SPRING LAKE FREQUENTLY ASKED QUESTIONS

March 30, 2011 (update 4.7.11)

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

The Spring Lake Specific Plan – General Information

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

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

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

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

- Rochdale Grange a 44-unit multi-family development at the southwest corner of Heritage Parkway and Parkland Avenue; and
- Huntington Square homes by Standard Pacific a 163-unit single family development

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

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

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

There are two possible elementary school sites currently in the plan. However, the school district has indicated that they are considering releasing the elementary school site located north of Heritage Parkway on Meikle Avenue. The two significant factors that are part of the consideration are that student generation rates in Spring Lake are very low and the district has changed their school concept to a 600 student design size. The smaller school size as proposed in the Spring Lake Specific Plan is not feasible or economical. This item will be heard at the Woodland Joint Unified School District meeting on April

14, 2011. The plan indicates a possible junior high at the north east corner of Farmer Central Rd and Pioneer.

While preliminary sites have been set aside for possible schools in the plan area, whether they are ultimately built is very much dependant upon demographics, needs, and school budgets. The anticipated first future elementary school site in Spring Lake is proposed south of Heritage Parkway and east of Meikle Avenue. The School District owns that land has prepared preliminary site plans but work has been halted. The primary consideration is that the student generation rates do not warrant building the school at this time.

Are additional multi-family homes proposed in Spring Lake?

The Spring Lake Specific plan includes a land use plan in which the development densities have been identified, or zoned. The zoning provides for a range of residential densities, from Single Family Residential of three (3) dwelling units to the acre, to higher density Multi-Family at twenty five (25) dwelling units per acre. Development projects that comply with underlying zoning will require design review before the Planning Commission and a minimum 300-foot notice will mailed to adjacent property owners.

Can the Spring Lake Specific Plan be changed?

A specific plan is a detailed planning document which functions as the general plan, zoning and design guidelines for a designated area within the City. As is the case with all planning documents, it may be modified if determined necessary to better achieve community goals. However, any request for modification would be open for public notice, review and comment and review and approval by the Planning Commission and City Council.

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

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

Is commercial development still planned next to the neighborhood parks?

A key design goal of the Spring Lake Specific Plan is to create distinct neighborhoods with each having a community focal area centered on a park, school and a small community serving commercial service type of use. The intent of this design is to encourage neighborhood interaction and pedestrian oriented development. The Plan states that land designated as neighborhood commercial shall remain as such unless it remains undeveloped by plan build out (2015), at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use. At this time development of these two acre sites as commercial is generally not feasible or likely. It is possible that in the future, property owners of those sites may request to change the land use designation. Public notice and review are required where a development proposes to change the approved land use or a Specific Plan requirement. A minimum 300-foot mailing notice is required. However, it is anticipated that a broader notice would be utilized and the site posted with a sign.

When will the proposed neighborhood parks be built?

The first Spring Lake Park is an eight acre site located east of Meikle Avenue, South or Ortiz Avenue and generally north of Heritage Parkway. As a result of development the City collects fees specifically for parks. The remaining park sites are currently privately owned. At such time that development progresses and adequate fees have been collected, the City will be in the position to purchase the land and pay for the design and improvements for a future neighborhood park. The location of the next park will be dependent upon the rate of development in that with the issuance of the building permit for the 1,950th single family equivalent unit, the second neighborhood park will be triggered and subsequently completed within 15 months. The second park will be located in whichever of the remaining neighborhoods has the most building permits issued at the time.

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

Business Office – (530) 661-7800

Neighborhood Watch – (530) 661-7854

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

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

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

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

Spring Lake is located within Beat 4 which is now the largest beat in Woodland. Its borders are College St, Cross St., E Gum Ave, Bourn Dr., E Main St. Co. Rd. 102, and Co. Rd. 101, Co. Rd. 24A and Co. Rd. 25A. Beat 4 consists of retail, commercial and residential properties with in it; our crime analysis unit does not produce statistics just for "Spring Lake" housing development due to all the mixed variables, geographic base and populations' densities. However, the City does have available a crime mapping web site

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

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

Fire - Contact: (530) 661-5860

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

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

When will the Spring Lake Fire station be built?

