** | **$ 3,325,940** | **$ 228,045** |
| **Wastewater Facilities** | | | | | | | | | |
| Wste-100 | Basin B12 Sanitary Sewer Collection System | $ 2,633,817 | 100% | $ 2,633,817 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wste-101 | Basin D Sanitary Sewer Collection System | $ 1,088,813 | 100% | $ 1,088,813 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wste-102 | Wet Weather Flow Monitoring Program | $ 48,106 | 32% | $ 15,394 | $ 15,394 | 32% | $ 15,394 | $ 0 | $ 0 |
| Wste-103 | Gibson Ranch Pump Station Modifications | $ 481,062 | 100% | $ 481,062 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wste-105 | Wastewater System Maintenance, Testing & Inspection | $ 3,908,632 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wste-106 | Wastewater Collection, Treatment and Disposal Master Plan | $ 1,580,634 | 80% | $ 1,264,507 | $ 1,264,507 | 80% | $ 632,254 | $ 0 | $ 632,254 |
| Wste-108 | Annual Wastewater System Maintenance Repair & Upgrades | $ 13,189,700 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wste-110 | Wastewater Treatment Plant Expansion (Stage 2) | $ 5,276,014 | 100% | $ 5,276,014 | $ 5,276,014 | 100% | $ 5,276,014 | $ 0 | $ 0 |
| Wste-112 | Wastewater Treatment Plant Tertiary | $ 8,220,601 | 38% | $ 3,082,725 | $ 3,082,725 | 38% | $ 3,082,725 | $ 0 | $ 0 |
| Wste-113 | Wastewater Treatemnt Plant Flood Protection | $ 4,895,582 | 38% | $ 1,835,843 | $ 1,835,843 | 38% | $ 917,922 | $ 0 | $ 917,922 |
| Wste-200 | Odor Control Measures at WPCF | $ 21,465,000 | 100% | $ 21,465,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal Wastewater Facilities** | | **$ 62,787,962** | | **$ 37,143,176** | **$ 11,474,484** | **18%** | **$ 9,924,308** | **$ 0** | **$ 1,550,175** |
| **Water Facilities** | | | | | | | | | |
| Wtr-1 | Standby Power @ Well #21 | $ 193,628 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-2 | Telemetry System | $ 1,210,000 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-9 | Second Water Well, Southeast Area (County Well) | $ 380,555 | 100% | $ 380,555 | $ 380,555 | 100% | $ 380,555 | $ 0 | $ 0 |
| Wtr-13 | Update Water System Master Plan | $ 858,713 | 80% | $ 686,971 | $ 686,971 | 80% | $ 176,000 | $ 0 | $ 510,971 |
| Wtr-100 | Upgrade Well-site Control Panels | $ 150,000 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-101 | Implement a Water Audit and Leak Detection Program | $ 752,863 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-105 | Repair and Install Backflow Preventers at Five City Parks | $ 15,339 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-106 | Install Water Meters at Eight City Parks | $ 70,000 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-111 | Eliminate Pipeline Looping Deficiencies | $ 444,983 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-114 | Upgrade Galvanized Pipe Water Service Laterals | $ 8,179,987 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |

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| Project No. | Project Description | Total Left to Fund | New Dev. Pct | New Development TOTAL | Development Impact Fee Funded | Dev. Impact Fee Pct | Fiscal Year Ending 2010 | 2015 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| Wtr-115 | Rehabilitate Unlined Cast Iron Water Pipe | $ 4,092,881 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-116 | Abandon 2 and 3" Water Lines and Reconstruct Water Services | $ 5,484,112 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-117 | Implement an Automated Meter Reading System | $ 12,250,000 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-118 | Develop a Meter Calibration and Repair Program | $ 1,157,917 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-119 | Construct Well 1 Improvements | $ 52,917 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-120 | Construct Well 4 Improvements | $ 44,498 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-121 | Construct Well 5 Improvements | $ 84,186 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-124 | Construct Well 10 Improvements | $ 56,525 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-125 | Construct Well 11 Improvements | $ 46,904 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-126 | Construct Well 12 Improvements | $ 44,498 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-128 | Upgrade Standby Power at Well 14 | $ 53,519 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-129 | Construct Well 17 Improvements | $ 45,701 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-130 | Constuct Wells and Pipe Grid for South Service Area | $ 22,058,402 | 100% | $ 22,058,402 | $ 13,676,209 | 62% | $ 3,156,048 | $ 5,260,080 | $ 5,260,080 |
| Wtr-131A | Construct Wells for Northeast Service Area | $ 7,674,842 | 100% | $ 7,674,842 | $ 7,674,842 | 100% | $ 0 | $ 0 | $ 7,674,842 |
| Wtr-131B | Construct Water Distribution Pipelines for Northeast Service Area | $ 3,552,673 | 100% | $ 3,552,673 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-132A | Construct Wells for Northwest Service Area | $ 2,558,281 | 100% | $ 2,558,281 | $ 2,558,281 | 100% | $ 852,760 | $ 852,760 | $ 852,760 |
| Wtr-132B | Construct Water Distribution Pipelines for Northwest Service Area | $ 2,655,051 | 100% | $ 2,655,051 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-134 | Implement a Scheduled Valve Exercising Program | $ 4,959,754 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-135 | Develop an In-lieu Groundwater Recharge Program | $ 372,353 | 30% | $ 111,706 | $ 111,706 | 30% | $ 111,706 | $ 0 | $ 0 |
| Wtr-136 | Groundwater Supply Well Replacement | $ 16,170,000 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-137 | Annual Water System Maintenance Maintenance Repair & Upgrades | $ 14,195,192 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| Wtr-138 | Urban Water Management Plan | $ 181,425 | 33% | $ 59,870 | $ 59,870 | 33% | $ 13,670 | $ 19,800 | $ 26,400 |
| Wtr-139 | Joint Surface Water CEQA & Feasibility | $ 154,834 | 33% | $ 51,095 | $ 51,095 | 33% | $ 51,095 | $ 0 | $ 0 |
| Wtr-140 | Replace Elevated Tank | $ 2,500,000 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal Water Facilities** | | **$ 112,702,534** | | **$ 39,789,446** | **$ 25,199,529** | **22%** | **$ 4,741,835** | **$ 6,132,641** | **$ 14,325,054** |

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|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| **Road Improvements** | | | | | | | | | |
| **New Street Construction** | | | | | | | | | |
| NSC-2 | Extend Thomas St.from Main St. to Lemen Ave. | $ 2,460,291 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NSC-100 | Extend Coloma Way from Co. Rd 24A to 24C | $ 740,836 | 100% | $ 740,836 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NSC-101 | Extend College St.between Co. Rd 24A and 24C | $ 740,836 | 100% | $ 740,836 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NSC-103 | Constuct four-lane principal arterial on CR24C between Pioneer & East. | $ 10,810,161 | 100% | $ 10,810,161 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NSC-104 | Construct two-lane principal arterial on CR24C between East & College | $ 2,116,675 | 100% | $ 2,116,675 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NSC-105 | Extend Matmor Rd from Tyler Dr. to Co. Rd. 24C | $ 2,310,474 | 100% | $ 2,310,474 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal New Street Construction** | | **$ 19,179,273** | | **$ 16,718,982** | **$ 0** | **0%** | **$ 0** | **$ 0** | **$ 0** |
| **Street Widening** | | | | | | | | | |
| SW-1(A) | Widen Kentucky Ave. from East St to College St. | $ 5,908,000 | 100% | $ 5,908,000 | $ 1,700,000 | 29% | $ 0 | $ 1,700,000 | $ 0 |
| SW-1(B) | Widen Kenucky Ave. between College St. and West St. | $ 5,291,000 | 100% | $ 5,291,000 | $ 1,700,000 | 32% | $ 0 | $ 1,700,000 | $ 0 |
| SW-17 | East St. Corridor Specific Plan Road Improvements | $ 3,596,973 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| SW-104 | Widen Pioneer Ave. between Gibson Rd. and CR 25A | $ 3,990,069 | 100% | $ 3,990,069 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| SW-105 | East Main Street/Pioneer Avenue Intersection | $ 340,042 | 100% | $ 340,042 | $ 327,359 | 96% | $ 0 | $ 0 | $ 327,359 |
| SW-106 | East Main Street/CR 102 Intersection | $ 390,348 | 100% | $ 390,348 | $ 380,121 | 97% | $ 0 | $ 0 | $ 380,121 |
| SW-107 | East Main Street/Northbound I-5 off ramp Intersection | $ 151,191 | 100% | $ 151,191 | $ 141,394 | 94% | $ 0 | $ 0 | $ 141,394 |
| SW-2 | Gibson frontage improvements, MPFP share (needs to be added to cap bud) | $ 400,000 | 100% | $ 400,000 | $ 400,000 | 100% | $ 400,000 | $ 0 | $ 0 |
| SW-201 | Widen East St between CR 24A and the south edge of the County Fair Mall | $ 1,900,000 | 100% | $ 1,900,000 | $ 950,000 | 50% | $ 0 | $ 950,000 | $ 0 |
| SW-202 | Widen east side of CR 102 between Gibson Rd and Farmer's Central Rd | $ 1,000,000 | 100% | $ 1,000,000 | $ 1,000,000 | 100% | $ 0 | $ 0 | $ 1,000,000 |

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|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| SW-203 | Widen east side of CR 102 between Farmer's Central Rd and Parkway Dr | $ 1,334,000 | 100% | $ 1,334,000 | $ 1,334,000 | 100% | $ 0 | $ 0 | $ 1,334,000 |
| SW-204 | Widen west side of CR 102 between Gibson Rd and Parkway Dr | $ 2,200,000 | 100% | $ 2,200,000 | $ 2,200,000 | 100% | $ 0 | $ 0 | $ 2,200,000 |
| SW-205 | E Beamer St/CR 102 intersection modifications | $ 187,000 | 100% | $ 187,000 | $ 187,000 | 100% | $ 0 | $ 0 | $ 187,000 |
| SW-206 | E Main St/East St intersection modifications | $ 528,000 | 100% | $ 528,000 | $ 528,000 | 100% | $ 0 | $ 0 | $ 528,000 |
| SW-207 | E Main St/SB SR 113 intersection modifications | $ 288,000 | 100% | $ 288,000 | $ 288,000 | 100% | $ 0 | $ 0 | $ 288,000 |
| SW-208 | Gibson Rd/East St intersection modifications | $ 1,611,000 | 100% | $ 1,611,000 | $ 1,611,000 | 100% | $ 0 | $ 0 | $ 1,611,000 |
| SW-209 | Intersection modifications & traffic signal at East St and CR 25A | $ 515,000 | 100% | $ 515,000 | $ 515,000 | 100% | $ 0 | $ 0 | $ 515,000 |
| **Subtotal Street Widening** | | **$ 29,630,624** | | **$ 26,033,651** | **$ 13,261,873** | **45%** | **$ 400,000** | **$ 4,350,000** | **$ 8,511,873** |
| **Street Construction** | | | | | | | | | |
| SC-1 | Construct south side of Main St. from Ashley Ave. to Cottonwood St. | $ 426,084 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| SC-2 | Construct west side of Cottonwood St. from Main St. to Lincoln Ave. | $ 340,867 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| SC-12 | Rebuild existing City streets | $ 19,545,643 | 33% | $ 6,450,062 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| SC-100 | Construct Pioneer Ave. between Gibson Rd. and County Rd. 24C | $ 2,540,010 | 100% | $ 2,540,010 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| SC-101 | Upgrade County Rd. 25A to standard two-lane minor arterial cross section | $ 2,057,573 | 100% | $ 2,057,573 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| SC-200 | Beamer St UC replacement | $ 4,000,000 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal Street Construction** | | **$ 28,910,177** | | **$ 11,047,645** | **$ 0** | **0%** | **$ 0** | **$ 0** | **$ 0** |
| **Transportation Planning** | | | | | | | | | |
| TP-1 | Update Master Plan | $ 300,000 | 100% | $ 300,000 | $ 300,000 | 100% | $ 100,000 | $ 100,000 | $ 100,000 |
| TP-2 | Update Bikeway Plan | $ 101,710 | 100% | $ 101,710 | $ 101,710 | 100% | $ 33,903 | $ 33,903 | $ 33,903 |
| TP-3 | Misc. Corridor, Feasibility & Planning Studies | $ 300,000 | 100% | $ 300,000 | $ 300,000 | 100% | $ 100,000 | $ 100,000 | $ 100,000 |
| **Subtotal Transportation Planning** | | **$ 701,710** | | **$ 701,710** | **$ 701,710** | **100%** | **$ 233,903** | **$ 233,903** | **$ 233,903** |

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|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| **Interchanges Grade Sep** | | | | | | | | | |
| IGS-1 | Reconstruct the interchange with I-5 including crossover | $ 12,600,000 | 100% | $ 12,600,000 | $ 12,600,000 | 100% | $ 3,100,000 | $ 0 | $ 9,500,000 |
| IGS-100 | Construct I-5/SR 113 Freeway to Freeway Connectors | $ 66,278,000 | 15% | $ 9,941,700 | $ 9,941,700 | 15% | $ 0 | $ 9,941,700 | $ 0 |
| IGS-101 | Gibson Rd. pedestrian overcrossing at Woodland Community College | $ 4,000,000 | 100% | $ 4,000,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| IGS-102 | SR 113 Pedestrian/Bicycle Overcrossing | $ 3,336,888 | 100% | $ 3,336,888 | $ 3,336,888 | 100% | $ 0 | $ 3,336,888 | $ 0 |
| **Subtotal Interchanges Grade Sep** | | **$ 86,214,888** | | **$ 29,878,588** | **$ 25,878,588** | **30%** | **$ 3,100,000** | **$ 13,278,588** | **$ 9,500,000** |
| **New Traffic Signals** | | | | | | | | | |
| NTS-9 | Install traffic signal at Lincoln Ave. and California St. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 0 | $ 365,000 | $ 0 |
| NTS-10 | Install traffic signal at Beamer St. and California St. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 0 | $ 365,000 | $ 0 |
| NTS-11 | Install traffic signal at Gibson Rd. and Cottonwood St. | $ 337,000 | 100% | $ 337,000 | $ 337,000 | 100% | $ 337,000 | $ 0 | $ 0 |
| NTS-12 | Install traffic signal at Lincoln Ave. and Cottonwood St. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 365,000 | $ 0 | $ 0 |
| NTS-13 | Install traffic signal at Cottonwood St. and Beamer St. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 365,000 | $ 0 | $ 0 |
| NTS-18 | Install Traffic Signal at Kentucky Ave. and College St. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 365,000 | $ 0 | $ 0 |
| NTS-19 | Install traffic signal at Kentucky Ave. and CR98 | $ 200,574 | 100% | $ 200,574 | $ 20,000 | 10% | $ 20,000 | $ 0 | $ 0 |
| NTS-20 | Install traffic signal at Kentucky Ave. and Cottonwood St. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 365,000 | $ 0 | $ 0 |
| NTS-24 | Install traffic signal at Gibson Rd. and CR 98 | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 365,000 | $ 0 | $ 0 |
| NTS-28 | Install Traffic Signal at East St and Lemen Ave. | $ 2,351,000 | 57% | $ 1,340,070 | $ 1,340,070 | 57% | $ 1,340,070 | $ 0 | $ 0 |
| NTS-33 | Install traffic signal at Gum Ave. and Matmor Rd. | $ 335,000 | 100% | $ 335,000 | $ 335,000 | 100% | $ 335,000 | $ 0 | $ 0 |
| NTS-101 | Install traffic signal at Farnham Ave. and Maxwell Ave. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 365,000 | $ 0 | $ 0 |
| NTS-102 | Install traffic signal at Kincheloe Dr. and Maxwell Ave. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 365,000 | $ 0 | $ 0 |

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|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| NTS-104 | Install traffic signal at Matmor Rd. and CR 24C | $ 365,000 | 100% | $ 365,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NTS-105 | Install traffic signal at East St. and CR 24C | $ 365,000 | 100% | $ 365,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NTS-106 | Install traffic signal at Pioneer Ave. and CR 24C | $ 365,000 | 100% | $ 365,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NTS-107 | Install traffic signal at Kentucky Ave. and CR 102 | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 0 | $ 0 | $ 365,000 |
| NTS-108 | Install traffic signal at Rd. 24A and East St. | $ 365,000 | 100% | $ 365,000 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| NTS-109 | Install traffic signal at Palm Ave. and Kentucky Ave. | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 365,000 | $ 0 | $ 0 |
| NTS-113 | Install traffic signal at Pioneer Ave and Brannigan Ave | $ 290,000 | 100% | $ 290,000 | $ 290,000 | 100% | $ 290,000 | $ 0 | $ 0 |
| NTS-114 | East Main Street/Douglas Avenue Traffic Signal & Interconnect | $ 365,000 | 100% | $ 365,000 | $ 339,231 | 93% | $ 0 | $ 339,231 | $ 0 |
| NTS-115 | Install traffic signal at Farnham Ave. and Pioneer Ave. | $ 290,000 | 100% | $ 290,000 | $ 290,000 | 100% | $ 290,000 | $ 0 | $ 0 |
| NTS-200 | Install traffic signal at College St and Cross St | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 0 | $ 365,000 | $ 0 |
| NTS-201 | Modify traffic signal at East and CR 24A (ultimate configuration) | $ 260,000 | 100% | $ 260,000 | $ 130,000 | 50% | $ 0 | $ 130,000 | $ 0 |
| NTS-202 | Traffic signal at Ashley Ave and Gibson Road | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 0 | $ 365,000 | $ 0 |
| NTS-203 | Traffic signal at E Main St and Freeway Drive | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 0 | $ 0 | $ 365,000 |
| NTS-204 | Traffic signal at Kentucky Ave and Cleveland St | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 0 | $ 0 | $ 365,000 |
| NTS-205 | Traffic signal at Main St and 5th St | $ 365,000 | 100% | $ 365,000 | $ 365,000 | 100% | $ 0 | $ 365,000 | $ 0 |
| **Subtotal New Traffic Signals** | | **$ 11,728,574** | | **$ 10,717,644** | **$ 8,921,301** | **76%** | **$ 5,532,070** | **$ 2,294,231** | **$ 1,095,000** |
| **Traffic Signal Modifications** | | | | | | | | | |
| TSM-103 | Rehabilitation of Traffic Signals | $ 329,871 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| TSM-104 | East Main Street/Industrial Way/SR 113 West Intersection | $ 65,424 | 100% | $ 65,424 | $ 64,633 | 99% | $ 0 | $ 0 | $ 64,633 |
| TSM-106 | Modify Traffic Signal at East St and Kentucky Avenue | $ 173,000 | 100% | $ 173,000 | $ 173,000 | 100% | $ 173,000 | $ 0 | $ 0 |
| TSM-200 | Signal modifications at Pioneer and Gum | $ 97,000 | 100% | $ 97,000 | $ 97,000 | 100% | $ 97,000 | $ 0 | $ 0 |
| TSM-201 | Signal modifications at East Gibson Rd and Matmor Rd. | $ 100,000 | 100% | $ 100,000 | $ 100,000 | 100% | $ 100,000 | $ 0 | $ 0 |

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| | | *(2007 dollars)* | | | | | | | |
| TSM-202 | Signal Modifications, provide protected left turns | $ 1,500,000 | 100% | $ 1,500,000 | $ 1,500,000 | 100% | $ 0 | $ 750,000 | $ 750,000 |
| TSM-203 | Citywide TIS improvements | $ 1,800,000 | 100% | $ 1,800,000 | $ 1,800,000 | 100% | $ 300,000 | $ 750,000 | $ 750,000 |
| **Subtotal Traffic Signal Modifications** | | **$ 4,065,296** | | **$ 3,735,424** | **$ 3,734,633** | **92%** | **$ 670,000** | **$ 1,500,000** | **$ 1,564,633** |
| **Street Lighting/Landscaping** | | | | | | | | | |
| SLL-1 | Convert series circuits to parallel for street lights | $ 1,862,863 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| **Subtotal Street Lighting/Landscaping** | | **$ 1,862,863** | | **$ 0** | **$ 0** | **0%** | **$ 0** | **$ 0** | **$ 0** |
| **Spot Intersection Improvements** | | | | | | | | | |
| SII-2 | Gibson at West | $ 89,340 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| SII-100 | School Related Crossing Improvements | $ 2,000,000 | 15% | $ 300,000 | $ 300,000 | 15% | $ 100,000 | $ 100,000 | $ 100,000 |
| SII-101 | Round-About at Gum & Bourn | $ 400,000 | 100% | $ 400,000 | $ 400,000 | 100% | $ 0 | $ 0 | $ 400,000 |
| **Subtotal Spot Intersection Improvements** | | **$ 2,489,340** | | **$ 700,000** | **$ 700,000** | **28%** | **$ 100,000** | **$ 100,000** | **$ 500,000** |
| **Public Works Street Calming** | | | | | | | | | |
| TC-200 | Traffic calming on the Maxwell/Farnham/Gum corridor | $ 300,000 | 100% | $ 300,000 | $ 300,000 | 100% | $ 0 | $ 0 | $ 300,000 |
| TC-201 | Traffic calming - general | $ 500,000 | 100% | $ 500,000 | $ 500,000 | 100% | $ 0 | $ 250,000 | $ 250,000 |
| **Subtotal Public Works Street Calming** | | **$ 800,000** | | **$ 800,000** | **$ 800,000** | **100%** | **$ 0** | **$ 250,000** | **$ 550,000** |
| **Bike/Pedestrian** | | | | | | | | | |
| BPF-1 | Add bike routes to system | $ 748,215 | 30% | $ 224,464 | $ 224,464 | 30% | $ 74,821 | $ 74,821 | $ 74,821 |
| BPF-2 | Replace "grate" catch basin tops | $ 89,340 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| BPF-200 | Pedestrian/Bicycle crossing improvements | $ 200,000 | 100% | $ 200,000 | $ 200,000 | 100% | $ 0 | $ 100,000 | $ 100,000 |
| BPF-201 | Sidewalk on south side of Gibson from east of Matmor to Pioneer | $ 250,000 | 100% | $ 250,000 | $ 250,000 | 100% | $ 0 | $ 250,000 | $ 0 |
| **Subtotal Bike/Pedestrian** | | **$ 1,287,555** | | **$ 674,464** | **$ 674,464** | **52%** | **$ 74,821** | **$ 424,821** | **$ 174,821** |
| **Public Facilities** | | | | | | | | | |
| PUB-1 | Public Works Vehicles & Equipment | $ 817,299 | 100% | $ 817,299 | $ 817,299 | 100% | $ 272,433 | $ 272,433 | $ 272,433 |
| PUB-2 | Install wheel chair ramps at int. curbs | $ 1,172,418 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| PUB-3 | Upgrade Alleys | $ 450,412 | 0% | $ 0 | $ 0 | 0% | $ 0 | $ 0 | $ 0 |
| PUB-4 | Wireless Communications | $ 13,508 | 100% | $ 13,508 | $ 13,508 | 100% | $ 13,508 | $ 0 | $ 0 |
| PUB-100 | GIS Database | $ 30,408 | 50% | $ 15,204 | $ 15,204 | 50% | $ 15,204 | $ 0 | $ 0 |
| **Subtotal Public Facilities** | | **$ 2,484,044** | | **$ 846,011** | **$ 846,011** | **34%** | **$ 301,145** | **$ 272,433** | **$ 272,433** |

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**Facility Costs Funded By MPFP Fee**

| Project No. | Project Description | Total Left to Fund | New Dev. Pct | New Development TOTAL | Development Impact Fee Funded | Dev. Impact Fee Pct | Fiscal Year Ending 2010 | 2015 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| | | *(2007 dollars)* | | | | | | | |
| **Right-of-Way** | | | | | | | | | |
| R0W-100 | Reserve right-of-way for 4-lane arterial between West St. and CR 98 | $ 27,489 | 100% | $ 27,489 | $ 27,489 | 100% | $ 27,489 | $ 0 | $ 0 |
| **Subtotal Right-of-Way** | | **$ 27,489** | | **$ 27,489** | **$ 27,489** | **100%** | **$ 27,489** | **$ 0** | **$ 0** |
| **Traffic Engineering Services** | | | | | | | | | |
| TES-100 | Traffic Engineering Services-annual | $ 450,000 | 100% | $ 450,000 | $ 450,000 | 100% | $ 150,000 | $ 150,000 | $ 150,000 |
| **Subtotal Traffic Engineering Services** | | **$ 450,000** | | **$ 450,000** | **$ 450,000** | **100%** | **$ 150,000** | **$ 150,000** | **$ 150,000** |
| **Update Traffic Model** | | | | | | | | | |
| UTM-100 | Update Traffic Model | $ 149,643 | 100% | $ 149,643 | $ 149,643 | 100% | $ 49,881 | $ 49,881 | $ 49,881 |
| **Subtotal Update Traffic Model** | | **$ 149,643** | | **$ 149,643** | **$ 149,643** | **100%** | **$ 49,881** | **$ 49,881** | **$ 49,881** |
| **Subtotal Road Improvements** | | **$ 189,981,475** | | **$ 102,481,251** | **$ 56,145,713** | **30%** | **$ 10,639,310** | **$ 22,903,858** | **$ 22,602,545** |
| **GRAND TOTAL** | | **$ 532,585,115** | | **$ 290,255,905** | **$ 123,262,398** | **23%** | **$ 42,648,081** | **$ 40,104,094** | **$ 40,510,223** |

*cost detail*

Source: City of Woodland

# APPENDIX D
# BOND DEBT SERVICE SCHEDULES

Table D-1 Wastewater Bonds Debt Service Summary ..... D-1

Table D-2 Wastewater Bonds—Lease Revenue Bonds, 2002, Gross Debt Service Schedule (New Money Sewer Portion) ..... D-2

Table D-3 Wastewater Bonds—Lease Revenue Bonds, 2002, Gross Debt Service Schedule (Non-Allocated Sewer Portion) ..... D-3

Table D-4 Wastewater Bonds—Lease Revenue Bonds, Series B 2005, New Development Gross Debt Service Schedule (Tertiary/Flood/Sewer Expansion) ..... D-4

Table D-5 Fire Bonds—Lease Revenue Bonds, Series 2005 Gross Debt Service Schedule ..... D-5

# DRAFT

**Table D-1**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Bonds Debt Service Summary**

| Date | Principal | Interest | Fiscal Total Principal | Fiscal Total Interest |
|---|---|---|---|---|
| 9/1/2004 | | $ 389,328 | | |
| 3/1/2005 | $ 165,000 | $ 389,328 | $ 165,000 | $ 778,655 |
| 9/1/2005 | | $ 386,853 | | |
| 3/1/2006 | $ 170,000 | $ 386,853 | $ 170,000 | $ 773,705 |
| 9/1/2006 | | $ 384,303 | | |
| 3/1/2007 | $ 175,000 | $ 384,303 | $ 175,000 | $ 768,605 |
| 9/1/2007 | | $ 756,085 | | |
| 3/1/2008 | $ 361,720 | $ 756,085 | $ 361,720 | $ 1,512,170 |
| 9/1/2008 | | $ 748,023 | | |
| 3/1/2009 | $ 382,536 | $ 748,023 | $ 382,536 | $ 1,496,047 |
| 9/1/2009 | | $ 739,255 | | |
| 3/1/2010 | $ 400,516 | $ 739,255 | $ 400,516 | $ 1,478,510 |
| 9/1/2010 | | $ 729,726 | | |
| 3/1/2011 | $ 416,333 | $ 729,726 | $ 416,333 | $ 1,459,451 |
| 9/1/2011 | | $ 719,586 | | |
| 3/1/2012 | $ 434,313 | $ 719,586 | $ 434,313 | $ 1,439,171 |
| 9/1/2012 | | $ 708,862 | | |
| 3/1/2013 | $ 719,456 | $ 708,862 | $ 719,456 | $ 1,417,725 |
| 9/1/2013 | | $ 692,029 | | |
| 3/1/2014 | $ 752,436 | $ 692,029 | $ 752,436 | $ 1,384,057 |
| 9/1/2014 | | $ 674,034 | | |
| 3/1/2015 | $ 789,743 | $ 674,034 | $ 789,743 | $ 1,348,069 |
| 9/1/2015 | | $ 654,720 | | |
| 3/1/2016 | $ 829,886 | $ 654,720 | $ 829,886 | $ 1,309,439 |
| 9/1/2016 | | $ 634,143 | | |
| 3/1/2017 | $ 867,193 | $ 634,143 | $ 867,193 | $ 1,268,286 |
| 9/1/2017 | | $ 612,327 | | |
| 3/1/2018 | $ 911,663 | $ 612,327 | $ 911,663 | $ 1,224,654 |
| 9/1/2018 | | $ 589,072 | | |
| 3/1/2019 | $ 956,133 | $ 589,072 | $ 956,133 | $ 1,178,145 |
| 9/1/2019 | | $ 564,353 | | |
| 3/1/2020 | $ 20,738,321 | $ 564,353 | $ 20,738,321 | $ 1,128,707 |
| | **$ 29,070,249** | **$ 19,965,396** | **$ 29,070,249** | **$ 19,965,396** |

