City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE December 16, 2008

SUBJECT: Spring Lake Infrastructure Fee (SLIF) Update and Resolution

Report in Brief

During the last several months, Spring Lake developers and builders have expressed concerns regarding financial challenges they face with continued building in the current economy. One of the primary issues at the forefront of discussions is the total development fee burden imposed on developers 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 this task force, along with suggestions from the development community, staff is proposing a revised fee program that results in a reduced impact to both residential and non-residential development in the City. The revised MPFP fees are being presented to Council under separate action.

Staff recommends that the City Council (1) review and approve the Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update and (2) adopt the attached resolution making findings and adopting a Spring Lake Infrastructure Fee.

Background

In 2004, the City adopted the Spring Lake Infrastructure Fee Program Nexus Study (Nexus Study), prepared by Economic & Planning Systems, Inc (EPS), and established the Spring Lake Infrastructure Fee Program. The fee program implemented a Spring Lake Infrastructure Fee (SLIF) designed to fund backbone infrastructure and other public facilities required to serve new development planned in the Spring Lake Specific Plan (SLSP) area.

On November 7, 2006, each component of the SLIF (roadways, water, sewer, drainage, parks and administration) increased by 36%, which was the calculated increase in the construction costs of backbone infrastructure for the first phase of development (the Initial Facilities Requirement or IFR).

The majority of the SLIF requirement, at least for first release participants, is "paid" with fee credits generated by the funds advanced to the City for construction of the IFR. In accordance with various agreements and the Nexus Study, SLIF adjustments are handled on a retroactive basis through each developer's deposit account. However, the park and administration fees are specifically excluded and cannot be recaptured through this process. Because of the rapid escalation of land values during 2006, the park SLIF was updated again on March 6, 2007 to include incremental increases in appraised park land costs.

In response to concerns voiced by the Spring Lake developers, City staff and consultants began meeting with Spring Lake developers in September 2007 in order to reevaluate the SLIF and MPFP. These periodic meetings resulted in some progress toward reduction of impact fees, but further direction regarding these reductions was needed from Council. This direction was received at the September 29, 2008 City Council Spring Lake Finance Subcommittee meeting. In accordance with direction from the subcommittee, 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.

Discussion

The SLIF is calculated based on the total cost all infrastructure for build-out of the SLSP, allocated to planned dwelling units. Reductions in the fees can be generated by either changing methodology for calculation of the fees, removing projects from the funding plan, reducing project scope/costs, or increasing the amount of expected development. The current reductions in the SLIF were achieved through a combination of all items listed above.

Many reductions resulted from changes in project scope/costs. As outlined on page 4 of the Executive Summary of the SLIF Nexus Study and Reconciliation Update (Attachment No. 1), the following projects had either changes in scope or a reduction in costs that assisted with the fee reduction:

- The drainage plan for the South Urban Growth Area was modified to incorporate the following two changes:
    - Comingle agricultural runoff planned along county Road 25A with runoff from planned development in the drainage sheds defined under the City's Storm Drainage Facilities Master Plan.
    - Use North Gibson ponds and other ponds for SLSP storm water detention as an alternative to replacing/upgrading the South Canal Pump Station.
- Onsite construction cost contingency was reduced from 20 percent to 10 percent.
- Park land acquisition cost was reduced to $125k per acre with a 5 percent per year escalation.

The above changes had no significant impact on facilities or services associated with the Spring Lake Specific Plan area.

Other reductions resulted from removal of projects from the SLSP funding plan. It is important to note that these projects have not been removed from any relevant Specific Plans or Master Plans; only the funded status of the project has been modified. The City may elect to reinstate the funding for these projects at a future date; however, any deficiency generated by loss of fees for permits pulled cannot be recaptured through charges to future development, but the City will need to find an alternate funding source. The following items are proposed for removal from the SLIF program:

- The widening of the west side of County Road 102 was moved from the SLIF program to the MPFP fee program. This project has maintained its funded status, but the total costs will be allocated to citywide development, rather than only the SLSP.

- The Gibson Road Pedestrian Overcrossing at Woodland Community College was removed from the SLIF program.

- A portion of improvements to Road 25A was deferred to the Master Plan Remainder Area.

- Phase 3 of the Sports Park was removed from both the SLIF and MPFP fee programs.

In the original SLIF Nexus Study, the number of developable units was expected to be less than the maximum allowable units included in the SLSP. A 5 percent density reduction was applied to total units, which resulted in costs being spread over fewer building permits. At the request of the development community, staff has agreed to increase the developable units to the maximum allowable in the Plan.

In June 2005, the City adopted an update to the MPFP that, among other things, revised the methodology used to allocate road development costs. This methodology change shifted more of the burden from non-residential to residential development. This methodology was not included in the original SLIF Nexus Study. To be consistent throughout the City, the current SLIF has been calculated to include this revised road methodology.

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 the fee, the purpose and use of the fee, the public facilities to be financed by the fee, the type of development project on which the fee is imposed, and the amount of the fee and cost of the public facilities attributable to development. The attached resolution sets forth these findings, which are based on the Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update and establishes the amount of the fees (Table 3 in the Nexus Study).

Fiscal Impact

If approved, the revised SLIF would reduce individual fees in the following manner:

	Current Fee	Proposed Fee	Difference
Single Family	$43,362	$35,295	$ (8,067)
Multi-Family	$27,719	$23,295	$ (4,424)
Commercial (per sq ft)	$39.97	$27.18	$ (12.79)

Impacts on the City's Capital Budget have been considered and revised accordingly. Mid Year Adjustments to the FY 2008-09 Capital Budget will be presented to the City Council on January 6.

Public Contact

Posting of the City Council agenda. Drafts of the proposed SLIF and Nexus Study 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 SLIF 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 SLIF to the City Council.

Recommendation for Action

Staff recommends that the City Council (1) review and approve the Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update, (2) adopt the attached resolution making findings and adopting a Spring Lake Infrastructure Fee, and (3) adopt the attached urgency resolution to revise the Spring Lake Infrastructure Fees.

Prepared by: Kimberly McKinney
Senior Accountant

_____
Mark G. Deven
City Manager

Attachment No. 1 – Draft SLIF Nexus Study and Reconciliation Update Executive Summary
Attachment No. 2 – Resolution No. _____
Attachment No. 3 - Draft SLIF Nexus Study and Reconciliation Update

Economic &
Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

EXECUTIVE SUMMARY

DRAFT SPRING LAKE INFRASTRUCTURE FEE NEXUS STUDY AND RECONCILIATION UPDATE

Prepared for:

City of Woodland

Prepared by:

Economic & Planning Systems, Inc.

December 4, 2008

EPS #16579

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SPRING LAKE INFRASTRUCTURE FEE UPDATE

The 2008 Spring Lake Infrastructure Fee (SLIF) Nexus Study and Reconciliation Update proposes new fees for 2009. The proposed 2009 fees are lower than the fees currently in effect. The decreases in the proposed 2009 fees result from the following changes.

- Increased residential development projections for the Spring Lake Specific Plan (SLSP) from 95 percent of the maximum allowable units to 100 percent of the maximum allowable units.
- Decreased SLIF-funded facility costs.

SLIF FEE HISTORY

Date	SLIF			Comments
	Single-Family	Multifamily	Commercial	
	per dwelling unit		*per bldg sq. ft.*	
July 2004	$ 29,149	$ 18,628	$ 26.86	Original SLIF
September 2004	$ 31,332	$ 20,025	$ 28.87	Upated for increased park land costs
November 2006	$ 42,610	$ 27,240	$ 39.27	Updated for total facilities cost increases
March 2007	$ 43,362	$ 27,719	$ 39.97	Updated for increased park facilities and land costs
January 2009 (Proposed)	$ 35,295	$ 23,295	$ 27.18	Proposed 2009 SLIF

RESIDENTIAL DEVELOPMENT PROJECTION INCREASE

Land Use Category	Buildout			
	Maximum Developable Units	Projected Units (2007 Fee)	Projected Units (2009 Fee)	Difference
Single-Family Units				
R-3	382	382	382	0
R-4	292	292	292	0
R-5	1,597	1,497	1,597	100
R-8	609	568	609	41
Subtotal Single-Family Units	**2,880**	**2,739**	**2,880**	**141**
Multifamily Units [2]				
R-15	491	466	491	25
R-20	455	432	455	23
R-25	225	214	225	11
Subtotal Multifamily Units	**1,171**	**1,112**	**1,171**	**59**
Total Residential Units	**4,051**	**3,851**	**4,051**	**200**

SLIF-FUNDED FACILITY CHANGES

To reduce the overall SLIF, a number of SLIF-funded facility requirements and costs were changed. The major changes are summarized below.

- The drainage plan for the South Urban Growth Area was modified to incorporate the following two changes:
  - Co-mingle agricultural runoff planned along County Road 25A with runoff from planned development in the drainage sheds defined under the City's Storm Drainage Facilities Master Plan.
  - Use North Gibson ponds and other ponds for SLSP storm water detention as an alternative to replacing/upgrading the South Canal Pump Station.
- The widening of the west side of County Road 102 was moved from SLIF program to the Major Projects Financing Plan (MPFP) fee program.
- The Gibson Road Pedestrian Overcrossing at Woodland Community College was removed from the SLIF program.
- A portion of Road 25A was deferred to the Master Plan Remainder Area (MPRA).
- The onsite construction cost contingency was reduced from 20 percent to 10 percent.
- The Parks land acquisition cost was reduced to $125,000 per acre with a 5 percent per year escalation.
- Phase 3 of the Sports Park was removed from both the SLIF and MPFP fee programs.

SLIF-FUNDED FACILITY COST DECREASE

Item	Total SLIF-Funded Cost		
	Updated Cost for 2009 Fee (2008$)	Estimated Cost for Current Fee (2007$)	Percent Change
Roadway	$ 57,898,778	$ 47,016,424	23%
Water	$ 7,040,600	$ 6,639,080	6%
Sewer	$ 6,955,000	$ 10,695,888	(35%)
Drainage	$ 26,114,246	$ 46,106,760	(43%)
Parks	$ 23,107,821	$ 42,284,704	(45%)
Ongoing Administration	$ 5,287,000	$ 6,308,960	(16%)
TOTAL	**$ 126,403,445**	**$ 159,051,816**	**(21%)**

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND MAKING FINDINGS AND ADOPTING A SPRING LAKE INFRASTRUCTURE FEE DECREASE

WHEREAS, in 1996 the City of Woodland ("City") adopted the City of Woodland General Plan, which included a 1,748-acre area known as the Master Plan area, for future growth beyond the boundaries recognized in the 1988 City General Plan; and

WHEREAS, in December 2001, the City approved the Spring Lake Specific Plan, which governs development in a 1,097 -acre area within the Master Plan area; and

WHEREAS, the City of Woodland desired to establish a mechanism to fund necessary public facilities to serve the Master Plan area, including the Spring Lake Specific Plan, and to establish appropriate facilities fees to pay for the cost of these facilities, consistent with the goals and policies of the General Plan and the Spring Lake Specific Plan; and

WHEREAS, the City previously directed the preparation of a document by Economic and Planning Systems, Inc. ("EPS") entitled the "Spring Lake Infrastructure Fee Nexus Study" ("SLIF-NS") dated June 29, 2004, which established the basis of the facilities fees and which was adopted, along with the Spring Lake Infrastructure Fee itself, by the City Council on July 6, 2004 and is expressly incorporated herein; and

WHEREAS, in September 2004, the City amended the Spring Lake Specific Plan Capital Improvements Plan, made findings and amended the SLIF-NS, and increased the Spring Lake Infrastructure Fee, based on increased Spring Lake Specific Plan land acquisition costs, as detailed in a memorandum prepared by EPS, dated August 3, 2004; and

WHEREAS, the SLIF-NS states that "the Fee Program will be regularly updated to adjust the SLIF for inflation and any other known changes in land, backbone infrastructure, and other public facilities costs and cost estimates, as well as changes in the land uses" and thus expressly contemplates amendments thereto; and

WHEREAS, in 2006 and again in 2007, the City increased the Spring Lake Infrastructure fees based upon memoranda prepared by EPS, which demonstrated that it was necessary and appropriate to update the amount of the Spring Lake Infrastructure Fee, and recommended a corresponding adjustment to the Spring Lake Infrastructure Fee; and

WHEREAS, EPS has prepared a new "Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update", dated November 2008 (Attachment 3), updating the SLIF-NS and setting forth the current cost estimates of park facilities within the Spring Lake Specific Plan Area, and demonstrating and recommending that it is necessary and appropriate to again update the amount of the Spring Lake Infrastructure fees; and

WHEREAS, in order to protect the health, safety, and welfare of the community and to ensure that adequate public facilities are provided for the residents of the Master Plan area, adoption of the amendments to the Spring Lake Infrastructure Fee schedule is necessary; and

WHEREAS, the City Council finds that the fee schedule contained in the SLIF-NS, as amended, is consistent with the City General Plan and the Spring Lake Specific Plan; 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 Spring Lake Infrastructure Fee; and

WHEREAS, the City Council makes the following additional findings:

1. The purpose of the Spring Lake Infrastructure Fee, as decreased by this Resolution, is to fund the backbone infrastructure and other public facilities required for the development of the Spring Lake Specific Plan, the need for which is created by the Spring Lake development in the City of Woodland;

2. The Spring Lake Infrastructure Fees collected pursuant to previous Resolutions and this Resolution shall be used to finance only public facilities for the Spring Lake Specific Plan, described in more detail in the SLIF-NS, as amended;

3. The General Plan and the SLIF-NS, as amended, show that the Spring Lake Development will create additional demand for public facilities and that expansion and/or new facilities will need to be provided as described in the SLIF-NS, as amended;

4. Studies used as a basis for the SLIF-NS, as amended, and analysis presented in the SLIF-NS, as amended, establish that there is a reasonable relationship between the need for public facilities and the Spring Lake Specific Plan upon which this fee is being imposed. The SLIF-NS, as amended, also establishes that there is a reasonable relationship between the fee's use, i.e., construction of public facilities, including but not limited to parks, and the Spring Lake Specific Plan on which the fee is imposed. The Spring Lake Specific Plan requires that necessary backbone infrastructure and other public facilities keep pace with development within the Master Plan area and that the level of service meets thresholds specified in the City Updated General Plan and other relevant City documents;

5. The cost estimates set forth in the Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update are reasonable cost estimates for constructing park facilities. The fees expected to be collected pursuant to this resolution will be subject to an automatic annual adjustment to account for the inflation of public facility design, construction, installation, and acquisition costs. The backbone infrastructure and other public facilities costs have been allocated to each type of land use development in the plan area based on the proportionate share of the total facility use that each land use represents.

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

1. After considering the information and determinations contained in the original SLIF-NS and the amendments thereto, and the testimony received on December 16, 2008, and prior public hearings, the findings, determinations, and conclusions contained in the Resolutions of July 6, 2004, September 7, 2004, November 7, 2006, and March 6, 2007 are hereby reaffirmed and expressly incorporated herein and the findings in this Resolution are hereby approved and adopted.

2. The decreased Spring Lake Infrastructure Fee schedule for the Spring Lake Specific Plan in the City of Woodland is hereby approved as follows: (A) $35,295 per unit for single- family units; (B) $23,295 per unit for multi-family units; and (C) $27.18 per square foot for commercial development.

3. 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

Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

DRAFT REPORT

SPRING LAKE INFRASTRUCTURE FEE NEXUS STUDY AND RECONCILIATION UPDATE

Prepared for:

City of Woodland

Prepared by:

Economic & Planning Systems, Inc.

November 2008

EPS #16579

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I. INTRODUCTION AND EXECUTIVE SUMMARY

PURPOSE OF STUDY

The purposes of this 2008 Spring Lake Infrastructure Fee (SLIF) Nexus Study and Reconciliation Update include these:

1. Perform an update to the SLIF to adjust for land use changes, backbone infrastructure and other public facilities cost changes, and changes in the methodology for calculating dwelling unit equivalents (DUEs). *Note that DUEs are used to allocate the cost of backbone infrastructure and other public facilities across all benefiting land uses in the SLSP.* This report details the development, facility cost, and DUE changes that were made in order to arrive at the proposed 2009 SLIF.
2. Perform a preliminary reconciliation update as described in the 2004 Nexus Study). Some developers provided advance funding for the SLIF-funded infrastructure. The purpose of the reconciliation update is to update the fee credits and reimbursements owed to those developers after accounting for the SLIF update (see discussion later in this chapter).

BACKGROUND

The SLIF program was established in July 2004 to fund backbone infrastructure and other public facilities required to serve new development planned in the Spring Lake Specific Plan (SLSP) area. The SLIF program was established based on findings in the 2004 Spring Lake Infrastructure Fee Nexus Study (2004 Nexus Study) prepared by Economic & Planning Systems. The SLIF Program allocates the cost of necessary backbone infrastructure and other public facilities to benefiting land uses. The original 2004 Nexus Study established the required nexus between the projected development in the SLSP and the necessary public facilities to be funded by the SLIF fees and proposed SLIF levels, which were adopted by the City of Woodland (City).

The SLIF development impact fees are collected at building permit issuance from developers of residential and commercial property located in the SLSP. The SLIF is collected as one fee and is used by the City for funding of the following Capital Improvement Plan (CIP) components:

- Roadways
- Water Facilities
- Sewer Facilities

- Drainage Facilities
- Park Facilities
- Administration Costs

After the SLIF Program was established in July 2004, it was subsequently updated in September 2004, November 2006, and March 2007. The September 2004 and March 2007 updates were performed to adjust the SLIF to account for increased park land acquisition and facilities costs, while the November 2006 update was performed to adjust the SLIF to account for overall increased backbone infrastructure and public facilities costs as estimated based on the Initial Facilities Requirement (IFR) costs. The table below summarizes the SLIF history to date, including the proposed 2009 SLIF.

Table 1
Spring Lake Infrastructure Fee History

Date	SLIF			Comments
	Single-Family	Multifamily	Commercial	
	per dwelling unit		*per bldg sq. ft.*	
July 2004	$ 29,149	$ 18,628	$ 26.86	Original SLIF
September 2004	$ 31,332	$ 20,025	$ 28.87	Upated for increased park land costs
November 2006	$ 42,610	$ 27,240	$ 39.27	Updated for total facilities cost increases
March 2007	$ 43,362	$ 27,719	$ 39.97	Updated for increased park facilities and land costs
January 2009 (Proposed)	$ 35,295	$ 23,295	$ 27.18	Proposed 2009 SLIF *(see text for reasons for decrease)*

SLIF PROGRAM BOUNDARIES

The area defined as the SLSP is located in the southeast portion of the City of Woodland approximately 3 miles from the downtown. The 1,097-acre SLSP area is a part of the 1,748-acre Master Plan area that the City identified in its 1996 Updated General Plan as the area where future growth would occur. The SLSP encompasses approximately 63 percent of the acreage in the entire Master Plan area. The other 37 percent is referred to in this document as the Master Plan Remainder Area (MPRA). The SLIF applies only to the SLSP. When the MPRA is ready to develop, a separate financing plan and fee program will be adopted, which will identify public improvements necessary to serve the MPRA and recommend appropriate financing mechanisms.