The recommendation approved by the Woodland City Council on April 6, 2004 states that the City "plan the opening of the Spring Lake fire station upon reaching the trigger point of 1,010 occupied single family dwelling units". At this time there are approximately 800 occupied single family dwelling units. With the economic slowdown approximately 50 building permits are being requested annually by the builders. At that rate of development the construction time for this fire station is several years away.

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

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

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

Engineering: Traffic, Development and Capital Projects

Contact: (530) 661-5961

Are speed bumps a possibility on my street?

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

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

Stop sign placement needs to be evaluated by the traffic engineering branch. Please contact this group by calling (530) 661-5961.

When will Parkway connect to State Route 113?

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

Alternate access to State Route 113 will ultimately be provided to Spring Lake at the County Road 25A freeway interchange. As Spring Lake builds out, there will be access via County Road 101/Harry Lorenzo Avenue to County Road 25A. The improvements are to be funded generally with a combination of private development and collected fees. Due to the economic situation, funding some of these improvements has been delayed. It is hoped that improvements will be completed within 2 to 5 years.

What future roadwork plans will occur within Spring Lake?

This summer, the City is planning to construct the extension of Pioneer Avenue/Parkland Avenue from Farmers Central Road to Heritage Parkway. This road will eventually be 4 lanes. However, only two lanes will be constructed as part of this project. The funding for this project is from Spring Lake bond funding. That can only be used for a specific list of projects, this being one of them.

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

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

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

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

Public Works: Water, Sewer, Street Maintenance,

Tree Maintenance – Contact: (530) 661-5962

How was the Spring Lake area chosen to be the first for water metering? When will the rest of the City get metered?

State Assembly Bill 2572, signed into law September 2004, requires water customers with buildings built after January 1, 1992 to be billed for water use based on their consumption by January 1, 2010, and requires that all other water users to be billed based on consumption by 2025. All homes and businesses within the City's service area and built in 1992 or later, such as the Spring Lake development, are part of Phase 1 of the meter implementation project, and are required to be metered by 2010. Water meters were expected to be installed at every home in Woodland by Fall 2011. More information can be found on the City of Woodland website under Quick Links (click on water meters).

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

The soils in the Spring Lake area are saline clay soils with poor infiltration. This means that it takes a while for the water to sink into the soil and that the soil cannot hold much water and easily becomes waterlogged. Irrigating lawns once every two weeks during the winter months should be enough water for this soil type. If you notice brown spots in your lawn, water more, and if the soil is still soggy and the lawn is lush, water less. The landscaping may also benefit from shorter watering periods that occur more often so that the soil isn't saturated as quickly.

What are signs that I am over watering my lawn?

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

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

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

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

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

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

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

Building / Code Enforcement Contact: (530) 661-5820

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

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

Finance/Utilities Billing – Contact: (530) 661-5830/5831

What if I have questions about my water bills?

If you have questions regarding the new water "volume" based billing you can contact the utility billing department. Information can be found on the City's web site under "Quick Links" and Water Meters including information on water rates and sample billing. Information can be found at the following link:

http://www.cityofwoodland.org/gov/depts/pw/water_rate_info/default.asp

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

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

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

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

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

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

How is the annual charge determined?

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

How long will I have to make Mello Roos payments?

The bonds were issued in 2004 and are 30 year bonds; Mello Roos assessments will end in 2034.

Can I pay off the Mello Roos before 2034?

Yes, the assessment can be prepaid at any time prior to 2034. The payoff amount will vary depending on when the payoff is made and the zoning on your home. Current estimates range from approximately \$22,500 to \$25,000 for single family homes. To receive an official prepayment calculation, please contact the City's Finance Department.

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

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

General City FAO's

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

http://www.citvofwoodland.org/fags/default.asp