*sewer sum*

# DRAFT

**Table D-2**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Bonds -- Lease Revenue Bonds, 2002**
**Gross Debt Service Schedule (New Money Sewer Portion)**

| Date | Principal | Additional Principal Payment | Total Principal | Interest | Period Total | Fiscal Total |
|---|---|---|---|---|---|---|
| 9/1/2004 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2005 | | | | $ 199,655 | $ 199,655 | $ 399,310 |
| 9/1/2005 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2006 | | | | $ 199,655 | $ 199,655 | $ 399,310 |
| 9/1/2006 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2007 | | | | $ 199,655 | $ 199,655 | $ 399,310 |
| 9/1/2007 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2008 | | | | $ 199,655 | $ 199,655 | $ 399,310 |
| 9/1/2008 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2009 | | | | $ 199,655 | $ 199,655 | $ 399,310 |
| 9/1/2009 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2010 | | | | $ 199,655 | $ 199,655 | $ 399,310 |
| 9/1/2010 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2011 | | | | $ 199,655 | $ 199,655 | $ 399,310 |
| 9/1/2011 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2012 | | | | $ 199,655 | $ 199,655 | $ 399,310 |
| 9/1/2012 | | | | $ 199,655 | $ 199,655 | |
| 3/1/2013 | $ 260,000 | | $ 260,000 | $ 199,655 | $ 459,655 | $ 659,310 |
| 9/1/2013 | | | | $ 194,455 | $ 194,455 | |
| 3/1/2014 | $ 270,000 | | $ 270,000 | $ 194,455 | $ 464,455 | $ 658,910 |
| 9/1/2014 | | | | $ 188,853 | $ 188,853 | |
| 3/1/2015 | $ 280,000 | | $ 280,000 | $ 188,853 | $ 468,853 | $ 657,705 |
| 9/1/2015 | | | | $ 182,833 | $ 182,833 | |
| 3/1/2016 | $ 295,000 | | $ 295,000 | $ 182,833 | $ 477,833 | $ 660,665 |
| 9/1/2016 | | | | $ 176,343 | $ 176,343 | |
| 3/1/2017 | $ 305,000 | | $ 305,000 | $ 176,343 | $ 481,343 | $ 657,685 |
| 9/1/2017 | | | | $ 169,480 | $ 169,480 | |
| 3/1/2018 | $ 320,000 | | $ 320,000 | $ 169,480 | $ 489,480 | $ 658,960 |
| 9/1/2018 | | | | $ 162,120 | $ 162,120 | |
| 3/1/2019 | $ 335,000 | | $ 335,000 | $ 162,120 | $ 497,120 | $ 659,240 |
| 9/1/2019 | | | | $ 154,248 | $ 154,248 | |
| 3/1/2020 | $ 350,000 | $ 5,845,000 | $ 6,195,000 | $ 154,248 | $ 6,349,248 | $ 6,503,495 |
| **TOTAL** | **$ 2,415,000** | **$ 5,845,000** | **$ 8,260,000** | **$ 6,050,450** | **$ 14,310,450** | **$ 14,310,450** |

*sewer1*

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**Table D-3**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Bonds -- Lease Revenue Bonds, 2002**
**Gross Debt Service Schedule (Non-Allocated Sewer Portion)**

| Date | Principal | Additional Principal Payment | Total Principal | Interest | Period Total | Fiscal Total |
|---|---|---|---|---|---|---|
| 9/1/2004 | | | | $ 189,673 | $ 189,673 | |
| 3/1/2005 | 165,000 | | $ 165,000 | $ 189,673 | $ 354,673 | $ 544,345 |
| 9/1/2005 | | | | $ 187,198 | $ 187,198 | |
| 3/1/2006 | 170,000 | | $ 170,000 | $ 187,198 | $ 357,198 | $ 544,395 |
| 9/1/2006 | | | | $ 184,648 | $ 184,648 | |
| 3/1/2007 | 175,000 | | $ 175,000 | $ 184,648 | $ 359,648 | $ 544,295 |
| 9/1/2007 | | | | $ 182,023 | $ 182,023 | |
| 3/1/2008 | 180,000 | | $ 180,000 | $ 182,023 | $ 362,023 | $ 544,045 |
| 9/1/2008 | | | | $ 179,413 | $ 179,413 | |
| 3/1/2009 | 190,000 | | $ 190,000 | $ 179,413 | $ 369,413 | $ 548,825 |
| 9/1/2009 | | | | $ 176,420 | $ 176,420 | |
| 3/1/2010 | 195,000 | | $ 195,000 | $ 176,420 | $ 371,420 | $ 547,840 |
| 9/1/2010 | | | | $ 173,056 | $ 173,056 | |
| 3/1/2011 | 200,000 | | $ 200,000 | $ 173,056 | $ 373,056 | $ 546,113 |
| 9/1/2011 | | | | $ 169,406 | $ 169,406 | |
| 3/1/2012 | 205,000 | | $ 205,000 | $ 169,406 | $ 374,406 | $ 543,813 |
| 9/1/2012 | | | | $ 165,563 | $ 165,563 | |
| 3/1/2013 | 215,000 | | $ 215,000 | $ 165,563 | $ 380,563 | $ 546,125 |
| 9/1/2013 | | | | $ 161,263 | $ 161,263 | |
| 3/1/2014 | 225,000 | | $ 225,000 | $ 161,263 | $ 386,263 | $ 547,525 |
| 9/1/2014 | | | | $ 156,594 | $ 156,594 | |
| 3/1/2015 | 235,000 | | $ 235,000 | $ 156,594 | $ 391,594 | $ 548,188 |
| 9/1/2015 | | | | $ 151,541 | $ 151,541 | |
| 3/1/2016 | 245,000 | | $ 245,000 | $ 151,541 | $ 396,541 | $ 548,083 |
| 9/1/2016 | | | | $ 146,151 | $ 146,151 | |
| 3/1/2017 | 255,000 | | $ 255,000 | $ 146,151 | $ 401,151 | $ 547,303 |
| 9/1/2017 | | | | $ 140,414 | $ 140,414 | |
| 3/1/2018 | 265,000 | | $ 265,000 | $ 140,414 | $ 405,414 | $ 545,828 |
| 9/1/2018 | | | | $ 134,319 | $ 134,319 | |
| 3/1/2019 | 275,000 | | $ 275,000 | $ 134,319 | $ 409,319 | $ 543,638 |
| 9/1/2019 | | | | $ 127,856 | $ 127,856 | |
| 3/1/2020 | 290,000 | $ 4,845,000 | $ 5,135,000 | $ 127,856 | $ 5,262,856 | $ 5,390,713 |
| | **$ 3,485,000** | **$ 4,845,000** | **$ 8,330,000** | **$ 5,251,070** | **$ 13,581,070** | **$ 13,581,070** |

*sewer2*

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**Table D-4**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Bonds -- Lease Revenue Bonds, Series B 2005**
**New Development Gross Debt Service Schedule (Tertiary/Flood/Sewer Expansion) [1]**

| Date | Principal | Additional Principal Payment | Total Principal | Interest | Period Total | Fiscal Total |
|---|---|---|---|---|---|---|
| 5/1/2005 | | | | $ 0 | $ 0 | $ 0 |
| 9/1/2005 | | | | $ 0 | $ 0 | |
| 3/1/2006 | | | | $ 0 | $ 0 | $ 0 |
| 9/1/2006 | | | | $ 0 | $ 0 | |
| 3/1/2007 | | | | $ 0 | $ 0 | $ 0 |
| 9/1/2007 | | | | $ 374,407 | $ 374,407 | |
| 3/1/2008 | $ 181,720 | | $ 181,720 | $ 374,407 | $ 556,127 | $ 930,535 |
| 9/1/2008 | | | | $ 368,956 | $ 368,956 | |
| 3/1/2009 | $ 192,536 | | $ 192,536 | $ 368,956 | $ 561,492 | $ 930,448 |
| 9/1/2009 | | | | $ 363,180 | $ 363,180 | |
| 3/1/2010 | $ 205,516 | | $ 205,516 | $ 363,180 | $ 568,696 | $ 931,876 |
| 9/1/2010 | | | | $ 357,014 | $ 357,014 | |
| 3/1/2011 | $ 216,333 | | $ 216,333 | $ 357,014 | $ 573,347 | $ 930,362 |
| 9/1/2011 | | | | $ 350,524 | $ 350,524 | |
| 3/1/2012 | $ 229,313 | | $ 229,313 | $ 350,524 | $ 579,837 | $ 930,362 |
| 9/1/2012 | | | | $ 343,645 | $ 343,645 | |
| 3/1/2013 | $ 244,456 | | $ 244,456 | $ 343,645 | $ 588,101 | $ 931,746 |
| 9/1/2013 | | | | $ 336,311 | $ 336,311 | |
| 3/1/2014 | $ 257,436 | | $ 257,436 | $ 336,311 | $ 593,747 | $ 930,059 |
| 9/1/2014 | | | | $ 328,588 | $ 328,588 | |
| 3/1/2015 | $ 274,743 | | $ 274,743 | $ 328,588 | $ 603,331 | $ 931,919 |
| 9/1/2015 | | | | $ 320,346 | $ 320,346 | |
| 3/1/2016 | $ 289,886 | | $ 289,886 | $ 320,346 | $ 610,232 | $ 930,578 |
| 9/1/2016 | | | | $ 311,649 | $ 311,649 | |
| 3/1/2017 | $ 307,193 | | $ 307,193 | $ 311,649 | $ 618,842 | $ 930,491 |
| 9/1/2017 | | | | $ 302,433 | $ 302,433 | |
| 3/1/2018 | $ 326,663 | | $ 326,663 | $ 302,433 | $ 629,096 | $ 931,530 |
| 9/1/2018 | | | | $ 292,634 | $ 292,634 | |
| 3/1/2019 | $ 346,133 | | $ 346,133 | $ 292,634 | $ 638,766 | $ 931,400 |
| 9/1/2019 | | | | $ 282,250 | $ 282,250 | |
| 3/1/2020 | $ 365,603 | $ 9,042,718 | $ 9,408,321 | $ 282,250 | $ 9,690,571 | $ 9,972,820 |
| | **$ 3,437,531** | **$ 9,042,718** | **$ 12,480,249** | **$ 8,663,876** | **$ 21,144,125** | **$ 21,144,125** |

*sewer3*

[1] New Development portion is 43.27% of total debt service.

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**Table D-5**
**2008 MPFP Fee Nexus Study Update**
**Fire Bonds -- Lease Revenue Bonds, Series 2005**
**Gross Debt Service Schedule**

| Date | Principal | Additional Principal Payment | Total Principal | Interest | Period Total | Fiscal Total | Less Parks Transfer | Remaining Fire Debt Service |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | *52%* | |
| 8/25/2005 | | | | $ 0 | $ 0 | | | |
| 3/1/2006 | | | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| 9/1/2006 | | | | $ 0 | $ 0 | | | |
| 3/1/2007 | | | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| 9/1/2007 | | | | $ 0 | $ 0 | | | |
| 3/1/2008 | | | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| 9/1/2008 | | | | $ 125,864 | $ 125,864 | | | |
| 3/1/2009 | $ 235,000 | | $ 235,000 | $ 125,864 | $ 360,864 | $ 486,729 | ($ 253,218) | $ 233,510 |
| 9/1/2009 | | | | $ 122,222 | $ 122,222 | | | |
| 3/1/2010 | $ 240,000 | | $ 240,000 | $ 122,222 | $ 362,222 | $ 484,444 | ($ 252,030) | $ 232,414 |
| 9/1/2010 | | | | $ 118,322 | $ 118,322 | | | |
| 3/1/2011 | $ 250,000 | | $ 250,000 | $ 118,322 | $ 368,322 | $ 486,644 | ($ 253,174) | $ 233,469 |
| 9/1/2011 | | | | $ 114,134 | $ 114,134 | | | |
| 3/1/2012 | $ 260,000 | | $ 260,000 | $ 114,134 | $ 374,134 | $ 488,269 | ($ 254,020) | $ 234,249 |
| 9/1/2012 | | | | $ 109,519 | $ 109,519 | | | |
| 3/1/2013 | $ 265,000 | | $ 265,000 | $ 109,519 | $ 374,519 | $ 484,039 | ($ 251,819) | $ 232,220 |
| 9/1/2013 | | | | $ 104,683 | $ 104,683 | | | |
| 3/1/2014 | $ 275,000 | | $ 275,000 | $ 104,683 | $ 379,683 | $ 484,366 | ($ 251,989) | $ 232,377 |
| 9/1/2014 | | | | $ 99,527 | $ 99,527 | | | |
| 3/1/2015 | $ 285,000 | | $ 285,000 | $ 99,527 | $ 384,527 | $ 484,054 | ($ 251,827) | $ 232,227 |
| 9/1/2015 | | | | $ 94,005 | $ 94,005 | | | |
| 3/1/2016 | $ 300,000 | | $ 300,000 | $ 94,005 | $ 394,005 | $ 488,010 | ($ 253,885) | $ 234,125 |
| 9/1/2016 | | | | $ 88,005 | $ 88,005 | | | |
| 3/1/2017 | $ 310,000 | | $ 310,000 | $ 88,005 | $ 398,005 | $ 486,010 | ($ 252,845) | $ 233,165 |
| 9/1/2017 | | | | $ 81,805 | $ 81,805 | | | |
| 3/1/2018 | $ 325,000 | | $ 325,000 | $ 81,805 | $ 406,805 | $ 488,610 | ($ 254,197) | $ 234,413 |
| 9/1/2018 | | | | $ 75,143 | $ 75,143 | | | |
| 3/1/2019 | $ 335,000 | | $ 335,000 | $ 75,143 | $ 410,143 | $ 485,285 | ($ 252,467) | $ 232,818 |
| 9/1/2019 | | | | $ 68,275 | $ 68,275 | | | |
| 3/1/2020 | $ 350,000 | $ 2,470,000 | $ 2,820,000 | $ 68,275 | $ 2,888,275 | $ 2,956,550 | ($ 1,538,132) | $ 1,418,418 |
| | **$ 3,430,000** | **$ 2,470,000** | **$ 5,900,000** | **$ 2,403,009** | **$ 8,303,009** | **$ 8,303,009** | **($ 4,319,604)** | **$ 3,983,405** |

*fire*

Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

# APPENDIX E
# PARKS AND RECREATION


Table E-1 Park Facilities Cost Allocation ..... E-1

Table E-2 MPFP Fee-Funded Parks Costs by Area and Year (2 pages) ..... E-2

Table E-3 Spring Lake Park Costs ..... E-4

Table E-4 Other Future Development (excluding Spring Lake) MPFP Fee-Funded Costs ..... E-5

Table E-5 Spring Lake SLIF Fee Nexus Workbook (3 pages) ..... E-6

Table E-6 Spring Lake MPFP Fee Nexus Workbook (2 pages) ..... E-9

Table E-7 Other Future Development (excluding Spring Lake) Fee Nexus Workbook (3 pages) ..... E-11

Table E-8 Park Bond Summary—Spring Lake MPFP ..... E-14

Table E-9 Park Bond Summary—MPFP Other Future Development ..... E-15

Table E-10 Senior and Community Center Bond Debt Service Allocation—First Bond Issue ..... E-16

Table E-11 Senior and Community Center Bond Debt Service Schedule—First Bond Issue ..... E-17

Table E-12 Residential DUEs to Fund the Senior and Community Center First Bond Issue ..... E-18

Table E-13 Bond Debt Service Allocation for Fire Bonds Transferred to Parks ..... E-19

Table E-14 Sports Park and Dance Aerobics Bond Debt Service Allocation ..... E-20

Table E-15 Bonds for Sports Park and Dance Aerobics and Site Improvements ..... E-21

Table E-16 Sports Park and Dance Aerobics Bond Allocation ..... E-22

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**Table E-1**
**2008 MPFP Fee Nexus Study Update**
**Park Facilities Cost Allocation**

| | | Cost Allocation and Funding Sources [1] | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Description** | Acres | Budget | Existing City | Spring Lake Specific Plan (SLIF portion) | Spring Lake Specific Plan (MPFP portion) | Other Future Development (MPFP) | MPFP Total | Planned Neighborhood/ Assessment District | Other |
| | | | | | a | *b* | *a+b* | | |
| Parks Master Plan Update | | $ 100,000 | $ 0 | $0 | $50,000 | $50,000 | $100,000 | $0 | $ 0 |
| Neighborhood Park (N1) | 8 | $ 3,811,007 | $ 1,312,500 | $2,498,507 | $0 | $0 | $0 | $0 | $ 0 |
| Neighborhood Park (N2) | 8 | $ 2,852,226 | $ 375,000 | $2,477,226 | $0 | $0 | $0 | $0 | $ 0 |
| Neighborhood Park (N3) | 8 | $ 2,852,226 | $ 375,000 | $2,477,226 | $0 | $0 | $0 | $0 | $ 0 |
| Neighborhood Park (N4) | 4 | $ 2,638,364 | $ 937,500 | $1,700,864 | $0 | $0 | $0 | $0 | $ 0 |
| Community Sports Park (CS) | 40 | | | | | | | | |
| Phase 1 | | $ 8,560,483 | $ 2,578,750 | $ 3,509,448 | $ 0 | $ 2,472,284 | $ 2,472,284 | $ 0 | $ 0 |
| Phase 2 | | $ 5,794,634 | $ 1,745,569 | $ 2,375,563 | $ 0 | $ 1,673,502 | $ 1,673,502 | $ 0 | $ 0 |
| Phase 3 | | $ 21,718,632 | $ 6,542,497 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 15,176,135 |
| **Subtotal** | | **$ 36,073,749** | **$ 10,866,816** | **$ 5,885,012** | **$ 0** | **$ 4,145,786** | **$ 4,145,786** | **$ 0** | **$ 15,176,135** |
| Comm. Ctr/Sports Park (CC) | 40 | | | | | | | | |
| Phase 1 | | $ 25,360,000 | $ 7,534,622 | $ 0 | $ 7,782,463 | $ 10,042,915 | $ 17,825,378 | $ 0 | $ 0 |
| Phase 2 | | $ 6,135,400 | $ 1,822,867 | $ 0 | $ 1,882,828 | $ 2,429,704 | $ 4,312,533 | $ 0 | $ 0 |
| **Subtotal** | | **$ 31,495,400** | **$ 9,357,489** | **$ 0** | **$ 9,665,291** | **$ 12,472,619** | **$ 22,137,911** | **$ 0** | **$ 0** |
| Indoor Swim Center | 2 | $ 16,000,000 | $ 8,000,000 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 8,000,000 |
| Neighborhood Park (N5) | 8 | $ 2,554,144 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 2,554,144 | |
| Citywide Parks | | $ 414,187 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 414,187 |
| Park Land Acquisition [2] | | $ 10,550,236 | $ 0 | $ 8,068,986 | $ 0 | $ 0 | $ 0 | $ 0 | $ 2,481,250 |
| **TOTAL** | **118** | **$ 109,341,540** | **$ 31,224,306** | **$ 23,107,821** | **$ 9,715,291** | **$ 16,668,405** | **$ 26,383,696** | **$ 2,554,144** | **$ 26,071,573** |
| **Percentage of MPFP Fee-Funded Costs** | | | | | | | | | |
| Dwelling Unit Equivalents (DUEs) | | | | 3,856 | 3,856 | 3,421 | | | |
| **Cost per DUE** | | | | $ 5,993 | $ 2,520 | $ 4,873 | | | |

*cost summary*

Source: City of Woodland Parks Master Plan. Costs differ slightly from Parks Master Plan due to population assumption changes.
[1] See **Tables E-3** and **E-4** for backup. Existing City cost = Budget - Future Development costs. Costs excluded from the MPFP and SLIF fee programs are shown under "Other."
[2] Park land costs for "Other Future Development" to be covered by the Quimby in-lieu fee have been excluded.

**Table E-2**
**2008 MPFP Fee Nexus Study Update**
**MPFP Fee-Funded Parks Costs by Area and Year**

| Area/Facility | MPFP Fee Funded Parks Costs | Estimated Year Completed | Fiscal Year Ending 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|---|
| **Spring Lake MPFP** | | | | | | | | | |
| Parks Master Plan Update | $ 50,000 | 2010 | $ 0 | $ 0 | $ 0 | $ 50,000 | $ 0 | $ 0 | $ 0 |
| Comm. Ctr/Sports Park (CC) -- Phase 1 | $ 7,782,463 | 2007 | $ 7,782,463 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Comm. Ctr/Sports Park (CC) -- Phase 2 | $ 1,882,828 | 2009 | $ 0 | $ 0 | $ 1,882,828 | $ 0 | $ 0 | $ 0 | $ 0 |
| Indoor Swim Center [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Citywide Parks [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Park Land Acquisition [1] | $ 0 | 2015 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal** | **$ 9,715,291** | | **$ 7,782,463** | **$ 0** | **$ 1,882,828** | **$ 50,000** | **$ 0** | **$ 0** | **$ 0** |
| **Other Future Development** | | | | | | | | | |
| Parks Master Plan Update | $ 50,000 | 2010 | $ 0 | $ 0 | $ 0 | $ 50,000 | $ 0 | $ 0 | $ 0 |
| Community Sports Park (CS) -- Phase 1 | $ 2,472,284 | 2008 | $ 0 | $ 2,472,284 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Community Sports Park (CS) -- Phase 2 | $ 1,673,502 | 2011 | $ 0 | $ 0 | $ 0 | $ 0 | $ 1,673,502 | $ 0 | $ 0 |
| Community Sports Park (CS) -- Phase 3 [1] | $ 0 | 2016 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Comm. Ctr/Sports Park (CC) -- Phase 1 | $ 10,042,915 | 2007 | $ 10,042,915 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Comm. Ctr/Sports Park (CC) -- Phase 2 | $ 2,429,704 | 2009 | $ 0 | $ 0 | $ 2,429,704 | $ 0 | $ 0 | $ 0 | $ 0 |
| Indoor Swim Center [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Citywide Parks [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Park Land Acquisition [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal** | **$ 16,668,405** | | **$ 10,042,915** | **$ 2,472,284** | **$ 2,429,704** | **$ 50,000** | **$ 1,673,502** | **$ 0** | **$ 0** |
| **Total Development** | **$ 26,383,696** | | **$ 17,825,378** | **$ 2,472,284** | **$ 4,312,533** | **$ 100,000** | **$ 1,673,502** | **$ 0** | **$ 0** |

*parks cost phasing*

[1] These park facilities and land acquisition have been excluded from the MPFP fee program.

**Table E-2**
**2008 MPFP Fee Nexus Study Update**
**MPFP Fee-Funded Parks Costs by Area and Year**

| Area/Facility | MPFP Fee Funded Parks Costs | Estimated Year Completed | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Spring Lake MPFP** | | | | | | | | | |
| Parks Master Plan Update | $ 50,000 | 2010 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Comm. Ctr/Sports Park (CC) -- Phase 1 | $ 7,782,463 | 2007 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Comm. Ctr/Sports Park (CC) -- Phase 2 | $ 1,882,828 | 2009 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Indoor Swim Center [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Citywide Parks [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Park Land Acquisition [1] | $ 0 | 2015 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal** | **$ 9,715,291** | | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** |
| **Other Future Development** | | | | | | | | | |
| Parks Master Plan Update | $ 50,000 | 2010 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Community Sports Park (CS) -- Phase 1 | $ 2,472,284 | 2008 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Community Sports Park (CS) -- Phase 2 | $ 1,673,502 | 2011 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Community Sports Park (CS) -- Phase 3 [1] | $ 0 | 2016 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Comm. Ctr/Sports Park (CC) -- Phase 1 | $ 10,042,915 | 2007 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Comm. Ctr/Sports Park (CC) -- Phase 2 | $ 2,429,704 | 2009 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Indoor Swim Center [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Citywide Parks [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Park Land Acquisition [1] | $ 0 | 2020 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Subtotal** | **$ 16,668,405** | | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** |
| **Total Development** | **$ 26,383,696** | | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** | **$ 0** |

*parks cost phasing*

[1] These park facilities and land acquisition have been excluded from the MPFP fee pr

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**Table E-3**
**2008 MPFP Fee Nexus Study Update**
**Spring Lake Park Costs [1]**

| Description | Acres Per 1,000 Population | Population/ Acres | Facilities Cost [1] Cost per Acre | Facilities Cost [1] Total Facilities Cost | Land Acquisition Cost Cost per Acre | Land Acquisition Cost Total Land Cost | Total Facilities and Land Cost |
|---|---|---|---|---|---|---|---|
| **2020 Population** | | **10,997** | | | | | |
| **City of Woodland Park Acres Requirement** | | | | | | | |
| Quimby | 5 | 54.99 | | | | | |
| Remainder | 1 | 11.00 | | | | | |
| **Total** | **6** | **65.98** | | | | | |
| **Spring Lake SLIF** | | | | | | | |
| Neighborhood Park 1 | | 8.00 | | $ 2,498,507 | $ 167,512 | $ 1,340,096 | $ 3,838,602 |
| Neighborhood Park 2 | | 8.00 | | $ 2,477,226 | $ 131,250 | $ 1,050,000 | $ 3,527,226 |
| Neighborhood Park 3 | | 8.00 | | $ 2,477,226 | $ 193,916 | $ 1,551,328 | $ 4,028,555 |
| Neighborhood Park 4 | | 4.00 | | $ 1,700,864 | $ 144,703 | $ 578,813 | $ 2,279,676 |
| Community Sports Park (CS1) - Phase 1 [2] | | 28.39 | | $ 3,509,448 | $ 125,000 | $ 3,548,750 | $ 7,058,198 |
| Community Sports Park (CS1) - Phase 2 | | | | $ 2,375,563 | | | $ 2,375,563 |
| Community Sports Park (CS1) - Phase 3 [3] | | | | $ 0 | | | $ 0 |
| **Subtotal** | | **56.39** | | **15,038,835** | | **8,068,986** | **23,107,821** |
| **Spring Lake MPFP** | | | | | | | |
| Indoor Swim Center [3] | | | | $ 0 | | | $ 0 |
| Comm. Ctr/Sports Park (CC1) - Phase 1 | | | | $ 7,782,463 | | | $ 7,782,463 |
| Comm. Ctr/Sports Park (CC1) - Phase 2 | | | | $ 1,882,828 | | | $ 1,882,828 |
| Citywide Parks [3], [4] | | 0.00 | $ 211,320 | $ 0 | $ 125,000 | $ 0 | $ 0 |
| Parks Master Plan Update | | | | $ 50,000 | | | $ 50,000 |
| **Subtotal** | | **0.00** | | **$ 9,715,291** | | **$ 0** | **$ 9,715,291** |
| **TOTAL Spring Lake Park Costs** | | **56.39** | | **$ 24,754,126** | | **$ 8,068,986** | **$ 32,823,113** |

*sl costs*

[1] See **Tables E-5** and **E-6** for backup.
[2] 83.5% of 34 acres.
[3] These items have been removed from the MFPP and SLIF fee programs.
[4] Remaining acres beyond acres covered by SLIF to meet "6 acres per 1,000 population" requirement.