As shown on **Map 1**, the SLSP is bounded on the north by East Gibson Road, on the west by County Road 101, on the south by County Road 25A, and on the east by County Road 102. The SLSP also includes a 64-acre portion immediately north of the eastern extension of County Road 24C that extends west of State Route 113.

SLIF UPDATE

SLIF SUMMARY

Table 2 shows the proposed SLIF per unit, including the SLIF Program formation and on-going administration costs, for each land use category in the SLSP. **Table 3** provides the detailed fees for each land use category by public facility type.

The proposed SLIF has been updated from the current level to account for development changes, facility cost changes, and DUE changes. **Chapter II** details the current land use and development assumptions, **Chapter III** details the facility costs, and **Appendix B** details the DUEs. **Chapter IV** summarizes the calculation of the updated SLIF.

DEVELOPMENT AND COST CHANGES

Development assumptions and a number of facility requirements were changed in order to reduce the overall SLIF. These development and cost changes are summarized below.

- Residential development projections were changed from 95 percent of the maximum allowable dwelling units to 100 percent of the maximum allowable dwelling units (see **Chapter II**).
- The drainage plan for the South Urban Growth Area was modified to incorporate the following two changes:
  - Co-mingle agricultural runoff planned along County Road 25A with runoff from planned development in the drainage sheds defined under the City's Storm Drainage Facilities Master Plan.
  - Use North Gibson ponds and other ponds for SLSP storm water detention as an alternative to replacing/upgrading the South Canal Pump Station.
- The widening of the west side of County Road 102 was moved from SLIF program to the Major Projects Financing Plan (MPFP) fee program.
- The Gibson Road Pedestrian Overcrossing at Woodland Community College was removed from the SLIF program.

- A portion of Road 25A was deferred to the Master Plan Remainder Area (MPRA).
- The onsite construction cost contingency was reduced from 20 percent to 10 percent.
- The Parks land acquisition cost was reduced to $125,000 per acre with a 5 percent per year escalation.
- Phase 3 of the Sports Park was removed from both the SLIF and MPFP fee programs.

DUE CHANGES

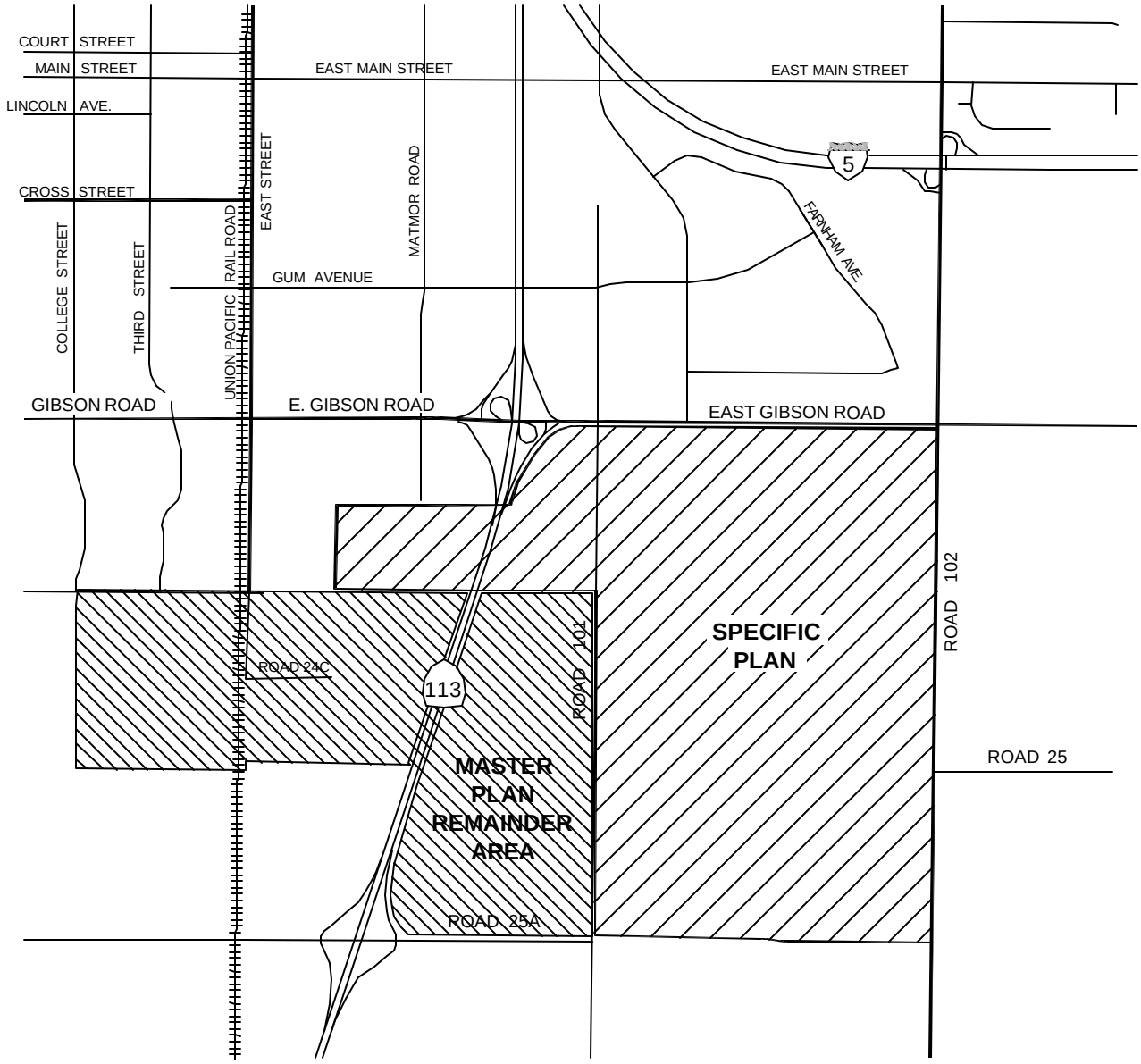
Background

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. For example, the roads DUE factor of 0.73 for a multifamily dwelling unit (see **Table B-3**) indicates approximately 73 percent of the facility usage as compared to 100 percent for a single-family unit. For each facility type and land use, development projections are multiplied by the DUE factor to arrive at DUE projections. The costs are then spread equally among the total DUEs. Since DUE projections are based on relative facility usage, they allow facility costs to be spread proportionately to all land uses based on benefit received.

Changes

The SLIF program DUE factors were changed to be consistent with the factors used in the MPFP fee program. The DUE factors are detailed in **Appendix B**. In particular, the following changes were made:

- The roads DUE factors were changed to be based on vehicle miles traveled (VMT) rather than on daily trip rates. This change in methodology was made for the MPFP fee program in 2006. The City and the City's engineers believe that vehicle miles traveled is a better estimate of roads facility usage than number of trips, which do not account for trip length or total amount of road usage. Vehicle miles traveled are estimated based on the number of trips generated by a particular land use, the length of each trip, and the percent of trips that are new trips as opposed to trips linked to other trips. These factors are obtained from two sources: the current City of Woodland Travel Demand Modal and the Institute of Traffic Engineers *Trip Generation Handbook*.



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SPRING LAKE INFRASTRUCTURE FEE NEXUS STUDY

MAP 1: SPRING LAKE SPECIFIC PLAN BOUNDARY

CEC PROJECT NO. 477.06

S:\Autocad\MD\477.06 Spring Lake Financial Plan\Project_Level\Spec_Pos_Financing_Planning - Map 1 10/14/2003 - 4:13PM Plotted by scott

Table 2
2008 SLIF Nexus Study and Reconciliation Update
2009 SLIF by Land Use [1]

Land Use Category	January 2009 SLIF per Unit or Bldg. Sq. Ft.
Single-Family Units	*Per Unit*
R-3	$35,295
R-4	$35,295
R-5	$35,295
R-8	$35,295
Multifamily Units	
R-15	$23,295
R-20	$23,295
R-25	$23,295
	Per Bldg. Sq. Ft.
Commercial	$27.18

"all_totalsum"

[1] SLIF includes planning and administration costs (for program formation and planning) estimated at $6.5 million and ongoing district administration costs estimated at 4% of other SLIF costs (excluding planning and administration and Gibson Road costs).

DRAFT

Table 3
2008 SLIF Nexus Study and Reconciliation Update
SLIF Detail by Public Facility Type (2008$)

Land Use Category	Fee per Unit or Bldg. Sq. Ft. [1]						
	Roadways	Water	Sewer	Drainage	Parks	Ongoing Admin Costs	Total SLIF per Unit
Single-Family Units				*Per Unit*			
R-3	$16,479	$2,004	$1,980	$7,433	$6,022	$1,378	**$35,295**
R-4	$16,479	$2,004	$1,980	$7,433	$6,022	$1,378	**$35,295**
R-5	$16,479	$2,004	$1,980	$7,433	$6,022	$1,378	**$35,295**
R-8	$16,479	$2,004	$1,980	$7,433	$6,022	$1,378	**$35,295**
Multifamily Units				*Per Unit*			
R-15	$10,876	$1,323	$1,306	$4,906	$3,974	$909	**$23,295**
R-20	$10,876	$1,323	$1,306	$4,906	$3,974	$909	**$23,295**
R-25	$10,876	$1,323	$1,306	$4,906	$3,974	$909	**$23,295**
				Per Bldg. Sq. Ft.			
Commercial	$12.69	$1.54	$1.52	$5.72	$4.64	$1.06	**$27.18**

"fee_by_type"

[1] See **Table 15** for calculation.

- The water DUE factors were changed to be based on maximum day water demand rather than on a combination of maximum day water demand and fire flow.
- The parks and recreation DUE factors were changed to exclude commercial development from any share in the parks and recreation costs.
- All commercial DUE factors were changed to reflect retail category assumptions, whereas in previous SLIF updates, the commercial factors reflected the average of service and office category assumptions.

AB 1600 NEXUS REQUIREMENTS

To update the SLIF, the City is required to demonstrate the nexus between the projected new development in the SLSP and the necessary backbone infrastructure and public facilities to be funded by the SLIF. This nexus requirement was established under California Assembly Bill 1600 (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."[1]

Specifically, each local agency imposing a fee must:

- 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 public facility or portion of the public facility attributable to the development on which the fee is imposed.

This report details development and cost changes that result in the proposed changes to the SLIF. All other analysis remains unchanged from the 2004 SLIF Nexus Study. The AB 1600 nexus findings needed to update the SLIF are presented in **Chapter V** of the 2004 SLIF Nexus Study and remain valid.

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[1] *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

RECONCILIATION UPDATE

Because of the City's growth restrictions, development in the SLSP is controlled by dwelling unit releases. The SLSP has three unit releases. Only a specified number of market rate single-family building permits may be issued in each unit release. Since various facilities will be needed to serve development in each unit release before enough SLIF revenue can be collected to fund the facilities, the developers participating in each unit release are required to advance-fund facilities in the SLSP. After providing advance-funding, the developers are granted SLIF fee credits up to the advance-funded amount. After accounting for fee credits used, if a developer's contribution still exceeds the developer's total SLIF obligation (or "fair share") then that developer will be owed a reimbursement from the City.

The purpose of the reconciliation update is to update the fee credits and reimbursements owed to each developer after the SLIF is updated. A SLIF update and reconciliation update will be performed before each unit release. The proposed SLIF update will be used to recalculate each developer's total SLIF obligation for all of his or her units in the previous unit release. If the SLIF increases, then the developer's total SLIF obligation also will increase. Each developer's updated SLIF obligation will be used to recalculate the credits and reimbursements available to that developer. A preliminary reconciliation update for developers who participated in the first unit release is summarized in **Chapter VI**.

STRUCTURE OF THE REPORT

This report is divided into seven chapters:

- After this introduction, **Chapter II** presents the land use assumptions used in the Fee Program.
- **Chapter III** presents the costs of required facilities to serve development in the SLSP.
- **Chapter IV** provides a summary of the proposed SLIF update.
- **Chapter V** discusses the implementation and administration of the SLIF Program and reconciliation update.
- **Chapter VI** provides a preliminary summary reconciliation update.
- **Chapter VII** describes additional fees associated with the development of the SLSP that are not a part of the SLIF but are required by the development agreements between the City and the SLSP developers.

In addition, the report contains three appendices:

- **Appendix A** summarizes the cost estimates and funding sources to design, construct, install, or acquire all required backbone infrastructure and other public facilities for the SLSP.
- **Appendix B** details the calculation of DUEs used to allocate the cost of backbone infrastructure and other public facilities across all benefiting land uses in the SLSP.
- **Appendix C** details the inflation calculation used to adjust developer advances that remain to be reimbursed.

II. LAND USE AND BUILDING UNIT ALLOCATION ORDINANCE

This chapter briefly describes the various types of development anticipated in the SLSP and the allocation of units available for development. The land uses remain unchanged from the 2004 SLIF Nexus Study, but are again summarized in this report since they are needed for the calculation of the updated SLIF.

LAND USE SUMMARY

Table 4 shows the estimated acres, residential units, and commercial square footage planned for development in the SLSP. Approximately 3,851 residential dwelling units and 240,000 square feet of commercial space will be constructed in the SLSP at buildout. In previous SLIF updates, the estimated number of dwelling units included a five-percent density reduction from the maximum number of allowed units. For this SLIF update, it is assumed that the maximum number of allowed units will be developed. This assumption is based on the actual densities achieved as development has occurred. The actual number of units constructed may be higher or lower depending on various market and development factors.

As shown in **Table 4**, approximately 1,097 acres currently are planned for the development. The acreage estimate includes major roads and other major public dedications such as parks, schools, and open space and is based on the most current planning documents. The SLIF Program will be updated as needed to reflect revised land use plans in the future.

The SLSP requires that 10 percent of all single-family and 30 percent of all multifamily units in the SLSP to be designated as affordable. This results in 2,592 market-rate single-family units, 288 affordable single-family units, 820 market-rate multifamily units, and 351 affordable multifamily units. The Specific Plan also requires 74 off-site affordable units to be located in the City's redevelopment area.

While second units, or "granny flats," are expected to be developed in the SLSP, the actual number of them cannot be estimated at this time. Thus, the granny-flats category was not included in the proposed land use plan.

BUILDING UNIT ALLOCATION ORDINANCE

The City's General Plan land use policies and the Specific Plan limit the average annual citywide population growth rate to 1.7 percent. This growth rate restriction will

Table 4
2008 SLIF Nexus Study and Reconciliation Update
SLSP Land Use Summary

Land Use Category	Buildout			
	Maximum Developable Units	Adjusted Developable Units [1]	Building Sq. Ft.	Acres
Single-Family Units				
R-3	382	382		127.0
R-4	292	292		73.0
R-5	1,597	1,597		319.9
R-8	609	609		76.4
Subtotal Single-Family Units	**2,880**	**2,880**		**596.3**
Multifamily Units [2]				
R-15	491	491		32.7
R-20	455	455		22.8
R-25	225	225		9.0
Subtotal Multifamily Units	**1,171**	**1,171**		**64.5**
Total Residential Units	**4,051**	**4,051**		**660.8**
Commercial			**239,580**	**11.0**
Parks				**28.0**
Schools				
High School				50.0
Middle School				20.0
Elementary Schools				30.0
Private Schools				25.7
Woodland College				120.5
Total Schools				**246.2**
Fire Station				**1.0**
Yolo County				**31.0**
Other (Drainage, Roads, Greenbelts)				**119.0**
Total Units / Acres	**4,051**	**4,051**	**239,580**	**1,097.0**
Off-Site Multifamily Affordable Units	**74**	**74**		

"land_use"

Source: Spring Lake Specific Plan; City of Woodland; Turn of the Century, LLC.

[1] Based on a 0% density reduction. Adjusted units are used for the SLIF calculation. Density reduction was 5% in prior SLIF calculations.
[2] The proposed number of multifamily units is an estimate for analysis purposes only. The actual number of units may vary.

partially control the pace of the SLSP development. A Building Unit Allocation (BUA) ordinance was adopted by the City in 2002 (and amended in 2004) to provide a level of certainty for developers who fund the initial infrastructure required to start the SLSP and over-size facilities for other development phases. The BUA ordinance establishes three SLSP BUA timed releases that restrict the number of single-family market rate dwelling units that can be issued permits in any one release. There is no restriction on single-family affordable, multifamily, or commercial development.

The BUA releases and current residential development are detailed in **Table 5**. The first release occurred in 2004. Through June 2008, building permits had been issued for 659 of the 1,242 single-family market rate units in the first release. The second release originally estimated to occur on or after June 30, 2007, was planned for 882 units while the third release, originally estimated to occur on or after June 30, 2011, was planned for 455 units. Given the recent slow housing market, however, the second release has not yet occurred, and it is likely that the third release date also will be later than originally estimated.

In total, the three BUA releases were originally estimated to allow for the development of 2,579 SLSP single-family market rate units. After accounting for slight SLSP land use changes since adoption of the BUA ordinance and the revised assumption that 100 percent of the maximum allowable units will develop, the three releases are now estimated to allow for the development of 2,592 single-family market rate units. To meet this increased development estimate, the planned number of third release units has been increased to 468 units.

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Table 5
2008 SLIF Nexus Study and Reconciliation Update
Estimated Building Unit Allocation (BUA) and Buildout Schedule

Item	Original Estimated Release Date	BUA: Original Estimated Units	Revised Estimated Units [1]	Building Permits Through June 2008	Remaining Units
Single-Family Market Rate (90% of Total Single-Family)					
First Release	*2004*	1,242	1,242	659	583
Second Release	*2007+*	882	882	0	882
Third Release	*20011+*	455	468	0	468
Subtotal Single-Family Market Rate		**2,579**	**2,592**	**659**	**1,933**
Single-Family Affordable (10% of Total Single-Family)		*N/A*	**288**	**55**	**233**
Total Single-Family			**2,880**	**714**	**2,166**
Multifamily		*N/A*	**1,171**	**156**	**1,015**
TOTAL Dwelling Units			**4,051**	**870**	**3,181**

dev sched

Source: City of Woodland
[1] See **Table 4.** The total number of units reflects full buildout.