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**Table E-4**
**2008 MPFP Fee Nexus Study Update**
**Other Future Development (excluding Spring Lake) MPFP Fee-funded Park Costs [1]**

| Description | Acres Per 1,000 Population | Acres | Cost per Acre | Total Cost |
|---|---|---|---|---|
| **2020 Population** | | **10,262** | | |
| **City of Woodland Park Acres Requirement** | | | | |
| Quimby | 5 | 51.31 | | |
| Remainder | 1 | 10.26 | | |
| **Total** | **6** | **61.57** | | |
| **Facilities** | | | | |
| Neighborhood Park 5 | | 8.00 | *Future Assesment District* | |
| Community Sports Park (CS1) - Phase 1 [2] | | 11.61 | | $ 2,472,284 |
| Community Sports Park (CS1) - Phase 2 | | | | $ 1,673,502 |
| Community Sports Park (CS1) - Phase 3 [3] | | | | $ 0 |
| Comm. Ctr/Sports Park (CC1) - Phase 1 | | 40.00 | | $ 10,042,915 |
| Comm. Ctr/Sports Park (CC1) - Phase 2 | | | | $ 2,429,704 |
| Indoor Swim Center [3] | | | | $ 0 |
| Citywide Parks [3], [4] | | 0.00 | $ 211,320 | $ 0 |
| Park Master Plan Update | | | | $ 50,000 |
| **Subtotal** | | **59.61** | | **$ 16,668,405** |
| **Land Acquisition** (1 acre per 1,000 population)[3], [5] | | **0.00** | $ 125,000 | **$ 0** |
| **TOTAL MPFP Fee-funded Park Costs** | | | | **$ 16,668,405** |
| | | | | *other costs* |

[1] See **Table E-7** for backup
[2] 40 acres less Spring Lake Requirement
[3] These items have been removed from the MFPP and SLIF fee programs.
[4] Remaining acres needed to meet "6 acres per 1,000 population" requirement
[5] MPFP fee-funded amount not covered by the Quimby in lieu fee or park dedication.

**Table E-5**
**2008 MPFP Fee Nexus Study Update**
**Spring Lake SLIF Fee Nexus Workbook**

**Population: 10997**

| Facility Type | Standard (per PRCSMP as Modified) | SLSP Required Facility | Cost per Unit | Required (per PRCSMP) | SLSP $ Obligation using PRCSMP Standards as Modified | Neighborhood Park 1 (N1) 8-ac | Neighborhood Park 2 (N2) 8-ac | Neighborhood Park 3 (N3) 8-ac | Central Park (N4) 4-ac | Sports Park (CS) 28.39-ac | Totals (1) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Park Development Cost | | 29.6375 | $211,320 | | $6,262,997 | $1,432,750 | $1,472,900 | $1,472,900 | $737,507 | $1,146,939 | $6,262,997 | Park Development Acreage taken from Table 8 "New Parks Facilities Costs" - Remaining acreage to be developmed after park facilities have be constructed. |
| Tennis Courts | 1 per 4,000 | 2.8 | $167,051 | 274.93% | $459,265 | | | | | $459,265 | $459,265 | Currently identified to be constructed as a tennis complex at the Sports Park. |
| Volleyball Courts | 1 per 5,000 | 2.3 | $51,200 | 219.94% | $112,609 | $102,400 | | | | | $102,400 | |
| Handball/Racquetball/ Bocceball Courts* | 1 per 20,000* | 1.6 | $60,000 | 160.00% | | | | | | | $0 | |
| Multi-Purpose Courts | 1 per 10,000 | 1.1 | $94,510 | 109.97% | | | | | | | $0 | |
| Basketball Courts (youth) | 1 per 4,500 | 2.5 | $40,969 | 244.38% | $100,119 | | $40,969 | $40,969 | | | $81,938 | SLSP Requirement to fully fund. Not calculated population ratio |
| Basketball Courts (adult) | 1 per 5,247 | 2.2 | $40,969 | 209.59% | | | | | | | $0 | |
| Play Apparatus* | 1 per 4,000 | 2.75 | $400,000 | 274.93% | $1,099,700 | $400,000 | $400,000 | $400,000 | $400,000 | $400,000 | $2,000,000 | Not calculated by population ratio. SLSP Requirement to fully fund in Neighborhood Parks and Central Park. Two Play Apparatus in Sports Park Split equally between SLIF and MP Remainder |
| Water Play Area | 3 | 0 | $375,000 | 300.00% | | | | | | | | Added Facility to be funded by other/Quimby In-Lieu funds |
| Interactive Water Play Area | | 0.5 | $700,000 | 50.00% | $350,000 | | | | | $350,000 | $350,000 | |
| Communit Meeting Room | | 2 | $937,500 | 200.00% | | | | | | | | Added Facility to be funded by other/Quimby In-Lieu funds |
| Group Picnic Area* | 1 per 5,000 | 2.3 | $140,884 | 230.00% | $324,033 | $140,884 | $140,884 | $140,884 | $140,884 | | $563,536 | SLSP Requirement to fully fund. Not calculated by population ratio |
| Group BBQ | 1 per 9,023* | 1.0 | $120,000 | 100.00% | $120,000 | | | | | $120,000 | $120,000 | |
| Bike/Hike | 1 per 5,000 | 2.3 | $306,250 | 225.40% | $690,288 | | | | | $690,288 | $690,288 | An off -street bicycle and pedestrian loop system is proposed with 10-foot pathways. |
| Walk/Jog | 1 per 2,314 | 4.9 | $306,250 | 487.04% | $1,491,560 | | | | | $1,491,560 | $1,491,560 | An off -street bicycle and pedestrian loop system is proposed with 10-foot pathways. |
| Skateboard Park | 1 per 26,872 | 0.4 | $293,728 | 41.94% | $123,190 | | | | | $123,190 | $123,190 | |
| Amphitheater* | 1 per 86,888* | 1.0 | $500,000 | 12.66% | | | | | | | $0 | Currently identified to be constructed at the Central Park. Obligation funded Through SLSP MPFP |

**Table E-5**
**2008 MPFP Fee Nexus Study Update**
**Spring Lake SLIF Fee Nexus Workbook**

**Population: 10997**

| Facility Type | Standard (per PRCSMP as Modified) | SLSP Required Facility | Cost per Unit | Required (per PRCSMP) | SLSP $ Obligation using PRCSMP Standards as Modified | Neighborhood Park 1 (N1) 8-ac | Neighborhood Park 2 (N2) 8-ac | Neighborhood Park 3 (N3) 8-ac | Central Park (N4) 4-ac | Sports Park (CS) 28.39-ac | Totals (1) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tournament Combination Adult Soccer/Softball/Baseball Fields 2 | 1 per 17,000 | 0.64 | $1,770,000 | 64.69% | $1,144,982 | | | | | $1,144,982 | $1,144,982 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf combination play sports fields |
| Combination Soccer/Youth Softball/ Baseball 1 | 1 per 6,500 | 1.7 | $1,330,000 | 169.18% | $2,250,155 | | | | | $2,250,155 | $2,250,155 | Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf combination play sports fields |
| Combination Senior Softball/ Soccer / Baseball | 1 per 6,000 | 1.83 | $1,330,000 | 183.28% | $2,437,668 | | | | | $2,437,668 | $2,437,668 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf combination play sports fields |
| Tournament Soccer Fields (Adult) 3 | 1 per 12,000 | 0.9 | $969,000 | 91.64% | $888,008 | | | | | $888,008 | $888,008 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf single play sports fields |
| Swimming Pool | 1 per 20,000 | 0.6 | $6,125,000 | 54.99% | | | | | | | $0 | Estimated Project Cost $13,000,000. Development to be rewponsible for $6,125,000 |
| Gymnasium | 1 per 20,000 | 0.6 | $4,800,000 | 54.99% | | | | | | | $0 | Gymnasium constructed with the Community/Senior Center. |
| Community Center | 1 per 40,000 | 0.3 | $9,440,000 | 27.49% | | | | | | | $0 | provided at the Community Park. |
| Youth Center | 1 per 40,000 | 0.3 | $750,000 | 27.49% | | | | | | | $0 | provided at the Community Park. |
| Senior Center | 1 per 30,000 | 0.4 | $5,190,000 | 36.66% | | | | | | | $0 | provided at the Community Park |
| Park/Recreation Office | 1 per 60,000 | 0.2 | $1,500,000 | 18.33% | | | | | | | $0 | Could be provided at the Sports Park, Community Park, Regional Park, Central Park, or any neighborhood park. |
| Dance Aerobics/Fitness Ctr | 1 per 60,000 | 0.2 | $5,633,000 | 18.33% | | | | | | | $0 | provided at the Community Park |
| Restrooms | | 6 | $222,473 | 600.00% | $1,334,838 | $222,473 | $222,473 | $222,473 | $222,473 | $333,710 | $1,223,602 | Not calculated by population ratio. SLSP Requirement to fully fund in Neighborhood Parks and Central Park. Three Restrooms in Sports Park Split equally between SLIF and MP Remainder |
| Fountain | | 1 | $200,000 | 100.00% | $200,000 | | | | $200,000 | | $200,000 | |

**Table E-5**
**2008 MPFP Fee Nexus Study Update**
**Spring Lake SLIF Fee Nexus Workbook**

**Population: 10997**

| Facility Type | Standard (per PRCSMP as Modified) | SLSP Required Facility | Cost per Unit | Required (per PRCSMP) | SLSP $ Obligation using PRCSMP Standards as Modified | Neighborhood Park 1 (N1) 8-ac | Neighborhood Park 2 (N2) 8-ac | Neighborhood Park 3 (N3) 8-ac | Central Park (N4) 4-ac | Sports Park (CS) 28.39-ac | Totals (1) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Community Lake | | | $1,330,000 | 50.00% | $665,000 | | | | | $665,000 | $665,000 | Not Calculated by Population Ratio. Cost split evenly between MPRemainder and SLIF. Cost Reduce $400K based on completion of existing Detention Pond that will be part of future lake. |
| Restaurant/Docks | | 1 | $5,500,000 | 100.00% | | | | | | | | Added Facility to be funded by other/Quimby In-Lieu funds |
| Dog Park | | 1 | $482,000 | 100.00% | | | | | | | $0 | Obligation funded thru the SLSP MPFP |
| Maintenance Structure | | 0.5 | $1,500,000 | 50.00% | $750,000 | | | | | $750,000 | $750,000 | Not Calculated by Population Ratio. Cost split evenly between MPRA and SLIF |
| CEQA/Administration | | | $124,950 | | | | | | | | | |
| Parks Master Plan Update | | 1 | $100,000 | | | | | | | | | |
| Offsite Infrastructure | | | $1,060,000 | | | | | | | | | |
| Concession Stand | | 0.5 | $400,000 | 50.00% | $200,000 | | | | | $200,000 | $200,000 | Not Calculated by Population Ratio. Cost split evenly between MPRA and SLIF |
| Neighborhood Parking Stalls | 1 ea 50 stall lot per neighborhood | 150 | $4,000 | 100.00% | $600,000 | $200,000 | $200,000 | $200,000 | | | $600,000 | |
| Parking Stalls | 669 | 334.5 | $4,000 | 100.00% | $1,338,000 | | | | | $1,338,000 | $1,338,000 | 50 stalls per each ballfield + stalls required by City Building Code for Rec. Bldgs |
| **Total** | | | | | **$21,604,411** | **$2,498,507** | **$2,477,226** | **$2,477,226** | **$1,700,864** | **$14,788,764** | **$23,942,587** | |

*slif*

Source: City of Woodland Parks Master Plan, 2006 Sports Park Master Plan, Community/Senior Center Phase 1 (Proj. No.00-15 ) and Phase 2 (Proj. No.08-01 ), and Sports Park Phase 1(Proj. No.08-03 )
Note: Some items shown on this table have been removed from the MPFP and SLIF fee programs. The removals are reflected in the summary tables preceding this table.

**Table E-6**
**2008 MPFP Fee Nexus Study Update**
**Spring Lake MPFP Fee Nexus Workbook**

**Population: 10997**

| Facility Type | Standard (per PRCSMP as Modified) | SLSP Required Facility[1] | Cost per Unit | Required (per PRCSMP) | SLSP MPFP $ Obligation using PRCSMP Standards as Modified | Parks Master Plan Update | Indoor Swim Center | Com/Sr. Ctr. Project (Com. Pk./Sports Pk) | Totals | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Park Development Cost | | 0 | $211,320 | | $0 | | | | $0 | Park Development Acreage taken from Table 8 "New Parks Facilities Costs" -Remaining acreage to be developmed after park facilities have be constructed. |
| Tennis Courts | 1 per 4,000 | 2.8 | $167,051 | 274.93% | | | | | $0 | Currently identified to be constructed as a tennis complex at the Sports Park. $459,265 |
| Volleyball Courts | 1 per 5,000 | 2.3 | $51,200 | 219.94% | $112,609 | | | $112,609 | $112,609 | |
| Handball/Racquetball/ Bocceball Courts* | 1 per 20,000* | 1.6 | $60,000 | 160.00% | $96,000 | | | $96,000 | $96,000 | |
| Multi-Purpose Courts | 1 per 10,000 | 1.1 | $94,510 | 109.97% | $103,933 | | | $103,933 | $103,933 | |
| Basketball Courts (youth) | 1 per 4,500 | 2.5 | $40,969 | | | | | | $0 | |
| Basketball Courts (adult) | 1 per 5,247 | 2.2 | $40,969 | 209.59% | $85,865 | | | $85,865 | $85,865 | |
| Play Apparatus | 1 per 4,000 | 2.75 | $400,000 | 274.93% | | | | | $0 | |
| Water Play Area | | 3 | $375,000 | 300.00% | | | | | $0 | Added Facility to be funded by other/Quimby In-Lieu funds |
| Interactive Water Play Area | 1 | | $700,000 | | | | | | $0 | |
| Communit Meeting Room | | 2 | $875,000 | 200.00% | | | | | $0 | Added Facility to be funded by other/Quimby In-Lieu funds |
| Group BBQ | 1 per 9,023* | 1 | $120,000 | 100.00% | | | | | $0 | |
| Group Picnic Area | 1 per 5,000 | 2 | $140,884 | 200.00% | | | | | $0 | |
| Bike/Hike | 1 per 5,000 | 2.3 | $306,250 | 200.00% | | | | | $0 | An off -street bicycle and pedestrian loop system is proposed with 10-foot pathways. Obligation Funded through SLIF |
| Walk/Jog | 1 per 2,314 | 4.9 | $306,250 | | | | | | $0 | An off -street bicycle and pedestrian loop system is proposed with 10-foot pathways. Obligation Funded through SLIF |
| Skateboard Park | 1 per 26,872 | 0.4 | $293,728 | 41.94% | | | | | $0 | |
| Amphitheater* | 1 per 86,888* | 0.5 | $500,000 | 50.00% | $250,000 | | | $250,000 | $250,000 | Currently identified to be constructed at the Central Park. 50% funded between MPFP Remainder and SLSP MPFP |
| Tournament Combination Adult Soccer/Softball/Baseball Fields 2 | 1 per 17,000 | 0.64 | $1,770,000 | 64.69% | | | | | $0 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf combination play sports fields |
| Combination Soccer/Youth Softball/ Baseball 1 | 1 per 6,500 | 1.7 | $1,330,000 | 169.18% | | | | | $0 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf combination play sports fields |
| Combination Senior Softball/ Soccer / Baseball | 1 per 6,000 | 1.83 | $1,330,000 | 183.28% | | | | | $0 | The two remaining Sports Fields identified in the Sports Park Master Plan Concept Plan were removed from the MPFP and SLMPFP. They will be funded through Quimby. |
| Tournament Soccer Fields (Adult) 3 | 1 per 12,000 | 0.9 | $969,000 | 91.64% | | | | | $0 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf single play sports fields |

**Table E-6**
**2008 MPFP Fee Nexus Study Update**
**Spring Lake MPFP Fee Nexus Workbook**

**Population: 10997**

| Facility Type | Standard (per PRCSMP as Modified) | SLSP Required Facility[1] | Cost per Unit | Required (per PRCSMP) | SLSP MPFP $ Obligation using PRCSMP Standards as Modified | Parks Master Plan Update | Indoor Swim Center | Com/Sr. Ctr. Project (Com. Pk./Sports Pk) | Totals | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Swimming Pool | 1 per 20,000 | 0.5 | $8,000,000 | 50.00% | $4,000,000 | | $4,000,000 | | $4,000,000 | Estimated Project Cost $16,000,000. Development to be responsible for 50% of cost, split evenly between SL MPFP and Other Future Development MPFP ($8,000,000) |
| Gymnasium | 1 per 20,000 | 0.6 | $4,800,000 | 54.99% | $2,639,280 | | | $2,639,280 | $2,639,280 | Gymnasium constructed with the Community/Senior Center. |
| Community Center | 1 per 40,000 | 0.3 | $9,440,000 | 27.49% | $2,595,292 | | | $2,595,292 | $2,595,292 | Identified at the Community Park. |
| Youth Center | 1 per 40,000 | 0.3 | $750,000 | 27.49% | $206,194 | | | $206,194 | $206,194 | Identified at the Community Park. |
| Senior Center | 1 per 30,000 | 0.4 | $5,190,000 | 36.66% | $1,902,481 | | | $1,902,481 | $1,902,481 | Identified at the Community Park. |
| Park/Recreation Office | 1 per 60,000 | 0.2 | $1,500,000 | 18.33% | $274,925 | | | $274,925 | $274,925 | Provided at the Community/Senior Park. |
| Dance Aerobics/Fitness Ctr | 1 per 60,000 | 0.2 | $5,633,000 | 18.33% | $1,032,435 | | | $1,032,435 | $1,032,435 | provided at the Community/Senior CenterPark |
| Restrooms | | 0 | $222,473 | | | | | | $0 | |
| Fountain | | 1 | $200,000 | 100.00% | | | | | $0 | Obligation funded thru the SLIF |
| Community Lake | | 1 | $1,330,000 | 100.00% | | | | | $0 | Not Calculated by Population Ratio. Cost split evenly between MPRA and SLIF.Cost Reduce $400K based on completion of existing Detention Pond that will be part of future lake. |
| Restaurant/Docks | | 1 | $5,500,000 | 100.00% | | | | | | Added Facility to be funded by other/Quimby In-Lieu funds |
| Dog Park | 1 per 30,000 | 0.37 | $482,000 | 36.66% | $176,685 | | | $176,685 | $176,685 | |
| Maintenance Structure | | | $1,500,000 | | | | | | $0 | Obligation funded thru the SLIF |
| CEQA/Administration | | | $124,950 | 16.00% | $19,992 | | | $19,992 | $19,992 | |
| Parks Master Plan Update | | 1 | $100,000 | 50.00% | $50,000 | $50,000 | | | $50,000 | |
| Offsite Infrastructure | | | $1,060,000 | 16.00% | $169,600 | | | $169,600 | $169,600 | |
| Concession Stand | | | $400,000 | | | | | | $0 | Obligation funded thru the SLIF |
| Neighborhood Parking Stalls | 1 ea 50 stall lot per neighborhood park (over 5 ac) | 200 | $4,000 | 0.00% | | | | $0 | $0 | |
| Parking Stalls | 669 | 334.5 | $4,000 | 100.00% | | | | | $0 | 50 stalls per each ballfield + stalls required by City Building Code for Rec. Bldgs (669 Stalls) |
| | | | | | **$13,715,291** | **$50,000** | **$4,000,000** | **$9,665,291** | **$13,715,291** | |

*sl mpfp*

Source: City of Woodland Parks Master Plan, 2006 Sports Park Master Plan, Community/Senior Center Phase 1 (Proj. No.00-15 ) and Phase 2 (Proj. No.08-01 ), and Sports Park Phase 1(Proj. No.08-03 )
Note: Some items shown on this table have been removed from the MPFP and SLIF fee programs. The removals are reflected in the summary tables preceding this table.
*Requirement greater than ratio/narrative

**Table E-7**
**2008 MPFP Fee Nexus Study Update**
**Other Future Development (excluding Spring Lake) Fee Nexus Workbook**

**Population: 10,262**

| Facility Type | Standard (per PRCSMP as Modified) | Remainder Area Required Facility | Cost per Unit | Required (per PRCSMP) | Remainder Area $ Obligation using PRCSMP Standards | Neighborhood Park 5 (N5) 8-ac | Sports Park (CS) 40-ac | Parks Master Plan Update | Indoor Swim Center | Com/Sr. Ctr. Project (Com. Pk./Sports Pk) | Totals | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| General Development | | 8.0325 | $211,320 | | $1,697,428 | $1,470,787 | $226,641 | | | | $1,697,428 | Park Development Acreage taken from Table 8 "New Parks Facilities Costs" - Remaining acreage to be developed after park facilities have be constructed. |
| Tennis Courts | 1 per 4000 | 2.80 | $167,051 | 257% | $428,548 | | $428,548 | | | | $428,548 | Currently identified to be constructed as a tennis complex at the Sports Park. |
| Volleyball Courts | 1 per 5,000 | 2.30 | $51,200 | 205% | $105,078 | | | | | $105,078 | $105,078 | |
| Handball/Racquetball/ Bocceball Courts | 1 per 20000 | 1.60 | $60,000 | 51% | $30,785 | | | | | $30,785 | $30,785 | |
| Multi-Purpose Courts | 1 per 10,000 | 1.10 | $94,510 | 103% | $96,981 | | | | | $96,981 | $96,981 | |
| Basketball Courts (youth) | 1 per 4,500 | 2.50 | $40,969 | 228% | $93,423 | | | | | $93,423 | $93,423 | |
| Basketball Courts (adult) | 1 per 5,247 | 2.20 | $40,969 | 196% | $80,123 | | | | | $80,123 | $80,123 | |
| Play Apparatus | 1 per 4,000 | 2.60 | $400,000 | 257% | $1,026,150 | $400,000 | $400,000 | | | | $800,000 | Not calculated by population ratio. SLSP Requirement to fully fund in Neighborhood Parks and Central Park. Two Play Apparatus in Sports Park Split equally between SLIF and MP Remainder |
| Water Play Area | | 3 | $375,000 | 300.00% | | | | | | | $0 | Added Facility to be funded by other/Quimby In-Lieu funds |
| Interactive Water Play Area | 1 | 0.50 | $700,000 | 50.00% | $350,000 | | $350,000 | | | | $350,000 | |
| Communit Meeting Room | | 2 | $937,500 | 200.00% | | | | | | | | Added Facility to be funded by other/Quimby In-Lieu funds |
| Group Picnic Area | 1 per 5000 | 2.00 | $140,884 | 300% | $422,652 | $140,884 | $281,768 | | | | $422,652 | |
| Group BBQ | 1 per 9,023* | 1.00 | $120,000 | 100% | $120,000 | $120,000 | | | | | $120,000 | |
| Bike/Hike | 1 per 5,000 | 2.30 | $306,250 | 225% | $690,288 | | | | | $690,288 | $690,288 | |
| Walk/Jog | 1 per 2,314 | 4.90 | $306,250 | 487% | $1,491,560 | | | | | $1,491,560 | $1,491,560 | |
| Skateboard Park | 1 per 26,872 | 0.40 | $293,728 | 42% | $123,190 | | $123,190 | | | | $123,190 | |
| Amphitheater* | 1 per 86,888* | 0.50 | $500,000 | 50% | $250,000 | | | | | $250,000 | $250,000 | Currently identified to be constructed at the Central Park. 50% funded between MPFP Remainder and SLSP MPFP |
| Tournament Combination Adult Soccer/Softball/Baseball Fields 2 | 1 per 17,000 | 0.60 | $1,770,000 | 60% | $1,068,403 | | $1,068,403 | | | | $1,068,403 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf combination play sports fields |

**Table E-7**
**2008 MPFP Fee Nexus Study Update**
**Other Future Development (excluding Spring Lake) Fee Nexus Workbook**

**Population: 10,262**

| Facility Type | Standard (per PRCSMP as Modified) | Remainder Area Required Facility | Cost per Unit | Required (per PRCSMP) | Remainder Area $ Obligation using PRCSMP Standards | Neighborhood Park 5 (N5) 8-ac | Sports Park (CS) 40-ac | Parks Master Plan Update | Indoor Swim Center | Com/Sr. Ctr. Project (Com. Pk./Sports Pk) | Totals | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Combination Soccer/Youth Softball/ Baseball 1 | 1 per 6,500 | 1.58 | $1,330,000 | 158% | $2,099,661 | | $2,099,661 | | | | $2,099,661 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf combination play sports fields |
| Combination Senior Softball/ Soccer / Baseball | 1 per 6,000 | 1.71 | $1,330,000 | 171% | $2,274,633 | | $2,274,633 | | | | $2,274,633 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf combination play sports fields |
| Tournament Soccer Fields (Adult) 3 | 1 per 12,000 | 0.86 | $969,000 | 86% | $828,616 | | $828,616 | | | | $828,616 | Sports Fields Requirements Standardards modified to reflect the change from natural turf single play sports fields to Artificial Turf single play sports fields |
| Swimming Pool | 1 per 20,000 | 0.50 | $8,000,000 | 50% | $4,000,000 | | | | $4,000,000 | | $4,000,000 | Estimated Project Cost $16,000,000. Development to be responsible for 50% of cost, split evenly between SL MPFP and Other Future Development MPFP ($8,000,000) |
| Gymnasium | 1 per 20,000 | 0.60 | $4,800,000 | 51% | $2,462,760 | | | | | $2,462,760 | $2,462,760 | Gymnasium constructed with the Community/Senior Center. |
| Community Center | 1 per 40,000 | 0.30 | $9,440,000 | 26% | $2,421,714 | | | | | $2,421,714 | $2,421,714 | |
| Youth Center | 1 per 40,000 | 0.30 | $750,000 | 26% | $192,403 | | | | | $192,403 | $192,403 | |
| Senior Center | 1 per 30,000 | 0.40 | $5,190,000 | 34% | $1,775,240 | | | | | $1,775,240 | $1,775,240 | |
| Park/Recreation Office | 1 per 60,000 | 0.20 | $1,500,000 | 17% | $256,538 | | | | | $256,538 | $256,538 | |
| Dance Aerobics/Fitness Ctr | 1 per 60,000 | 0.2 | $5,633,000 | 17% | $963,384 | | | | | $963,384 | $963,384 | |
| Restrooms | | 3.00 | $222,473 | 300% | $667,419 | $222,473 | $333,710 | | | | $556,183 | Not calculated by population ratio. SLSP Requirement to fully fund in Neighborhood Parks and Central Park. Three Restrooms in Sports Park Split equally between SLIF and MP Remainder |
| Fountain | | 1.00 | $200,000 | 100% | | | | | | | $0 | |
| Community Lake | | 1.00 | $1,330,000 | 50.00% | $665,000 | | $665,000 | | | | $665,000 | Not Calculated by Population Ratio. Cost split evenly between MPRemainder and SLIF. Cost Reduce $400K based on completion of existing Detention Pond that will be part of future lake |

**Table E-7**
**2008 MPFP Fee Nexus Study Update**
**Other Future Development (excluding Spring Lake) Fee Nexus Workbook**

**Population: 10,262**

| Facility Type | Standard (per PRCSMP as Modified) | Remainder Area Required Facility | Cost per Unit | Required (per PRCSMP) | Remainder Area $ Obligation using PRCSMP Standards | Neighborhood Park 5 (N5) 8-ac | Sports Park (CS) 40-ac | Parks Master Plan Update | Indoor Swim Center | Com/Sr. Ctr. Project (Com. Pk./Sports Pk) | Totals | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Restaurant/Docks | | 1.00 | $5,500,000 | 100% | | | | | | | | Added Facility to be funded by other/Quimby In-Lieu funds |
| Dog Park | 1 per 30,000 | 1.00 | $482,000 | 100% | $482,000 | | | | | $482,000 | $482,000 | |
| Maintenance Structure | | 0.500 | $1,500,000 | 50.00% | $750,000 | | | | | $750,000 | $750,000 | Not Calculated by Population Ratio. Cost split evenly between MPRA and SLIF |
| CEQA/Administration | | | $124,950 | 11% | $13,745 | | | | | $13,745 | $13,745 | |
| Parks Master Plan Update | | 1.00 | $100,000 | 50% | $50,000 | | | $50,000 | | | $50,000 | |
| Offsite Infrastructure | | | $1,060,000 | 11% | $116,600 | | | | | $116,600 | $116,600 | |
| Concession Stand | | 0.50 | $400,000 | 50.0% | $200,000 | | | | | $200,000 | $200,000 | Not Calculated by Population Ratio. Cost split evenly between MPRA and SLIF |
| Neighborhood Parking Stalls | 1 ea 50 stall lot per neighborhood park (over 5 ac) | 50 | $4,000 | 100.00% | $200,000 | $200,000 | | | | | $200,000 | |
| Parking Stalls | 669 | 334.5 | $4,000 | 100.00% | $1,338,000 | | $1,338,000 | | | | $1,338,000 | 50 stalls per each ballfield + stalls required by City Building Code for Rec. Bldgs |
| **Total** | | | | | **$29,832,319** | **$2,554,144** | **$10,418,169** | **$50,000** | **$4,000,000** | **$12,472,619** | **$29,494,932** | |

Source: City of Woodland Parks Master Plan,
Note: Some items shown on this table have been removed from the MPFP and SLIF fee programs. The removals are reflected in the summary tables preceding this table.
*Requirement greater than ratio/narrative

*other mpfp*

# DRAFT

**Table E-8**
**2008 MPFP Fee Nexus Study Update**
**Park Bonds Summary -- Spring Lake MPFP**

| | Senior and Community Center | | | Fire Bonds Transferred to Parks | | | Total | | |
|---|---|---|---|---|---|---|---|---|---|
| Year | Principal | Interest | Total | Principal | Interest | Total | Principal | Interest | Total |
| 2005 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| 2006 | $ 0 | $ 167,375 | $ 167,375 | $ 0 | $ 0 | $ 0 | $ 0 | $ 167,375 | $ 167,375 |
| 2007 | $ 0 | $ 323,953 | $ 323,953 | $ 0 | $ 0 | $ 0 | $ 0 | $ 323,953 | $ 323,953 |
| 2008 | $ 286,154 | $ 323,953 | $ 610,106 | $ 0 | $ 0 | $ 0 | $ 286,154 | $ 323,953 | $ 610,106 |
| 2009 | $ 294,102 | $ 315,368 | $ 609,470 | $ 64,786 | $ 69,398 | $ 134,184 | $ 358,889 | $ 384,766 | $ 743,654 |
| 2010 | $ 302,051 | $ 306,251 | $ 608,302 | $ 66,165 | $ 67,390 | $ 133,554 | $ 368,216 | $ 373,640 | $ 741,856 |
| 2011 | $ 312,649 | $ 296,434 | $ 609,084 | $ 68,921 | $ 65,239 | $ 134,161 | $ 381,571 | $ 361,673 | $ 743,244 |
| 2012 | $ 323,248 | $ 285,960 | $ 609,208 | $ 71,678 | $ 62,930 | $ 134,609 | $ 394,926 | $ 348,891 | $ 743,817 |
| 2013 | $ 6,160,254 | $ 274,485 | $ 6,434,739 | $ 73,057 | $ 60,386 | $ 133,443 | $ 6,233,311 | $ 334,871 | $ 6,568,182 |
| 2014 | $ 0 | $ 0 | $ 0 | $ 75,814 | $ 57,719 | $ 133,533 | $ 75,814 | $ 57,719 | $ 133,533 |
| 2015 | $ 0 | $ 0 | $ 0 | $ 78,570 | $ 54,876 | $ 133,447 | $ 78,570 | $ 54,876 | $ 133,447 |
| 2016 | $ 0 | $ 0 | $ 0 | $ 82,706 | $ 51,832 | $ 134,537 | $ 82,706 | $ 51,832 | $ 134,537 |
| 2017 | $ 0 | $ 0 | $ 0 | $ 85,463 | $ 48,523 | $ 133,986 | $ 85,463 | $ 48,523 | $ 133,986 |
| 2018 | $ 0 | $ 0 | $ 0 | $ 89,598 | $ 45,105 | $ 134,703 | $ 89,598 | $ 45,105 | $ 134,703 |
| 2019 | $ 0 | $ 0 | $ 0 | $ 92,355 | $ 41,431 | $ 133,786 | $ 92,355 | $ 41,431 | $ 133,786 |
| 2020 | $ 0 | $ 0 | $ 0 | $ 777,433 | $ 37,645 | $ 815,078 | $ 777,433 | $ 37,645 | $ 815,078 |
| **TOTAL** | **$ 7,678,459** | **$ 2,293,779** | **$ 9,972,237** | **$ 1,626,545** | **$ 662,475** | **$ 2,289,020** | **$ 9,305,004** | **$ 2,956,253** | **$ 12,261,257** |

*debt svc sl mpfp*

# DRAFT

**Table E-9**
**2008 MPFP Fee Nexus Study Update**
**Park Bonds Summary -- MPFP Other Future Development**

| | Senior and Community Center | | | Fire Bonds Transferred to Parks | | | Sports Park and Dance Aerobic | | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Year** | **Principal** | **Interest** | **Total** | **Principal** | **Interest** | **Total** | **Principal** | **Interest** | **Total** | **Principal** | **Interest** | **Total** |
| 2005 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | | | $ 0 | $ 0 | $ 0 | $ 0 |
| 2006 | $ 0 | $ 148,478 | $ 148,478 | $ 0 | $ 0 | $ 0 | | | $ 0 | $ 0 | $ 148,478 | $ 148,478 |
| 2007 | $ 0 | $ 287,377 | $ 287,377 | $ 0 | $ 0 | $ 0 | | | $ 0 | $ 0 | $ 287,377 | $ 287,377 |
| 2008 | $ 253,846 | $ 287,377 | $ 541,224 | $ 0 | $ 0 | $ 0 | $ 341,341 | $ 94,252 | $ 435,594 | $ 595,187 | $ 381,630 | $ 976,817 |
| 2009 | $ 260,898 | $ 279,762 | $ 540,660 | $ 57,472 | $ 61,563 | $ 119,034 | $ 291,761 | $ 143,434 | $ 435,195 | $ 610,130 | $ 484,759 | $ 1,094,889 |
| 2010 | $ 267,949 | $ 271,674 | $ 539,623 | $ 58,694 | $ 59,781 | $ 118,476 | $ 303,202 | $ 131,763 | $ 434,966 | $ 629,846 | $ 463,219 | $ 1,093,064 |
| 2011 | $ 277,351 | $ 262,966 | $ 540,316 | $ 61,140 | $ 57,874 | $ 119,014 | $ 316,551 | $ 119,635 | $ 436,186 | $ 655,041 | $ 440,475 | $ 1,095,516 |
| 2012 | $ 286,752 | $ 253,675 | $ 540,427 | $ 63,586 | $ 55,825 | $ 119,411 | $ 329,899 | $ 106,973 | $ 436,873 | $ 680,237 | $ 416,473 | $ 1,096,711 |
| 2013 | $ 5,464,746 | $ 243,495 | $ 5,708,241 | $ 64,808 | $ 53,568 | $ 118,377 | $ 341,341 | $ 93,777 | $ 435,118 | $ 5,870,895 | $ 390,840 | $ 6,261,736 |
| 2014 | $ 0 | $ 0 | $ 0 | $ 67,254 | $ 51,203 | $ 118,457 | $ 354,690 | $ 80,806 | $ 435,496 | $ 421,944 | $ 132,009 | $ 553,953 |
| 2015 | $ 0 | $ 0 | $ 0 | $ 69,700 | $ 48,681 | $ 118,380 | $ 368,038 | $ 67,062 | $ 435,100 | $ 437,738 | $ 115,743 | $ 553,480 |
| 2016 | $ 0 | $ 0 | $ 0 | $ 73,368 | $ 45,980 | $ 119,348 | $ 383,294 | $ 52,801 | $ 436,094 | $ 456,662 | $ 98,780 | $ 555,442 |
| 2017 | $ 0 | $ 0 | $ 0 | $ 75,814 | $ 43,045 | $ 118,859 | $ 398,549 | $ 37,469 | $ 436,018 | $ 474,363 | $ 80,514 | $ 554,877 |
| 2018 | $ 0 | $ 0 | $ 0 | $ 79,482 | $ 40,012 | $ 119,494 | $ 413,805 | $ 21,527 | $ 435,331 | $ 493,287 | $ 61,539 | $ 554,826 |
| 2019 | $ 0 | $ 0 | $ 0 | $ 81,928 | $ 36,754 | $ 118,681 | $ 104,881 | $ 4,457 | $ 109,339 | $ 186,809 | $ 41,211 | $ 228,020 |
| 2020 | $ 0 | $ 0 | $ 0 | $ 689,659 | $ 33,395 | $ 723,054 | $ 0 | $ 0 | $ 0 | $ 689,659 | $ 33,395 | $ 723,054 |
| **TOTAL** | **$ 6,811,541** | **$ 2,034,805** | **$ 8,846,347** | **$ 1,442,904** | **$ 587,680** | **$ 2,030,584** | **$ 3,947,352** | **$ 953,958** | **$ 4,901,310** | **$ 12,201,797** | **$ 3,576,443** | **$ 15,778,240** |

*debt svc other*

# DRAFT

**Table E-10**
**2008 MPFP Fee Nexus Study Update**
**Senior and Community Center Bond Debt Service Allocation -- First Bond Issue**

| Description | Total Future Development [1] | | | Spring Lake MPFP | | | | Other Future Development | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Principal | Interest | Total | Pct of DUEs | Principal | Interest | Total | Pct of DUEs | Principal | Interest | Total |
| **Total Bond Proceeds** | | | $ 11,400,000 | | | | $ 6,041,023 | | | | $ 5,358,977 |
| **Total Payments** | $ 14,490,000 | $ 4,328,584 | $ 18,818,584 | | $ 7,678,459 | $ 2,293,779 | $ 9,972,237 | | $ 6,811,541 | $ 2,034,805 | $ 8,846,347 |
| **DUEs (2005 - 2020)** | 7,276 | 7,276 | 7,276 | **53%** | 3,856 | 3,856 | 3,856 | **47%** | 3,421 | 3,421 | 3,421 |
| **Amount Per DUE** | $ 1,991 | $ 595 | $ 2,586 | | $ 1,991 | $ 595 | $ 2,586 | | $ 1,991 | $ 595 | $ 2,586 |
| **Annual Bond Debt Service** | | | | | **Percentage of DUEs * total amount** | | | | **Percentage of DUEs * total amount** | | |
| 2005 | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 |
| 2006 | $ 0 | $ 315,854 | $ 315,854 | | $ 0 | $ 167,375 | $ 167,375 | | $ 0 | $ 148,478 | $ 148,478 |
| 2007 | $ 0 | $ 611,330 | $ 611,330 | | $ 0 | $ 323,953 | $ 323,953 | | $ 0 | $ 287,377 | $ 287,377 |
| 2008 | $ 540,000 | $ 611,330 | $ 1,151,330 | | $ 286,154 | $ 323,953 | $ 610,106 | | $ 253,846 | $ 287,377 | $ 541,224 |
| 2009 | $ 555,000 | $ 595,130 | $ 1,150,130 | | $ 294,102 | $ 315,368 | $ 609,470 | | $ 260,898 | $ 279,762 | $ 540,660 |
| 2010 | $ 570,000 | $ 577,925 | $ 1,147,925 | | $ 302,051 | $ 306,251 | $ 608,302 | | $ 267,949 | $ 271,674 | $ 539,623 |
| 2011 | $ 590,000 | $ 559,400 | $ 1,149,400 | | $ 312,649 | $ 296,434 | $ 609,084 | | $ 277,351 | $ 262,966 | $ 540,316 |
| 2012 | $ 610,000 | $ 539,635 | $ 1,149,635 | | $ 323,248 | $ 285,960 | $ 609,208 | | $ 286,752 | $ 253,675 | $ 540,427 |
| 2013 | $ 11,625,000 | $ 517,980 | $ 12,142,980 | | $ 6,160,254 | $ 274,485 | $ 6,434,739 | | $ 5,464,746 | $ 243,495 | $ 5,708,241 |
| 2014 | $ 0 | $ 0 | $ 0 | | | | | | | | |
| 2015 | $ 0 | $ 0 | $ 0 | | | | | | | | |
| 2016 | $ 0 | $ 0 | $ 0 | | | | | | | | |
| 2017 | $ 0 | $ 0 | $ 0 | | | | | | | | |
| 2018 | $ 0 | $ 0 | $ 0 | | | | | | | | |
| 2019 | $ 0 | $ 0 | $ 0 | | | | | | | | |
| 2020 | $ 0 | $ 0 | $ 0 | | | | | | | | |
| **TOTAL** | **$ 14,490,000** | **$ 4,328,584** | **$ 18,818,584** | | **$ 7,678,459** | **$ 2,293,779** | **$ 9,972,237** | | **$ 6,811,541** | **$ 2,034,805** | **$ 8,846,347** |

***Note:*** *A second bond issue may be necessary to help fund Other Future Development's remaining portion of the Senior and Community Center costs. When the amount of the bond issue is determined, the fee will be updated to include payment of the additional debt service [2]*

*debt svc allocation*

[1] See **Tables E-9** and **E-10** for backup.
[2] A second bond issue is not likely to occur until the Other Future Development area begins development.

# DRAFT

**Table E-11**
**2008 MPFP Fee Nexus Study Update**
**Senior and Community Center Bond Debt Service Schedule -- First Bond Issue**

| Date | Principal | Additional Principal Payment | Total Principal | Interest | Period Total | Fiscal Total |
|---|---|---|---|---|---|---|
| 12/1/2004 | | | | $ 0 | $ 0 | |
| 3/1/2005 | | | | $ 0 | $ 0 | $ 0 |
| 9/1/2005 | | | | $ 0 | $ 0 | |
| 3/1/2006 | | | | $ 315,854 | $ 315,854 | $ 315,854 |
| 9/1/2006 | | | | $ 305,665 | $ 305,665 | |
| 3/1/2007 | $ 0 | | $ 0 | $ 305,665 | $ 305,665 | $ 611,330 |
| 9/1/2007 | | | | $ 305,665 | $ 305,665 | |
| 3/1/2008 | $ 540,000 | | $ 540,000 | $ 305,665 | $ 845,665 | $ 1,151,330 |
| 9/1/2008 | | | | $ 297,565 | $ 297,565 | |
| 3/1/2009 | $ 555,000 | | $ 555,000 | $ 297,565 | $ 852,565 | $ 1,150,130 |
| 9/1/2009 | | | | $ 288,963 | $ 288,963 | |
| 3/1/2010 | $ 570,000 | | $ 570,000 | $ 288,963 | $ 858,963 | $ 1,147,925 |
| 9/1/2010 | | | | $ 279,700 | $ 279,700 | |
| 3/1/2011 | $ 590,000 | | $ 590,000 | $ 279,700 | $ 869,700 | $ 1,149,400 |
| 9/1/2011 | | | | $ 269,818 | $ 269,818 | |
| 3/1/2012 | $ 610,000 | | $ 610,000 | $ 269,818 | $ 879,818 | $ 1,149,635 |
| 9/1/2012 | | | | $ 258,990 | $ 258,990 | |
| 3/1/2013 | $ 630,000 | $ 10,995,000 | $ 11,625,000 | $ 258,990 | $ 11,883,990 | $ 12,142,980 |
| 9/1/2013 | | | | | | |
| 3/1/2014 | | | | | | $ 0 |
| 9/1/2014 | | | | | | |
| 3/1/2015 | | | | | | $ 0 |
| 9/1/2015 | | | | | | |
| 3/1/2016 | | | | | | $ 0 |
| 9/1/2016 | | | | | | |
| 3/1/2017 | | | | | | $ 0 |
| 9/1/2017 | | | | | | |
| 3/1/2018 | | | | | | $ 0 |
| 9/1/2018 | | | | | | |
| 3/1/2019 | | | | | | $ 0 |
| 9/1/2019 | | | | | | |
| 3/1/2020 | | | | | | $ 0 |
| | **$ 3,495,000** | **$ 10,995,000** | **$ 14,490,000** | **$ 4,328,584** | **$ 18,818,584** | **$ 18,818,584** |

*parks bond*

**Table E-12**
**2008 MPFP Fee Nexus Study Update**
**Residential DUEs to Fund the Senior and Community Center First Bond Issue**

| | Residential DUEs | | |
|---|---|---|---|
| **Fiscal Year Ending** | Spring Lake | Other | Total |
| 2005 - 2007 | 702 | 203 | 905 |
| 2008 | 142 | 39 | 181 |
| 2009 | 333 | 50 | 383 |
| 2010 | 446 | 95 | 541 |
| 2011 | 446 | 95 | 541 |
| 2012 | 446 | 95 | 541 |
| 2013 | 446 | 95 | 541 |
| 2014 | 446 | 95 | 541 |
| 2015 | 446 | 95 | 541 |
| 2016 | 0 | 512 | 512 |
| 2017 | 0 | 512 | 512 |
| 2018 | 0 | 512 | 512 |
| 2019 | 0 | 512 | 512 |
| 2020 | 0 | 512 | 512 |
| **TOTAL** | **3,856** | **3,421** | **7,276** |
| Percent of Total | 53% | 47% | 100% |

*dues senior*

# DRAFT

**Table E-13**
**2008 MPFP Fee Nexus Study Update**
**Bond Debt Service Allocation for Fire Bonds Transferred to Parks**

| Description | Total Future Development [1] | | | Spring Lake MPFP | | | | Other Future Development | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Principal | Interest | Total | Pct of DUEs | Principal | Interest | Total | Pct of DUEs | Principal | Interest | Total |
| **Total Payments** | $ 3,069,449 | $ 1,250,155 | $ 4,319,604 | | $ 1,626,545 | $ 662,475 | $ 2,289,020 | | $ 1,442,904 | $ 587,680 | $ 2,030,584 |
| **DUEs (2005 - 2020)** | 7,276 | 7,276 | 7,276 | **53%** | 3,856 | 3,856 | 3,856 | **47%** | 3,421 | 3,421 | 3,421 |
| **Amount Per DUE** | $ 422 | $ 172 | $ 594 | | $ 422 | $ 172 | $ 594 | | $ 422 | $ 172 | $ 594 |
| **Annual Bond Debt Service** | | | | | **Percentage of DUEs * total amount** | | | | **Percentage of DUEs * total amount** | | |
| 2005 | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 |
| 2006 | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 |
| 2007 | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 |
| 2008 | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 | | $ 0 | $ 0 | $ 0 |
| 2009 | $ 122,258 | $ 130,961 | $ 253,218 | | $ 64,786 | $ 69,398 | $ 134,184 | | $ 57,472 | $ 61,563 | $ 119,034 |
| 2010 | $ 124,859 | $ 127,171 | $ 252,030 | | $ 66,165 | $ 67,390 | $ 133,554 | | $ 58,694 | $ 59,781 | $ 118,476 |
| 2011 | $ 130,061 | $ 123,113 | $ 253,174 | | $ 68,921 | $ 65,239 | $ 134,161 | | $ 61,140 | $ 57,874 | $ 119,014 |
| 2012 | $ 135,264 | $ 118,756 | $ 254,020 | | $ 71,678 | $ 62,930 | $ 134,609 | | $ 63,586 | $ 55,825 | $ 119,411 |
| 2013 | $ 137,865 | $ 113,954 | $ 251,819 | | $ 73,057 | $ 60,386 | $ 133,443 | | $ 64,808 | $ 53,568 | $ 118,377 |
| 2014 | $ 143,068 | $ 108,922 | $ 251,989 | | $ 75,814 | $ 57,719 | $ 133,533 | | $ 67,254 | $ 51,203 | $ 118,457 |
| 2015 | $ 148,270 | $ 103,557 | $ 251,827 | | $ 78,570 | $ 54,876 | $ 133,447 | | $ 69,700 | $ 48,681 | $ 118,380 |
| 2016 | $ 156,074 | $ 97,811 | $ 253,885 | | $ 82,706 | $ 51,832 | $ 134,537 | | $ 73,368 | $ 45,980 | $ 119,348 |
| 2017 | $ 161,276 | $ 91,568 | $ 252,845 | | $ 85,463 | $ 48,523 | $ 133,986 | | $ 75,814 | $ 43,045 | $ 118,859 |
| 2018 | $ 169,080 | $ 85,117 | $ 254,197 | | $ 89,598 | $ 45,105 | $ 134,703 | | $ 79,482 | $ 40,012 | $ 119,494 |
| 2019 | $ 174,282 | $ 78,185 | $ 252,467 | | $ 92,355 | $ 41,431 | $ 133,786 | | $ 81,928 | $ 36,754 | $ 118,681 |
| 2020 | $ 1,467,093 | $ 71,040 | $ 1,538,132 | | $ 777,433 | $ 37,645 | $ 815,078 | | $ 689,659 | $ 33,395 | $ 723,054 |
| **TOTAL** | **$ 3,069,449** | **$ 1,250,155** | **$ 4,319,604** | | **$ 1,626,545** | **$ 662,475** | **$ 2,289,020** | | **$ 1,442,904** | **$ 587,680** | **$ 2,030,584** |

*fire debt svc alloc*

[1] See **Tables E-9** and **E-10** for backup.
[2] A second bond issue is not likely to occur until the Other Future Development area begins development.

# DRAFT

**Table E-14**
**2008 MPFP Fee Nexus Study Update**
**Sports Park and Dance Aerobics Bond Debt Service**
**Allocation (2007 Bonds)**

| Description | Total Future Development [1] | | | MPFP -- Other Future Development | | | SLIF | | | Measure E | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Principal | Interest | Total | Principal | Interest | Total | Principal | Interest | Total | Principal | Interest | Total |
| **Percent** | | | | **38.1%** | | | **27.9%** | | | **34.0%** | | |
| **Total Bond Proceeds** | | | $ 9,000,000 | | | $ 3,432,480 | | | $ 2,508,000 | | | $ 3,059,520 |
| **Total Payments** | $ 10,350,000 | $ 2,501,287 | $ 12,851,287 | $ 3,947,352 | $ 953,958 | $ 4,901,310 | $ 2,884,200 | $ 697,025 | $ 3,581,225 | $ 3,518,448 | $ 850,304 | $ 4,368,752 |
| **DUEs (2005 - 2020)** | | | | 3,421 | 3,421 | 3,421 | 3,856 | 3,856 | 3,856 | | | |
| **Amount Per DUE** | | | | $ 1,154 | $ 279 | $ 1,433 | $ 748 | $ 181 | $ 929 | | | |
| **Annual Bond Debt Service** | | | | **Percent * total amount** | | | **Percent * total amount** | | | **Percent * total amount** | | |
| 2008 | $ 895,000 | $ 247,131 | $ 1,142,131 | $ 341,341 | $ 94,252 | $ 435,594 | $ 249,407 | $ 68,867 | $ 318,274 | $ 304,252 | $ 84,011 | $ 388,264 |
| 2009 | $ 765,000 | $ 376,085 | $ 1,141,085 | $ 291,761 | $ 143,434 | $ 435,195 | $ 213,180 | $ 104,802 | $ 317,982 | $ 260,059 | $ 127,849 | $ 387,908 |
| 2010 | $ 795,000 | $ 345,485 | $ 1,140,485 | $ 303,202 | $ 131,763 | $ 434,966 | $ 221,540 | $ 96,275 | $ 317,815 | $ 270,258 | $ 117,446 | $ 387,704 |
| 2011 | $ 830,000 | $ 313,685 | $ 1,143,685 | $ 316,551 | $ 119,635 | $ 436,186 | $ 231,293 | $ 87,414 | $ 318,707 | $ 282,156 | $ 106,636 | $ 388,792 |
| 2012 | $ 865,000 | $ 280,485 | $ 1,145,485 | $ 329,899 | $ 106,973 | $ 436,873 | $ 241,047 | $ 78,162 | $ 319,208 | $ 294,054 | $ 95,350 | $ 389,404 |
| 2013 | $ 895,000 | $ 245,885 | $ 1,140,885 | $ 341,341 | $ 93,777 | $ 435,118 | $ 249,407 | $ 68,520 | $ 317,927 | $ 304,252 | $ 83,588 | $ 387,840 |
| 2014 | $ 930,000 | $ 211,875 | $ 1,141,875 | $ 354,690 | $ 80,806 | $ 435,496 | $ 259,160 | $ 59,043 | $ 318,203 | $ 316,150 | $ 72,026 | $ 388,177 |
| 2015 | $ 965,000 | $ 175,838 | $ 1,140,838 | $ 368,038 | $ 67,062 | $ 435,100 | $ 268,913 | $ 49,000 | $ 317,913 | $ 328,049 | $ 59,775 | $ 387,824 |
| 2016 | $ 1,005,000 | $ 138,444 | $ 1,143,444 | $ 383,294 | $ 52,801 | $ 436,094 | $ 280,060 | $ 38,580 | $ 318,640 | $ 341,646 | $ 47,063 | $ 388,710 |
| 2017 | $ 1,045,000 | $ 98,244 | $ 1,143,244 | $ 398,549 | $ 37,469 | $ 436,018 | $ 291,207 | $ 27,377 | $ 318,584 | $ 355,244 | $ 33,398 | $ 388,642 |
| 2018 | $ 1,085,000 | $ 56,444 | $ 1,141,444 | $ 413,805 | $ 21,527 | $ 435,331 | $ 302,353 | $ 15,729 | $ 318,082 | $ 368,842 | $ 19,188 | $ 388,030 |
| 2019 | $ 275,000 | $ 11,688 | $ 286,688 | $ 104,881 | $ 4,457 | $ 109,339 | $ 76,633 | $ 3,257 | $ 79,890 | $ 93,485 | $ 3,973 | $ 97,458 |
| 2020 | | | | | | | | | | | | |
| **TOTAL** | **$ 10,350,000** | **$ 2,501,287** | **$ 12,851,287** | **$ 3,947,352** | **$ 953,958** | **$ 4,901,310** | **$ 2,884,200** | **$ 697,025** | **$ 3,581,225** | **$ 3,518,448** | **$ 850,304** | **$ 4,368,752** |

*sp debt svc alloc*

[1] See **Tables E-9** and **E-10** for backup.