III. BACKBONE INFRASTRUCTURE AND PUBLIC FACILITY COSTS

This chapter details updates to the backbone infrastructure and public facility costs contained in the SLSP CIP.

INTRODUCTION

Cunningham Engineering recently updated the SLSP CIP to reflect actual costs expended to date and new cost estimates in 2008 dollars for remaining backbone infrastructure and public facility projects. The SLIF will fund either a portion or the entire cost of each required facility, depending on the cost share for that particular facility. Any costs not funded by the SLIF are funded by other sources such as City, County, and school district fees, as detailed in the CIP. **Table 6** summarizes the updated CIP costs and funding sources. The updated SLSP CIP contains a total of $226.7 million in backbone infrastructure and public facility costs. The amount to be funded by the SLIF is estimated at $126.4 million. This chapter describes this SLIF-funded portion of facilities costs only. *Please note that these costs are in 2008 dollars. Because of recent economic conditions, and the uncertainty of how much construction costs actually changed during 2008, for this SLIF update, the City has decided that it will not adjust the construction costs or the proposed 2009 SLIF fee for inflation to reflect 2009 dollars. The next update of the SLIF, however, would need to include an adjustment based on the construction cost index (CCI) to reflect inflation.*

Table 7 provides a summary of the required facility costs currently included in the SLIF Program and compares these costs to the estimated costs for the current 2008 fee and to the originally estimated costs contained in the 2004 SLIF Nexus Study. These costs, which benefit the entire SLSP area, are allocated to the benefiting land uses in the SLSP. In order to reduce the current SLIF program costs, a number changes were made to the SLSP CIP. These changes are detailed in **Chapter I**.

The SLIF-funded costs for each facility type included in the SLSP CIP are detailed in the remainder of this chapter. **Appendix A** summarizes the cost estimates and funding sources for all required backbone infrastructure and other public facilities costs included in the SLSP CIP, including these:

- Roadways
- Water Facilities
- Sewer Facilities
- Drainage Facilities
- Park Facilities
- Administration Costs

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Table 6
2008 SLIF Nexus Study and Reconciliation Update
Sources and Uses of Funds for SLSP Backbone Infrastructure and Other Public Facilities (2008$) [1]

Description	Total Facility Costs	Spring Lake Infrastructure Fee (SLIF)	City of Woodland MPFP Fees	Collector Improvements [2]	MPRA [3]	High School [4]	Yolo County	Woodland College
Backbone Infrastructure								
Roadway [5]	$111,101,796	$57,898,778	$4,423,100	$20,584,400	$27,499,518	$25,000	$371,000	$300,000
Water	$18,766,500	$7,040,600	$10,200,000	$1,373,800	$5,400	$136,700	$10,000	$0
Sewer	$13,805,800	$6,955,000	$206,900	$2,313,600	$4,262,000	$68,300	$0	$0
Drainage	$50,477,133	$26,114,246	$6,900,000	$1,621,700	$14,954,200	$0	$886,987	$0
Subtotal Backbone Infrastructure	**$194,151,229**	**$98,008,624**	**$21,730,000**	**$25,893,500**	**$46,721,118**	**$230,000**	**$1,267,987**	**$300,000**
Other Public Facilities								
Parks	$27,253,607	$23,107,821	$4,145,786	$0	$0	$0	$0	$0
Fire Station	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Other Public Facilities	**$27,253,607**	**$23,107,821**	**$4,145,786**	**$0**	**$0**	**$0**	**$0**	**$0**
Administration Costs [6]								
Ongoing SLIF Administration	$5,287,000	$5,287,000	$0	$0	$0	$0	$0	$0
Subtotal Administration Costs	**$5,287,000**	**$5,287,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL	**$226,691,836**	**$126,403,445**	**$25,875,786**	**$25,893,500**	**$46,721,118**	**$230,000**	**$1,267,987**	**$300,000**

"summary"

Source: Ponticello Enterprises, Cunningham Engineering, City of Woodland.

[1] The cost estimates contained in this table reflect the fair share for the SLIF and the MPRA. They do not reflect the effects of the equitable swap of costs between the SLSP and the MPRA, which are detailed in **Tables 8** and **9**.
[2] Collector Improvements consist of non-SLIF backbone infrastructure components, constructed and paid for by subdivision builders.
[3] Includes improvements oversized by SLSP for MPRA but that are part of the MPRA fair share.
[4] Includes costs allocated to the high school.
[5] Includes Program Formation (Planning and Administration) costs of $6.5 million
[6] Administration Costs cover the costs of ongoing SLIF implementation and administration and are estimated as 4% of SLIF backbone infrastructure and other public facilities costs, excluding Gibson Road improvement and Planning and Administration costs.

Table 7
2008 SLIF Nexus Study and Reconciliation Update
Buildout Backbone Infrastructure and Public Facility Costs Funded through the SLIF

Description	Total SLIF-Funded Cost		
	Updated Cost for 2009 Fee (2008$)	Estimated Cost for Current Fee (2007$)	**Original Cost** (2004$)
Backbone Infrastructure			
Roadway [1]	$57,898,778	$47,016,424	41,818,000
Water	$7,040,600	$6,639,080	5,182,000
Sewer	$6,955,000	$10,695,888	4,754,000
Drainage	$26,114,246	$46,106,760	25,412,000
Subtotal Backbone Infrastructure	**$98,008,624**	**$110,458,152**	**$77,166,000**
Other Public Facilities - Parks	**$23,107,821**	$42,284,704	**21,624,000**
Ongoing SLIF Administration Costs	**$5,287,000**	$6,308,960	**4,258,000**
TOTAL	**$126,403,445**	**$159,051,816**	**$103,048,000**

"slif_cost"

Source: Ponticello Enterprises, Cunningham Engineering, City of Woodland

[1] Includes Program Formation costs of $6.5 million

ROADWAY FACILITIES

The development of new residential and commercial land uses in the SLSP will generate vehicular trips and the need for additional roadway capacity to maintain adequate levels of service. City staff and engineering consultants designed roadway improvements according to General Plan and Specific Plan policy guidelines requiring a minimum Level of Service (LOS) C, except for those facilities located within one-half mile of State or federal highways. The California Department of Transportation requires all freeways and freeway ramps be designed to a minimum LOS D.

Roadway improvements funded by the SLIF include both on- and off-site roadway facilities. On-site facilities are those included in the SLSP. Off-site facilities include roadway improvements designed to improve traffic circulation throughout the neighborhood area. The Highway 113 overpass is an example of an off-site improvement.

The SLIF-funded cost of roadway improvements and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP to be approximately $57.9 million. This amount represents an increase of approximately 38 percent since the SLIF was established in 2004 and also includes the estimate for the SLIF Program development and formation costs.

SLIF PROGRAM FORMATION COSTS

The SLIF Program formation costs include all costs associated with developing and implementing the SLIF Program. These costs do not include the costs of the on-going SLIF Program administration, which currently are estimated to be approximately 4 percent of the SLIF costs and constitute a separate SLIF component. The SLIF Program formation costs currently are estimated at $6.5 million. The City developed the SLIF Program to insure public facilities are provided, on a reasonable basis, to new development that requires such improvements. The City staff and its engineering and financial consultants have collected land use information and calculated public facility cost estimates to provide necessary studies and supporting information to implement and update the SLIF Program.

Because of administrative difficulties dealing with the reimbursement of these costs as a separate SLIF Program component, the Nexus Study Update includes such costs in the SLIF roadway fee component. Two reasons warrant such treatment of this cost category. First, these costs benefit all land uses in the SLSP and should be allocated to all land uses, like the roadway costs. Second, as the roadway fee component is the largest fee

component, and the primary basis for the City to implement the Fee Program, inclusion of fee program formation costs into this component accelerates repayment of formation costs advanced by the City and developers.

WATER FACILITIES

The development of new residential and commercial land uses in the SLSP will generate increased demand for water and the need for additional water supply and delivery system capacity to maintain adequate levels of service. The SLSP lies inside the water service area of the City. As development proceeds, private water wells are being replaced by an expansion of the City's supply and distribution system. The design of the water system in the SLSP has to be compatible with the City's existing system to ensure that the water facilities are developed in a feasible manner.

Four new wells have been identified to serve the SLSP. As buildout of the SLSP progresses, the City will update water demand projections, and the final number of new wells required to serve the SLSP may be adjusted as necessary. New water distribution pipelines are required in the SLSP to serve new growth. Facilities will be sized to provide delivery capacity to meet water demands during peak conditions and at the same time meet fire protection needs. Individual subdivisions will be required to loop water mains as they build out.

The SLIF-funded cost of water improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP to be approximately $7.0 million. This amount represents an increase of approximately 36 percent since the SLIF was established in 2004.

SEWER FACILITIES

The development of new residential and commercial land uses in the SLSP will generate increased demand for sewer facilities and the need for additional sewer treatment and transmission system capacity to maintain adequate levels of service. The City will provide sewer collection, treatment, and disposable services for the SLSP. The design of the sewer system in the SLSP has to be compatible with the City's existing system to ensure that the sewer facilities are developed in a feasible manner.

The SLIF-funded cost of sewer improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated to be approximately $7.0 million. This amount represents an increase of approximately 46 percent since the SLIF was established in 2004.

DRAINAGE FACILITIES

The development of new residential and commercial land uses in the SLSP will generate increased demand for storm drainage collection and conveyance facilities. Before development of the SLSP began, there was no developed drainage system in the SLSP with sufficient capacity to manage future flows from the development of the area. Existing facilities were limited to an open ditch that served as a supply canal for irrigation water and received limited drainage from upstream properties, and several other roadside ditches that accepted runoff from existing roadways. The initial mitigation of increased water flows associated with the development of the SLSP initially will be done by using new detention ponds, with a system of drainage collection and conveyance facilities constructed during the SLSP buildout.

The SLIF-funded cost of drainage improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated to be approximately $26.1 million. This amount represents an increase of approximately 3 percent since the SLIF was established in 2004.

PARK FACILITIES

The development of new residential and commercial land in the SLSP will generate additional need for park and recreation services and the associated need for park facilities. The SLSP requires a park standard ratio of 5.0 park acres per thousand population. The planned Sports Park will serve will serve the entire SLSP. Additionally, each neighborhood will have an 8-acre neighborhood park as a focal point, and the Central Park is proposed to serve as a focal point of the entire SLSP. All park facilities will be linked by an off-street pedestrian/bicycle loop pathway system constructed in greenbelts or the right-of-way of identified streets. Further linkages will be provided at the subdivision level with additional trail connections.

The SLIF-funded cost of park improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated to be approximately $23.1 million. This cost estimate has increased by approximately 7 percent since the SLIF was established in 2004. Currently, the City has acquired land for the Sports Park at a cost of $125,000 per acre, but it still needs to acquire the land for the three planned neighborhood parks and the Central Park. The land acquisition cost for these parks currently is estimated at $125,000 per acre in 2008 dollars, with an annual 5 percent escalation. This estimate has been revised for this update to reflect the recent decline in land values. The last fee update in March 2007 used a park land acquisition cost of $654,000 per acre.

ADMINISTRATION COSTS

The City will incur additional costs related to the implementation and on-going administration of the SLIF Program. These costs will be caused by the need for SLIF Program updates, fee collection, fee credit and reimbursement issuance, and tracking of the reimbursement account balances. Since these costs will be incurred to facilitate the new development in the SLSP, they are allocated to the residential and commercial land uses in the SLSP and included in the SLIF Program.

The ongoing administration costs currently are estimated by the City staff to be approximately 4 percent of all other SLIF costs, or $5.3 million. This amount represents an increase of approximately 24 percent since the SLIF was established in 2004.

OVERSIZING FOR FUTURE USES AND EQUITABLE SWAP

The development in the SLSP is required to over-size the backbone infrastructure facilities to benefit future development in the MPRA as discussed in the SLSP Financing Plan. The updated SLSP CIP contains approximately $18.4 million in SLIF-funded improvements that will be over-sized to benefit the MPRA. This amount includes $4.2 million in road improvements, $4.3 million in sewer improvements, and $9.9 million in drainage improvements, as summarized in **Table 8** and detailed in **Appendix A**.

To be equitable and simplify the timing of reimbursements from the MPRA developers, the Financing Plan proposed an equitable swap of infrastructure improvements. As outlined in **Tables 8** and **9**, in exchange for funding the oversizing of improvements specified above, the SLSP would transfer $12.2 million of SLIF program improvements that are scheduled to be constructed during development of the MPRA to the MPRA funding program. The details of the transferred costs are shown in **Table 10**. The MPRA will be required to reimburse the SLSP the shortfall of $6.2 million when it starts developing.

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Table 8
2008 SLIF Nexus Study and Reconciliation Update
Spring Lake Infrastructure Fee-Funded Facilities - Buildout (2008$)

	SLSP and MPRA Shared Improvements				
DESCRIPTION	**SLSP Fair Share Allocation**	**Improvements Oversized for MPRA by SLSP [1]**	**Total Backbone Infrastructure Cost**	**Improvements Transferred to MPRA [2]**	**Improvements Funded/ Constructed by SLSP**
BACKBONE INFRASTRUCTURE	**A**	**B**	**C=A+B**	**D**	**E=C-D**
Roadway					
Package A	$11,671,000	$0	$11,671,000	$0	$11,671,000
Package B	$12,537,000	$2,704,000	$15,241,000	$0	$15,241,000
Package C	$3,662,000	$1,070,000	$4,732,000	$0	$4,732,000
Other Projects	$21,090,700	$341,500	$21,432,200	($10,016,000)	$11,416,200
Onsite Land Acquisition	$1,596,000	$69,000	$1,665,000	$0	$1,665,000
Gibson Road	$804,000	$0	$804,000	$0	$804,000
Program Formation Costs	$6,538,078	$0	$6,538,078	$0	$6,538,078
Total Roadway	**$57,898,778**	**$4,184,500**	**$62,083,278**	**($10,016,000)**	**$52,067,278**
Water					
Package A	$2,364,000	$0	$2,364,000	$0	$2,364,000
Package B	$1,312,000	$0	$1,312,000	$0	$1,312,000
Package C	$410,000	$0	$410,000	$0	$410,000
Other Projects	$2,548,600	$5,400	$2,554,000	$0	$2,554,000
Water Well	$199,000	$0	$199,000	$0	$199,000
Onsite Land Acquisition	$207,000	$0	$207,000	$0	$207,000
Total Water	**$7,040,600**	**$5,400**	**$7,046,000**	**$0**	**$7,046,000**
Sewer					
Package A	$1,364,000	$759,000	$2,123,000	$0	$2,123,000
Package B	$214,000	$397,000	$611,000	$0	$611,000
Package C	$114,000	$102,000	$216,000	$0	$216,000
Other Projects	$1,045,000	$1,112,000	$2,157,000	$0	$2,157,000
Off-site	$4,218,000	$1,892,000	$6,110,000	$0	$6,110,000
Total Sewer	**$6,955,000**	**$4,262,000**	**$11,217,000**	**$0**	**$11,217,000**
Drainage					
Package A	$4,555,000	$903,000	$5,458,000	$0	$5,458,000
Package B	$1,820,000	$1,032,000	$2,852,000	$0	$2,852,000
Package C	$326,000	$11,000	$337,000	$0	$337,000
Other Projects	$4,300,700	$1,746,300	$6,047,000	($299,000)	$5,748,000
Habitat Conservation Easement	$684,400	$462,000	$1,146,400	$0	$1,146,400
Off-site	$14,428,146	$5,796,300	$20,224,446	($1,928,000)	$18,296,446
Total Drainage	**$26,114,246**	**$9,950,600**	**$36,064,846**	**($2,227,000)**	**$33,837,846**
TOTAL BACKBONE INFRASTRUCTURE	**$98,008,624**	**$18,402,500**	**$116,411,124**	**($12,243,000)**	**$104,168,124**
PUBLIC FACILITIES					
Parks (facilities and land acquisition)					
Neighborhood Park N1	$2,498,507	$0	$2,498,507	$0	$2,498,507
Neighborhood Park N2	$2,477,226	$0	$2,477,226	$0	$2,477,226
Neighborhood Park N3	$2,477,226	$0	$2,477,226	$0	$2,477,226
Central Park	$1,700,864	$0	$1,700,864	$0	$1,700,864
Sports Park	$5,885,012	$0	$5,885,012	$0	$5,885,012
Land Acquisition	$8,068,986	$0	$8,068,986	$0	$8,068,986
Total Parks	**$23,107,821**	**$0**	**$23,107,821**	**$0**	**$23,107,821**
TOTAL PUBLIC FACILITIES	**$23,107,821**	**$0**	**$23,107,821**	**$0**	**$23,107,821**
ONGOING SLIF ADMINISTRATION [3]	**$5,287,000**	**$0**	**$5,287,000**	**$0**	**$5,287,000**
TOTAL COST	**$126,403,445**	**$18,402,500**	**$144,805,945**	**($12,243,000)**	**$132,562,945**
Outstanding Receivable from MPRA					**($6,159,500)**
Reconciliation to Fair Share					**$126,403,445**

"SwapSL"

Source: Ponticello Enterprises, Cunningham Engineering, City of Woodland

[1] Improvements that will be constructed during the SLSP buildout that are oversized to the benefit of the MPRA.
[2] Improvements that will be constructed during the MPRA buildout (See Table 10).
[3] 4% of total backbone infrastructure and public facilities costs, excluding Gibson Road and Program Formation costs.

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Table 9
2008 SLIF Nexus Study and Reconciliation Update
MPRA Constructed Facilities - Buildout (2008$)

	MPRA Fair Share Allocation of Costs					
DESCRIPTION	**MPRA Direct Improvements**	**Improvements Shared with SLSP**	**Total Fair Share Allocation**	**Less: Facilities Constructed by SLSP [1]**	**Plus: Facilities Transferred from SLSP [2]**	**Improvements Funded / Constructed by MPRA**
BACKBONE INFRASTRUCTURE	**A**	**B**	**C=A+B**	**D**	**E**	**F=C+D+E**
Roadway						
Package A	$0	$0	$0	$0	$0	$0
Package B	$0	$2,704,000	$2,704,000	($2,704,000)	$0	$0
Package C	$0	$1,070,000	$1,070,000	($1,070,000)	$0	$0
Other Projects	$23,315,018	$341,500	$23,656,518	($341,500)	$10,016,000	$33,331,018
Onsite Land Acquisition	$0	$69,000	$69,000	($69,000)	$0	$0
Gibson Road	$0	$0	$0	$0	$0	$0
Program Formation Costs	$0	$0	$0	$0	$0	$0
Total Roadway	**$23,315,018**	**$4,184,500**	**$27,499,518**	**($4,184,500)**	**$10,016,000**	**$33,331,018**
Water						
Package A	$0	$0	$0	$0	$0	$0
Package B	$0	$0	$0	$0	$0	$0
Package C	$0	$0	$0	$0	$0	$0
Other Projects	$0	$5,400	$5,400	($5,400)	$0	$0
Water Well	$0	$0	$0	$0	$0	$0
Onsite Land Acquisition	$0	$0	$0	$0	$0	$0
Total Water	**$0**	**$5,400**	**$5,400**	**($5,400)**	**$0**	**$0**
Sewer						
Package A	$0	$759,000	$759,000	($759,000)	$0	$0
Package B	$0	$397,000	$397,000	($397,000)	$0	$0
Package C	$0	$102,000	$102,000	($102,000)	$0	$0
Other Projects	$0	$1,112,000	$1,112,000	($1,112,000)	$0	$0
Off-site	$0	$1,892,000	$1,892,000	($1,892,000)	$0	$0
Total Sewer	**$0**	**$4,262,000**	**$4,262,000**	**($4,262,000)**	**$0**	**$0**
Drainage						
Package A	$0	$903,000	$903,000	($903,000)	$0	$0
Package B	$0	$1,032,000	$1,032,000	($1,032,000)	$0	$0
Package C	$0	$11,000	$11,000	($11,000)	$0	$0
Other Projects	$785,600	$1,746,300	$2,531,900	($1,746,300)	$299,000	$1,084,600
Habitat Conservation Easement	$0	$462,000	$462,000	($462,000)	$0	$0
Off-site	$4,218,000	$5,796,300	$10,014,300	($5,796,300)	$1,928,000	$6,146,000
Total Drainage	**$5,003,600**	**$9,950,600**	**$14,954,200**	**($9,950,600)**	**$2,227,000**	**$7,230,600**
TOTAL BACKBONE INFRASTRUCTURE	**$28,318,618**	**$18,402,500**	**$46,721,118**	**($18,402,500)**	**$12,243,000**	**$40,561,618**
PUBLIC FACILITIES						
Parks (facilities and land acquisition)						
Neighborhood Park N1	$0	$0	$0	$0	$0	$0
Neighborhood Park N2	$0	$0	$0	$0	$0	$0
Neighborhood Park N3	$0	$0	$0	$0	$0	$0
Central Park	$0	$0	$0	$0	$0	$0
Sports Park	$0	$0	$0	$0	$0	$0
Neighborhood Park Fields Added to Sports Park	$0	$0	$0	$0	$0	$0
Total Parks	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PUBLIC FACILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
ONGOING SLIF ADMINISTRATION	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL COST	**$28,318,618**	**$18,402,500**	**$46,721,118**	**($18,402,500)**	**$12,243,000**	**$40,561,618**
Outstanding Payable to SLSP					**$0**	**$6,159,500**
Reconciliation to Fair Share						**$46,721,118**

"SwapMPRA"

Source: Ponticello Enterprises, Cunningham Engineering, City of Woodland

[1] Improvements that will be constructed during the SLSP buildout that are oversized to the benefit of the MPRA.
[2] Improvements that will be constructed during the MPRA buildout. See**Table 10**.

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Table 10
2008 SLIF Nexus Study and Reconciliation Update
Summary of Costs Transferred from the SLSP to the MPRA (2008$) [1]

Item	Additional Cost Percent [3]	Direct Costs	Additional Costs	Land Acquisition	Total
	a	*b*	*a*b*		
Roadways					
Signalized Intersection Parkway & Road 101	34%	$125,000	$43,000	$0	$168,000
Parkland Ave (East St. to Road 101) [2]	44%	$3,076,000	$1,353,000	$0	$4,429,000
Signalized Intersection (East Street)	34%	$225,000	$77,000	$0	$302,000
60" RCP Farmer Central Rd (College to East)	34%	$129,000	$44,000	$0	$173,000
CO. RD 25A (Parkland to Promenade)	34%	$2,029,000	$690,000	$0	$2,719,000
Rd 25A/Hwy 113 N. & S. Bound Signals	44%	$1,545,000	$680,000	$0	$2,225,000
Subtotal Roadway		**$7,129,000**	**$2,887,000**	**$0**	**$10,016,000**
Drainage					
West Regional Detention Pond (Including Land Acq.)	45%	$115,000	$52,000	$138,000	$305,000
Sedimentation Basin (Including Land Acq.)	45%	$7,000	$3,000	$27,000	$37,000
Interceptor/Conveyance "Channel" - MPRA Remaining	45%	$328,000	$148,000	$45,000	$521,000
South Canal Pump Station	45%	$612,000	$275,000	$0	$887,000
Outfall Bridge & Yolo Bypass Improvement	45%	$25,000	$11,000	$0	$36,000
Outfall Channel (Formerly "Add'l Improvements for SLSP")	45%	$83,000	$37,000	$22,000	$142,000
CR 101 36" STORM DRAIN PIPE	34%	$98,000	$33,000	$0	$131,000
CR 101 42" STORM DRAIN PIPE	34%	$125,000	$43,000	$0	$168,000
Subtotal Drainage		**$1,393,000**	**$602,000**	**$232,000**	**$2,227,000**
Total Costs Transferred		**$8,522,000**	**$3,489,000**	**$232,000**	**$12,243,000**

"xfer_costs"

Sources: Ponticello Enterprises, Cunningham Engineering

[1] These facilities will be constructed during the MPRA buildout.
[2] Includes Highway 113 Overpass.
[3] Percent of direct costs for contingency and soft costs.

IV. SLIF UPDATE

This chapter details the SLIF program assumptions and describes the calculation of the SLIF fee update to adjust for updated land use and facility cost estimates.

SLIF ASSUMPTIONS

The SLIF Program is the basis for an equitable distribution of infrastructure and public facility costs to the benefiting land uses. All new residential and commercial development in the SLSP will be responsible for paying its fair share of the SLIF. Affordable residential units will be the same SLIF as market rate residential units with the same land use type.

While it can be reasonably expected that some second units, also known as "granny flats," will be constructed in the SLSP, no development assumptions or forecasts attempt to estimate their number. Given the uncertainty of the development prospects for the granny flats, the SLIF was calculated without taking them into consideration. In other words, if no granny flats are approved or constructed in the SLSP, the SLIF, in combination with other public funding mechanisms and private capital, will be sufficient to fund backbone infrastructure and other public facilities required for the development in the SLSP. Thus, granny flats will not be required to pay the SLIF.

The SLIF calculation in this Nexus Study does not include any cost allocation to public and quasi-public land uses in the SLSP. Even though Yolo County, Woodland Joint Unified School District (WJUSD), a private school, and Woodland Community College benefit from the construction of backbone infrastructure and other public facilities in the SLSP, the City has no mechanism to secure these land uses' participation in the SLIF, which cannot be done without their expansion and need for additional infrastructure capacity. Should these land uses desire to expand and be connected to the infrastructure and public facilities in the SLSP, the City will attempt to collect from them a fair share contribution to the SLIF, which would reduce other land owners' SLIF obligation.

The City would like to encourage mixed-use development in the SLSP, particularly development of live-work units and residential units above retail space. Because of the unique nature of such projects, no attempt is made to determine any SLIF level for mixed-use development. Should such projects be proposed in the SLSP, the appropriate fee level will be determined based on the proposed mix of land uses. It is not the City's intent to charge commercial SLIF equivalent to residential components in mixed-use projects.

SLIF UPDATE METHODOLOGY

The 2004 SLIF Nexus Study states that the SLIF will be collected at building permit issuance as one fee and will be divided by the City into the following three components:

- Infrastructure (Roadways, Water Facilities, Sewer Facilities, Drainage Facilities)
- Park Facilities
- Administration Costs

Further, the Nexus Study states that the SLIF updates will be performed as follows. For each component, the updated SLIF per DUE will be calculated as the total estimated SLIF-funded costs for that component divided by the total number of DUEs. Depending on the land use, the SLIF per DUE will be multiplied by the appropriate average DUE factor to calculate the SLIF per residential dwelling unit or 1,000 commercial building square feet. These steps are detailed in the remainder of this chapter.

SLIF-FUNDED COSTS

The SLIF-funded costs include backbone infrastructure and public facilities costs, as well as estimated inflation on those costs that have already been incurred. **Chapter III** discusses the updated backbone infrastructure and public facilities costs included in the SLIF program. These costs are detailed in the 2008 SLSP CIP prepared by Cunningham Engineering and summarized in Appendix A. In addition, costs that have already been incurred will be inflated to approximate these costs in current year dollars. The SLIF will fund these inflated costs as well as estimated future costs for remaining improvements. Developers who advance-funded costs will receive fee credits or reimbursements for those costs and the inflation associated with those costs.

Table 11 shows the SLIF-funded costs that already have been incurred, the estimated inflation associated with these costs, and the costs in current year dollars. The calculation of the inflation amount is shown in **Appendix C**. Inflation was calculated annually on the outstanding developer advances after adjusting for fee credits or reimbursements received. The annual inflation factors were estimated as the percentage change in the average of the San Francisco and 20-city Construction Cost Index (CCI) as reported in the Engineering News Record (ENR) from October of the year in which the costs were incurred to October of the present year (2006). These inflation factors are consistent with the inflation factor used to perform annual inflation updates of the SLIF.

As shown in **Table 11**, to date, the City has required contributions of $61.2 million from first release developers (see Chapter II for a discussion of the releases) to pay for SLIF-

Table 11
2008 SLIF Nexus Study and Reconciliation Update
First Release Oversizing Reimbursable Payments Adjusted for Inflation (2008 $)

Item	Year	Amount Contributed by First Release
Developer Advances		
Bond Proceeds	2004	$ 27,674,441
First Cash Call	2004	$ 19,360,533
Second Cash Call	2005	$ 5,177,946
Third Cash Call	2006	$ 8,668,523
Interest Distribution	2006	$ 345,827
Subtotal		**$ 61,227,270**
Inflation Adjustment [1]		
Inflation Adjustment	2005	$ 1,399,438
Inflation Adjustment	2006	$ 3,230,456
Inflation Adjustment	2007	$ 516,980
Inflation Adjustment	2008	$ 3,887,807
Subtotal		**$ 9,034,682**
Total		**$ 70,261,951**

inflation

Source: City of Woodland, EPS

[1] See **Table C-1.**

funded Spring Lake improvements. The developers have contributed funds through bond proceeds from the Spring Lake Community Facilities District Number 2004-1 (CFD No. 1), three separate cash calls from the City, and a distribution of the interest earned on the bond proceeds and cash calls. These developer contributions total $61.2 million. There is an additional $9.0 million of inflation, bringing the total adjusted amount currently owed to the developers who advanced funds costs to $70.3 million.

Table 12 shows the total estimated SLIF-funded costs (both already incurred and remaining) by facility after adjusting for the inflation calculated in **Table 11**. The total inflation amount of $9.0 million is divided proportionately amount the different infrastructure components. After adjusting for inflation, the SLIF-funded costs total $135.4 million.

DUES

To provide a reasonable level of simplicity for the Fee Program administration, the 2004 SLIF Nexus Study calculated average DUE factors across all facilities for each land use category to be used in the periodic SLIF updates. These average DUE factors have been modified slightly to be consistent with the DUE factor methodology used for the Citywide MPFP fees (see discussion in **Chapter I**). The average DUE factors are still based on the original costs from the 2004 Nexus Study, but the DUE factors by facility have been modified, causing a slight change in the average DUE factors.

Appendix B details the calculation of the average DUE factors. The following steps summarize the methodology.

1. The DUE factors for each facility were recalculated to be consistent with the DUE factors used in calculating the MPFP fees (see **Tables B-3** through **B-8**).
2. These revised DUE factors were applied to the projected SLSP development to calculate the total number of DUEs by facility (see **Table B-1**).
3. For each facility, the costs from the 2004 Nexus Study were divided by the total number of DUEs to arrive at a cost per DUE (see **Table B-2**).
4. The facility DUE factors were applied to estimate a facility cost per single-family and multifamily dwelling unit and per commercial building square foot. These facility costs per unit and square foot were summed to arrive at a total cost per dwelling unit or square foot (see **Table B-2**).
5. For each of the three land uses, the average DUE factor was calculated by comparing the total cost per dwelling unit or square foot to the single-family total per dwelling unit (see **Table B-2**).

Table 12
2008 SLIF Nexus Study and Reconciliation Update
SLIF-Funded Costs Adjusted for Inflation (2008$)

Item	SLIF-Funded Infrastructure Cost	Inflation [1]	Total SLIF-Funded Cost
			2008$
Infrastructure			
Roadways	$57,898,778	$5,337,255	$63,236,033
Water	$7,040,600	$649,020	$7,689,620
Sewer	$6,955,000	$641,129	$7,596,129
Drainage	$26,114,246	$2,407,277	$28,521,523
Subtotal	**$98,008,624**	**$9,034,682**	**$107,043,306**
Parks	**$23,107,821**	**$0**	**$23,107,821**
Administration	**$5,287,000**	**$0**	**$5,287,000**
TOTAL	**$126,403,445**	**$9,034,682**	**$135,438,127**

slif cost adjusted

[1] Total inflation from **Table 11**. Inflation allocated to facilities in proportion to their relative SLIF-Funded costs.

The revised average DUE factors are summarized in **Table 13** below:

Table 13
Average DUE Factors

Land Use	DUE Factor	
Single-Family (R-3, R-4, R-5, R-8)	1.00	per dwelling unit
Multifamily (R-8, R-15)	0.66	per dwelling unit
Commercial	0.77	per 1,000 building square feet

Using these average DUE factors, **Table 14** shows the calculation of the total number of DUEs. The DUEs are calculated by land use as the total number of dwelling units or 1,000 building square feet for the land use multiplied by the appropriate DUE factor. There are a total estimated 3,837 DUEs in the SLSP.

UPDATED SLIF

Table 15 details the calculation of the updated SLIF by land use. The following steps are needed to calculate the SLIF levels for each facility type.

1. The SLIF per DUE is calculated as the facility cost estimate (summarized earlier in Table 12) divided by the 3,837 total DUEs.
2. The SLIF per dwelling unit for each residential land use is calculated as the SLIF per DUE multiplied by the appropriate DUE factor.
3. The SLIF per commercial building square foot is calculated as the SLIF per DUE multiplied by the appropriate DUE factor and divided by 1,000 (since the commercial DUE factor applies to 1,000 building square feet).

Table 14
2008 SLIF Nexus Study and Reconciliation Update
SLSP Dwelling Unit Equivalents (DUEs)

Land Use Category	Adjusted Developable Units [1]	Building Sq. Ft. [1]	Average DUE Factor	DUEs
Single-Family Units				
R-3	382		1.00	382
R-4	292		1.00	292
R-5	1,597		1.00	1,597
R-8	609		1.00	609
Subtotal Single-Family Units	**2,880**			**2,880**
Multifamily Units				
R-15	491		0.66	324
R-20	455		0.66	300
R-25	225		0.66	149
Subtotal Multifamily Units	**1,171**			773
Total Residential Units	**4,051**			**3,653**
Commercial		239,580	0.77	**184**
Total	**4,051**	239,580		**3,837**
				due

[1] See **Table 4**

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Table 15
2008 SLIF Nexus Study and Reconciliation Update
SLIF-Funded Cost per Unit or Square Foot (2008$)

				Single-Family (R-3, R-4, R-5, R-8)		Multifamily (R-15, R-20, R-25)		Commercial	
Item	**Total SLIF-Funded Cost [1]**	**DUEs [2]**	**Cost Per DIE**	**DUE Factor [3]**	**Cost per Unit**	**DUE Factor [3]**	**Cost per Unit**	**DUE Factor [3]**	**Cost Per Building Square Foot**
	a	*b*	*c=a/b*	*d*	*c*d*	*e*	*c*e*	*f*	*c*f/1000*
Infrastructure									
Roadways	$63,236,033	3,837	$16,479	1.00	$16,479	0.66	$10,876	0.77	$12.69
Water	$7,689,620	3,837	$2,004	1.00	$2,004	0.66	$1,323	0.77	$1.54
Sewer	$7,596,129	3,837	$1,980	1.00	$1,980	0.66	$1,306	0.77	$1.52
Drainage	$28,521,523	3,837	$7,433	1.00	$7,433	0.66	$4,906	0.77	$5.72
Subtotal	**$107,043,306**		**$27,895**		**$27,895**		**$18,411**		**$21.48**
Parks	**$23,107,821**	**3,837**	**$6,022**		**$6,022**	0.66	**$3,974**	0.77	**$4.64**
Administration	**$5,287,000**	**3,837**	**$1,378**		**$1,378**	0.66	**$909**	0.77	**$1.06**
TOTAL	**$135,438,127**		**$35,295**		**$35,295**		**$23,295**		**$27.18**

"costalloc"

[1] See Table 12.
[2] See Table 14.
[3] See Table 13.

The SLIF rates for each land use are summed across facility types to arrive at the total proposed updated SLIF by land use, as summarized in **Table 16** below:

Table 16
Proposed SLIF

Land Use	Proposed SLIF	
Single-Family (R-3, R-4, R-5, R-8)	$35,295	per dwelling unit
Multifamily (R-8, R-15)	$23,295	per dwelling unit
Commercial	$27.18	per building square foot

V. IMPLEMENTATION

Please note that this chapter is provided for reference to the implementation of the SLIF program and the fee credit and reimbursement principles and procedures. This chapter is nearly identical to the Implementation chapter from the original 2004 Nexus Study with one exception. The average DUE factors differ from the original average DUE factors since changes were made to the DUE calculation methodology (see ***Chapter IV****).*

As is typical with development impact fee programs, many of the public infrastructure facilities in the SLSP will have to be constructed at the outset of the Project development, before adequate revenue from the Fee Program is available to fund such improvements. Consequently, some type of interim private funding will be required to ensure that the public improvements are constructed at the time they are needed. Such funding may be in the form of land secured bonds, developer equity, or some other form of private financing.