**Table E-15**
**2008 MPFP Fee Nexus Study Update**
**2007 Bonds for Sports Park and Dance Aerobics and Site Improvements**

| Date | Principal | Rate | Interest | Period Total | Fiscal Total |
|---|---|---|---|---|---|
| 7/25/2007 | | | | | |
| 3/1/2008 | $ 895,000 | 4.000% | $ 247,131.00 | $ 1,142,131 | $ 1,142,131 |
| 9/1/2008 | | | $ 188,042.50 | $ 188,043 | |
| 3/1/2009 | $ 765,000 | 4.000% | $ 188,042.50 | $ 953,043 | $ 1,141,085 |
| 9/1/2009 | | | $ 172,742.50 | $ 172,743 | |
| 3/1/2010 | $ 795,000 | 4.000% | $ 172,742.50 | $ 967,743 | $ 1,140,485 |
| 9/1/2010 | | | $ 156,842.50 | $ 156,843 | |
| 3/1/2011 | $ 830,000 | 4.000% | $ 156,842.50 | $ 986,843 | $ 1,143,685 |
| 9/1/2011 | | | $ 140,242.50 | $ 140,243 | |
| 3/1/2012 | $ 865,000 | 4.000% | $ 140,242.50 | $ 1,005,243 | $ 1,145,485 |
| 9/1/2012 | | | $ 122,942.50 | $ 122,943 | |
| 3/1/2013 | $ 895,000 | 3.800% | $ 122,942.50 | $ 1,017,943 | $ 1,140,885 |
| 9/1/2013 | | | $ 105,937.50 | $ 105,938 | |
| 3/1/2014 | $ 930,000 | 3.875% | $ 105,937.50 | $ 1,035,938 | $ 1,141,875 |
| 9/1/2014 | | | $ 87,918.75 | $ 87,919 | |
| 3/1/2015 | $ 965,000 | 3.875% | $ 87,918.75 | $ 1,052,919 | $ 1,140,838 |
| 9/1/2015 | | | $ 69,221.88 | $ 69,222 | |
| 3/1/2016 | $ 1,005,000 | 4.000% | $ 69,221.88 | $ 1,074,222 | $ 1,143,444 |
| 9/1/2016 | | | $ 49,121.88 | $ 49,122 | |
| 3/1/2017 | $ 1,045,000 | 4.000% | $ 49,121.88 | $ 1,094,122 | $ 1,143,244 |
| 9/1/2017 | | | $ 28,221.88 | $ 28,222 | |
| 3/1/2018 | $ 1,085,000 | 4.125% | $ 28,221.88 | $ 1,113,222 | $ 1,141,444 |
| 9/1/2018 | | | $ 5,843.75 | $ 5,844 | |
| 3/1/2019 | $ 275,000 | 4.250% | $ 5,843.75 | $ 280,844 | $ 286,688 |
| | **$ 10,350,000** | | **$ 2,501,287** | **$ 12,851,287** | **$ 12,851,287** |

*sp bond*

**Table E-16**
**2008 MPFP Fee Nexus Study Update**
**2007 Sports Park and Dance Aerobics Bond Allocation**

| Item | MPFP -- Other Future Development | SLIF | Measure E | Total |
|---|---|---|---|---|
| **Sports Park** | | | | |
| Percent | 25.00% | 38.00% | 37.00% | 100.00% |
| Amount | **$ 1,650,000** | **$ 2,508,000** | **$ 2,442,000** | **$ 6,600,000** |
| **Dance Aerobics and Site Improvements** | | | | |
| Percent | 74.27% | 0.00% | 25.73% | 100.00% |
| Construction Amount | **$ 1,782,480** | **$ 0** | **$ 617,520** | **$ 2,400,000** |
| **Total** | | | | |
| Percent | 38.14% | 27.87% | 33.99% | 100.00% |
| Amount | **$ 3,432,480** | **$ 2,508,000** | **$ 3,059,520** | **$ 9,000,000** |
| **2007 Series Bond Principal and Interest** | | | | |
| Percent | 38.14% | 27.87% | 33.99% | 100.00% |
| Principal | $ 3,947,352 | $ 2,884,200 | $ 3,518,448 | **$ 10,350,000** |
| Interest | $ 953,958 | $ 697,025 | $ 850,304 | **$ 2,501,287** |
| **Total** | **$ 4,901,310** | **$ 3,581,225** | **$ 4,368,752** | **$ 12,851,287** |

*sp bond pct*

# APPENDIX F
# CASH FLOW ANALYSIS

Table F-1 General City Facilities Cash Flow Summary ..... F-1
Table F-2 Fire Facilities Cash Flow Summary ..... F-2
Table F-3 Library Facilities Cash Flow Summary ..... F-3
Table F-4 Police Facilities Cash Flow Summary ..... F-4
Table F-5 Wastewater Facilities Cash Flow Summary ..... F-5
Table F-6 Water Facilities Cash Flow Summary ..... F-6
Table F-7 Road Improvements Cash Flow Summary ..... F-7
Table F-8 Park Improvements Cash Flow Summary—Spring Lake ..... F-8
Table F-9 Park Improvements Cash Flow Summary—Other Future Development ..... F-9
Table F-10 General City Facilities Annual Cash Flow Analysis (2 pages) ..... F-10
Table F-11 Fire Facilities Annual Cash Flow Analysis (2 pages) ..... F-12
Table F-12 Library Facilities Annual Cash Flow Analysis (2 pages) ..... F-14
Table F-13 Police Facilities Annual Cash Flow Analysis (2 pages) ..... F-16
Table F-14 Wastewater Facilities Annual Cash Flow Analysis (2 pages) ..... F-18
Table F-15 Water Facilities Annual Cash Flow Analysis (2 pages) ..... F-20
Table F-16 Road Improvements Annual Cash Flow Analysis (2 pages) ..... F-22
Table F-17 Park Improvements Annual Cash Flow Analysis—Spring Lake (2 pages) ..... F-24
Table F-18 Park Improvements Annual Cash Flow Analysis—Other Future Development (excluding Spring Lake) (2 pages) ..... F-26
Table F-19 Annual Cash Flow Summary (4 pages) ..... F-28
Table F-20 Fee Allocation to Construction Costs and Finance Charges ..... F-32

# DRAFT

**Table F-1**
**2008 MPFP Fee Nexus Study Update**
**General City Facilities Cash Flow Summary**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 9,696,426 | $ 4,419,687 | $ 3,781,628 | $ 1,495,111 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 9,696,426** | **$ 4,419,687** | **$ 3,781,628** | **$ 1,495,111** |
| **Total Cumulative Costs** | | **$ 9,696,426** | $ 4,419,687 | $ 8,201,315 | $ 9,696,426 |
| **Financial DUEs** | | | | | |
| Period | | 9,811 | 1,940 | 4,059 | 3,812 |
| Cumulative | | 9,811 | 1,940 | 5,999 | 9,811 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 720 | $ 720 | $ 720 |
| Fee per DUE (Actual Year Dollars) | | | $ 720 | $ 835 | $ 968 |
| Average Inflation Factor (*inflated 3% annually)* | 3% | | 1.030 | 1.160 | 1.345 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **$ 2,810,300** | **$ 2,810,300** | **($ 163,228)** | **($ 1,344,029)** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 8,537,169** | $ 1,449,588 | $ 3,395,480 | $ 3,692,101 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 130,488** | $ 130,488 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 435,407)** | $ 0 | ($ 188,506) | ($ 246,902) |
| **Total Revenues** | | **$ 8,232,249** | **$ 1,580,076** | **$ 3,206,974** | **$ 3,445,199** |
| **Total Available Funding** | | **$ 11,042,549** | **$ 4,390,376** | **$ 3,043,746** | **$ 2,101,171** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 10,952,438) | ($ 4,553,604) | ($ 4,387,775) | ($ 2,011,060) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 10,952,438)** | **($ 4,553,604)** | **($ 4,387,775)** | **($ 2,011,060)** |
| **Ending Fund Balance** | | **$ 90,111** | **($ 163,228)** | **($ 1,344,029)** | **$ 90,111** |

*cf gen summ*

**Note:** This table summarizes the annual data presented in Table F-10.

# DRAFT

**Table F-2**
**2008 MPFP Fee Nexus Study Update**
**Fire Facilities Cash Flow Summary**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 7,375,339 | $ 5,398,107 | $ 1,977,232 | $ 0 |
| Debt Service Principal | | $ 2,830,551 | $ 227,883 | $ 640,472 | $ 1,962,196 |
| Debt Service Interest | | $ 1,152,854 | $ 238,041 | $ 524,070 | $ 390,743 |
| **Total Annual Costs** | | **$ 11,358,744** | **$ 5,864,031** | **$ 3,141,774** | **$ 2,352,939** |
| **Total Cumulative Costs** | | **$ 11,358,744** | $ 5,864,031 | $ 9,005,805 | $ 11,358,744 |
| **Financial DUEs** | | | | | |
| Period | | 10,619 | 2,041 | 4,446 | 4,133 |
| Cumulative | | 10,619 | 2,041 | 6,486 | 10,619 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 1,110 | $ 1,110 | $ 1,110 |
| Fee per DUE (Actual Year Dollars) | | | $ 1,110 | $ 1,288 | $ 1,493 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.030 | 1.160 | 1.345 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **($ 342,100)** | **($ 342,100)** | **($ 4,329,312)** | **($ 3,257,707)** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 14,255,846** | $ 2,353,377 | $ 5,731,827 | $ 6,170,641 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 4,289** | $ 0 | $ 0 | $ 4,289 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 2,013,237)** | ($ 312,996) | ($ 1,201,523) | ($ 498,718) |
| **Total Revenues** | | **$ 12,246,898** | **$ 2,040,382** | **$ 4,530,304** | **$ 5,676,212** |
| **Total Available Funding** | | **$ 11,904,798** | **$ 1,698,282** | **$ 200,991** | **$ 2,418,505** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 7,855,826) | ($ 5,561,670) | ($ 2,294,157) | $ 0 |
| Debt Service Principal | | ($ 2,830,551) | ($ 227,883) | ($ 640,472) | ($ 1,962,196) |
| Debt Service Interest | | ($ 1,152,854) | ($ 238,041) | ($ 524,070) | ($ 390,743) |
| **Total Costs** | | **($ 11,839,232)** | **($ 6,027,594)** | **($ 3,458,699)** | **($ 2,352,939)** |
| **Ending Fund Balance** | | **$ 65,566** | **($ 4,329,312)** | **($ 3,257,707)** | **$ 65,566** |

*cf fire summ*

**Note:** This table summarizes the annual data presented in Table F-11.

# DRAFT

**Table F-3**
**2008 MPFP Fee Nexus Study Update**
**Library Facilities Cash Flow Summary**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 1,258,604 | $ 640,016 | $ 309,294 | $ 309,294 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 1,258,604** | **$ 640,016** | **$ 309,294** | **$ 309,294** |
| **Total Cumulative Costs** | | **$ 1,258,604** | $ 640,016 | $ 949,310 | $ 1,258,604 |
| **Financial DUEs** | | | | | |
| Period | | 7,518 | 1,384 | 3,158 | 2,977 |
| Cumulative | | 7,518 | 1,384 | 4,541 | 7,518 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 45 | $ 45 | $ 45 |
| Fee per DUE (Actual Year Dollars) | | | $ 45 | $ 52 | $ 61 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.030 | 1.160 | 1.345 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **$ 925,623** | **$ 925,623** | **$ 386,930** | **$ 234,142** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 409,843** | $ 64,706 | $ 164,969 | $ 180,168 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 116,161** | $ 56,010 | $ 41,113 | $ 19,038 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **$ 0** | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | | **$ 526,004** | **$ 120,716** | **$ 206,082** | **$ 199,206** |
| **Total Available Funding** | | **$ 1,451,627** | **$ 1,046,339** | **$ 593,012** | **$ 433,349** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 1,434,307) | ($ 659,409) | ($ 358,870) | ($ 416,028) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 1,434,307)** | **($ 659,409)** | **($ 358,870)** | **($ 416,028)** |
| **Ending Fund Balance** | | **$ 17,320** | **$ 386,930** | **$ 234,142** | **$ 17,320** |

*cf library summ*

**Note:** This table summarizes the annual data presented in Table F-12.

# DRAFT

**Table F-4**
**2008 MPFP Fee Nexus Study Update**
**Police Facilities Cash Flow Summary**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 3,553,985 | $ 0 | $ 3,325,940 | $ 228,045 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 3,553,985** | **$ 0** | **$ 3,325,940** | **$ 228,045** |
| **Total Cumulative Costs** | | **$ 3,553,985** | $ 0 | $ 3,325,940 | $ 3,553,985 |
| **Financial DUEs** | | | | | |
| Period | | 9,811 | 1,940 | 4,059 | 3,812 |
| Cumulative | | 9,811 | 1,940 | 5,999 | 9,811 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 950 | $ 950 | $ 950 |
| Fee per DUE (Actual Year Dollars) | | | $ 950 | $ 1,102 | $ 1,278 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.030 | 1.160 | 1.345 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **($ 4,497,701)** | **($ 4,497,701)** | **($ 3,358,107)** | **($ 3,810,195)** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 11,264,320** | $ 1,912,651 | $ 4,480,147 | $ 4,871,522 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 2,570,999)** | ($ 773,057) | ($ 1,073,189) | ($ 724,752) |
| **Total Revenues** | | **$ 8,693,322** | **$ 1,139,594** | **$ 3,406,958** | **$ 4,146,770** |
| **Total Available Funding** | | **$ 4,195,621** | **($ 3,358,107)** | **$ 48,851** | **$ 336,575** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 4,165,787) | $ 0 | ($ 3,859,046) | ($ 306,741) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 4,165,787)** | **$ 0** | **($ 3,859,046)** | **($ 306,741)** |
| **Ending Fund Balance** | | **$ 29,834** | **($ 3,358,107)** | **($ 3,810,195)** | **$ 29,834** |

*cf police summ*

**Note:** This table summarizes the annual data presented in Table F-13.

# DRAFT

**Table F-5**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Facilities Cash Flow Summary**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 11,474,484 | $ 9,924,308 | $ 0 | $ 1,550,175 |
| Debt Service Principal | | $ 28,560,249 | $ 1,144,772 | $ 3,112,281 | $ 24,303,195 |
| Debt Service Interest | | $ 17,644,431 | $ 4,486,726 | $ 7,048,473 | $ 6,109,231 |
| **Total Annual Costs** | | **$ 57,679,163** | **$ 15,555,807** | **$ 10,160,755** | **$ 31,962,602** |
| **Total Cumulative Costs** | | **$ 57,679,163** | $ 15,555,807 | $ 25,716,562 | $ 57,679,163 |
| **Financial DUEs** | | | | | |
| Period | | 11,470 | 2,112 | 4,784 | 4,574 |
| Cumulative | | 11,470 | 2,112 | 6,896 | 11,470 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 5,210 | $ 5,210 | $ 5,210 |
| Fee per DUE (Actual Year Dollars) | | | $ 5,210 | $ 6,045 | $ 7,008 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.030 | 1.160 | 1.345 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **($ 9,299,648)** | **($ 9,299,648)** | **($ 15,985,462)** | **($ 326,126)** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 72,442,738** | $ 11,445,768 | $ 28,942,431 | $ 32,054,539 |
| Construction Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 906,770** | $ 0 | $ 0 | $ 906,770 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 5,416,976)** | ($ 2,275,068) | ($ 3,122,340) | ($ 19,568) |
| **Total Revenues** | | **$ 67,932,532** | **$ 9,170,700** | **$ 25,820,091** | **$ 32,941,742** |
| **Total Available Funding** | | **$ 58,632,884** | **($ 128,948)** | **$ 9,834,629** | **$ 32,615,616** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 12,310,141) | ($ 10,225,015) | $ 0 | ($ 2,085,126) |
| Debt Service Principal | | ($ 28,560,249) | ($ 1,144,772) | ($ 3,112,281) | ($ 24,303,195) |
| Debt Service Interest | | ($ 17,644,431) | ($ 4,486,726) | ($ 7,048,473) | ($ 6,109,231) |
| **Total Costs** | | **($ 58,514,821)** | **($ 15,856,514)** | **($ 10,160,755)** | **($ 32,497,553)** |
| **Ending Fund Balance** | | **$ 118,063** | **($ 15,985,462)** | **($ 326,126)** | **$ 118,063** |

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**Note:** This table summarizes the annual data presented in Table F-14.

# DRAFT

**Table F-6**
**2008 MPFP Fee Nexus Study Update**
**Water Facilities Cash Flow Summary**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 25,199,529 | $ 4,741,835 | $ 6,132,641 | $ 14,325,054 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 25,199,529** | **$ 4,741,835** | **$ 6,132,641** | **$ 14,325,054** |
| **Total Cumulative Costs** | | **$ 25,199,529** | $ 4,741,835 | $ 10,874,476 | $ 25,199,529 |
| **Financial DUEs** | | | | | |
| Period | | 8,731 | 1,633 | 3,753 | 3,345 |
| Cumulative | | 8,731 | 1,633 | 5,386 | 8,731 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 2,900 | $ 2,900 | $ 2,900 |
| Fee per DUE (Actual Year Dollars) | | | $ 2,900 | $ 3,365 | $ 3,901 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.030 | 1.160 | 1.345 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **$ 55,538** | **$ 55,538** | **$ 9,062** | **$ 5,797,543** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 30,607,927** | $ 4,924,063 | $ 12,634,355 | $ 13,049,509 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 723,698** | $ 1,388 | $ 269,751 | $ 452,559 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 86,415)** | ($ 86,415) | $ 0 | $ 0 |
| **Total Revenues** | | **$ 31,245,210** | **$ 4,839,036** | **$ 12,904,106** | **$ 13,502,068** |
| **Total Available Funding** | | **$ 31,300,748** | **$ 4,894,574** | **$ 12,913,168** | **$ 19,299,611** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 31,269,636) | ($ 4,885,512) | ($ 7,115,625) | ($ 19,268,499) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 31,269,636)** | **($ 4,885,512)** | **($ 7,115,625)** | **($ 19,268,499)** |
| **Ending Fund Balance** | | **$ 31,112** | **$ 9,062** | **$ 5,797,543** | **$ 31,112** |

*cf water summ*

**Note:** This table summarizes the annual data presented in Table F-15.

# DRAFT

**Table F-7**
**2008 MPFP Fee Nexus Study Update**
**Road Improvements Cash Flow Summary**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 56,145,713 | $ 10,639,310 | $ 22,903,858 | $ 22,602,545 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 56,145,713** | **$ 10,639,310** | **$ 22,903,858** | **$ 22,602,545** |
| **Total Cumulative Costs** | | **$ 56,145,713** | $ 10,639,310 | $ 33,543,168 | $ 56,145,713 |
| **Financial DUEs** | | | | | |
| Period | | 12,490 | 2,528 | 5,178 | 4,785 |
| Cumulative | | 12,490 | 2,528 | 7,706 | 12,490 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 4,800 | $ 4,800 | $ 4,800 |
| Fee per DUE (Actual Year Dollars) | | | $ 4,800 | $ 5,569 | $ 6,456 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.030 | 1.160 | 1.345 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **($ 3,036,672)** | **($ 3,036,672)** | **($ 2,079,639)** | **($ 288,427)** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 72,367,904** | $ 12,590,510 | $ 28,885,124 | $ 30,892,270 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 1,427** | $ 0 | $ 0 | $ 1,427 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 1,231,121)** | ($ 671,797) | ($ 518,859) | ($ 40,466) |
| **Total Revenues** | | **$ 71,138,209** | **$ 11,918,714** | **$ 28,366,265** | **$ 30,853,230** |
| **Total Available Funding** | | **$ 68,101,537** | **$ 8,882,042** | **$ 26,286,626** | **$ 30,564,803** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 67,939,211) | ($ 10,961,681) | ($ 26,575,053) | ($ 30,402,477) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 67,939,211)** | **($ 10,961,681)** | **($ 26,575,053)** | **($ 30,402,477)** |
| **Ending Fund Balance** | | **$ 162,326** | **($ 2,079,639)** | **($ 288,427)** | **$ 162,326** |

*cf roads summ*

**Note:** This table summarizes the annual data presented in Table F-16.

# DRAFT

**Table F-8**
**2008 MPFP Fee Nexus Study Update**
**Park Improvements Cash Flow Summary -- Spring Lake**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 1,932,828 | $ 1,932,828 | $ 0 | $ 0 |
| Debt Service Principal | | $ 9,305,004 | $ 1,013,258 | $ 7,164,192 | $ 1,127,554 |
| Debt Service Interest | | $ 2,464,925 | $ 1,082,359 | $ 1,158,030 | $ 224,536 |
| **Total Annual Costs** | | **$ 13,702,757** | **$ 4,028,445** | **$ 8,322,222** | **$ 1,352,090** |
| **Total Cumulative Costs** | | **$ 13,702,757** | $ 4,028,445 | $ 12,350,667 | $ 13,702,757 |
| **Financial DUEs** | | | | | |
| Period | | 3,154 | 922 | 2,232 | - |
| Cumulative | | 3,154 | 922 | 3,154 | 3,154 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 3,290 | $ 3,290 | $ 3,290 |
| Fee per DUE (Actual Year Dollars) | | | $ 3,290 | $ 3,817 | $ 4,425 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.030 | 1.160 | 1.345 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **$ 1,883,967** | **$ 1,883,967** | **$ 1,049,683** | **$ 1,257,785** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 11,675,534** | $ 3,154,902 | $ 8,520,632 | $ 0 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 376,702** | $ 98,789 | $ 147,063 | $ 130,850 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 137,371)** | $ 0 | ($ 137,371) | $ 0 |
| **Total Revenues** | | **$ 11,914,865** | **$ 3,253,691** | **$ 8,530,324** | **$ 130,850** |
| **Total Available Funding** | | **$ 13,798,832** | **$ 5,137,658** | **$ 9,580,007** | **$ 1,388,635** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 1,992,358) | ($ 1,992,358) | $ 0 | $ 0 |
| Debt Service Principal | | ($ 9,305,004) | ($ 1,013,258) | ($ 7,164,192) | ($ 1,127,554) |
| Debt Service Interest | | ($ 2,464,925) | ($ 1,082,359) | ($ 1,158,030) | ($ 224,536) |
| **Total Costs** | | **($ 13,762,287)** | **($ 4,087,975)** | **($ 8,322,222)** | **($ 1,352,090)** |
| **Ending Fund Balance** | | **$ 36,545** | **$ 1,049,683** | **$ 1,257,785** | **$ 36,545** |

*cf parks sl summ*

**Note:** This table summarizes the annual data presented in Table F-17.

# DRAFT

**Table F-9**
**2008 MPFP Fee Nexus Study Update**
**Park Improvements Cash Flow Summary --**
**Other Future Development (excluding Spring Lake)**

| Description | Pct | Total | 2008-2010 | 2011-2015 | 2016-2020 |
|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | |
| Public Improvement Facilities Cost | | $ 6,625,490 | $ 4,951,988 | $ 1,673,502 | $ 0 |
| Debt Service Principal | | $ 12,201,797 | $ 1,835,163 | $ 8,065,855 | $ 2,300,779 |
| Debt Service Interest | | $ 3,140,587 | $ 1,329,607 | $ 1,495,540 | $ 315,439 |
| **Total Annual Costs** | | **$ 21,967,874** | **$ 8,116,759** | **$ 11,234,897** | **$ 2,616,218** |
| **Total Cumulative Costs** | | **$ 21,967,874** | $ 8,116,759 | $ 19,351,656 | $ 21,967,874 |
| **Financial DUEs [1]** | | | | | |
| Period | | 3,218 | 184 | 475 | 2,559 |
| Cumulative | | 3,218 | 184 | 659 | 3,218 |
| **Development Fee Schedule** | | | | | |
| Fee per DUE (2007 dollars) | | | $ 5,980 | $ 5,980 | $ 5,980 |
| Fee per DUE (Actual Year Dollars) | | | $ 5,980 | $ 0 | $ 0 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 6,161.194 | 6,938.518 | 8,043.643 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | |
| **Beginning Fund Balance** | | **$ 3,020,323** | **$ 3,020,323** | **($ 4,165,186)** | **($ 15,045,272)** |
| **Revenues** | | | | | |
| Fee Revenue (inflated) | | **$ 25,020,686** | $ 1,143,887 | $ 3,295,796 | $ 20,581,002 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 75,508** | $ 75,508 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 5,878,081)** | ($ 212,209) | ($ 2,785,806) | ($ 2,880,066) |
| **Total Revenues** | | **$ 19,218,113** | **$ 1,007,186** | **$ 509,990** | **$ 17,700,937** |
| **Total Available Funding** | | **$ 22,238,436** | **$ 4,027,509** | **($ 3,655,196)** | **$ 2,655,665** |
| **Costs** | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 6,856,605) | ($ 5,027,925) | ($ 1,828,680) | $ 0 |
| Debt Service Principal | | ($ 12,201,797) | ($ 1,835,163) | ($ 8,065,855) | ($ 2,300,779) |
| Debt Service Interest | | ($ 3,140,587) | ($ 1,329,607) | ($ 1,495,540) | ($ 315,439) |
| **Total Costs** | | **($ 22,198,989)** | **($ 8,192,695)** | **($ 11,390,076)** | **($ 2,616,218)** |
| **Ending Fund Balance** | | **$ 39,447** | **($ 4,165,186)** | **($ 15,045,272)** | **$ 39,447** |

*cf parks other summ*

**Note:** This table summarizes the annual data presented in Table F-18.

[1] Rate of development assumes that other future development will occur after SLSP, so development is much greater from 2016-2020.

**Table F-10**
**2008 MPFP Fee Nexus Study Update**
**General City Facilities Annual Cash Flow Analysis**

| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 9,696,426 | $ 1,473,229 | $ 1,473,229 | $ 1,473,229 | $ 756,326 | $ 756,326 | $ 756,326 | $ 756,326 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 9,696,426** | **$ 1,473,229** | **$ 1,473,229** | **$ 1,473,229** | **$ 756,326** | **$ 756,326** | **$ 756,326** | **$ 756,326** |
| **Total Cumulative Costs** | | **$ 9,696,426** | $ 1,473,229 | $ 2,946,458 | $ 4,419,687 | $ 5,176,013 | $ 5,932,338 | $ 6,688,664 | $ 7,444,990 |
| **Financial DUEs** [2] | | | | | | | | | |
| Annual | | 9,811 | 416 | 634 | 890 | 792 | 792 | 792 | 792 |
| Cumulative | | 9,811 | 416 | 1,050 | 1,940 | 2,732 | 3,524 | 4,317 | 5,109 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 720 | $ 720 | $ 720 | $ 720 | $ 720 | $ 720 | $ 720 |
| Fee per DUE (Actual Year Dollars) | | | $ 720 | $ 742 | $ 764 | $ 787 | $ 810 | $ 835 | $ 860 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 | 1.194 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | | **$ 2,810,300** | **$ 2,810,300** | **$ 1,706,867** | **$ 702,335** | **($ 163,228)** | **($ 376,246)** | **($ 608,142)** | **($ 860,232)** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 8,537,169** | $ 299,539 | $ 470,222 | $ 679,828 | $ 623,233 | $ 641,930 | $ 661,188 | $ 681,023 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 130,488** | $ 70,258 | $ 42,672 | $ 17,558 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 435,407)** | $ 0 | $ 0 | $ 0 | ($ 9,794) | ($ 22,575) | ($ 36,489) | ($ 51,614) |
| **Total Revenues** | | **$ 8,232,249** | **$ 369,796** | **$ 512,894** | **$ 697,386** | **$ 613,439** | **$ 619,355** | **$ 624,699** | **$ 629,409** |
| **Total Available Funding** | | **$ 11,042,549** | **$ 3,180,096** | **$ 2,219,761** | **$ 1,399,721** | **$ 450,211** | **$ 243,109** | **$ 16,557** | **($ 230,823)** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 10,952,438) | ($ 1,473,229) | ($ 1,517,426) | ($ 1,562,949) | ($ 826,457) | ($ 851,251) | ($ 876,789) | ($ 903,092) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 10,952,438)** | **($ 1,473,229)** | **($ 1,517,426)** | **($ 1,562,949)** | **($ 826,457)** | **($ 851,251)** | **($ 876,789)** | **($ 903,092)** |
| **Ending Fund Balance** | | **$ 90,111** | **$ 1,706,867** | **$ 702,335** | **($ 163,228)** | **($ 376,246)** | **($ 608,142)** | **($ 860,232)** | **($ 1,133,915)** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

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**Table F-10**
**2008 MPFP Fee Nexus Study Update**
**General City Facilities Annual Cash Flow Analysis**

| Description | Pct | Total | Fiscal Year Ending 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 9,696,426 | $ 756,326 | $ 299,022 | $ 299,022 | $ 299,022 | $ 299,022 | $ 299,022 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 9,696,426** | **$ 756,326** | **$ 299,022** | **$ 299,022** | **$ 299,022** | **$ 299,022** | **$ 299,022** |
| **Total Cumulative Costs** | | **$ 9,696,426** | $ 8,201,315 | $ 8,500,337 | $ 8,799,360 | $ 9,098,382 | $ 9,397,404 | $ 9,696,426 |
| **Financial DUEs** [2] | | | | | | | | |
| Annual | | 9,811 | 890 | 762 | 762 | 762 | 762 | 762 |
| Cumulative | | 9,811 | 5,999 | 6,761 | 7,524 | 8,286 | 9,049 | 9,811 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 720 | $ 720 | $ 720 | $ 720 | $ 720 | $ 720 |
| Fee per DUE (Actual Year Dollars) | | | $ 886 | $ 912 | $ 939 | $ 968 | $ 997 | $ 1,027 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | | **$ 2,810,300** | **($ 1,133,915)** | **($ 1,344,029)** | **($ 1,108,038)** | **($ 848,390)** | **($ 563,379)** | **($ 251,190)** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 8,537,169** | $ 788,107 | $ 695,424 | $ 716,287 | $ 737,775 | $ 759,909 | $ 782,706 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 130,488** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 435,407)** | ($ 68,035) | ($ 80,642) | ($ 66,482) | ($ 50,903) | ($ 33,803) | ($ 15,071) |
| **Total Revenues** | | **$ 8,232,249** | **$ 720,072** | **$ 614,782** | **$ 649,804** | **$ 686,872** | **$ 726,106** | **$ 767,635** |
| **Total Available Funding** | | **$ 11,042,549** | **($ 413,843)** | **($ 729,246)** | **($ 458,234)** | **($ 161,518)** | **$ 162,727** | **$ 516,445** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 10,952,438) | ($ 930,185) | ($ 378,792) | ($ 390,156) | ($ 401,861) | ($ 413,917) | ($ 426,334) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 10,952,438)** | **($ 930,185)** | **($ 378,792)** | **($ 390,156)** | **($ 401,861)** | **($ 413,917)** | **($ 426,334)** |
| **Ending Fund Balance** | | **$ 90,111** | **($ 1,344,029)** | **($ 1,108,038)** | **($ 848,390)** | **($ 563,379)** | **($ 251,190)** | **$ 90,111** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