When similar situations occur, development impact fee programs need a mechanism to address the issues related to developer private funding of public facilities, which are normally funded through the fee programs. To address this concern, the Fee Program includes a system of fee credits and reimbursements to provide the necessary link between the collection of the SLIF and private construction and dedication of eligible public infrastructure improvements.

This Chapter describes the implementation and administration of the SLIF including the handling of the fee credits and reimbursements.

IMPLEMENTATION AND ADMINISTRATION

FEE PROGRAM ADOPTION AND UPDATES

The updated SLIF for the SLSP will become effective 60 days following the City's adoption of the Nexus Study Update and adoption of the ordinance authorizing collection of the fees. *The SLIF applies only to the SLSP. Projects located in the MPRA will have a separate fee program formed before they can start development.*

The SLIF program will include the following three types of updates, which are described in detail below:

- Annual Automatic Inflation Update.
- Periodic Update for significant cost adjustments.
- Reconciliation Update before each release of Building Unit Allocations.

A proposed schedule for these updates is shown in **Table 17**. The schedule may be modified at the City's discretion based on the pace of development and timing of Building Unit Allocation releases. *Note that this schedule was the schedule included in the original 2004 Nexus Study and has not been updated to reflect current timing. The actual schedule has been slower than originally anticipated because of the recent slow housing market*.

Annual Automatic Inflation Update

The SLIF includes automatic annual adjustments to account for the inflation of public facilities design, construction, installation, and acquisition costs. In January of each calendar year, the SLIF will automatically increase by the average of the San Francisco and 20-city Construction Cost Index (CCI) as reported in the *Engineering News Record* (ENR) for the 12-month period ending October of the previous year. This Nexus Study Update contains cost estimates in the year 2007 dollars.

Periodic Update for Significant Cost Adjustments

In addition to the automatic annual inflation adjustments, the City will need to update the SLIF periodically because of the following factors:

- Changes in land use in the SLSP.
- Changes in public facility requirements.
- Adjustment to development forecasts.
- New cost information based on actual construction costs or updated engineering estimates.
- Additional revenues from public entities for their fair share of costs.
- New funding source data.

The City anticipated a need for a major revision to the SLIF following the completion of the Initial Facilities Requirement (IFR) for the first release of units. *Note that a periodic SLIF update was performed and new SLIF rates adopted in November 2006 to reflect actual IFR costs and estimated cost increases for the remaining facilities. In addition, the SLIF was also updated in July 2004 and March 2007 to adjust for increased park facilities and land costs*. Beyond those revisions, the City will continually monitor the Fee Program revenue collections and expenditures to ensure that the SLIF is updated as necessary.

For the periodic updates, eligible public facility costs, which are used to determine the SLIF obligation, fee credits, and reimbursements, will be based on the actual construction costs for completed projects and estimates of future construction costs adjusted for inflation annually. The following conditions will apply to the cost updates:

Table 17
2008 SLIF Nexus Study and Reconciliation Update
Fee Program Adoption and Tentative Update Schedule

Date	Update Description	Basis of Update
Timing in this schedule is provided as a sample. Actual timing of updates will be at the City's discretion. Tiiming in this sample schedule has not been met because of the recent slower than anticipated housing market.		
Jun 2004	Initial Approval of Ordinance, Resolution and Nexus Study (SLIF Adopted)	Engineering Cost Estimates Specific Plan Land Use Plan
Jul 2004	**Effective Status for 1st Release of Units**	
Jan 2005	Periodic Update (If Needed) and/or Inflation Update	Actual Cost of Constructed Facilities Updated Engineering Cost Estimate for Remaining Facilities Update Buildout Development Yield Estimate Based on Actual Approved Tentative and Final Maps ENR Construction Cost Index
Jan 2006	Periodic Update (If Needed) and/or Inflation Update	Actual Cost of Constructed Facilities Updated Engineering Cost Estimate for Remaining Facilities Update Buildout Development Yield Estimate Based on Actual Approved Tentative and Final Maps ENR Construction Cost Index
Jan 2007	Reconciliation Update & Reimbursement Accounts Reconciliation	Actual Cost of Constructed Facilities Updated Engineering Cost Estimate for Remaining Facilities Update Buildout Development Yield Estimate Based on Actual Approved Tentative and Final Maps
Jun 2007	**2nd Release of Units**	
Jan 2008	Periodic Update (If Needed) and/or Inflation Update	Actual Cost of Constructed Facilities Updated Engineering Cost Estimate for Remaining Facilities Update Buildout Development Yield Estimate Based on Actual Approved Tentative and Final Maps ENR Construction Cost Index
Jan 2009	Periodic Update (If Needed) and/or Inflation Update	Actual Cost of Constructed Facilities Updated Engineering Cost Estimate for Remaining Facilities Update Buildout Development Yield Estimate Based on Actual Approved Tentative and Final Maps ENR Construction Cost Index
Jan 2010	Periodic Update (If Needed) and/or Inflation Update	Actual Cost of Constructed Facilities Updated Engineering Cost Estimate for Remaining Facilities Update Buildout Development Yield Estimate Based on Actual Approved Tentative and Final Maps ENR Construction Cost Index
Jan 2011	Reconciliation Update & Reimbursement Accounts Reconciliation	Actual Cost of Constructed Facilities Updated Engineering Cost Estimate for Remaining Facilities Update Buildout Development Yield Estimate Based on Actual Approved Tentative and Final Maps ENR Construction Cost Index
Jun 2011	**3rd Release of Units**	
Jan 2012	Final SLIF Reconciliation Update for MPRA	Actual Cost of Constructed Facilities Updated Engineering Cost Estimate for Remaining Facilities Update Buildout Development Yield Estimate Based on Actual Approved Final Maps

"SLIF_schedule"

- For publicly bid projects, the City will use actual construction costs paid by the City.
- For privately constructed facilities, the City's Public Works Director or designee will evaluate all submittals for reimbursement prepared by developers or developer's engineers. The City Public Work Director, in his or her sole discretion, may accept the developer's statement of eligible construction costs or may make adjustments to the construction cost statement.
- For future projects, the City will update all future infrastructure cost estimates using the best available engineering information at the time of the update.

Reconciliation Update before Each Release of Building Unit Allocations

The SLIF update detailed in this Nexus Study Update is a Reconciliation Update. This section describes Reconciliation Updates.

Before the second and third releases of units, the City will update the SLIF to account for the actual infrastructure construction costs. These SLIF updates will be known as the Reconciliation Updates. They will reflect the actual costs of all facilities constructed to-date and adjusted for inflation. The inflation adjustment will be used to bring the costs of the previously constructed facilities into current dollars. The City will also update the costs of the infrastructure still remaining to be constructed in the SLSP as a part of the Reconciliation Updates. The Reconciliation Updates will adjust the SLIF for each land use category and recalculate each developer's SLIF obligation and reimbursement account balance on the basis of the updated SLIF amounts.

Even though the development has taken place, the SLIF has been paid, and fee credits have been taken, the "after the fact" Reconciliation Updates can recalculate each developer's SLIF obligation and reimbursement balance because both the first and the second releases of units will have to substantially over-size the infrastructure facilities to accommodate future releases in the SLSP. This oversizing relates to the Excess Costs defined in the *Reimbursement Agreement for Development within the Spring Lake Specific Plan between the City of Woodland and First-Release Specific Plan Property Owners*. At the end of the development of each of the first two releases, there will remain a substantial reimbursement requirement for the next release of units to repay. This reimbursement balance allows updating the SLIF and reconciling the accounts at the end of the release using the actual costs, rather than trying to finalize each developer's responsibilities just on the basis of cost estimates.

At the Reconciliation Updates, the City will perform the following tasks:

- Establish the actual or updated construction costs for all SLIF-funded facilities. For the facilities that have been constructed, the costs will be adjusted to the current year dollars. For the facilities that still have to be constructed, the costs will be based on updated engineering estimates.
- Recalculate the SLIF.
- Recompute each developer's SLIF obligation for all units included in the prior release of units.
- Recompute each developer's reimbursement amount based on actual construction costs in current year dollars.
- Adjust each developer's reimbursement account balance based on the adjusted reimbursement amounts and fee credits taken during the development process. The amount of credits taken each year will be adjusted for inflation, but not for the revised SLIF amount per unit because the credit adjustment is based on the actual costs paid, not on the number of units receiving the credit.
- Adjust for inflation reimbursements paid to each developer.
- Finalize each developer's reimbursement owed by the next release of units.

An example of the Reconciliation Update process is shown in **Table 18**. *Please note that this is the original example as included in the 2004 Nexus Study. The next chapter will present a preliminary first reconciliation update using the most currently available development and cost information.*

It should be noted that the multifamily, single-family very low- and low-income units, and commercial development in the SLSP, that do not participate in the advance funding and construction of the infrastructure and public facilities and only pay the SLIF in cash, will not participate in the Reconciliation Updates. These projects will pay the SLIF that is effective at the time building permits are issued. Any reimbursement shortages caused by locking in the fees for these components of the development will be adjusted in the reconciliations for the market rate single-family units. Should the developers for any of such projects participate in the advance funding and construction of the SLIF improvement, however, they will participate in the Reconciliation Updates just like the market rate single-family units, but with an adjusted DUE factor as shown in the Average DUE Factors For Future SLIF Updates section of this chapter.

Since the goal of the Reconciliation Updates is to make sure that the first release property owners receive full reimbursement of oversizing costs paid from the second release property owners and the second release property owners receive full reimbursement of oversizing costs paid from the third release property owners, the first

Table 18
2008 SLIF Nexus Study and Reconciliation Update
SLIF Program Updates Example

For Illustrative Purposes Only

Description		Total Amount	Per DUE
INITIAL SLIF IMPLEMENTATION			
Total DUEs	*A*	3,668	
Total Estimated Infrastructure Cost	*B*	$107,000,000	$29,200
FIRST RELEASE DEVELOPMENT			
First Release DUEs	*C*	1,507	
Fair Share of Cost Allocation	*D = C * B*	$44,000,000	$29,200
Actual Construction Costs	*E*	$55,000,000	$36,500
Oversizing For Future Releases	*F = E - D*	$11,000,000	$7,300
Reimbursement Due From Future Releases	*G = F*	$11,000,000	$7,300
FIRST RECONCILIATION UPDATE			
New Fee Calculation			
Total DUEs	*H = A*	3,668	
New Cost Estimates and Actual Costs = New SLIF	*I*	$105,000,000	$28,600
First Release Reimbursement Recalculation			
First Release DUEs	*J = C*	1,507	
Updated Fair Share of Cost Allocation	*K = I * J*	$43,000,000	$28,600
Actual Costs Expended	*L = E*	$55,000,000	$36,500
Updated Oversizing For Future Releases	*M = L - K*	$12,000,000	$7,900
Updated Reimbursement Due From Future Releases	*N = M*	$12,000,000	$7,900
SECOND RELEASE DEVELOPMENT			
Second Release DUEs	*O*	1,081	
Fair Share of Cost Allocation	*P = O * I*	$31,000,000	$28,600
Reimbursement To First Release	*Q = N*	$12,000,000	$11,100
Inflation Payment To First Release	*R*	$1,000,000	$900
Actual Construction Costs	*S*	$25,000,000	$23,100
Total Second Release Costs	*T = Q + R + S*	$38,000,000	$35,100
Oversizing For Third Release	*U = T - P*	$7,000,000	$6,500

Continued - See Next Page

Table 18
2008 SLIF Nexus Study and Reconciliation Update
SLIF Program Updates Example

For Illustrative Purposes Only

Description		Total Amount	Per DUE
SECOND RECONCILIATION UPDATE			
New Fee Calculation			
New Cost Estimates and Actual Costs	*V*	$110,000,000	$30,000
Less: First Release Fair Share Allocation	*W = K*	($43,000,000)	n/a
Plus: Inflation Payment to First Release	*X = R*	$1,000,000	n/a
Total Second and Third Release DUEs	*Y = H - J*	2,161	
Total Second and Third Release Costs	*Z = V - W + X*	$68,000,000	$31,500
Second Release Reimbursement Recalculation			
Second Release DUEs	*AA = Q*	1,081	
Updated Fair Share of Cost Allocation	*AB = AA * Z*	$34,000,000	$31,500
Actual Costs Expended	*AC*	$38,000,000	$35,200
Updated Oversizing For Future Releases	*AD = AC - AB*	$4,000,000	$3,700
Updated Reimbursement Due From Future Releases	*AE = AD*	$4,000,000	$3,700
THIRD RELEASE DEVELOPMENT			
Third Release DUEs	*AF = Y - AA*	1,080	
Fair Share of Cost Allocation	*AG = AB * AF*	$34,000,000	$31,500
Plus: Inflation Payment to Second Release	*AH*	$1,000,000	$900
Total Fair Share For Third Release	*AI = AG + AH*	$35,000,000	$32,400
Reimbursement To Second Release	*AJ = AE*	$4,000,000	$3,700
Inflation Payment To Second Release	*AK = AH*	$1,000,000	$900
Actual Construction Costs	*AL*	$30,000,000	$27,800
Total Third Release Costs	*AM=AH+AJ+AK*	$35,000,000	$32,400
Fair Share Less Actual Costs	*AN = AI - AM*	$0	$0

"update_ex"

release property owners will not participate in the Reconciliation Update for the second release property owners, unless any first release units still remain to receive building permits at that time. Should that be the case, they will participate in the Reconciliation Update together with the second release units.

FEE COMPONENTS AND COLLECTION

The SLIF will be collected at building permit issuance from developers of residential and nonresidential property located in the SLSP. The City will administer the Fee Program and collect the SLIF. The SLIF will be collected as one fee and will be divided by the City into the following three components:

- Infrastructure (Roadways, Water Facilities, Sewer Facilities, Drainage Facilities)
- Park Facilities
- Administration Costs

AVERAGE DUE FACTORS FOR FUTURE SLIF UPDATES

To provide a reasonable level of simplicity for the Fee Program administration, the 2004 Nexus Study calculated average DUE factors for different land use categories in the SLSP. These average DUE factors have been modified for this update to be consistent with the DUE factors by facility used for the Citywide MPFP fee program, as detailed in **Chapter IV**. These average DUE factors will be used in the future Periodic and Reconciliation SLIF Updates. Even though the distribution of costs for SLIF infrastructure items may vary in the future, all SLIF cost calculations will be allocated to new development in the SLSP according to the following DUE factors:

Single-family units (R-3, R-4, R-5, and R-8)	—	1.00 DUE per unit
Multifamily units (R-15, R-20, and R-25)	—	0.66 DUE per unit
Commercial development	—	0.77 DUE per 1,000 sq. ft.

These DUE factors are different from those in the Development Agreement, which relate to mitigation of fiscal deficits and are based on the average number of persons per households. The SLIF DUE factors, on the other hand, are based on the average demand of a DUE on the infrastructure capacity.

The calculation of the updated SLIF per DUE will be as follows:

Total Estimated Costs by Component (Infrastructure, Parks, Administration)

Divided by

Total Numbers of DUEs

Equals

SLIF per DUE by Component (Infrastructure, Parks, Administration)

The DUE factors above will then be used to compute the SLIF for each land use.

CALCULATION OF THE FAIR SHARE SLIF OBLIGATION

The SLIF is calculated on a per-residential unit by density classification or per nonresidential building square footage basis. The cost of the backbone infrastructure and other public facilities is spread across all new development in the SLSP.

The following is a SLIF calculation example for a residential development application.

A developer files a tentative map and an application with the City for approval of a residential development project with a Specific Plan density range of R-3-5.

The tentative map submitted to the City contains three zoning categories, R-3, R-4, and R-5.

The submitted tentative map contains 29 units in R-3 zoning, 112 units in R-4 zoning, and 45 units in R-5 zoning. The City multiplies the fee per unit for each zoning category by the actual planned units for each zoning category to derive the SLIF, including the administration fee component (calculation shown in **Table 19**).

Table 19
The SLIF Example Including Parks and Administration

Land Use Classification	Planned Units	SLIF Per Unit [1]	Total SLIF Due
R-3	29	$29,150	$845,350
R-4	112	$29,150	$3,264,800
R-5	45	$29,150	$1,311,750
Total	**186**	**$29,150**	**$5,421,900**

1] SLIF fee amounts are for illustrative purposes only.

The sum of the individual fees constitutes the total SLIF for all development in the tentative map before fee credits. This total amount is defined as the fair share SLIF obligation.

OVERSIZING AND REIMBURSEMENT PROCESS

FACILITIES OVERSIZING

The development pattern in the SLSP dictates that some developers, particularly the developers in the first and second releases, have to over-size the backbone infrastructure and other public facility improvements that they construct and to acquire and dedicate land to the benefit of later unit releases (particularly second and third releases) and the MPRA.

The second and third unit-release developers, benefiting from the over-sized facilities, will be required to reimburse the first and second unit-release developers respectively in addition to funding, acquiring, or constructing the facilities necessary to serve their own projects. The second and third release reimbursement requirements, however, will be capped so as not to exceed the amount the first-release developers paid for the SLIF infrastructure construction (including oversizing) on a per unit basis, adjusted for inflation.

The total oversizing requirement is defined as the payment for SLIF infrastructure on a per unit basis less the fair share SLIF obligation per unit. In other words, second-release developers will reimburse first-release developers for the oversizing constructed or paid for by the first-release developers, including the cost of facilities over-sized to benefit the third unit-release developers. The third-release developers will reimburse the second-release developers for all their oversizing costs.

Should the SLSP developers be required to over-size facilities to the benefit of the MPRA developers above and beyond their fair share obligation under the equitable swap arrangement discussed in the Financing Plan and elsewhere in this Nexus Study, the same reimbursement mechanism will apply, with the third-release developers receiving reimbursement from the MPRA when it starts developing.

This arrangement is intended to provide for the fastest reimbursement of oversizing costs to each development group.

REIMBURSEMENT ACCOUNTS AND FEE CREDITS

Functioning and Maintenance of Reimbursement Accounts

To ensure proper tracking of and accounting for the fee obligation, fee credits, and reimbursements, the City will maintain a reimbursement account for each developer who dedicates land, constructs facilities, or advances funds for the construction of facilities included in the SLIF. Separate reimbursement accounts will be necessary for the Infrastructure Component and Parks Component of the SLIF.

No reimbursements and fee credits will be available and no reimbursement accounts will be maintained for the Administration Cost component of the SLIF. Each parcel will be required to pay its Administration Cost component in full at the time of the building permit application submittal regardless of whether they are owed any reimbursements or not.

While the Master Reimbursement Agreement between the City and the property owners defines specific conditions, this chapter of the Nexus Study provides details and clarification regarding the general SLIF obligation, fee credits, and reimbursement tracking process.

When first set up, the Reimbursement Accounts will include each land parcel's fair share SLIF obligation calculated as was shown in a previous section of this chapter. Once a developer dedicates land, advances funds, or submits a schedule of eligible costs reviewed and approved by the Public Works Director or a designee, the developer's account will be credited for that amount to offset the fair share SLIF obligation. The advancement of funds may be in the form of cash, Mello-Roos bond proceeds, or some other form that is mutually acceptable for the City and the developer. Approved costs, dedicated land, and advanced funds will constitute the basis for fee credits that will be used to satisfy the fair share SLIF obligation. Fee credits for the Mello-Roos bond proceeds will be determined based on the actual amount of the proceeds generated by each property, which is a function of the estimated annual debt service.

Fee credits will be assigned to land owners and/or developers that dedicated land, advanced funds, or incurred costs that became the basis for the credits. If a land parcel is sold, a request needs to be filed with the City by the seller to set up a new reimbursement account for the buyer and transfer the fee credit from the seller's account to the buyer's account. The request will specify the amount of the fee credit to be transferred. The buyer will then use the fee credit at the time of the building permit application submittal.

The fee credits will work similarly to a bank account with the entire amount of accumulated fee credits available to offset the SLIF obligation due at the time of building permit application submittal. This is intended to avoid having an applicant paying cash for any part of the SLIF Infrastructure Component while there are still any fee credits available in the applicant's reimbursement account.

When an applicant is ready to apply for the building permit(s), the SLIF obligation will be matched with the fee credits available in the applicant's account. If the fair share SLIF obligation is higher than the fee credits available, the applicant will pay the difference in cash at the time of the permit application submittal. If the accumulated fee credits exceed the amount of the fair share SLIF obligation, the SLIF obligation will be deemed satisfied for the parcel and the applicant will not be required to pay anything else towards the SLIF Infrastructure Component and will be owed a reimbursement. The Reimbursement Account will reflect the issuance of the building permit and corresponding reduction in the fair share SLIF obligation and available fee credits.

It should be noted that the fee credits in the SLIF program can only be used to offset the SLIF obligation. They cannot be used to offset any other fees or mitigation requirements that developers are required to pay in the City.

All reimbursements will have to be approved by the City. Reimbursement account balances will be adjusted for changes in the SLIF. Before each new release of units, the reimbursement accounts will be adjusted through the Reconciliation Update. The reimbursement accounts will also be adjusted for inflation annually based on the inflation-cost adjustment for the SLIF.

Fee Credits for Initial Facilities Requirement

Special treatment is warranted for facilities and improvements constructed as a part of the Initial Facilities Requirement (IFR). The construction of the IFR will be funded through bond proceeds and developer cash contributions. The City will contract with third parties for the construction of a portion of the IFR, while other IFR improvements will be constructed by the developers in the SLSP, with the City acquiring the improvements from the developers upon their completion. The acquisition may be done through progress payments. Since the developers receive compensation for the IFR improvements that they construct, these costs will not be eligible for fee credits. The fee credits will be issued only for the bond proceeds generated by each property and/or actual cash contributions made by the developers. This arrangement applies only to the IFR.

Fee Credits for Multifamily Units, Single-Family Very Low- and Low-Income Units, and Commercial Development

The Building Unit Allocation ordinance does not set any limit on the number of multifamily units, single-family very low- and low-income units, and nonresidential development allowed for the each unit allocation release. To the extent that developers build multifamily and affordable units and nonresidential facilities, they can apply fee credits received for the oversizing of improvements against their SLIF obligation for such units and facilities. This would accelerate the reimbursement process and reduce the amount of reimbursements due from the upcoming releases.

If a developer's project contains no market rate single-family units and the developer does not have to advance fund or construct any infrastructure improvements or public facilities included in the SLIF, that developer will pay the SLIF in effect at the time of the submittal of the building permit application and will not participate in the Reconciliation Updates.

If, however, a developer of multifamily units, single-family very low- and low-income units, or commercial development has to advance fund or construct SLIF-eligible improvements, such developer will receive fee credits and participate in the Reconciliation Updates just like all market rate single-family unit developers. An appropriate DUE factor will be applied to these units, as was discussed earlier in this chapter.

Eligibility for Fee Credits and Reimbursements by SLIF Component

<u>Infrastructure Component</u>

The amount eligible for fee credit will be the amount identified in the Spring Lake CIP schedule of costs at the time of the request for fee credit or reimbursement. Fee credits will be available for up to the entire SLIF Infrastructure Component. Public facilities projects eligible for fee credits must be accepted by the City or have an irrevocable letter of credit as a security for their completion. Developers will need to apply for fee credits at the same time they apply for the final map.

The actual construction costs will be updated and included in the SLIF Reconciliation Update. If the developer is entitled to a higher (or lower) amount of reimbursement because the actual costs were higher (or lower) than the SLIF scheduled costs, the difference in the appropriate reimbursement amount would be handled through the SLIF Reconciliation Update process.

Fee credits/reimbursements will only be granted for public facilities that meet the aforementioned criteria and are identified as eligible public facility improvements in the

SLIF. The City's Public Works Director or designee will evaluate all submittals for reimbursement prepared by developers or developer's engineers. The City Public Works Director, in his or her sole discretion, may accept the developer's statement of eligible construction costs or may make adjustments to the construction cost statement if he or she determines that certain items were not eligible for reimbursement or the costs were over- or understated.

Developers may request fee credits/reimbursements for the entire eligible cost of the construction project against the SLIF Infrastructure Component. For example, a developer who constructs only roads will receive a fee credit applicable to the entire SLIF Infrastructure Component that includes the costs of roadway, water, sewer, and/or drainage improvements.

Once all criteria are met, fee credits may be taken against the SLIF payable at building permit. **Table 20** shows an example of how the City would apply fee credits for water facilities constructed in the SLIF. In this example, the developer who advance-funded eligible water facilities would be eligible to take a fee credit up to 100 percent of the SLIF Infrastructure Component, but not to exceed the amount of the advance funded costs. Here we assume that the advance funded costs are less then the total amount of the SLIF due. Following fee credits, the developer would be responsible for paying the remainder of the SLIF obligation.

Parks Component

The SLIF Parks Component will be treated differently than the SLIF Infrastructure Component. The component will be divided into two parts: the sports park portion and the neighborhood parks portion. Both portions will be due at the time of the building permit application submittal.

Currently, the City intends to design and build all park facilities in the SLSP. Therefore, the development in the SLSP will be required to pay the entire SLIF Parks Component in cash, and no fee credits will be available for this component. Should this arrangement change in the future, the City, in its sole discretion, may enter into an agreement with a developer for that developer to construct neighborhood park improvements. Then fee credits will be available for the neighborhood park improvements constructed in accordance with such agreement. These fee credits would only apply to the neighborhood park portion of the SLIF Parks Component. No fee credits will be available for the sports park portion of the Parks Component, which has to be paid in cash.

Table 20
Fee Credit Example—Water Facilities

Item	Amount
Public Facility Construction and City Acceptance	
Developer-Funded and City-Accepted Water Facilities [1]	$800,000
SLIF Calculation	
R-5 Units in Final Map	100
SLIF per R-5 Unit	$29,150
Less: Parks and Administration Components of SLIF	($7,000)
Infrastructure Component of SLIF Per R-5 Unit	$22,150
Total SLIF Infrastructure Component Obligation	$2,215,000
Less: Amount Eligible for Fee Credits	($800,000)
Cash Amount Due for the SLIF Infrastructure Component at Building Permit	**$1,415,000**

"water_ex"

[1] "City-Accepted" means a facility is eligible for fee credit issuance.

The fee credits for the SLIF Infrastructure Component may not be applied to the Parks Component. This will help to ensure that the park facilities are developed concurrent with the construction of new single and multifamily units in the SLSP.

Administration Cost Component

The Administration Cost component of the SLIF constitutes an additional fraction of the total cost estimates (currently estimated at 4 percent) that will be charged by the City to cover the costs related to the on-going administration of the SLIF.

No fee credits may be used or will be available for the Administration component of the SLIF. Each parcel will be required to pay its Administration component in full at the time of the building permit application submittal regardless of whether they are owed any reimbursements or not.

REIMBURSEMENT PRINCIPLES

Reimbursements will be due to developers who have funded an eligible facility(ies), advanced funds, or dedicated land in excess of their SLIF fee obligation. Developers will

first obtain fee credits, up to their SLIF Infrastructure Component obligation, and then await reimbursement from fee revenue collections from other fee payers in the same release of units who have not advance-funded their fair share of costs or from developers in a later release of units.

To obtain reimbursements, developers must enter into a reimbursement agreement with the City. The reimbursement amount due to each developer will be calculated through the Reimbursement Account tracking as was described in a section above. When funds are available in the Fee Program, reimbursements will be paid quarterly, or as otherwise determined by the City.

Reimbursements will be paid only after City acceptance of public facility improvements. To ensure that necessary funds are available for critical second and third release infrastructure improvements and for reimbursements to earlier phase developers, the city will enter into building unit allocation release participation agreements with all developers/land owners in the second and third releases that will require them to provide cash, bond proceeds, or other security for such funds as a condition of issuing the second and third releases of units.

It is important to note that reimbursements are an obligation of the SLIF and not an obligation of the City General Fund or any other City revenue source.

Reimbursements will be handled under the following guidelines:

- All fee credits and reimbursements will be processed by the City to ensure that they are reflected in the reimbursement accounts.
- Developers participating in the second and third releases of units, as well as the MPRA developers, will be required to reimburse previous release developers for the oversizing costs paid above their fair share SLIF obligation. This requirement will be part of the building unit allocation release participation agreements with developers/property owners in each development phase.
- Each developer from a subsequent unit release will be responsible only for his or her pro rata share of the reimbursement obligation to previous release developers that will be calculated based on the number of DUEs in each release. The second and third release reimbursement requirements, however, will be capped so as not to exceed the amount the first-release developers paid for the SLIF infrastructure construction (including oversizing) on a per-DUE basis, adjusted for inflation.
- The source of funding for such reimbursement will be developer cash or Mello-Roos CFD bond proceeds. If Mello-Roos CFD bonds are issued, bond proceeds remaining after reimbursement to the City for administration costs will be used

for reimbursement. Should the bond proceeds be insufficient to cover the entire reimbursement obligation, later release developers will be required to pay reimbursement amounts as part of the above-referenced building unit allocation release participation agreements.

- In a case when privately constructed facility costs exceed the amount anticipated in the SLIF CIP for the facilities included in the IFR (and/or amount available from bond proceeds and the shortfall payment submitted by the property owners to ensure construction of the IFR), any additional amount owed to a land owner will be handled though the reimbursement account.
- If Mello-Roos CFD bonds are not issued or a SLSP developer or property owner declines to participate in a CFD, the entire reimbursement obligation or the land owner's share of the reimbursement obligation to the previous-stage developers respectively will be paid in cash. This requirement will be a part of the building unit allocation release participation agreement as noted above.
- If a subsequent unit release is not fully subscribed (not all permitted units have been claimed by developers) and at a later date a developer wants to join the unit release, the entire share of the land owner's reimbursement obligation will be paid as defined through the appropriate building unit allocation release participation agreement.
- If a developer's infrastructure construction requirement is less than the fair share of the SLIF obligation in the developer's unit allocation release, that developer will be required to pay the balance of the SLIF at building permit. Such a situation may arise when a developer does not have to construct any significant improvements.
- If a developer pays the SLIF in cash, the cash payment will be distributed on a pro-rata basis into all existing reimbursement accounts, based on the reimbursement balances outstanding.

While fee credits might be issued before the final acceptance of the underlying facilities, reimbursements will only be distributed after the underlying facilities are completed and accepted by the City, assuming funds are available for such reimbursement. If a land owner receives full reimbursement while still having units, for which building permit applications have not been submitted and fee credits (if any available) have not been taken, such land owner's reimbursement account will be closed out and the land owner will be required to pay the SLIF in effect at the time of the building permit application submittal. Thus, the units from a previous release for which building permit applications have not been submitted will participate in all SLIF updates of the next release until the submittal of such application.

Funds that are available for reimbursements but not distributed will be kept by the City in an interest-bearing account until the time a distribution can be made. The funds will be invested in the Local Agency Investment Fund, accruing simple annual interest, with no compounding.

VI. PRELIMINARY RECONCILIATION UPDATE

This chapter provides a preliminary first reconciliation update based on the updated development, BUA releases, CIP costs, and SLIF, and the reimbursement principles presented in previous chapters. This preliminary first reconciliation update will include the overall update but will not provide the updated reimbursement amounts due to each developer. EPS is preparing a separate report, the Spring Lake Reconciliation Update, which will detail the first reconciliation update and will provide the updated reimbursement accounts for each developer.

The summary presented in this chapter is based on available cost, funding, and development data provided by the City and the City's engineers as of November 2008 and is subject to change. The Spring Lake Reconciliation Update report will be prepared following adoption of this Nexus Study Update and will incorporate any changes to the cost, funding, and development data.

OVERVIEW

Since various facilities will be needed to serve development in each unit release before enough SLIF revenue can be collected to fund the facilities, the developers participating in each unit release are required to advance-fund facilities in the SLSP. After providing advance-funding, the developers are granted SLIF fee credits up to the advance-funded amount. After calculating a developer's fee credits, if a developer's contribution still exceeds the developer's total SLIF obligation (or "fair share") then that developer will be owed a reimbursement from the City.

The purpose of the reconciliation update is to update the fee credits and reimbursements owed to each developer after the SLIF is updated. A SLIF update and reconciliation update will be performed before each unit release. The proposed SLIF update will be used to recalculate each developer's total SLIF obligation for all of his or her units in the previous unit release. If the SLIF increases, then the developer's total SLIF obligation also will increase. Each developer's updated SLIF obligation will be used to recalculate the credits and reimbursements available to that developer.

METHODOLOGY

The methodology to perform the summary level reconciliation update presented in this chapter is comparable to the methodology detailed in the previous chapter for performing a detailed reconciliation and reimbursement account update by developer. The following methodology is used:

- Establish the actual or updated construction costs for all SLIF-funded facilities (see **Chapter III**). For the facilities that have been constructed, the costs will be adjusted to the current year dollars (see **Chapter IV**). For the facilities that still have to be constructed, the costs will be based on updated engineering estimates.
- Recalculate the SLIF (see **Chapter IV**).
- Recompute the total SLIF obligation for all first release units that participated in the shortfall funding.
- Recompute the total reimbursement amount owed to/from the first release units in current year dollars.
- Finalize the overall reimbursement owed by the next release of units.

PRELIMINARY FIRST RECONCILIATION UPDATE

This preliminary first reconciliation update summarizes the total recalculated SLIF obligation and reimbursements due to the developers but does not detail the updated SLIF obligation and reimbursements due to each developer. The developer updates will be provided in the Spring Lake Reconciliation Update report. The example presented here is based on the current estimates of development, SLIF-funded costs, actual facilities costs already advanced for the Initial Facilities Requirements (IFR) by the developers, and the inflation associated with these developer advances. As noted previously, these amounts are based on information from the City as of November 2008 and are subject to change.

Oversizing by First Release Developers

Table 21 summarizes the oversizing by the first release developers using the currently available data. This table shows both the initial estimated oversizing by the first release development based on the original SLIF and the updated oversizing estimate in 2008 dollars after adoption of the proposed 2009 SLIF (see **Chapter IV**).

Table 22 provides the detail of the first-release DUEs included in **Table 21**. The first release dwelling units consist of the first release single-family market rate units (BUAs), other single-family units (e.g., affordable single-family units and duplexes), multifamily units, and affordable cluster units. The BUA Ordinance (discussed in **Chapter II**) restricts the number of single-family market rate units allowed in each of three timed releases of units, although the developers participating in each release have no restrictions on the development of other units, such as affordable single- family and multifamily units. All first release units shown in **Table 22** except for the affordable cluster units participated in the shortfall funding required by the first release. In total 2,249 of the total 2,289 dwelling units in the first release participated in the shortfall

Table 21
2008 SLIF Nexus Study and Reconciliation Update
First Release Oversizing Estimates

Description		Amount		
		Initial Costs with Initial Participants	**Initial Costs with Actual Participants**	**Updated Costs**
		(2004 SLIF)	*(2004 SLIF)*	*(Proposed 2009 SLIF)*
First Release DUEs [1]	*a*	1,507	1,947	1,947
SLIF (excluding parks and administration) [2]	*b*	$ 22,143	$ 22,143	$ 27,895
Fair Share of Cost Allocation	*c=a*b*	$ 33,369,501	$ 43,114,192	$ 54,314,203
SLIF-funded Costs Paid by First Release [3]	*d*	$ 42,049,000	$ 42,049,000	$ 70,261,951
Oversizing for Future Releases	*e=d-c*	$ 8,679,499	($ 1,065,192)	**$ 15,947,748**
Oversizing per DUE	*e/a*	$ 5,759	($ 547)	**$ 8,191**

reconciliation

[1] Initial Participants: Estimate from 2004 Nexus Study.
Actual Participants: See **Table 22**. Excludes affordable clusters units because they did not participate in shortfall funding.
[2] 2004 SLIF from 2004 Nexus Study; proposed SLIF from **Table 3**.
[3] Initial costs: Initial IFR estimate excluding parks and administration.
Updated costs: Amount contributed by first release plus inflation. See **Table 11.**

Table 22
2008 SLIF Nexus Study and Reconciliation Update
First Release DUEs

Land Use	Dwelling Units	Average DUE Factor	DUEs
Units Participating in Shortfall			
Market Rate Single-Family (BUAs)	1,242	1.00	1,242
Other Single-Family (Affordable, Duplex/Halfplex)	119	1.00	119
Multifamily	888	0.66	586
Subtotal	**2,249**		**1,947**
Affordable Cluster	**40**	0.66	**26**
Total	**2,289**		**1,973**

first release

Source: City of Woodland

funding and thus will be included in the oversizing calculation and reconciliation update. Using the average DUE factors discussed in **Chapter IV**, these 2,249 dwelling units calculate to 1,947 DUEs.

The total oversizing costs incurred by the first release developers are estimated by comparing the total SLIF obligation for the first-release DUEs, excluding the parks and administration portions, to the reimbursable costs advance-funded by these developers. The parks and administration portions are excluded since the developers do not provide advance-funding for these portions of the SLIF. Rather, they are required to pay the parks and administration portions of the SLIF at building permit issuance. Consequently, they advance-fund and are eligible to receive fee credits or reimbursements for the infrastructure portion of the fee only.