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**Table F-11**
**2008 MPFP Fee Nexus Study Update**
**Fire Facilities Annual Cash Flow Analysis**

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| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 7,375,339 | $ 1,799,369 | $ 1,799,369 | $ 1,799,369 | $ 395,446 | $ 395,446 | $ 395,446 |
| Debt Service Principal | | $ 2,830,551 | $ 0 | $ 112,742 | $ 115,141 | $ 119,939 | $ 124,736 | $ 127,135 |
| Debt Service Interest | | $ 1,152,854 | $ 0 | $ 120,768 | $ 117,273 | $ 113,531 | $ 109,513 | $ 105,085 |
| **Total Annual Costs** | | **$ 11,358,744** | **$ 1,799,369** | **$ 2,032,879** | **$ 2,031,783** | **$ 628,916** | **$ 629,695** | **$ 627,666** |
| **Total Cumulative Costs** | | **$ 11,358,744** | $ 1,799,369 | $ 3,832,248 | $ 5,864,031 | $ 6,492,947 | $ 7,122,643 | $ 7,750,309 |
| **Financial DUEs** [2] | | | | | | | | |
| Annual | | 10,619 | 369 | 720 | 952 | 873 | 873 | 873 |
| Cumulative | | 10,619 | 369 | 1,088 | 2,041 | 2,914 | 3,787 | 4,661 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 1,110 | $ 1,110 | $ 1,110 | $ 1,110 | $ 1,110 | $ 1,110 |
| Fee per DUE (Actual Year Dollars) | | | $ 1,110 | $ 1,143 | $ 1,178 | $ 1,213 | $ 1,249 | $ 1,287 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | | **($ 342,100)** | **($ 342,100)** | **($ 1,752,657)** | **($ 3,121,840)** | **($ 4,329,312)** | **($ 4,195,277)** | **($ 4,035,160)** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 14,255,846** | $ 409,338 | $ 822,836 | $ 1,121,203 | $ 1,059,379 | $ 1,091,160 | $ 1,123,895 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 4,289** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 2,013,237)** | ($ 20,526) | ($ 105,159) | ($ 187,310) | ($ 259,759) | ($ 251,717) | ($ 242,110) |
| **Total Revenues** | | **$ 12,246,898** | **$ 388,812** | **$ 717,677** | **$ 933,892** | **$ 799,620** | **$ 839,444** | **$ 881,785** |
| **Total Available Funding** | | **$ 11,904,798** | **$ 46,712** | **($ 1,034,980)** | **($ 2,187,948)** | **($ 3,529,692)** | **($ 3,355,833)** | **($ 3,153,375)** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 7,855,826) | ($ 1,799,369) | ($ 1,853,350) | ($ 1,908,951) | ($ 432,115) | ($ 445,078) | ($ 458,431) |
| Debt Service Principal | | ($ 2,830,551) | $ 0 | ($ 112,742) | ($ 115,141) | ($ 119,939) | ($ 124,736) | ($ 127,135) |
| Debt Service Interest | | ($ 1,152,854) | $ 0 | ($ 120,768) | ($ 117,273) | ($ 113,531) | ($ 109,513) | ($ 105,085) |
| **Total Costs** | | **($ 11,839,232)** | **($ 1,799,369)** | **($ 2,086,860)** | **($ 2,141,365)** | **($ 665,584)** | **($ 679,327)** | **($ 690,650)** |
| **Ending Fund Balance** | | **$ 65,566** | **($ 1,752,657)** | **($ 3,121,840)** | **($ 4,329,312)** | **($ 4,195,277)** | **($ 4,035,160)** | **($ 3,844,025)** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf fire*

**Table F-11**
**2008 MPFP Fee Nexus Study Update**
**Fire Facilities Annual Cash Flow Analysis**

**DRAFT**



| Description | Pct | Total | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 7,375,339 | $ 395,446 | $ 395,446 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | $ 2,830,551 | $ 131,932 | $ 136,730 | $ 143,926 | $ 148,724 | $ 155,920 | $ 160,718 | $ 1,352,907 |
| Debt Service Interest | | $ 1,152,854 | $ 100,444 | $ 95,497 | $ 90,199 | $ 84,442 | $ 78,493 | $ 72,100 | $ 65,510 |
| **Total Annual Costs** | | **$ 11,358,744** | **$ 627,823** | **$ 627,673** | **$ 234,125** | **$ 233,165** | **$ 234,413** | **$ 232,818** | **$ 1,418,418** |
| **Total Cumulative Costs** | | **$ 11,358,744** | $ 8,378,132 | $ 9,005,805 | $ 9,239,930 | $ 9,473,096 | $ 9,707,508 | $ 9,940,326 | $ 11,358,744 |
| **Financial DUEs** [2] | | | | | | | | | |
| Annual | | 10,619 | 873 | 952 | 827 | 827 | 827 | 827 | 827 |
| Cumulative | | 10,619 | 5,534 | 6,486 | 7,313 | 8,139 | 8,966 | 9,793 | 10,619 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 1,110 | $ 1,110 | $ 1,110 | $ 1,110 | $ 1,110 | $ 1,110 | $ 1,110 |
| Fee per DUE (Actual Year Dollars) | | | $ 1,325 | $ 1,365 | $ 1,406 | $ 1,448 | $ 1,492 | $ 1,536 | $ 1,583 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.194 | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | | **($ 342,100)** | **($ 3,844,025)** | **($ 3,621,616)** | **($ 3,257,707)** | **($ 2,525,026)** | **($ 1,712,557)** | **($ 816,672)** | **$ 171,552** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 14,255,846** | $ 1,157,612 | $ 1,299,781 | $ 1,162,269 | $ 1,197,137 | $ 1,233,051 | $ 1,270,042 | $ 1,308,143 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 4,289** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 4,289 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 2,013,237)** | ($ 230,642) | ($ 217,297) | ($ 195,462) | ($ 151,502) | ($ 102,753) | ($ 49,000) | $ 0 |
| **Total Revenues** | | **$ 12,246,898** | **$ 926,970** | **$ 1,082,484** | **$ 966,806** | **$ 1,045,635** | **$ 1,130,297** | **$ 1,221,042** | **$ 1,312,432** |
| **Total Available Funding** | | **$ 11,904,798** | **($ 2,917,055)** | **($ 2,539,131)** | **($ 2,290,901)** | **($ 1,479,391)** | **($ 582,260)** | **$ 404,370** | **$ 1,483,984** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 7,855,826) | ($ 472,184) | ($ 486,349) | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | ($ 2,830,551) | ($ 131,932) | ($ 136,730) | ($ 143,926) | ($ 148,724) | ($ 155,920) | ($ 160,718) | ($ 1,352,907) |
| Debt Service Interest | | ($ 1,152,854) | ($ 100,444) | ($ 95,497) | ($ 90,199) | ($ 84,442) | ($ 78,493) | ($ 72,100) | ($ 65,510) |
| **Total Costs** | | **($ 11,839,232)** | **($ 704,560)** | **($ 718,576)** | **($ 234,125)** | **($ 233,165)** | **($ 234,413)** | **($ 232,818)** | **($ 1,418,418)** |
| **Ending Fund Balance** | | **$ 65,566** | **($ 3,621,616)** | **($ 3,257,707)** | **($ 2,525,026)** | **($ 1,712,557)** | **($ 816,672)** | **$ 171,552** | **$ 65,566** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf fire*

**Table F-12**
**2008 MPFP Fee Nexus Study Update**
**Library Facilities Annual Cash Flow Analysis**

| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 1,258,604 | $ 213,339 | $ 213,339 | $ 213,339 | $ 61,859 | $ 61,859 | $ 61,859 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 1,258,604** | **$ 213,339** | **$ 213,339** | **$ 213,339** | **$ 61,859** | **$ 61,859** | **$ 61,859** |
| **Total Cumulative Costs** | | **$ 1,258,604** | $ 213,339 | $ 426,678 | $ 640,016 | $ 701,875 | $ 763,734 | $ 825,593 |
| **Financial DUEs** [2] | | | | | | | | |
| Annual | | 7,518 | 259 | 467 | 658 | 625 | 625 | 625 |
| Cumulative | | 7,518 | 259 | 726 | 1,384 | 2,009 | 2,634 | 3,259 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 45 | $ 45 | $ 45 | $ 45 | $ 45 | $ 45 |
| Fee per DUE (Actual Year Dollars) | | | $ 45 | $ 46 | $ 48 | $ 49 | $ 51 | $ 52 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | | **$ 925,623** | **$ 925,623** | **$ 747,095** | **$ 567,675** | **$ 386,930** | **$ 359,741** | **$ 330,767** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 409,843** | $ 11,670 | $ 21,641 | $ 31,395 | $ 30,733 | $ 31,655 | $ 32,604 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 116,161** | $ 23,141 | $ 18,677 | $ 14,192 | $ 9,673 | $ 8,994 | $ 8,269 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | | **$ 526,004** | **$ 34,811** | **$ 40,319** | **$ 45,587** | **$ 40,406** | **$ 40,648** | **$ 40,873** |
| **Total Available Funding** | | **$ 1,451,627** | **$ 960,434** | **$ 787,414** | **$ 613,262** | **$ 427,336** | **$ 400,390** | **$ 371,640** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 1,434,307) | ($ 213,339) | ($ 219,739) | ($ 226,331) | ($ 67,595) | ($ 69,623) | ($ 71,711) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 1,434,307)** | **($ 213,339)** | **($ 219,739)** | **($ 226,331)** | **($ 67,595)** | **($ 69,623)** | **($ 71,711)** |
| **Ending Fund Balance** | | **$ 17,320** | **$ 747,095** | **$ 567,675** | **$ 386,930** | **$ 359,741** | **$ 330,767** | **$ 299,929** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf library*

**Table F-12**
**2008 MPFP Fee Nexus Study Update**
**Library Facilities Annual Cash Flow Analysis**

| Description | Pct | Total | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 1,258,604 | $ 61,859 | $ 61,859 | $ 61,859 | $ 61,859 | $ 61,859 | $ 61,859 | $ 61,859 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 1,258,604** | **$ 61,859** | **$ 61,859** | **$ 61,859** | **$ 61,859** | **$ 61,859** | **$ 61,859** | **$ 61,859** |
| **Total Cumulative Costs** | | **$ 1,258,604** | $ 887,452 | $ 949,310 | $ 1,011,169 | $ 1,073,028 | $ 1,134,887 | $ 1,196,746 | $ 1,258,604 |
| **Financial DUEs** [2] | | | | | | | | | |
| Annual | | 7,518 | 625 | 658 | 595 | 595 | 595 | 595 | 595 |
| Cumulative | | 7,518 | 3,884 | 4,541 | 5,137 | 5,732 | 6,327 | 6,923 | 7,518 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 45 | $ 45 | $ 45 | $ 45 | $ 45 | $ 45 | $ 45 |
| Fee per DUE (Actual Year Dollars) | | | $ 54 | $ 55 | $ 57 | $ 59 | $ 60 | $ 62 | $ 64 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.194 | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | | **$ 925,623** | **$ 299,929** | **$ 267,147** | **$ 234,142** | **$ 195,571** | **$ 154,702** | **$ 111,438** | **$ 65,679** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 409,843** | $ 33,582 | $ 36,395 | $ 33,935 | $ 34,954 | $ 36,002 | $ 37,082 | $ 38,195 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 116,161** | $ 7,498 | $ 6,679 | $ 5,854 | $ 4,889 | $ 3,868 | $ 2,786 | $ 1,642 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | | **$ 526,004** | **$ 41,081** | **$ 43,074** | **$ 39,789** | **$ 39,843** | **$ 39,870** | **$ 39,868** | **$ 39,837** |
| **Total Available Funding** | | **$ 1,451,627** | **$ 341,010** | **$ 310,221** | **$ 273,931** | **$ 235,413** | **$ 194,571** | **$ 151,306** | **$ 105,516** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 1,434,307) | ($ 73,863) | ($ 76,079) | ($ 78,361) | ($ 80,712) | ($ 83,133) | ($ 85,627) | ($ 88,196) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 1,434,307)** | **($ 73,863)** | **($ 76,079)** | **($ 78,361)** | **($ 80,712)** | **($ 83,133)** | **($ 85,627)** | **($ 88,196)** |
| **Ending Fund Balance** | | **$ 17,320** | **$ 267,147** | **$ 234,142** | **$ 195,571** | **$ 154,702** | **$ 111,438** | **$ 65,679** | **$ 17,320** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf library*

**Table F-13**
**2008 MPFP Fee Nexus Study Update**
**Police Facilities Annual Cash Flow Analysis**

# DRAFT



| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 3,553,985 | $ 0 | $ 0 | $ 0 | $ 665,188 | $ 665,188 | $ 665,188 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 3,553,985** | **$ 0** | **$ 0** | **$ 0** | **$ 665,188** | **$ 665,188** | **$ 665,188** |
| **Total Cumulative Costs** | | **$ 3,553,985** | $ 0 | $ 0 | $ 0 | $ 665,188 | $ 1,330,376 | $ 1,995,564 |
| **Financial DUEs** [2] | | | | | | | | |
| Annual | | 9,811 | 416 | 634 | 890 | 792 | 792 | 792 |
| Cumulative | | 9,811 | 416 | 1,050 | 1,940 | 2,732 | 3,524 | 4,317 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 950 | $ 950 | $ 950 | $ 950 | $ 950 | $ 950 |
| Fee per DUE (Actual Year Dollars) | | | $ 950 | $ 979 | $ 1,008 | $ 1,038 | $ 1,069 | $ 1,101 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | | **($ 4,497,701)** | **($ 4,497,701)** | **($ 4,372,339)** | **($ 4,014,247)** | **($ 3,358,107)** | **($ 3,464,141)** | **($ 3,573,674)** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 11,264,320** | $ 395,225 | $ 620,432 | $ 896,995 | $ 822,321 | $ 846,990 | $ 872,400 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 2,570,999)** | ($ 269,862) | ($ 262,340) | ($ 240,855) | ($ 201,486) | ($ 207,848) | ($ 214,420) |
| **Total Revenues** | | **$ 8,693,322** | **$ 125,362** | **$ 358,091** | **$ 656,140** | **$ 620,834** | **$ 639,142** | **$ 657,980** |
| **Total Available Funding** | | **$ 4,195,621** | **($ 4,372,339)** | **($ 4,014,247)** | **($ 3,358,107)** | **($ 2,737,272)** | **($ 2,824,999)** | **($ 2,915,695)** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 4,165,787) | $ 0 | $ 0 | $ 0 | ($ 726,869) | ($ 748,675) | ($ 771,135) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 4,165,787)** | **$ 0** | **$ 0** | **$ 0** | **($ 726,869)** | **($ 748,675)** | **($ 771,135)** |
| **Ending Fund Balance** | | **$ 29,834** | **($ 4,372,339)** | **($ 4,014,247)** | **($ 3,358,107)** | **($ 3,464,141)** | **($ 3,573,674)** | **($ 3,686,830)** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf police*

**Table F-13**
**2008 MPFP Fee Nexus Study Update**
**Police Facilities Annual Cash Flow Analysis**

# DRAFT



| Description | Pct | Total | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 3,553,985 | $ 665,188 | $ 665,188 | $ 45,609 | $ 45,609 | $ 45,609 | $ 45,609 | $ 45,609 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 3,553,985** | **$ 665,188** | **$ 665,188** | **$ 45,609** | **$ 45,609** | **$ 45,609** | **$ 45,609** | **$ 45,609** |
| **Total Cumulative Costs** | | **$ 3,553,985** | $ 2,660,752 | $ 3,325,940 | $ 3,371,549 | $ 3,417,158 | $ 3,462,767 | $ 3,508,376 | $ 3,553,985 |
| **Financial DUEs** [2] | | | | | | | | | |
| Annual | | 9,811 | 792 | 890 | 762 | 762 | 762 | 762 | 762 |
| Cumulative | | 9,811 | 5,109 | 5,999 | 6,761 | 7,524 | 8,286 | 9,049 | 9,811 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 950 | $ 950 | $ 950 | $ 950 | $ 950 | $ 950 | $ 950 |
| Fee per DUE (Actual Year Dollars) | | | $ 1,134 | $ 1,168 | $ 1,203 | $ 1,240 | $ 1,277 | $ 1,315 | $ 1,354 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.194 | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | | **($ 4,497,701)** | **($ 3,686,830)** | **($ 3,803,737)** | **($ 3,810,195)** | **($ 3,179,009)** | **($ 2,484,159)** | **($ 1,721,049)** | **($ 884,788)** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 11,264,320** | $ 898,572 | $ 1,039,863 | $ 917,573 | $ 945,101 | $ 973,454 | $ 1,002,657 | $ 1,032,737 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 2,570,999)** | ($ 221,210) | ($ 228,224) | ($ 228,612) | ($ 190,741) | ($ 149,050) | ($ 103,263) | ($ 53,087) |
| **Total Revenues** | | **$ 8,693,322** | **$ 677,362** | **$ 811,639** | **$ 688,962** | **$ 754,360** | **$ 824,404** | **$ 899,394** | **$ 979,650** |
| **Total Available Funding** | | **$ 4,195,621** | **($ 3,009,467)** | **($ 2,992,098)** | **($ 3,121,233)** | **($ 2,424,649)** | **($ 1,659,755)** | **($ 821,655)** | **$ 94,861** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 4,165,787) | ($ 794,269) | ($ 818,097) | ($ 57,776) | ($ 59,509) | ($ 61,295) | ($ 63,133) | ($ 65,027) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 4,165,787)** | **($ 794,269)** | **($ 818,097)** | **($ 57,776)** | **($ 59,509)** | **($ 61,295)** | **($ 63,133)** | **($ 65,027)** |
| **Ending Fund Balance** | | **$ 29,834** | **($ 3,803,737)** | **($ 3,810,195)** | **($ 3,179,009)** | **($ 2,484,159)** | **($ 1,721,049)** | **($ 884,788)** | **$ 29,834** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf police*

**Table F-14**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Facilities Annual Cash Flow Analysis**

| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 11,474,484 | $ 3,308,103 | $ 3,308,103 | $ 3,308,103 | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | $ 28,560,249 | $ 361,720 | $ 382,536 | $ 400,516 | $ 416,333 | $ 434,313 | $ 719,456 |
| Debt Service Interest | | $ 17,644,431 | $ 1,512,170 | $ 1,496,047 | $ 1,478,510 | $ 1,459,451 | $ 1,439,171 | $ 1,417,725 |
| **Total Annual Costs** | | **$ 57,679,163** | **$ 5,181,992** | **$ 5,186,686** | **$ 5,187,129** | **$ 1,875,784** | **$ 1,873,484** | **$ 2,137,181** |
| **Total Cumulative Costs** | | **$ 57,679,163** | $ 5,181,992 | $ 10,368,678 | $ 15,555,807 | $ 17,431,591 | $ 19,305,075 | $ 21,442,256 |
| **Financial DUEs [2]** | | | | | | | | |
| Annual | | 11,470 | 320 | 786 | 1,006 | 944 | 944 | 944 |
| Cumulative | | 11,470 | 320 | 1,106 | 2,112 | 3,057 | 4,001 | 4,945 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 5,210 | $ 5,210 | $ 5,210 | $ 5,210 | $ 5,210 | $ 5,210 |
| Fee per DUE (Actual Year Dollars) | | | $ 5,210 | $ 5,366 | $ 5,527 | $ 5,693 | $ 5,864 | $ 6,040 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | | **($ 9,299,648)** | **($ 9,299,648)** | **($ 13,374,916)** | **($ 15,243,236)** | **($ 15,985,462)** | **($ 13,443,280)** | **($ 10,584,954)** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 72,442,738** | $ 1,664,704 | $ 4,220,104 | $ 5,560,960 | $ 5,377,094 | $ 5,538,406 | $ 5,704,559 |
| Bond Construction Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 906,770** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 5,416,976)** | ($ 557,979) | ($ 802,495) | ($ 914,594) | ($ 959,128) | ($ 806,597) | ($ 635,097) |
| **Total Revenues** | | **$ 67,932,532** | **$ 1,106,725** | **$ 3,417,609** | **$ 4,646,366** | **$ 4,417,966** | **$ 4,731,810** | **$ 5,069,461** |
| **Total Available Funding** | | **$ 58,632,884** | **($ 8,192,923)** | **($ 9,957,307)** | **($ 10,596,870)** | **($ 11,567,496)** | **($ 8,711,470)** | **($ 5,515,493)** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 12,310,141) | ($ 3,308,103) | ($ 3,407,346) | ($ 3,509,566) | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | ($ 28,560,249) | ($ 361,720) | ($ 382,536) | ($ 400,516) | ($ 416,333) | ($ 434,313) | ($ 719,456) |
| Debt Service Interest | | ($ 17,644,431) | ($ 1,512,170) | ($ 1,496,047) | ($ 1,478,510) | ($ 1,459,451) | ($ 1,439,171) | ($ 1,417,725) |
| **Total Costs** | | **($ 58,514,821)** | **($ 5,181,992)** | **($ 5,285,929)** | **($ 5,388,592)** | **($ 1,875,784)** | **($ 1,873,484)** | **($ 2,137,181)** |
| **Ending Fund Balance** | | **$ 118,063** | **($ 13,374,916)** | **($ 15,243,236)** | **($ 15,985,462)** | **($ 13,443,280)** | **($ 10,584,954)** | **($ 7,652,674)** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf ww*

**Table F-14**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Facilities Annual Cash Flow Analysis**

| Description | Pct | Total | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 11,474,484 | $ 0 | $ 0 | $ 310,035 | $ 310,035 | $ 310,035 | $ 310,035 | $ 310,035 |
| Debt Service Principal | | $ 28,560,249 | $ 752,436 | $ 789,743 | $ 829,886 | $ 867,193 | $ 911,663 | $ 956,133 | $ 20,738,321 |
| Debt Service Interest | | $ 17,644,431 | $ 1,384,057 | $ 1,348,069 | $ 1,309,439 | $ 1,268,286 | $ 1,224,654 | $ 1,178,145 | $ 1,128,707 |
| **Total Annual Costs** | | **$ 57,679,163** | **$ 2,136,494** | **$ 2,137,812** | **$ 2,449,360** | **$ 2,445,514** | **$ 2,446,352** | **$ 2,444,313** | **$ 22,177,063** |
| **Total Cumulative Costs** | | **$ 57,679,163** | $ 23,578,750 | $ 25,716,562 | $ 28,165,922 | $ 30,611,436 | $ 33,057,788 | $ 35,502,101 | $ 57,679,163 |
| **Financial DUEs [2]** | | | | | | | | | |
| Annual | | 11,470 | 944 | 1,006 | 915 | 915 | 915 | 915 | 915 |
| Cumulative | | 11,470 | 5,890 | 6,896 | 7,811 | 8,726 | 9,641 | 10,555 | 11,470 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 5,210 | $ 5,210 | $ 5,210 | $ 5,210 | $ 5,210 | $ 5,210 | $ 5,210 |
| Fee per DUE (Actual Year Dollars) | | | $ 6,221 | $ 6,408 | $ 6,600 | $ 6,798 | $ 7,002 | $ 7,212 | $ 7,428 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.194 | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | | **($ 9,299,648)** | **($ 7,652,674)** | **($ 4,372,633)** | **($ 326,126)** | **$ 3,159,857** | **$ 6,917,597** | **$ 10,942,869** | **$ 15,250,471** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 72,442,738** | $ 5,875,695 | $ 6,446,677 | $ 6,037,619 | $ 6,218,748 | $ 6,405,310 | $ 6,597,469 | $ 6,795,393 |
| Bond Construction Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 906,770** | $ 0 | $ 0 | $ 0 | $ 78,996 | $ 172,940 | $ 273,572 | $ 381,262 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 5,416,976)** | ($ 459,160) | ($ 262,358) | ($ 19,568) | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | | **$ 67,932,532** | **$ 5,416,535** | **$ 6,184,319** | **$ 6,018,052** | **$ 6,297,744** | **$ 6,578,250** | **$ 6,871,041** | **$ 7,176,655** |
| **Total Available Funding** | | **$ 58,632,884** | **($ 2,236,139)** | **$ 1,811,686** | **$ 5,691,926** | **$ 9,457,601** | **$ 13,495,847** | **$ 17,813,910** | **$ 22,427,127** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 12,310,141) | $ 0 | $ 0 | ($ 392,743) | ($ 404,525) | ($ 416,661) | ($ 429,161) | ($ 442,036) |
| Debt Service Principal | | ($ 28,560,249) | ($ 752,436) | ($ 789,743) | ($ 829,886) | ($ 867,193) | ($ 911,663) | ($ 956,133) | ($ 20,738,321) |
| Debt Service Interest | | ($ 17,644,431) | ($ 1,384,057) | ($ 1,348,069) | ($ 1,309,439) | ($ 1,268,286) | ($ 1,224,654) | ($ 1,178,145) | ($ 1,128,707) |
| **Total Costs** | | **($ 58,514,821)** | **($ 2,136,494)** | **($ 2,137,812)** | **($ 2,532,069)** | **($ 2,540,004)** | **($ 2,552,978)** | **($ 2,563,438)** | **($ 22,309,063)** |
| **Ending Fund Balance** | | **$ 118,063** | **($ 4,372,633)** | **($ 326,126)** | **$ 3,159,857** | **$ 6,917,597** | **$ 10,942,869** | **$ 15,250,471** | **$ 118,063** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf ww*

**Table F-15**
**2008 MPFP Fee Nexus Study Update**
**Water Facilities Annual Cash Flow Analysis**

**DRAFT**



| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 25,199,529 | $ 1,580,612 | $ 1,580,612 | $ 1,580,612 | $ 1,226,528 | $ 1,226,528 | $ 1,226,528 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 25,199,529** | **$ 1,580,612** | **$ 1,580,612** | **$ 1,580,612** | **$ 1,226,528** | **$ 1,226,528** | **$ 1,226,528** |
| **Total Cumulative Costs** | | **$ 25,199,529** | $ 1,580,612 | $ 3,161,223 | $ 4,741,835 | $ 5,968,363 | $ 7,194,891 | $ 8,421,419 |
| **Financial DUEs [2]** | | | | | | | | |
| Annual | | 8,731 | 258 | 597 | 777 | 744 | 744 | 744 |
| Cumulative | | 8,731 | 258 | 856 | 1,633 | 2,377 | 3,121 | 3,864 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 2,900 | $ 2,900 | $ 2,900 | $ 2,900 | $ 2,900 | $ 2,900 |
| Fee per DUE (Actual Year Dollars) | | | $ 2,900 | $ 2,987 | $ 3,077 | $ 3,169 | $ 3,264 | $ 3,362 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | | **$ 55,538** | **$ 55,538** | **($ 775,024)** | **($ 665,225)** | **$ 9,062** | **$ 1,026,420** | **$ 2,099,726** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 30,607,927** | $ 748,661 | $ 1,784,331 | $ 2,391,071 | $ 2,357,392 | $ 2,428,114 | $ 2,500,957 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 723,698** | $ 1,388 | $ 0 | $ 0 | $ 227 | $ 25,660 | $ 52,493 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 86,415)** | $ 0 | ($ 46,501) | ($ 39,913) | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | | **$ 31,245,210** | **$ 750,049** | **$ 1,737,829** | **$ 2,351,158** | **$ 2,357,618** | **$ 2,453,774** | **$ 2,553,450** |
| **Total Available Funding** | | **$ 31,300,748** | **$ 805,587** | **$ 962,805** | **$ 1,685,933** | **$ 2,366,680** | **$ 3,480,194** | **$ 4,653,176** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 31,269,636) | ($ 1,580,612) | ($ 1,628,030) | ($ 1,676,871) | ($ 1,340,260) | ($ 1,380,468) | ($ 1,421,882) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 31,269,636)** | **($ 1,580,612)** | **($ 1,628,030)** | **($ 1,676,871)** | **($ 1,340,260)** | **($ 1,380,468)** | **($ 1,421,882)** |
| **Ending Fund Balance** | | **$ 31,112** | **($ 775,024)** | **($ 665,225)** | **$ 9,062** | **$ 1,026,420** | **$ 2,099,726** | **$ 3,231,294** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf water*