Initial Oversizing Estimate

Two initial oversizing estimates are included in **Table 21**. These two estimates differ only in the number of first-release DUEs estimated to participate in the shortfall funding**.** The first estimate uses the number of DUEs that were originally anticipated to participate in the shortfall funding and the second uses the actual number of DUEs that participated in the first release shortfall funding. Both estimates use the original SLIF (excluding parks and administration) from the 2004 Nexus Study of $22,143 per DUE to compute the initial fair share SLIF obligation.

The 2004 Nexus Study estimated the number of first-release DUEs expected to participate in the shortfall funding at 1,507 units. The total SLIF obligation (excluding the parks and administration components) for these DUEs was approximately $33.4 million. When compared to the original estimate of $42.0 million of SLIF-funded costs to be advance-funded by the first release developers, the original oversizing estimate is approximately $8.7 million or $5,800 per DUE.

When the number of first-release DUEs participating in the shortfall funding is increased to reflect the actual number of 1,947 DUEs, the SLIF obligation for these DUEs increases to approximately $43.1 million. When compared to the original estimate of $42.0 million of SLIF-funded costs to be advance-funded by the first release developers, it is now estimated that these developers will owe an additional $1.1 million, or approximately $550 per DUE.

Updated Oversizing Estimate

Using the proposed SLIF (excluding parks and administration) of $27,895 per DUE, the updated fair share SLIF obligation estimate for the 1,947 first-release DUEs is approximately $54.3 million. The SLIF-funded costs incurred by the first release developers, after adjusting for inflation to bring them to current year dollars, are

estimated at $70.3 million. This estimate is based on the advance-funding provided by the first release developers of $61.2 million plus the estimated inflation of $9.0 million (see **Chapter IV**). Comparing the updated SLIF obligation to the total adjusted advance-funding, it is estimated that the first release developers will be owed an additional $15.9 million in reimbursements from the second release, or $8,191 per DUE.

Table 21 indicates that the first release developers, as a group, will receive reimbursements from the second release to compensate them for advance-funding in excess of their total SLIF obligation. Some individual developers, however, may be owed reimbursements, while others may owe additional amounts, as will be detailed in the Spring Lake Reconciliation Update report.

Comparison of Initial and Updated Oversizing Estimates

After updating the first-release DUEs used in the oversizing estimate to reflect the actual number of first-release DUEs that participated in the shortfall funding, the initial oversizing estimate resulted in the first-release DUEs owing an additional small amount of funding to meet their total SLIF obligation. After then updating the costs for the updated oversizing estimate, however, it was estimated that the first release provided advance-funding in excess of their SLIF obligation and thus would be owed reimbursements from the second release.

VII. NEW FEES NOT INCLUDED IN THE SLIF

Please note that this chapter is identical to the chapter of the same name in the 2004 Nexus Study. None of the fees discussed in this chapter have changed since the 2004 Nexus Study was adopted.

The development agreements between the City and the SLSP developers call for payment of five additional fees. The fees are listed here:

- The Spring Lake Regional Transit Fee.
- The Spring Lake Off-Site Affordable Housing Fee.
- The Spring Lake Fire Suppression Fee.
- The Spring Lake Fiscal Deficit Mitigation Fee.
- Habitat Monitoring and Farm Education Fee.

These fees are not a part of the SLIF and no attempt was made to establish a nexus for these fees in this report. The fees are mentioned in this report for reference purposes only. The fees will be used to fund capital and operating expenditures of the Fire Department and regional transit, mitigate for fiscal impacts of new development, fund critical habitat monitoring and farm education, and partially subsidize the development of the 74 off-site affordable housing units. The payment of these fees is required by the Development Agreement. The fee amounts per DUE[2] are summarized in **Table 23**.

SPRING LAKE REGIONAL TRANSIT FEE

The development of new residential and commercial land uses in the SLSP will generate additional transit trips and the associated demand for transit service. There are currently no transit facilities serving the SLSP. The developers will be required to construct bus turnouts and bus pads, and provide access during the construction of road and street improvements. The cost of these improvements is included in the SLIF. Moreover, the SLIF covers the purchase and installation of bus stop shelters.

The regional transit service, however, requires additional funding to cover initial capital investment for new buses (estimated at $208 per DUE) and an operations and maintenance shortfall (estimated at $35 per DUE), none of which is included in the SLIF. These two components constitute the Spring Lake Regional Transit Fee, which is payable before each final map approval.

[2] The development agreements define DUE as 1.0 per each R-3, R-4, R-5, and R-8 unit; 0.7 per each R-15, R-20, and R-25 units; and 1.2 per 1,000 square feet of commercial space.

Table 23
2008 SLIF Nexus Study and Reconciliation Update
Summary of Other Spring Lake Fees per DUE

Land Use Category	Spring Lake Fee per DUE
Regional Transit Fee	
Initial Capital Investment	$208
O&M Shortfall	$35
Subtotal	**$243**
Off-Site Affordable Housing Fee [1]	$1,100
Fire Suppression Fee	$771
Fiscal Deficit Mitigation Fee	$1,500
Habitat Monitoring and Farm Education [2]	$56
	"other"

Source: City of Woodland

[1] The off-site affordable housing fee is only charged on single family market rate units.

[2] Habitat Monitoring and Farm Education Fee per DUE is calculated as the total amount of $210,000 divided by 3,786 DUEs.

SPRING LAKE OFF-SITE AFFORDABLE HOUSING FEE

The Specific Plan requires that 74 affordable units be located in the City redevelopment area. These additional units reflect a mechanism negotiated by affordable housing advocates with the City for addressing the citywide objective for multifamily units (35 percent) and the proportion (29 percent) of multifamily affordable units designated in the SLSP.

To fund this requirement, the Development Agreement specifies the Spring Lake Off-Site Affordable Housing Fee for $1,100 per market rate single-family unit as estimated by the City staff and required by the Specific Plan and the SLSP Affordable Housing Plan. The fee will be payable to the Redevelopment Agency of the City before approval of each final map. The fee amount may be adjusted if the interest rate or other assumptions used in the initial fee calculation by the City substantially change. Any changes in the fee amounts have to be approved by the City Council; however, under no circumstances shall the fee exceed $1,300 per DUE. An amendment of the Development Agreement is not required if a developer applies to amend the Specific Plan to allow for an alternative provision for the 74 off-site affordable units.

SPRING LAKE FIRE SUPPRESSION FEE

To ensure adequate fire protection in the SLSP at the date of first occupancy, the developers are required to pay a fire suppression fee that will cover the initial operation and maintenance costs incurred by the Fire Department. The fire suppression fee is currently estimated at $771 per DUE. The SLSP will provide funding for the entire initial funding shortfall of the Fire Department. The fair share of costs per DUE will be determined by the City for future new development in the City at a later date. Future development will be required to pay the fair share fire suppression fee, which will be used to reimburse the SLSP developers for the difference between their fair share of the cost and the actual amount funded.

SPRING LAKE FISCAL DEFICIT MITIGATION FEE

The annexation of the SLSP into the City resulted in negative fiscal impacts on the Yolo County budget. The new development in the SLSP is required to provide adequate mitigation for such impacts, which are estimated to be $1,500 per DUE. The fee amount was calculated through a fiscal impact analysis of the annexation. This fee is payable at final map.

SPRING LAKE HABITAT MONITORING AND FARM EDUCATION

This funding requirement was put in place as a part of the lawsuit settlement to ensure that the new development in the SLSP provides sufficient mitigation for any biological impacts it might cause. The funding requirement includes two components: monitoring funds ($150,000 over 15 years) and Education Funds ($60,000 over 15 years), for a total of $210,000 over the project buildout period. On a per-DUE basis, the funding requirement comes up to $56. The funds will be used to develop and implement a monitoring program for mitigation lands and the Swainson's hawk population as well as general public education on biologically-sensitive farming practices.

APPENDICES

APPENDIX A: SPRING LAKE SPECIFIC PLAN CAPITAL IMPROVEMENT PLAN COSTS

APPENDIX B: DWELLING UNIT EQUIVALENT FACTORS

APPENDIX C: INFLATION FACTORS

APPENDIX A

SPRING LAKE SPECIFIC PLAN CAPITAL IMPROVEMENT PLAN COSTS

Table A-1 SLSP CIP Summary (7 pages) A-1

Table A-1
2008 SLIF Nexus Study and Reconciliation Update
SLSP CIP Summary

		Spring Lake Specific Plan						
Item	**Pct.**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**	**Parks**	**Admin.**
Package A								
Facilities		$ 17,306,601	$ 9,344,758	$ 1,892,748	$ 1,699,433	$ 4,369,662	$ 0	$ 0
Soft Costs		$ 4,308,660	$ 2,326,475	$ 471,219	$ 423,092	$ 1,087,873	$ 0	$ 0
Subtotal		**$ 21,615,000**	**$ 11,671,000**	**$ 2,364,000**	**$ 2,123,000**	**$ 5,458,000**	**$ 0**	**$ 0**
Package B								
Facilities		$ 14,937,000	$ 11,374,000	$ 979,000	$ 456,000	$ 2,128,000	$ 0	$ 0
Contingency	10%	$ 1,494,000	$ 1,137,000	$ 98,000	$ 46,000	$ 213,000	$ 0	$ 0
Soft Costs	24%	$ 3,585,000	$ 2,730,000	$ 235,000	$ 109,000	$ 511,000	$ 0	$ 0
Subtotal		**$ 20,016,000**	**$ 15,241,000**	**$ 1,312,000**	**$ 611,000**	**$ 2,852,000**	**$ 0**	**$ 0**
Package C								
Facilities		$ 4,195,000	$ 3,476,000	$ 306,000	$ 161,000	$ 252,000	$ 0	$ 0
Contingency	10%	$ 345,000	$ 273,000	$ 31,000	$ 16,000	$ 25,000	$ 0	$ 0
Contingency	20%	$ 149,000	$ 149,000	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 1,006,000	$ 834,000	$ 73,000	$ 39,000	$ 60,000	$ 0	$ 0
Subtotal		**$ 5,695,000**	**$ 4,732,000**	**$ 410,000**	**$ 216,000**	**$ 337,000**	**$ 0**	**$ 0**
Other								
Facilities		$ 23,678,000	$ 15,649,000	$ 1,906,000	$ 1,610,000	$ 4,513,000	$ 0	$ 0
Contingency	10%	$ 1,906,000	$ 1,103,000	$ 191,000	$ 161,000	$ 451,000	$ 0	$ 0
Contingency	20%	$ 924,200	$ 924,200	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 5,682,000	$ 3,756,000	$ 457,000	$ 386,000	$ 1,083,000	$ 0	$ 0
Subtotal		**$ 32,190,200**	**$ 21,432,200**	**$ 2,554,000**	**$ 2,157,000**	**$ 6,047,000**	**$ 0**	**$ 0**
Habitat Conservation Easement		**$ 1,146,400**	**$ 0**	**$ 0**	**$ 0**	**$ 1,146,400**	**$ 0**	**$ 0**
Storm Drainage								
Off-site		$ 14,167,658	$ 0	$ 0	$ 0	$ 14,167,658	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 484,272	$ 0	$ 0	$ 0	$ 484,272	$ 0	$ 0
Remaining Off-site		$ 5,572,515	$ 0	$ 0	$ 0	$ 5,572,515	$ 0	$ 0
Subtotal		**$ 20,224,446**	**$ 0**	**$ 0**	**$ 0**	**$ 20,224,446**	**$ 0**	**$ 0**
Sewer								
Off-site		$ 5,315,000	$ 0	$ 0	$ 5,315,000	$ 0	$ 0	$ 0
Remaining Off-site		$ 795,000	$ 0	$ 0	$ 795,000	$ 0	$ 0	$ 0
Subtotal		**$ 6,110,000**	**$ 0**	**$ 0**	**$ 6,110,000**	**$ 0**	**$ 0**	**$ 0**
Parks								
Neighborhood Park N1		$ 2,498,507	$ 0	$ 0	$ 0	$ 0	$ 2,498,507	$ 0
Neighborhood Park N2		$ 2,477,226	$ 0	$ 0	$ 0	$ 0	$ 2,477,226	$ 0
Neighborhood Park N3		$ 2,477,226	$ 0	$ 0	$ 0	$ 0	$ 2,477,226	$ 0
Central Park		$ 1,700,864	$ 0	$ 0	$ 0	$ 0	$ 1,700,864	$ 0
Sports Park (Phases 1 and 2)		$ 5,885,012	$ 0	$ 0	$ 0	$ 0	$ 5,885,012	$ 0
Land Acquisition		$ 8,068,986	$ 0	$ 0	$ 0	$ 0	$ 8,068,986	$ 0
Fire Station		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 23,107,821**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 23,107,821**	**$ 0**
Water Well		**$ 199,000**	**$ 0**	**$ 199,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 1,872,000**	**$ 1,665,000**	**$ 207,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 132,175,867**	**$ 54,741,200**	**$ 7,046,000**	**$ 11,217,000**	**$ 36,064,846**	**$ 23,107,821**	**$ 0**
District Administration	4%	**$ 5,287,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 5,287,000**
Gibson Road		**$ 804,000**	**$ 804,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 6,538,078**	**$ 6,538,078**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 144,804,945**	**$ 62,083,278**	**$ 7,046,000**	**$ 11,217,000**	**$ 36,064,846**	**$ 23,107,821**	**$ 5,287,000**

cost detail

Source: Ponticello Enterprises, Cunningham Engineering

Table A-1
2008 SLIF Nexus Study and Reconciliation Update
SLSP CIP Summary

			Oversized for MPRA			
Item	**Pct.**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**
Package A						
Facilities		$ 1,336,000	$ 0	$ 0	$ 610,000	$ 726,000
Soft Costs		$ 326,078	$ 0	$ 0	$ 148,883	$ 177,195
Subtotal		**$ 1,662,000**	**$ 0**	**$ 0**	**$ 759,000**	**$ 903,000**
Package B						
Facilities		$ 3,084,000	$ 2,018,000	$ 0	$ 296,000	$ 770,000
Contingency	10%	$ 309,000	$ 202,000	$ 0	$ 30,000	$ 77,000
Soft Costs	24%	$ 740,000	$ 484,000	$ 0	$ 71,000	$ 185,000
Subtotal		**$ 4,133,000**	**$ 2,704,000**	**$ 0**	**$ 397,000**	**$ 1,032,000**
Package C						
Facilities		$ 827,000	$ 743,000	$ 0	$ 76,000	$ 8,000
Contingency	10%	$ 8,400	$ 0	$ 0	$ 7,600	$ 800
Contingency	20%	$ 149,000	$ 149,000	$ 0	$ 0	$ 0
Soft Costs	24%	$ 198,000	$ 178,000	$ 0	$ 18,000	$ 2,000
Subtotal		**$ 1,183,000**	**$ 1,070,000**	**$ 0**	**$ 102,000**	**$ 11,000**
Other						
Facilities		$ 2,392,000	$ 255,000	$ 4,000	$ 830,000	$ 1,303,000
Contingency	10%	$ 239,200	$ 25,500	$ 400	$ 83,000	$ 130,300
Contingency	20%	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 574,000	$ 61,000	$ 1,000	$ 199,000	$ 313,000
Subtotal		**$ 3,205,000**	**$ 341,500**	**$ 5,400**	**$ 1,112,000**	**$ 1,746,300**
Habitat Conservation Easement		**$ 462,000**	**$ 0**	**$ 0**	**$ 0**	**$ 462,000**
Storm Drainage						
Off-site		$ 4,102,000	$ 0	$ 0	$ 0	$ 4,102,000
East Regional Det. Pond (off-site)		$ 177,300	$ 0	$ 0	$ 0	$ 177,300
Remaining Off-site		$ 1,517,000	$ 0	$ 0	$ 0	$ 1,517,000
Subtotal		**$ 5,796,300**	**$ 0**	**$ 0**	**$ 0**	**$ 5,796,300**
Sewer						
Off-site		$ 1,606,000	$ 0	0	$ 1,606,000	$ 0
Remaining Off-site		$ 286,000	$ 0	0	$ 286,000	$ 0
Subtotal		**$ 1,892,000**	**$ 0**	**$ 0**	**$ 1,892,000**	**$ 0**
Parks						
Neighborhood Park N1		$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 0	$ 0	$ 0	$ 0	$ 0
Land Acquisition		$ 0	$ 0	$ 0	$ 0	$ 0
Fire Station		$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 69,000**	**$ 69,000**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 18,402,300**	**$ 4,184,500**	**$ 5,400**	**$ 4,262,000**	**$ 9,950,600**
District Administration	4%	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 18,402,300**	**$ 4,184,500**	**$ 5,400**	**$ 4,262,000**	**$ 9,950,600**

cost detail

Source: Ponticello Enterprises, Cunningham Engineering

Table A-1
2008 SLIF Nexus Study and Reconciliation Update
SLSP CIP Summary

		Transferred to MPRA			MPRA		
Item	**Pct.**	**TOTAL**	**Roads**	**Drainage**	**TOTAL**	**Roads**	**Drainage**
Package A							
Facilities		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Package B							
Facilities		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Package C							
Facilities		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Other							
Facilities		$ 7,352,000	$ 7,129,000	$ 223,000	$ 17,343,000	$ 16,757,000	$ 586,000
Contingency	10%	$ 273,000	$ 251,000	$ 22,000	$ 873,982	$ 815,382	$ 58,600
Contingency	20%	$ 925,000	$ 925,000	$ 0	$ 1,720,636	$ 1,720,636	$ 0
Soft Costs	24%	$ 1,765,000	$ 1,711,000	$ 54,000	$ 4,163,000	$ 4,022,000	$ 141,000
Subtotal		**$ 10,315,000**	**$ 10,016,000**	**$ 299,000**	**$ 24,100,618**	**$ 23,315,018**	**$ 785,600**
Habitat Conservation Easement		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Storm Drainage							
Off-site		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 1,928,000	$ 0	$ 1,928,000	$ 4,218,000	$ 0	$ 4,218,000
Subtotal		**$ 1,928,000**	**$ 0**	**$ 1,928,000**	**$ 4,218,000**	**$ 0**	**$ 4,218,000**
Sewer							
Off-site		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks							
Neighborhood Park N1		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Land Acquisition		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Fire Station		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 12,243,000**	**$ 10,016,000**	**$ 2,227,000**	**$ 28,318,618**	**$ 23,315,018**	**$ 5,003,600**
District Administration	4%	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 12,243,000**	**$ 10,016,000**	**$ 2,227,000**	**$ 28,318,618**	**$ 23,315,018**	**$ 5,003,600**

cost detail

Source: Ponticello Enterprises, Cunningham Engineering

Table A-1
2008 SLIF Nexus Study and Reconciliation Update
SLSP CIP Summary

			City				
Item	**Pct.**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**	**Parks**
Package A							
Facilities		$ 81,249	$ 0	$ 0	$ 81,249	$ 0	$ 0
Soft Costs		$ 19,837	$ 0	$ 0	$ 19,837	$ 0	$ 0
Subtotal		**$ 101,000**	**$ 0**	**$ 0**	**$ 101,000**	**$ 0**	**$ 0**
Package B							
Facilities		$ 464,924	$ 464,924	$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 46,492	$ 46,492	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 111,582	$ 111,582	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 623,000**	**$ 623,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Package C							
Facilities		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Other							
Facilities		$ 8,728,000	$ 2,649,000	$ 6,000,000	$ 79,000	$ 0	$ 0
Contingency	10%	$ 622,600	$ 14,700	$ 600,000	$ 7,900	$ 0	$ 0
Contingency	20%	$ 500,400	$ 500,400	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 2,095,000	$ 636,000	$ 1,440,000	$ 19,000	$ 0	$ 0
Subtotal		**$ 11,946,000**	**$ 3,800,100**	**$ 8,040,000**	**$ 105,900**	**$ 0**	**$ 0**
Habitat Conservation Easement		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Storm Drainage							
Off-site		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 6,900,000	$ 0	$ 0	$ 0	6,900,000	$ 0
Subtotal		**$ 6,900,000**	**$ 0**	**$ 0**	**$ 0**	**$ 6,900,000**	**$ 0**
Sewer							
Off-site		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks							
Neighborhood Park N1		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 4,145,786	$ 0	$ 0	$ 0	$ 0	$ 4,145,786
Land Acquisition		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Fire Station		$ 0	$ 0	$ 0	$ 0	$ 0	0
Subtotal		**$ 4,145,786**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 4,145,786**
Water Well		**$ 2,160,000**	**$ 0**	**$ 2,160,000**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 25,875,786**	**$ 4,423,100**	**$ 10,200,000**	**$ 206,900**	**$ 6,900,000**	**$ 4,145,786**
District Administration	4%	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 25,875,786**	**$ 4,423,100**	**$ 10,200,000**	**$ 206,900**	**$ 6,900,000**	**$ 4,145,786**

cost detail

Source: Ponticello Enterprises, Cunningham Engineering

Table A-1
2008 SLIF Nexus Study and Reconciliation Update
SLSP CIP Summary

		Collector Improvements				
Item	**Pct.**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**
Package A						
Facilities		$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs		$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Package B						
Facilities		$ 401,000	$ 154,000	$ 90,000	$ 131,000	$ 26,000
Contingency	10%	$ 40,000	$ 15,000	$ 9,000	$ 13,000	$ 3,000
Soft Costs	24%	$ 96,000	$ 37,000	$ 22,000	$ 31,000	$ 6,000
Subtotal		**$ 537,000**	**$ 206,000**	**$ 121,000**	**$ 175,000**	**$ 35,000**
Package C						
Facilities		$ 958,000	$ 524,000	$ 67,000	$ 130,000	$ 237,000
Contingency	10%	$ 96,000	$ 52,000	$ 7,000	$ 13,000	$ 24,000
Contingency	20%	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 230,000	$ 126,000	$ 16,000	$ 31,000	$ 57,000
Subtotal		**$ 1,284,000**	**$ 702,000**	**$ 90,000**	**$ 174,000**	**$ 318,000**
Other						
Facilities		$ 17,965,000	$ 14,684,000	$ 868,000	$ 1,466,000	$ 947,000
Contingency	10%	$ 1,796,700	$ 1,468,400	$ 86,800	$ 146,600	$ 94,700
Contingency	20%	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 4,311,000	$ 3,524,000	$ 208,000	$ 352,000	$ 227,000
Subtotal		**$ 24,072,700**	**$ 19,676,400**	**$ 1,162,800**	**$ 1,964,600**	**$ 1,268,700**
Habitat Conservation Easement		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Storm Drainage						
Off-site		$ 0	$ 0	$ 0	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Sewer						
Off-site		$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks						
Neighborhood Park N1		$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 0	$ 0	$ 0	$ 0	$ 0
Land Acquisition		$ 0	$ 0	$ 0	$ 0	$ 0
Fire Station		$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 0**	**0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 25,893,700**	**$ 20,584,400**	**$ 1,373,800**	**$ 2,313,600**	**$ 1,621,700**
District Administration	4%	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 25,893,700**	**$ 20,584,400**	**$ 1,373,800**	**$ 2,313,600**	**$ 1,621,700**

cost detail

Source: Ponticello Enterprises, Cunningham Engineering

Table A-1
2008 SLIF Nexus Study and Reconciliation Update
SLSP CIP Summary

		WJUSD			
Item	**Pct.**	**TOTAL**	**Roads**	**Water**	**Sewer**
Package A					
Facilities		$ 0	$ 0	$ 0	$ 0
Soft Costs		$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**
Package B					
Facilities		$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**
Package C					
Facilities		$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**
Other					
Facilities		$ 153,000	$ 0	$ 102,000	$ 51,000
Contingency	10%	$ 15,300	$ 0	$ 10,200	$ 5,100
Contingency	20%	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 36,700	$ 0	$ 24,500	$ 12,200
Subtotal		**$ 205,000**	**$ 0**	**$ 136,700**	**$ 68,300**
Habitat Conservation Easement		**$ 0**	**$ 0**	**$ 0**	**$ 0**
Storm Drainage					
Off-site		$ 0	$ 0	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**
Sewer					
Off-site		$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks					
Neighborhood Park N1		$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 0	$ 0	$ 0	$ 0
Central Park		$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 0	$ 0	$ 0	$ 0
Land Acquisition		$ 0	$ 0	$ 0	$ 0
Fire Station		$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 205,000**	**$ 0**	**$ 136,700**	**$ 68,300**
District Administration	4%	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 25,000**	**$ 25,000**	**$ 0**	**$ 0**
Planning and Administration		**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 230,000**	**$ 25,000**	**$ 136,700**	**$ 68,300**

Source: Ponticello Enterprises, Cunningham Engineering

Table A-1
2008 SLIF Nexus Study and Reconciliation Update
SLSP CIP Summary

		Yolo County				Woodland College	
Item	**Pct.**	**TOTAL**	**Roads**	**Water**	**Drainage**	**TOTAL**	**Sewer**
Package A							
Facilities		$ 340,582	$ 0	$ 0	$ 340,582	$ 0	$ 0
Soft Costs		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 341,000**	**$ 0**	**$ 0**	**$ 341,000**	**$ 0**	**$ 0**
Package B							
Facilities		$ 164,000	$ 155,700	$ 7,100	$ 1,200	$ 0	$ 0
Contingency	10%	$ 16,400	$ 15,600	$ 700	$ 100	$ 0	$ 0
Soft Costs	24%	$ 39,400	$ 37,400	$ 1,700	$ 300	$ 0	$ 0
Subtotal		**$ 220,000**	**$ 209,000**	**$ 10,000**	**$ 2,000**	**$ 0**	**$ 0**
Package C							
Facilities		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Other							
Facilities		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Habitat Conservation Easement		**$ 37,231**	**$ 0**	**$ 0**	**$ 37,231**	**$ 0**	**$ 0**
Storm Drainage							
Off-site		$ 356,597	$ 0	$ 0	$ 356,597	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 15,728	$ 0	$ 0	$ 15,728	$ 0	$ 0
Remaining Off-site		$ 134,432	$ 0	$ 0	$ 134,432	$ 0	$ 0
Subtotal		**$ 506,756**	**$ 0**	**$ 0**	**$ 506,756**	**$ 0**	**$ 0**
Sewer							
Off-site		$ 0	$ 0	$ 0	$ 0	$ 300,000	$ 300,000
Remaining Off-site		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 300,000**	**$ 300,000**
Parks							
Neighborhood Park N1		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Land Acquisition		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Fire Station		$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 1,105,987**	**$ 209,000**	**$ 10,000**	**$ 886,987**	**$ 300,000**	**$ 300,000**
District Administration	4%	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 162,000**	**$ 162,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 1,267,987**	**$ 371,000**	**$ 10,000**	**$ 886,987**	**$ 300,000**	**$ 300,000**

cost detail

Source: Ponticello Enterprises, Cunningham Engineering

APPENDIX B

DWELLING UNIT EQUIVALENT FACTORS

Table B-1 DUEs for Average DUE Calculation B-1
Table B-2 Average DUE Factor Calculation B-2
Table B-3 Dwelling Unit Equivalent Factors—Roadway Improvements B-3
Table B-4 Dwelling Unit Equivalent Factors—Water Improvements B-4
Table B-5 Dwelling Unit Equivalent Factors—Wastewater Improvements B-5
Table B-6 Dwelling Unit Equivalent Factors—Drainage Improvements B-6
Table B-7 Dwelling Unit Equivalent Factors—Park and Recreation Facilities B-7
Table B-8 Dwelling Unit Equivalent Factors—Ongoing Administration Costs B-8

Table B-1
2008 SLIF Nexus Study and Reconciliation Update
DUEs for Average DUE Calculation

Item	Single-Family	Multifamily	Commercial	TOTAL
Units/Building Square Feet	2,880	1,171	239,580	
DUE Factors [1]				
Roadways	1.00	0.73	1.22	
Water	1.00	0.61	0.27	
Sewer	1.00	0.83	0.49	
Drainage	1.00	0.39	0.87	
Parks	1.00	0.83	0.00	
DUEs				
Roadways	2,880	857	293	**4,030**
Water	2,880	719	65	**3,664**
Sewer	2,880	976	117	**3,973**
Drainage	2,880	457	209	**3,546**
Parks	2,880	976	0.00	**3,856**

dues by facility

[1] See **Tables B-3** - **B-7.**

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Table B-2
2008 SLIF Nexus Study and Reconciliation Update
Average DUE Factor Calculation

	Cost Per DUE			DUE Factors			Cost Per Unit/Building Square Foot		
Item	**Total Cost**	**Total DUEs**	**Cost Per DUE**	**Single-Family**	**Multi-family**	**Commercial**	**Single-Family**	**Multi-family**	**Commercial**
	(from 2004 Nexus Study)								
Roadways	$41,818,000	4,030	$10,377	1.00	0.73	1.22	$10,377	$7,594	$12.68
Water	$5,182,000	3,664	$1,414	1.00	0.61	0.27	$1,414	$868	$0.39
Sewer	$4,754,000	3,973	$1,197	1.00	0.83	0.49	$1,197	$997	$0.58
Drainage	$25,412,000	3,546	$7,167	1.00	0.39	0.87	$7,167	$2,795	$6.25
Parks	$21,624,000	3,856	$5,608	1.00	0.83	0.00	$5,608	$4,673	$0.00
TOTAL	**$98,790,000**		**$25,763**				**$25,763**	**$16,928**	**$19.91**
Average DUE Factor							**1.00**	**0.66**	**0.77**

avg due factor

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Table B-3
2008 SLIF Nexus Study and Reconciliation Update
Dwelling Unit Equivalent Factors - Roadway Improvements

Land Use Category	Units	PM Peak Hour Trip Rate per Unit [1]	Trip Length [2]	Percentage of New Trips [3]	VMT per Land Use Unit	DUE Schedule
		a	*b*	*c*	*a*b*c*	
Single-Family	Dwelling Unit	1.22	3.17	100%	3.87	1.00
Multifamily	Dwelling Unit	0.89	3.18	100%	2.83	0.73
Commercial	1,000 Sq. Ft.	3.75	1.91	66%	4.73	1.22

"road_due"

Sources

Fehr & 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 = Derived from the City of Woodland Travel Demand Model
- Commercial factors reflect retail factors. Retail = Shopping Center (ITE Code 820)

[2] Estimated using City of Woodland Travel Demand Model.

[3] Average percent new trips based on *Trip Generation Handbook* , ITE, March 2001.

VMT = Vehicle Miles of Travel

Road Improvement DUE Factor:

VMT per Unit/Single-Family VMT per Unit

Table B-4
2008 SLIF Nexus Study and Reconciliation Update
Dwelling Unit Equivalent Factors - Water Improvements

Land Use Category	Units	Max Day Water Demand Per Acre [1]	Dwelling Units Per Acre	Max Day Water Demand Per Unit	Water Demand DUE
		A	*B*	*C=A/B*	*D=C/C for SF*
Single-Family	Dwelling Unit	6,970	6	1,162	1.00
Multifamily	Dwelling Unit	14,256	20	713	0.61
Commercial [2]	1,000 Sq. Ft.	3,485	11	317	0.27

"water_due"

Source: City of Woodland

[1] Based on the 1999 Water Master Plan, Water System Model, Tables 2-2 and 3-1.
[2] Commercial factor uses the retail category assumptions.

Table B-5
2008 SLIF Nexus Study and Reconciliation Update
Dwelling Unit Equivalent Factors - Wastewater Improvements

Land Use Category	Units	Persons Per Land Use Unit	Gals Per Gross Acre [1]	Persons Per Acre	Flow Per Person	Flow Per Land Use Unit	DUE Schedule
		A	*B*	*C*	*D=B/C*	*E=A*D*	*F=E/E for SF*
Single-Family	Dwelling Unit	3.0	1,350	18	75.00	225.0	1.00
Multifamily	Dwelling Unit	2.5	3,750	50	75.00	187.5	0.83
Commercial [2]	1,000 Sq. Ft.	2.5	1,200	27	44.00	110.0	0.49

"sewer_due"

Source: City of Woodland

[1] Based on the 1996 City of Woodland General Plan FEIR, Volume 1, Table 5-6, Page 5-12.
[2] Commercial factor uses the retail category assumptions.

Table B-6
2008 SLIF Nexus Study and Reconciliation Update
Dwelling Unit Equivalent Factors - Drainage Improvements

Land Use Category	Units	Average Runoff Coefficient per Acre [1]	Units per Acre	Water Runoff Per Unit	DUE Schedule
		A	*B*	*C=A/B*	*D=C/C for SF*
Single-Family	Dwelling Unit	0.50	6	0.0833	1.00
Multifamily	Dwelling Unit	0.65	20	0.0325	0.39
Commercial [2]	1,000 Sq. Ft.	0.80	11	0.0727	0.87

"drain_due"

Source: City of Woodland

[1] Based on the 1999 Storm Drainage Master Plan, Vol. 2, Page 22, Table 1.
[2] Commercial factor uses the retail category assumptions.

Table B-7
2008 SLIF Nexus Study and Reconciliation Update
Dwelling Unit Equivalent Factors - Park and Recreation Facilities

Land Use Category	Units	Persons Per Land Use Unit	Hours of Potential Park Usage Per Person Per Week [1]	Hours of Potential Park Usage Per Land Use Unit Per Week	DUE Schedule
		A	*B*	*C=A*B*	*D=C/C for SF*
Single-Family	Dwelling Unit	3.00	84.50	253.50	1.00
Multifamily	Dwelling Unit	2.50	84.50	211.25	0.83
Commercial [2]	1,000 Sq. Ft.	N/A	N/A	N/A	0.00
					"park_due"

Source: City of Woodland

[1] Based on the June 1998 Major Projects Finance Plan Update and Parks Department.
[2] Commercial development not charged park fee.

Table B-8
2008 SLIF Nexus Study and Reconciliation Update
Dwelling Unit Equivalent Factors - Ongoing Administration Costs

Land Use Category	Units	All SLIF Facilities Cost	All SLIF Facilities Cost per SF DU	DUE Schedule
		A	*B*	*C=A/B*
Single-Family	Dwelling Unit	$33,917	$33,917	1.00
Multifamily	Dwelling Unit	$22,385	$33,917	0.66
Commercial	1,000 Sq. Ft.	$26,116	$33,917	0.77

"admin_due"

APPENDIX C

INFLATION FACTORS

Table C-1 Inflation Calculation C-1
Table C-2 Inflation Factors C-2

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Table C-1
2008 SLIF Nexus Study and Reconciliation Update
Inflation Calculation

Item	Calculation	TOTAL	Year 2004	2005	2006	2007	2008
Beginning Balance	*a*	$ 0	$ 0	$ 47,034,974	$ 51,663,962	$ 55,921,922	$ 49,493,958
Inflation Amount [1]	*a*b*	$ 9,034,682	$ 0	$ 1,399,438	$ 3,230,456	$ 516,980	$ 3,887,807
Bond Proceeds		$ 27,674,441	$ 27,674,441	$ 0	$ 0	$ 0	$ 0
First Cash Call		$ 19,360,533	$ 19,360,533	$ 0	$ 0	$ 0	$ 0
Second Cash Call		$ 5,177,946	$ 0	$ 5,177,946	$ 0	$ 0	$ 0
Third Cash Call		$ 8,668,523	$ 0	$ 0	$ 8,668,523	$ 0	$ 0
Interest Distribution		$ 345,827	$ 0	$ 0	$ 345,827	$ 0	$ 0
Fee Credits Used		($ 21,552,383)	$ 0	($ 1,948,396)	($ 7,986,846)	($ 6,944,944)	($ 4,672,197)
Ending Balance		**$ 48,709,568**	**$ 47,034,974**	**$ 51,663,962**	**$ 55,921,922**	**$ 49,493,958**	**$ 48,709,568**
Annual Inflation Factor [1]	*b*		*0.00%*	*2.98%*	*6.25%*	*0.92%*	*7.86%*

inflation calc

[1] Inflation amount = beginning balance * inflation factor. Annual inflation factor is average of change in the San Francisco and 20-City Construction Cost Index (CCI) as reported in the Engineering News Record (ENR) for the period between October of the year shown and October of the previous year. See **Table C-2.**

Table C-2
2008 SLIF Nexus Study and Reconciliation Update
Inflation Factors

	Construction Cost Index Value		Percent Change		
Date	20-City CCI	San Francisco CCI	20-City CCI	San Francisco CCI	Average
October 2004	7,314	8,195			
October 2005	7,563	8,404	3.40%	2.55%	2.98%
October 2006	7,883	9,099	4.23%	8.27%	6.25%
October 2007	8,045	9,079	2.06%	-0.21%	0.92%
October 2008	8,623	9,853	7.19%	8.52%	7.86%
					inflation factor

Source: *Engineering News Record*