**Table F-15**
**2008 MPFP Fee Nexus Study Update**
**Water Facilities Annual Cash Flow Analysis**

**DRAFT**



| Description | Pct | Total | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 25,199,529 | $ 1,226,528 | $ 1,226,528 | $ 2,865,011 | $ 2,865,011 | $ 2,865,011 | $ 2,865,011 | $ 2,865,011 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 25,199,529** | **$ 1,226,528** | **$ 1,226,528** | **$ 2,865,011** | **$ 2,865,011** | **$ 2,865,011** | **$ 2,865,011** | **$ 2,865,011** |
| **Total Cumulative Costs** | | **$ 25,199,529** | $ 9,647,947 | $ 10,874,476 | $ 13,739,486 | $ 16,604,497 | $ 19,469,508 | $ 22,334,519 | $ 25,199,529 |
| **Financial DUEs [2]** | | | | | | | | | |
| Annual | | 8,731 | 744 | 777 | 669 | 669 | 669 | 669 | 669 |
| Cumulative | | 8,731 | 4,608 | 5,386 | 6,055 | 6,724 | 7,393 | 8,062 | 8,731 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 2,900 | $ 2,900 | $ 2,900 | $ 2,900 | $ 2,900 | $ 2,900 | $ 2,900 |
| Fee per DUE (Actual Year Dollars) | | | $ 3,463 | $ 3,567 | $ 3,674 | $ 3,784 | $ 3,897 | $ 4,014 | $ 4,135 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.194 | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | | **$ 55,538** | **$ 3,231,294** | **$ 4,423,523** | **$ 5,797,543** | **$ 4,771,106** | **$ 3,683,868** | **$ 2,533,252** | **$ 1,316,590** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 30,607,927** | $ 2,575,986 | $ 2,771,907 | $ 2,457,935 | $ 2,531,673 | $ 2,607,623 | $ 2,685,852 | $ 2,766,427 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 723,698** | $ 80,782 | $ 110,588 | $ 144,939 | $ 119,278 | $ 92,097 | $ 63,331 | $ 32,915 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 86,415)** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | | **$ 31,245,210** | **$ 2,656,768** | **$ 2,882,495** | **$ 2,602,873** | **$ 2,650,950** | **$ 2,699,720** | **$ 2,749,183** | **$ 2,799,342** |
| **Total Available Funding** | | **$ 31,300,748** | **$ 5,888,062** | **$ 7,306,018** | **$ 8,400,416** | **$ 7,422,057** | **$ 6,383,587** | **$ 5,282,435** | **$ 4,115,932** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 31,269,636) | ($ 1,464,539) | ($ 1,508,475) | ($ 3,629,310) | ($ 3,738,189) | ($ 3,850,335) | ($ 3,965,845) | ($ 4,084,820) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 31,269,636)** | **($ 1,464,539)** | **($ 1,508,475)** | **($ 3,629,310)** | **($ 3,738,189)** | **($ 3,850,335)** | **($ 3,965,845)** | **($ 4,084,820)** |
| **Ending Fund Balance** | | **$ 31,112** | **$ 4,423,523** | **$ 5,797,543** | **$ 4,771,106** | **$ 3,683,868** | **$ 2,533,252** | **$ 1,316,590** | **$ 31,112** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf water*

**Table F-16**
**2008 MPFP Fee Nexus Study Update**
**Road Improvements Annual Cash Flow Analysis**

| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 56,145,713 | $ 3,546,437 | $ 3,546,437 | $ 3,546,437 | $ 4,580,772 | $ 4,580,772 | $ 4,580,772 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 56,145,713** | **$ 3,546,437** | **$ 3,546,437** | **$ 3,546,437** | **$ 4,580,772** | **$ 4,580,772** | **$ 4,580,772** |
| **Total Cumulative Costs** | | **$ 56,145,713** | $ 3,546,437 | $ 7,092,873 | $ 10,639,310 | $ 15,220,082 | $ 19,800,853 | $ 24,381,625 |
| **Financial DUEs [2]** | | | | | | | | |
| Annual | | 12,490 | 526 | 855 | 1,146 | 1,008 | 1,008 | 1,008 |
| Cumulative | | 12,490 | 526 | 1,381 | 2,528 | 3,536 | 4,543 | 5,551 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 4,800 | $ 4,800 | $ 4,800 | $ 4,800 | $ 4,800 | $ 4,800 |
| Fee per DUE (Actual Year Dollars) | | | $ 4,800 | $ 4,944 | $ 5,092 | $ 5,245 | $ 5,402 | $ 5,565 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | | **($ 3,036,672)** | **($ 3,036,672)** | **($ 4,240,712)** | **($ 3,919,224)** | **($ 2,079,639)** | **($ 1,923,087)** | **($ 1,748,702)** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 72,367,904** | $ 2,524,597 | $ 4,228,760 | $ 5,837,153 | $ 5,286,863 | $ 5,445,469 | $ 5,608,833 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 1,427** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 1,231,121)** | ($ 182,200) | ($ 254,443) | ($ 235,153) | ($ 124,778) | ($ 115,385) | ($ 104,922) |
| **Total Revenues** | | **$ 71,138,209** | **$ 2,342,397** | **$ 3,974,318** | **$ 5,602,000** | **$ 5,162,085** | **$ 5,330,084** | **$ 5,503,911** |
| **Total Available Funding** | | **$ 68,101,537** | **($ 694,275)** | **($ 266,394)** | **$ 1,682,775** | **$ 3,082,446** | **$ 3,406,997** | **$ 3,755,209** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 67,939,211) | ($ 3,546,437) | ($ 3,652,830) | ($ 3,762,415) | ($ 5,005,533) | ($ 5,155,699) | ($ 5,310,370) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 67,939,211)** | **($ 3,546,437)** | **($ 3,652,830)** | **($ 3,762,415)** | **($ 5,005,533)** | **($ 5,155,699)** | **($ 5,310,370)** |
| **Ending Fund Balance** | | **$ 162,326** | **($ 4,240,712)** | **($ 3,919,224)** | **($ 2,079,639)** | **($ 1,923,087)** | **($ 1,748,702)** | **($ 1,555,161)** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf roads*

**Table F-16**
**2008 MPFP Fee Nexus Study Update**
**Road Improvements Annual Cash Flow Analysis**

| Description | Pct | Total | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 56,145,713 | $ 4,580,772 | $ 4,580,772 | $ 4,520,509 | $ 4,520,509 | $ 4,520,509 | $ 4,520,509 | $ 4,520,509 |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Annual Costs** | | **$ 56,145,713** | **$ 4,580,772** | **$ 4,580,772** | **$ 4,520,509** | **$ 4,520,509** | **$ 4,520,509** | **$ 4,520,509** | **$ 4,520,509** |
| **Total Cumulative Costs** | | **$ 56,145,713** | $ 28,962,396 | $ 33,543,168 | $ 38,063,677 | $ 42,584,186 | $ 47,104,695 | $ 51,625,204 | $ 56,145,713 |
| **Financial DUEs [2]** | | | | | | | | | |
| Annual | | 12,490 | 1,008 | 1,146 | 957 | 957 | 957 | 957 | 957 |
| Cumulative | | 12,490 | 6,559 | 7,706 | 8,663 | 9,620 | 10,577 | 11,533 | 12,490 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (2007 dollars) | | | $ 4,800 | $ 4,800 | $ 4,800 | $ 4,800 | $ 4,800 | $ 4,800 | $ 4,800 |
| Fee per DUE (Actual Year Dollars) | | | $ 5,731 | $ 5,903 | $ 6,080 | $ 6,263 | $ 6,451 | $ 6,644 | $ 6,844 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.194 | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | | **($ 3,036,672)** | **($ 1,555,161)** | **($ 1,341,053)** | **($ 288,427)** | **($ 213,478)** | **($ 131,264)** | **($ 41,267)** | **$ 57,066** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 72,367,904** | $ 5,777,098 | $ 6,766,860 | $ 5,818,700 | $ 5,993,261 | $ 6,173,059 | $ 6,358,251 | $ 6,548,998 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 1,427** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 1,427 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 1,231,121)** | ($ 93,310) | ($ 80,463) | ($ 17,306) | ($ 12,809) | ($ 7,876) | ($ 2,476) | $ 0 |
| **Total Revenues** | | **$ 71,138,209** | **$ 5,683,789** | **$ 6,686,397** | **$ 5,801,395** | **$ 5,980,453** | **$ 6,165,183** | **$ 6,355,775** | **$ 6,550,425** |
| **Total Available Funding** | | **$ 68,101,537** | **$ 4,128,628** | **$ 5,345,344** | **$ 5,512,968** | **$ 5,766,975** | **$ 6,033,919** | **$ 6,314,508** | **$ 6,607,491** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 67,939,211) | ($ 5,469,681) | ($ 5,633,771) | ($ 5,726,446) | ($ 5,898,239) | ($ 6,075,186) | ($ 6,257,442) | ($ 6,445,165) |
| Debt Service Principal | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Interest | | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Costs** | | **($ 67,939,211)** | **($ 5,469,681)** | **($ 5,633,771)** | **($ 5,726,446)** | **($ 5,898,239)** | **($ 6,075,186)** | **($ 6,257,442)** | **($ 6,445,165)** |
| **Ending Fund Balance** | | **$ 162,326** | **($ 1,341,053)** | **($ 288,427)** | **($ 213,478)** | **($ 131,264)** | **($ 41,267)** | **$ 57,066** | **$ 162,326** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf roads*

**Table F-17**
**2008 MPFP Fee Nexus Study Update**
**Park Improvements Annual Cash Flow Analysis -- Spring Lake**

**DRAFT**



| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 1,932,828 | $ 0 | $ 1,882,828 | $ 50,000 | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | $ 9,305,004 | $ 286,154 | $ 358,889 | $ 368,216 | $ 381,571 | $ 394,926 | $ 6,233,311 |
| Debt Service Interest | | $ 2,464,925 | $ 323,953 | $ 384,766 | $ 373,640 | $ 361,673 | $ 348,891 | $ 334,871 |
| **Total Annual Costs** | | **$ 13,702,757** | **$ 610,106** | **$ 2,626,483** | **$ 791,856** | **$ 743,244** | **$ 743,817** | **$ 6,568,182** |
| **Total Cumulative Costs** | | **$ 13,702,757** | $ 610,106 | $ 3,236,589 | $ 4,028,445 | $ 4,771,689 | $ 5,515,506 | $ 12,083,688 |
| **Financial DUEs [2]** | | | | | | | | |
| Annual | | 3,154 | 142 | 333 | 446 | 446 | 446 | 446 |
| Cumulative | | 3,154 | 142 | 475 | 922 | 1,368 | 1,815 | 2,261 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (July 2008 dollars) | | | $ 3,290 | $ 3,290 | $ 3,290 | $ 3,290 | $ 3,290 | $ 3,290 |
| Fee per DUE (Actual Year Dollars) | | | $ 3,290 | $ 3,389 | $ 3,490 | $ 3,595 | $ 3,703 | $ 3,814 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | 38% | **$ 1,883,967** | **$ 1,883,967** | **$ 1,788,140** | **$ 279,443** | **$ 1,049,683** | **$ 1,937,581** | **$ 2,895,251** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 11,675,534** | $ 467,180 | $ 1,129,567 | $ 1,558,155 | $ 1,604,900 | $ 1,653,047 | $ 1,702,638 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 376,702** | $ 47,099 | $ 44,704 | $ 6,986 | $ 26,242 | $ 48,440 | $ 72,381 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 137,371)** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | | **$ 11,914,865** | **$ 514,279** | **$ 1,174,270** | **$ 1,565,141** | **$ 1,631,142** | **$ 1,701,487** | **$ 1,775,020** |
| **Total Available Funding** | | **$ 13,798,832** | **$ 2,398,246** | **$ 2,962,410** | **$ 1,844,584** | **$ 2,680,825** | **$ 3,639,067** | **$ 4,670,270** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 1,992,358) | $ 0 | ($ 1,939,313) | ($ 53,045) | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | ($ 9,305,004) | ($ 286,154) | ($ 358,889) | ($ 368,216) | ($ 381,571) | ($ 394,926) | ($ 6,233,311) |
| Debt Service Interest | | ($ 2,464,925) | ($ 323,953) | ($ 384,766) | ($ 373,640) | ($ 361,673) | ($ 348,891) | ($ 334,871) |
| **Total Costs** | | **($ 13,762,287)** | **($ 610,106)** | **($ 2,682,968)** | **($ 794,901)** | **($ 743,244)** | **($ 743,817)** | **($ 6,568,182)** |
| **Ending Fund Balance** | | **$ 36,545** | **$ 1,788,140** | **$ 279,443** | **$ 1,049,683** | **$ 1,937,581** | **$ 2,895,251** | **($ 1,897,911)** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf parks sl*

**Table F-17**
**2008 MPFP Fee Nexus Study Update**
**Park Improvements Annual Cash Flow Analysis -- Spring Lake**

**DRAFT**



| Description | Pct | Total | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 1,932,828 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | $ 9,305,004 | $ 75,814 | $ 78,570 | $ 82,706 | $ 85,463 | $ 89,598 | $ 92,355 | $ 777,433 |
| Debt Service Interest | | $ 2,464,925 | $ 57,719 | $ 54,876 | $ 51,832 | $ 48,523 | $ 45,105 | $ 41,431 | $ 37,645 |
| **Total Annual Costs** | | **$ 13,702,757** | **$ 133,533** | **$ 133,447** | **$ 134,537** | **$ 133,986** | **$ 134,703** | **$ 133,786** | **$ 815,078** |
| **Total Cumulative Costs** | | **$ 13,702,757** | $ 12,217,220 | $ 12,350,667 | $ 12,485,204 | $ 12,619,190 | $ 12,753,893 | $ 12,887,679 | $ 13,702,757 |
| **Financial DUEs [2]** | | | | | | | | | |
| Annual | | 3,154 | 446 | 446 | 0 | 0 | 0 | 0 | 0 |
| Cumulative | | 3,154 | 2,707 | 3,154 | 3,154 | 3,154 | 3,154 | 3,154 | 3,154 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (July 2008 dollars) | | | $ 3,290 | $ 3,290 | $ 3,290 | $ 3,290 | $ 3,290 | $ 3,290 | $ 3,290 |
| Fee per DUE (Actual Year Dollars) | | | $ 3,928 | $ 4,046 | $ 4,168 | $ 4,293 | $ 4,421 | $ 4,554 | $ 4,691 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.194 | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | 38% | **$ 1,883,967** | **($ 1,897,911)** | **($ 391,601)** | **$ 1,257,785** | **$ 1,154,692** | **$ 1,049,574** | **$ 941,110** | **$ 830,852** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 11,675,534** | $ 1,753,718 | $ 1,806,329 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 376,702** | $ 0 | $ 0 | $ 31,445 | $ 28,867 | $ 26,239 | $ 23,528 | $ 20,771 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 137,371)** | ($ 113,875) | ($ 23,496) | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Total Revenues** | | **$ 11,914,865** | **$ 1,639,843** | **$ 1,782,833** | **$ 31,445** | **$ 28,867** | **$ 26,239** | **$ 23,528** | **$ 20,771** |
| **Total Available Funding** | | **$ 13,798,832** | **($ 258,069)** | **$ 1,391,232** | **$ 1,289,230** | **$ 1,183,560** | **$ 1,075,813** | **$ 964,638** | **$ 851,623** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 1,992,358) | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | ($ 9,305,004) | ($ 75,814) | ($ 78,570) | ($ 82,706) | ($ 85,463) | ($ 89,598) | ($ 92,355) | ($ 777,433) |
| Debt Service Interest | | ($ 2,464,925) | ($ 57,719) | ($ 54,876) | ($ 51,832) | ($ 48,523) | ($ 45,105) | ($ 41,431) | ($ 37,645) |
| **Total Costs** | | **($ 13,762,287)** | **($ 133,533)** | **($ 133,447)** | **($ 134,537)** | **($ 133,986)** | **($ 134,703)** | **($ 133,786)** | **($ 815,078)** |
| **Ending Fund Balance** | | **$ 36,545** | **($ 391,601)** | **$ 1,257,785** | **$ 1,154,692** | **$ 1,049,574** | **$ 941,110** | **$ 830,852** | **$ 36,545** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf parks sl*

**Table F-18**
**2008 MPFP Fee Nexus Study Update**
**Park Improvements Annual Cash Flow Analysis --**
**Other Future Development (excluding Spring Lake)**

| Description | Pct | Total | Fiscal Year Ending 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---|---|---|---|---|---|---|---|---|
| **Costs (July 2007 Dollars)** | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 6,625,490 | $ 2,472,284 | $ 2,429,704 | $ 50,000 | $ 1,673,502 | $ 0 | $ 0 |
| Debt Service Principal | | $ 12,201,797 | $ 595,187 | $ 610,130 | $ 629,846 | $ 655,041 | $ 680,237 | $ 5,870,895 |
| Debt Service Interest | | $ 3,140,587 | $ 381,630 | $ 484,759 | $ 463,219 | $ 440,475 | $ 416,473 | $ 390,840 |
| **Total Annual Costs** | | **$ 21,967,874** | **$ 3,449,101** | **$ 3,524,593** | **$ 1,143,064** | **$ 2,769,018** | **$ 1,096,711** | **$ 6,261,736** |
| **Total Cumulative Costs** | | **$ 21,967,874** | $ 3,449,101 | $ 6,973,694 | $ 8,116,759 | $ 10,885,777 | $ 11,982,487 | $ 18,244,223 |
| **Financial DUEs [2]** | | | | | | | | |
| Annual | | 3,218 | 39 | 50 | 95 | 95 | 95 | 95 |
| Cumulative | | 3,218 | 39 | 89 | 184 | 279 | 374 | 469 |
| **Development Fee Schedule** | | | | | | | | |
| Fee per DUE (July 2005 dollars) | | | $ 5,980 | $ 5,980 | $ 5,980 | $ 5,980 | $ 5,980 | $ 5,980 |
| Fee per DUE (Actual Year Dollars) | | | $ 5,980 | $ 6,159 | $ 6,344 | $ 6,535 | $ 6,731 | $ 6,932 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.000 | 1.030 | 1.061 | 1.093 | 1.126 | 1.159 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | |
| **Beginning Fund Balance [3]** | 62% | **$ 3,020,323** | **$ 3,020,323** | **($ 120,050)** | **($ 3,416,767)** | **($ 4,165,186)** | **($ 6,718,515)** | **($ 7,578,935)** |
| **Revenues** | | | | | | | | |
| Fee Revenue (inflated) | | **$ 25,020,686** | $ 233,220 | $ 307,970 | $ 602,697 | $ 620,778 | $ 639,402 | $ 658,584 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 75,508** | $ 75,508 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 5,878,081)** | $ 0 | ($ 7,203) | ($ 205,006) | ($ 249,911) | ($ 403,111) | ($ 454,736) |
| **Total Revenues** | | **$ 19,218,113** | **$ 308,728** | **$ 300,767** | **$ 397,691** | **$ 370,867** | **$ 236,291** | **$ 203,847** |
| **Total Available Funding** | | **$ 22,238,436** | **$ 3,329,051** | **$ 180,717** | **($ 3,019,076)** | **($ 3,794,319)** | **($ 6,482,225)** | **($ 7,375,088)** |
| **Costs** | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 6,856,605) | ($ 2,472,284) | ($ 2,502,595) | ($ 53,045) | ($ 1,828,680) | $ 0 | $ 0 |
| Debt Service Principal | | ($ 12,201,797) | ($ 595,187) | ($ 610,130) | ($ 629,846) | ($ 655,041) | ($ 680,237) | ($ 5,870,895) |
| Debt Service Interest | | ($ 3,140,587) | ($ 381,630) | ($ 484,759) | ($ 463,219) | ($ 440,475) | ($ 416,473) | ($ 390,840) |
| **Total Costs** | | **($ 22,198,989)** | **($ 3,449,101)** | **($ 3,597,484)** | **($ 1,146,109)** | **($ 2,924,197)** | **($ 1,096,711)** | **($ 6,261,736)** |
| **Ending Fund Balance** | | **$ 39,447** | **($ 120,050)** | **($ 3,416,767)** | **($ 4,165,186)** | **($ 6,718,515)** | **($ 7,578,935)** | **($ 13,636,823)** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf parks other*

**Table F-18**
**2008 MPFP Fee Nexus Study Update**
**Park Improvements Annual Cash Flow Analysis --**
**Other Future Development (excluding Spring Lake)**

| Description | Pct | Total | Fiscal Year Ending 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|---|---|---|---|
| **Costs (July 2007 Dollars)** | | | | | | | | | |
| Public Improvement Facilities Cost [1] | | $ 6,625,490 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | $ 12,201,797 | $ 421,944 | $ 437,738 | $ 456,662 | $ 474,363 | $ 493,287 | $ 186,809 | $ 689,659 |
| Debt Service Interest | | $ 3,140,587 | $ 132,009 | $ 115,743 | $ 98,780 | $ 80,514 | $ 61,539 | $ 41,211 | $ 33,395 |
| **Total Annual Costs** | | **$ 21,967,874** | **$ 553,953** | **$ 553,480** | **$ 555,442** | **$ 554,877** | **$ 554,826** | **$ 228,020** | **$ 723,054** |
| **Total Cumulative Costs** | | **$ 21,967,874** | $ 18,798,175 | $ 19,351,656 | $ 19,907,098 | $ 20,461,974 | $ 21,016,800 | $ 21,244,820 | $ 21,967,874 |
| **Financial DUEs [2]** | | | | | | | | | |
| Annual | | 3,218 | 95 | 95 | 512 | 512 | 512 | 512 | 512 |
| Cumulative | | 3,218 | 564 | 659 | 1,171 | 1,682 | 2,194 | 2,706 | 3,218 |
| **Development Fee Schedule** | | | | | | | | | |
| Fee per DUE (July 2005 dollars) | | | $ 5,980 | $ 5,980 | $ 5,980 | $ 5,980 | $ 5,980 | $ 5,980 | $ 5,980 |
| Fee per DUE (Actual Year Dollars) | | | $ 7,140 | $ 7,355 | $ 7,575 | $ 7,803 | $ 8,037 | $ 8,278 | $ 8,526 |
| Inflation Factor (*inflated 3% annually)* | 3% | | 1.194 | 1.230 | 1.267 | 1.305 | 1.344 | 1.384 | 1.426 |
| **Sources and Uses of Funds (Actual Year Dollars)** | | | | | | | | | |
| **Beginning Fund Balance [3]** | 62% | **$ 3,020,323** | **($ 13,636,823)** | **($ 14,330,644)** | **($ 15,045,272)** | **($ 12,626,904)** | **($ 9,946,573)** | **($ 6,985,587)** | **($ 3,396,758)** |
| **Revenues** | | | | | | | | | |
| Fee Revenue (inflated) | | **$ 25,020,686** | $ 678,341 | $ 698,691 | $ 3,876,526 | $ 3,992,822 | $ 4,112,606 | $ 4,235,985 | $ 4,363,064 |
| Bond Proceeds | | **$ 0** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Earnings on Prior Year Fund Balance | 2.5% | **$ 75,508** | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Interest Payments on Prior Year Fund Balance | 6.0% | **($ 5,878,081)** | ($ 818,209) | ($ 859,839) | ($ 902,716) | ($ 757,614) | ($ 596,794) | ($ 419,135) | ($ 203,805) |
| **Total Revenues** | | **$ 19,218,113** | **($ 139,868)** | **($ 161,147)** | **$ 2,973,810** | **$ 3,235,207** | **$ 3,515,812** | **$ 3,816,849** | **$ 4,159,259** |
| **Total Available Funding** | | **$ 22,238,436** | **($ 13,776,692)** | **($ 14,491,791)** | **($ 12,071,462)** | **($ 9,391,697)** | **($ 6,430,761)** | **($ 3,168,738)** | **$ 762,500** |
| **Costs** | | | | | | | | | |
| Public Improvement Facilities Cost (inflated) | | ($ 6,856,605) | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| Debt Service Principal | | ($ 12,201,797) | ($ 421,944) | ($ 437,738) | ($ 456,662) | ($ 474,363) | ($ 493,287) | ($ 186,809) | ($ 689,659) |
| Debt Service Interest | | ($ 3,140,587) | ($ 132,009) | ($ 115,743) | ($ 98,780) | ($ 80,514) | ($ 61,539) | ($ 41,211) | ($ 33,395) |
| **Total Costs** | | **($ 22,198,989)** | **($ 553,953)** | **($ 553,480)** | **($ 555,442)** | **($ 554,877)** | **($ 554,826)** | **($ 228,020)** | **($ 723,054)** |
| **Ending Fund Balance** | | **$ 39,447** | **($ 14,330,644)** | **($ 15,045,272)** | **($ 12,626,904)** | **($ 9,946,573)** | **($ 6,985,587)** | **($ 3,396,758)** | **$ 39,447** |

[1] See Table 3
[2] See Table B-1
[3] Source: City of Woodland

*cf parks other*

**Table F-19**
**2008 MPFP Fee Nexus Study Update**
**Annual Cash Flow Summary**

| | | Fiscal Year Ending | | | | | |
|---|---|---|---|---|---|---|---|
| **Description [1]** | **Total** | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
| **General City Facilities** | | | | | | | |
| Beginning Fund Balance | **$ 2,810,300** | $ 2,810,300 | $ 1,706,867 | $ 702,335 | ($ 163,228) | ($ 376,246) | ($ 608,142) |
| Total Revenues | **$ 8,232,249** | $ 369,796 | $ 512,894 | $ 697,386 | $ 613,439 | $ 619,355 | $ 624,699 |
| Total Costs | **($ 10,952,438)** | ($ 1,473,229) | ($ 1,517,426) | ($ 1,562,949) | ($ 826,457) | ($ 851,251) | ($ 876,789) |
| Ending Fund Balance | **$ 90,111** | **$ 1,706,867** | **$ 702,335** | **($ 163,228)** | **($ 376,246)** | **($ 608,142)** | **($ 860,232)** |
| **Fire Facilities** | | | | | | | |
| Beginning Fund Balance | **($ 342,100)** | ($ 342,100) | ($ 1,752,657) | ($ 3,121,840) | ($ 4,329,312) | ($ 4,195,277) | ($ 4,035,160) |
| Total Revenues | **$ 12,246,898** | $ 388,812 | $ 717,677 | $ 933,892 | $ 799,620 | $ 839,444 | $ 881,785 |
| Total Costs | **($ 11,839,232)** | ($ 1,799,369) | ($ 2,086,860) | ($ 2,141,365) | ($ 665,584) | ($ 679,327) | ($ 690,650) |
| Ending Fund Balance | **$ 65,566** | **($ 1,752,657)** | **($ 3,121,840)** | **($ 4,329,312)** | **($ 4,195,277)** | **($ 4,035,160)** | **($ 3,844,025)** |
| **Library Facilities** | | | | | | | |
| Beginning Fund Balance | **$ 925,623** | $ 925,623 | $ 747,095 | $ 567,675 | $ 386,930 | $ 359,741 | $ 330,767 |
| Total Revenues | **$ 526,004** | $ 34,811 | $ 40,319 | $ 45,587 | $ 40,406 | $ 40,648 | $ 40,873 |
| Total Costs | **($ 1,434,307)** | ($ 213,339) | ($ 219,739) | ($ 226,331) | ($ 67,595) | ($ 69,623) | ($ 71,711) |
| Ending Fund Balance | **$ 17,320** | **$ 747,095** | **$ 567,675** | **$ 386,930** | **$ 359,741** | **$ 330,767** | **$ 299,929** |
| **Police Facilities** | | | | | | | |
| Beginning Fund Balance | **($ 4,497,701)** | ($ 4,497,701) | ($ 4,372,339) | ($ 4,014,247) | ($ 3,358,107) | ($ 3,464,141) | ($ 3,573,674) |
| Total Revenues | **$ 8,693,322** | $ 125,362 | $ 358,091 | $ 656,140 | $ 620,834 | $ 639,142 | $ 657,980 |
| Total Costs | **($ 4,165,787)** | $ 0 | $ 0 | $ 0 | ($ 726,869) | ($ 748,675) | ($ 771,135) |
| Ending Fund Balance | **$ 29,834** | **($ 4,372,339)** | **($ 4,014,247)** | **($ 3,358,107)** | **($ 3,464,141)** | **($ 3,573,674)** | **($ 3,686,830)** |
| **Wastewater Facilities** | | | | | | | |
| Beginning Fund Balance | **($ 9,299,648)** | ($ 9,299,648) | ($ 13,374,916) | ($ 15,243,236) | ($ 15,985,462) | ($ 13,443,280) | ($ 10,584,954) |
| Total Revenues | **$ 67,932,532** | $ 1,106,725 | $ 3,417,609 | $ 4,646,366 | $ 4,417,966 | $ 4,731,810 | $ 5,069,461 |
| Total Costs | **($ 58,514,821)** | ($ 5,181,992) | ($ 5,285,929) | ($ 5,388,592) | ($ 1,875,784) | ($ 1,873,484) | ($ 2,137,181) |
| Ending Fund Balance | **$ 118,063** | **($ 13,374,916)** | **($ 15,243,236)** | **($ 15,985,462)** | **($ 13,443,280)** | **($ 10,584,954)** | **($ 7,652,674)** |
| **Water Facilities** | | | | | | | |
| Beginning Fund Balance | **$ 55,538** | $ 55,538 | ($ 775,024) | ($ 665,225) | $ 9,062 | $ 1,026,420 | $ 2,099,726 |
| Total Revenues | **$ 31,245,210** | $ 750,049 | $ 1,737,829 | $ 2,351,158 | $ 2,357,618 | $ 2,453,774 | $ 2,553,450 |
| Total Costs | **($ 31,269,636)** | ($ 1,580,612) | ($ 1,628,030) | ($ 1,676,871) | ($ 1,340,260) | ($ 1,380,468) | ($ 1,421,882) |
| Ending Fund Balance | **$ 31,112** | **($ 775,024)** | **($ 665,225)** | **$ 9,062** | **$ 1,026,420** | **$ 2,099,726** | **$ 3,231,294** |

**Table F-19**
**2008 MPFP Fee Nexus Study Update**
**Annual Cash Flow Summary**

| | | Fiscal Year Ending | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Description [1]** | **Total** | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| **General City Facilities** | | | | | | | | |
| Beginning Fund Balance | **$ 2,810,300** | ($ 860,232) | ($ 1,133,915) | ($ 1,344,029) | ($ 1,108,038) | ($ 848,390) | ($ 563,379) | ($ 251,190) |
| Total Revenues | **$ 8,232,249** | $ 629,409 | $ 720,072 | $ 614,782 | $ 649,804 | $ 686,872 | $ 726,106 | $ 767,635 |
| Total Costs | **($ 10,952,438)** | ($ 903,092) | ($ 930,185) | ($ 378,792) | ($ 390,156) | ($ 401,861) | ($ 413,917) | ($ 426,334) |
| Ending Fund Balance | **$ 90,111** | **($ 1,133,915)** | **($ 1,344,029)** | **($ 1,108,038)** | **($ 848,390)** | **($ 563,379)** | **($ 251,190)** | **$ 90,111** |
| **Fire Facilities** | | | | | | | | |
| Beginning Fund Balance | **($ 342,100)** | ($ 3,844,025) | ($ 3,621,616) | ($ 3,257,707) | ($ 2,525,026) | ($ 1,712,557) | ($ 816,672) | $ 171,552 |
| Total Revenues | **$ 12,246,898** | $ 926,970 | $ 1,082,484 | $ 966,806 | $ 1,045,635 | $ 1,130,297 | $ 1,221,042 | $ 1,312,432 |
| Total Costs | **($ 11,839,232)** | ($ 704,560) | ($ 718,576) | ($ 234,125) | ($ 233,165) | ($ 234,413) | ($ 232,818) | ($ 1,418,418) |
| Ending Fund Balance | **$ 65,566** | **($ 3,621,616)** | **($ 3,257,707)** | **($ 2,525,026)** | **($ 1,712,557)** | **($ 816,672)** | **$ 171,552** | **$ 65,566** |
| **Library Facilities** | | | | | | | | |
| Beginning Fund Balance | **$ 925,623** | $ 299,929 | $ 267,147 | $ 234,142 | $ 195,571 | $ 154,702 | $ 111,438 | $ 65,679 |
| Total Revenues | **$ 526,004** | $ 41,081 | $ 43,074 | $ 39,789 | $ 39,843 | $ 39,870 | $ 39,868 | $ 39,837 |
| Total Costs | **($ 1,434,307)** | ($ 73,863) | ($ 76,079) | ($ 78,361) | ($ 80,712) | ($ 83,133) | ($ 85,627) | ($ 88,196) |
| Ending Fund Balance | **$ 17,320** | **$ 267,147** | **$ 234,142** | **$ 195,571** | **$ 154,702** | **$ 111,438** | **$ 65,679** | **$ 17,320** |
| **Police Facilities** | | | | | | | | |
| Beginning Fund Balance | **($ 4,497,701)** | ($ 3,686,830) | ($ 3,803,737) | ($ 3,810,195) | ($ 3,179,009) | ($ 2,484,159) | ($ 1,721,049) | ($ 884,788) |
| Total Revenues | **$ 8,693,322** | $ 677,362 | $ 811,639 | $ 688,962 | $ 754,360 | $ 824,404 | $ 899,394 | $ 979,650 |
| Total Costs | **($ 4,165,787)** | ($ 794,269) | ($ 818,097) | ($ 57,776) | ($ 59,509) | ($ 61,295) | ($ 63,133) | ($ 65,027) |
| Ending Fund Balance | **$ 29,834** | **($ 3,803,737)** | **($ 3,810,195)** | **($ 3,179,009)** | **($ 2,484,159)** | **($ 1,721,049)** | **($ 884,788)** | **$ 29,834** |
| **Wastewater Facilities** | | | | | | | | |
| Beginning Fund Balance | **($ 9,299,648)** | ($ 7,652,674) | ($ 4,372,633) | ($ 326,126) | $ 3,159,857 | $ 6,917,597 | $ 10,942,869 | $ 15,250,471 |
| Total Revenues | **$ 67,932,532** | $ 5,416,535 | $ 6,184,319 | $ 6,018,052 | $ 6,297,744 | $ 6,578,250 | $ 6,871,041 | $ 7,176,655 |
| Total Costs | **($ 58,514,821)** | ($ 2,136,494) | ($ 2,137,812) | ($ 2,532,069) | ($ 2,540,004) | ($ 2,552,978) | ($ 2,563,438) | ($ 22,309,063) |
| Ending Fund Balance | **$ 118,063** | **($ 4,372,633)** | **($ 326,126)** | **$ 3,159,857** | **$ 6,917,597** | **$ 10,942,869** | **$ 15,250,471** | **$ 118,063** |
| **Water Facilities** | | | | | | | | |
| Beginning Fund Balance | **$ 55,538** | $ 3,231,294 | $ 4,423,523 | $ 5,797,543 | $ 4,771,106 | $ 3,683,868 | $ 2,533,252 | $ 1,316,590 |
| Total Revenues | **$ 31,245,210** | $ 2,656,768 | $ 2,882,495 | $ 2,602,873 | $ 2,650,950 | $ 2,699,720 | $ 2,749,183 | $ 2,799,342 |
| Total Costs | **($ 31,269,636)** | ($ 1,464,539) | ($ 1,508,475) | ($ 3,629,310) | ($ 3,738,189) | ($ 3,850,335) | ($ 3,965,845) | ($ 4,084,820) |
| Ending Fund Balance | **$ 31,112** | **$ 4,423,523** | **$ 5,797,543** | **$ 4,771,106** | **$ 3,683,868** | **$ 2,533,252** | **$ 1,316,590** | **$ 31,112** |

**Table F-19**
**2008 MPFP Fee Nexus Study Update**
**Annual Cash Flow Summary**

| | | Fiscal Year Ending | | | | | |
|---|---|---|---|---|---|---|---|
| **Description [1]** | **Total** | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
| **Road Improvements** | | | | | | | |
| Beginning Fund Balance | **($ 3,036,672)** | ($ 3,036,672) | ($ 4,240,712) | ($ 3,919,224) | ($ 2,079,639) | ($ 1,923,087) | ($ 1,748,702) |
| Total Revenues | **$ 71,138,209** | $ 2,342,397 | $ 3,974,318 | $ 5,602,000 | $ 5,162,085 | $ 5,330,084 | $ 5,503,911 |
| Total Costs | **($ 67,939,211)** | ($ 3,546,437) | ($ 3,652,830) | ($ 3,762,415) | ($ 5,005,533) | ($ 5,155,699) | ($ 5,310,370) |
| Ending Fund Balance | **$ 162,326** | **($ 4,240,712)** | **($ 3,919,224)** | **($ 2,079,639)** | **($ 1,923,087)** | **($ 1,748,702)** | **($ 1,555,161)** |
| **Parks - Spring Lake** | | | | | | | |
| Beginning Fund Balance | **$ 1,883,967** | $ 1,883,967 | $ 1,788,140 | $ 279,443 | $ 1,049,683 | $ 1,937,581 | $ 2,895,251 |
| Total Revenues | **$ 11,914,865** | $ 514,279 | $ 1,174,270 | $ 1,565,141 | $ 1,631,142 | $ 1,701,487 | $ 1,775,020 |
| Total Costs | **($ 13,762,287)** | ($ 610,106) | ($ 2,682,968) | ($ 794,901) | ($ 743,244) | ($ 743,817) | ($ 6,568,182) |
| Ending Fund Balance | **$ 36,545** | **$ 1,788,140** | **$ 279,443** | **$ 1,049,683** | **$ 1,937,581** | **$ 2,895,251** | **($ 1,897,911)** |
| **Parks - Other** | | | | | | | |
| Beginning Fund Balance | **$ 3,020,323** | $ 3,020,323 | ($ 120,050) | ($ 3,416,767) | ($ 4,165,186) | ($ 6,718,515) | ($ 7,578,935) |
| Total Revenues | **$ 19,218,113** | $ 308,728 | $ 300,767 | $ 397,691 | $ 370,867 | $ 236,291 | $ 203,847 |
| Total Costs | **($ 22,198,989)** | ($ 3,449,101) | ($ 3,597,484) | ($ 1,146,109) | ($ 2,924,197) | ($ 1,096,711) | ($ 6,261,736) |
| Ending Fund Balance | **$ 39,447** | **($ 120,050)** | **($ 3,416,767)** | **($ 4,165,186)** | **($ 6,718,515)** | **($ 7,578,935)** | **($ 13,636,823)** |
| **Total** | | | | | | | |
| Beginning Fund Balance | **($ 8,480,370)** | ($ 8,480,370) | ($ 20,393,595) | ($ 28,831,087) | ($ 28,635,258) | ($ 26,796,804) | ($ 22,803,825) |
| Total Revenues | **$ 231,147,403** | $ 5,940,960 | $ 12,233,774 | $ 16,895,361 | $ 16,013,978 | $ 16,592,033 | $ 17,311,027 |
| Total Costs | **($ 222,076,709)** | ($ 17,854,185) | ($ 20,671,266) | ($ 16,699,533) | ($ 14,175,524) | ($ 12,599,055) | ($ 24,109,636) |
| Ending Fund Balance | **$ 590,324** | **($ 20,393,595)** | **($ 28,831,087)** | **($ 28,635,258)** | **($ 26,796,804)** | **($ 22,803,825)** | **($ 29,602,434)** |

[1] See Tables F-10 through F-18 for detailed facility cash flows.

**Table F-19**
**2008 MPFP Fee Nexus Study Update**
**Annual Cash Flow Summary**

| | | Fiscal Year Ending | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Description [1]** | **Total** | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| **Road Improvements** | | | | | | | | |
| Beginning Fund Balance | **($ 3,036,672)** | ($ 1,555,161) | ($ 1,341,053) | ($ 288,427) | ($ 213,478) | ($ 131,264) | ($ 41,267) | $ 57,066 |
| Total Revenues | **$ 71,138,209** | $ 5,683,789 | $ 6,686,397 | $ 5,801,395 | $ 5,980,453 | $ 6,165,183 | $ 6,355,775 | $ 6,550,425 |
| Total Costs | **($ 67,939,211)** | ($ 5,469,681) | ($ 5,633,771) | ($ 5,726,446) | ($ 5,898,239) | ($ 6,075,186) | ($ 6,257,442) | ($ 6,445,165) |
| Ending Fund Balance | **$ 162,326** | **($ 1,341,053)** | **($ 288,427)** | **($ 213,478)** | **($ 131,264)** | **($ 41,267)** | **$ 57,066** | **$ 162,326** |
| **Parks - Spring Lake** | | | | | | | | |
| Beginning Fund Balance | **$ 1,883,967** | ($ 1,897,911) | ($ 391,601) | $ 1,257,785 | $ 1,154,692 | $ 1,049,574 | $ 941,110 | $ 830,852 |
| Total Revenues | **$ 11,914,865** | $ 1,639,843 | $ 1,782,833 | $ 31,445 | $ 28,867 | $ 26,239 | $ 23,528 | $ 20,771 |
| Total Costs | **($ 13,762,287)** | ($ 133,533) | ($ 133,447) | ($ 134,537) | ($ 133,986) | ($ 134,703) | ($ 133,786) | ($ 815,078) |
| Ending Fund Balance | **$ 36,545** | **($ 391,601)** | **$ 1,257,785** | **$ 1,154,692** | **$ 1,049,574** | **$ 941,110** | **$ 830,852** | **$ 36,545** |
| **Parks - Other** | | | | | | | | |
| Beginning Fund Balance | **$ 3,020,323** | ($ 13,636,823) | ($ 14,330,644) | ($ 15,045,272) | ($ 12,626,904) | ($ 9,946,573) | ($ 6,985,587) | ($ 3,396,758) |
| Total Revenues | **$ 19,218,113** | ($ 139,868) | ($ 161,147) | $ 2,973,810 | $ 3,235,207 | $ 3,515,812 | $ 3,816,849 | $ 4,159,259 |
| Total Costs | **($ 22,198,989)** | ($ 553,953) | ($ 553,480) | ($ 555,442) | ($ 554,877) | ($ 554,826) | ($ 228,020) | ($ 723,054) |
| Ending Fund Balance | **$ 39,447** | **($ 14,330,644)** | **($ 15,045,272)** | **($ 12,626,904)** | **($ 9,946,573)** | **($ 6,985,587)** | **($ 3,396,758)** | **$ 39,447** |
| **Total** | | | | | | | | |
| Beginning Fund Balance | **($ 8,480,370)** | ($ 29,602,434) | ($ 24,304,529) | ($ 16,782,285) | ($ 10,371,230) | ($ 3,317,203) | $ 4,400,715 | $ 13,159,475 |
| Total Revenues | **$ 231,147,403** | $ 17,531,889 | $ 20,032,166 | $ 19,737,913 | $ 20,682,864 | $ 21,666,647 | $ 22,702,786 | $ 23,806,005 |
| Total Costs | **($ 222,076,709)** | ($ 12,233,983) | ($ 12,509,922) | ($ 13,326,857) | ($ 13,628,837) | ($ 13,948,729) | ($ 13,944,026) | ($ 36,375,156) |
| Ending Fund Balance | **$ 590,324** | **($ 24,304,529)** | **($ 16,782,285)** | **($ 10,371,230)** | **($ 3,317,203)** | **$ 4,400,715** | **$ 13,159,475** | **$ 590,324** |

[1] See Tables F-10 through F-18 for detailed facility cash flows.

*cf summary*

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**Table F-20**
**2008 MPFP Fee Nexus Study Update**
**Fee Allocation to Construction Costs and Finance Charges**

| | Facility | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Item** | **General City** | **Fire** | **Library** | **Police** | **Wastewater** | **Water** | **Road** | **Parks - Spring Lake** | **Parks - Other** |
| **Portion of Fee - Construction of Public Improvements** | | | | | | | | | |
| Facilities Costs and Debt Service Principal | $ 9,696,426 | $ 10,205,890 | $ 1,258,604 | $ 3,553,985 | $ 40,034,733 | $ 25,199,529 | $ 56,145,713 | $ 11,237,832 | $ 18,827,287 |
| Less Beginning Balance | ($ 2,810,300) | $ 342,100 | ($ 925,623) | $ 4,497,701 | $ 9,299,648 | ($ 55,538) | $ 3,036,672 | ($ 1,883,967) | ($ 3,020,323) |
| Less Bond Proceeds | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 | $ 0 |
| **Net Construction Costs to be Funded by Fee** | **$ 6,886,126** | **$ 10,547,990** | **$ 332,981** | **$ 8,051,686** | **$ 49,334,381** | **$ 25,143,991** | **$ 59,182,385** | **$ 9,353,865** | **$ 15,806,964** |
| DUEs | 9,811 | 10,619 | 7,518 | 9,811 | 11,470 | 8,731 | 12,490 | 3,154 | 3,218 |
| **Amount for Construction of Public Improvements** | **$ 702** | **$ 993** | **$ 44** | **$ 821** | **$ 4,301** | **$ 2,880** | **$ 4,738** | **$ 2,966** | **$ 4,913** |
| **Portion for Finance Charges** | $ 18 | $ 117 | $ 1 | $ 129 | $ 909 | $ 20 | $ 62 | $ 324 | $ 1,067 |
| **Total Fee (2007 Dollars)** | **$ 720** | **$ 1,110** | **$ 45** | **$ 950** | **$ 5,210** | **$ 2,900** | **$ 4,800** | **$ 3,290** | **$ 5,980** |

*detail fee summ*

# APPENDIX G
# DEVELOPMENT IMPACT FEES

The development impact fees shown in this appendix are the fees before the 2006 cost changes. The proposed 2006 fees after cost changes are detailed in the main report.

Table G-1 General City Facilities Development Impact Fee ..... G-1
Table G-2 Fire Facilities Development Impact Fee ..... G-2
Table G-3 Library Facilities Development Impact Fee ..... G-3
Table G-4 Police Facilities Development Impact Fee ..... G-4
Table G-5 Wastewater Facilities Development Impact Fee ..... G-5
Table G-6 Water Facilities Development Impact Fee ..... G-6
Table G-7 Road Improvements Development Impact Fee ..... G-7
Table G-8 Parks and Recreation Facilities Development Impact Fee—Spring Lake ..... G-8
Table G-9 Parks and Recreation Facilities Development Impact Fee—Other Future Development (excluding Spring Lake) ..... G-9

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**Table G-1**
**2008 MPFP Fee Nexus Study Update**
**General City Facilities Development Impact Fee**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 720** |
| Downtown Single-Family | Dwelling Unit | 0.83 | $ 600 |
| High Density Single-Family | Dwelling Unit | 0.83 | $ 600 |
| Age Restricted Single-Family | Dwelling Unit | 0.60 | $ 432 |
| Multifamily | Dwelling Unit | 0.83 | $ 600 |
| Age Restricted Multifamily | Dwelling Unit | 0.60 | $ 432 |
| Retail | Square Foot | 0.83 | $ 0.60 |
| Service | Square Foot | 0.75 | $ 0.54 |
| Office | Square Foot | 0.95 | $ 0.69 |
| Industrial | Square Foot | 0.21 | $ 0.15 |

*fee general*

[1] See Table B-4.
[2] See Table F-1 for single-family fee.
Other residential fees per dwelling unit = single-family fee * DUE factor
Nonresidential fees per bldg. sq. ft. = single-family fee * DUE factor/1,000

**Table G-2**
**2008 MPFP Fee Nexus Study Update**
**Fire Facilities Development Impact Fee**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 1,110** |
| Downtown Single-Family | Dwelling Unit | 1.00 | $ 1,110 |
| High Density Single-Family | Dwelling Unit | 0.75 | $ 832 |
| Age Restricted Single-Family | Dwelling Unit | 0.83 | $ 916 |
| Multifamily | Dwelling Unit | 0.75 | $ 832 |
| Age Restricted Multifamily | Dwelling Unit | 0.62 | $ 685 |
| Retail | Square Foot | 0.67 | $ 0.74 |
| Service | Square Foot | 0.63 | $ 0.69 |
| Office | Square Foot | 0.73 | $ 0.80 |
| Industrial | Square Foot | 0.36 | $ 0.39 |

*fee fire*

[1] See Table B-5
[2] See Table F-2 for single-family fee.
Multifamily fee per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000

**Table G-3**
**2008 MPFP Fee Nexus Study Update**
**Library Facilities Development Impact Fee**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 45** |
| Downtown Single-Family | Dwelling Unit | 1.00 | $ 45 |
| High Density Single-Family | Dwelling Unit | 0.83 | $ 38 |
| Age Restricted Single-Family | Dwelling Unit | 0.60 | $ 27 |
| Multifamily | Dwelling Unit | 0.83 | $ 38 |
| Age Restricted Multifamily | Dwelling Unit | 0.60 | $ 27 |
| Retail | Square Foot | 0.28 | $ 0.01 |
| Service | Square Foot | 0.25 | $ 0.01 |
| Office | Square Foot | 0.32 | $ 0.01 |
| Industrial | Square Foot | 0.07 | $ 0.00 |

*fee library*

[1] See Table B-6
[2] See Table F-3 for single-family fee.
Multifamily fee per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000

**Table G-4**
**2008 MPFP Fee Nexus Study Update**
**Police Facilities Development Impact Fee**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 950** |
| Downtown Single-Family | Dwelling Unit | 1.00 | $ 950 |
| High Density Single-Family | Dwelling Unit | 0.83 | $ 792 |
| Age Restricted Single-Family | Dwelling Unit | 0.14 | $ 131 |
| Multifamily | Dwelling Unit | 0.83 | $ 792 |
| Age Restricted Multifamily | Dwelling Unit | 0.14 | $ 131 |
| Retail | Square Foot | 0.83 | $ 0.79 |
| Service | Square Foot | 0.75 | $ 0.71 |
| Office | Square Foot | 0.95 | $ 0.90 |
| Industrial | Square Foot | 0.21 | $ 0.20 |

*fee police*

[1] See Table B-7
[2] See Table F-4 for single-family fee.
Multifamily fee per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000

**Table G-5**
**2008 MPFP Fee Nexus Study Update**
**Wastewater Facilities Development Impact Fee**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 5,210** |
| Downtown Single-Family | Dwelling Unit | 1.00 | $ 5,210 |
| High Density Single-Family | Dwelling Unit | 0.83 | $ 4,342 |
| Age Restricted Single-Family | Dwelling Unit | 0.60 | $ 3,126 |
| Multifamily | Dwelling Unit | 0.83 | $ 4,342 |
| Age Restricted Multifamily | Dwelling Unit | 0.60 | $ 3,126 |
| Retail | Square Foot | 0.49 | $ 2.55 |
| Service | Square Foot | 0.61 | $ 3.19 |
| Office | Square Foot | 0.41 | $ 2.13 |
| Industrial | Square Foot | 0.46 | $ 2.39 |

*fee wastewater*

[1] See Table B-8
[2] See Table F-5 for single-family fee.
Multifamily fee per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000

**Table G-6**
**2008 MPFP Fee Nexus Study Update**
**Water Facilities Development Impact Fee**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 2,900** |
| Downtown Single-Family | Dwelling Unit | 1.00 | $ 2,900 |
| High Density Single-Family | Dwelling Unit | 0.61 | $ 1,779 |
| Age Restricted SF | Dwelling Unit | 0.60 | $ 1,740 |
| Multifamily | Dwelling Unit | 0.61 | $ 1,779 |
| Age Restricted MF | Dwelling Unit | 0.49 | $ 1,424 |
| Retail | Square Foot | 0.27 | $ 0.79 |
| Service | Square Foot | 0.30 | $ 0.86 |
| Office | Square Foot | 0.21 | $ 0.61 |
| Industrial | Square Foot | 0.27 | $ 0.79 |

*fee water*

[1] See Table B-9
[2] See Table F-6 for single-family fee.
Multifamily fee per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000

**Table G-7**
**2008 MPFP Fee Nexus Study Update**
**Road Improvements Development Impact Fee**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 4,800** |
| Downtown Single-Family | Dwelling Unit | 0.73 | $ 3,502 |
| High Density Single-Family | Dwelling Unit | 0.73 | $ 3,502 |
| Age Restricted Single-Family | Dwelling Unit | 0.29 | $ 1,377 |
| Multifamily | Dwelling Unit | 0.73 | $ 3,502 |
| Age Restricted Multifamily | Dwelling Unit | 0.09 | $ 433 |
| Retail | Square Foot | 1.22 | $ 5.87 |
| Service | Square Foot | 0.88 | $ 4.24 |
| Office | Square Foot | 0.86 | $ 4.12 |
| Industrial | Square Foot | 0.49 | $ 2.37 |
| Downtown Retail | Square Foot | 0.88 | $ 4.24 |

*fee roads*

[1] See Table B-10
[2] See Table F-7 for single-family fee.
Residential fees per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000

**Table G-8**
**2008 MPFP Fee Nexus Study Update**
**Parks and Recreation Facilities Development Impact Fee --**
**Spring Lake**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 3,290** |
| Downtown Single-Family | NA | NA | NA |
| High Density Single-Family | Dwelling Unit | 0.83 | $ 2,742 |
| Age Restricted Single-Family | Dwelling Unit | 0.60 | $ 1,974 |
| Multifamily | Dwelling Unit | 0.83 | $ 2,742 |
| Age Restricted Multifamily | Dwelling Unit | 0.60 | $ 1,974 |
| Retail | Square Foot | 0.00 | $ 0.00 |
| Service | Square Foot | 0.00 | $ 0.00 |
| Office | Square Foot | 0.00 | $ 0.00 |
| Industrial | Square Foot | 0.00 | $ 0.00 |

*fee parks sl*

[1] See Table B-11
[2] See Table F-8 for single-family fee.
Multifamily fee per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000

**Table G-9**
**2008 MPFP Fee Nexus Study Update**
**Parks and Recreation Facilities Development Impact Fee --**
**Other Future Development (excluding Spring Lake)**

| Land Use | Land Use Unit | DUE Factor | 2009 Fee per Dwelling Unit or Building Square Foot |
|---|---|---|---|
| | | [1] | [2] |
| Single-Family | Dwelling Unit | 1.00 | **$ 5,980** |
| Downtown Single-Family | Dwelling Unit | 1.00 | $ 5,980 |
| High Density Single-Family | Dwelling Unit | 0.83 | $ 4,983 |
| Age Restricted Single-Family | Dwelling Unit | 0.60 | $ 3,588 |
| Multifamily | Dwelling Unit | 0.83 | $ 4,983 |
| Age Restricted Multifamily | Dwelling Unit | 0.60 | $ 3,588 |
| Retail | Square Foot | 0.00 | $ 0.00 |
| Service | Square Foot | 0.00 | $ 0.00 |
| Office | Square Foot | 0.00 | $ 0.00 |
| Industrial | Square Foot | 0.00 | $ 0.00 |

*fee parks other*

[1] See Table B-11
[2] See Table F-9 for single-family fee.
Multifamily fee per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000