



CITY OF
WOODLAND
CALIFORNIA

City of Woodland Gateway Landscaping and Lighting District

Engineer's Report Fiscal Year 2023/2024

May 16, 2023

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I. OVERVIEW

A. INTRODUCTION

This report constitutes the annual update of the Engineer’s Report for the City of Woodland (“City”) Gateway Landscaping and Lighting District (“District”) for FY 2023/2024 which provides updated information regarding the budget and factors that affect the assessment. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District’s boundaries. This report relies on the assessment methodology and benefit analysis from the Engineer’s Report prepared at the time of formation and approved by the property owners through a Proposition 218 balloting procedure.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”), Article XIID of the Constitution of the State of California (“Article XIID”), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the “Implementation Act”) (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year (“FY”) commencing July 1, 2023 and ending June 30, 2024 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for FY 2023/2024 as set forth in this Engineer’s Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the FY 2023/2024 assessment rates.

B. CONTENTS OF ENGINEER’S REPORT

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

Section I. Overview – Provides background information on the proposed District and an introduction to the Report.

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

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses. This includes both the maximum assessment rates and the proposed FY 2023/2024 assessment rates.

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

Section V. Assessment Roll – The assessment roll identifies the 2023/2024 assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District at the time the District was formed.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing scheduled for June 6, 2023, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for FY 2023/2024.

II. PLANS AND SPECIFICATION

A. GENERAL DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Map of Proposed Boundaries of the City of Woodland Gateway Landscaping and Lighting District” contained within this report in Section VI. At the time of formation the District contained three (3) original large parcels that have subdivided into twelve (12) commercial sites.

The District is generally bounded to the north by Interstate 5, to the west by County Road 102, to the south by Bronze Star Drive, and generally to the east by the City boundaries.

B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, drainage and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described in Sections II C, II D and II E below.

C. LANDSCAPING AND APPURTENANT IMPROVEMENTS

Landscaping improvements (the “Landscaping Improvements”) include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, masonry block walls and other fencing, entryway monuments, bus shelters and other appurtenant items located in right of ways, parkways, greenbelts, and other easements dedicated to the City and located within the boundaries the District or adjacent to the District and that were required to be installed as a condition of the development.

Landscaping Improvements include but are not limited to the following:

- Landscape parkways on the major arterial roadways and collector roads of the project including Maxwell Avenue, American Drive, Veterans Drive, County Road 102 and the future I-5 freeway off ramp;
- Landscaping and plant/debris removal of the offsite detention pond;
- Graffiti removal, paint, wall and fence repairs for the project entry monuments and fencing on the offsite detention pond; and
- Transit facilities including bus shelters.

For the landscaping improvements specifically, the City’s costs were estimated assuming the City will provide a Mode II level of service. Mode II is a mid level of service and

represents a level of maintenance where some tolerance is allowed to maintenance problems such as litter, weeds, pruning and irrigation repairs.

D. STREET LIGHTING/TRAFFIC SIGNALS AND APPURTENANT IMPROVEMENTS

Street lighting improvements (“Lighting Improvements”) include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices, energy costs and appurtenant facilities as required to provide lighting and traffic signals in public streets, sidewalk easements and other easements dedicated to the City and located within the boundaries of the District or adjacent to the District and that were required to be installed as a condition of the development.

Lighting Improvements include but are not limited to the following;

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 32 lights;
- Traffic signals and appurtenant facilities at two (2) signalized intersections located at County Road 102 and Maxwell Avenue and at Bronze Star Drive and American Drive; and
- Lighting facilities located at and for the project entry monuments.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

E. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of Landscaping Improvements and Lighting Improvements (“Improvements”) and appurtenant facilities, including repair, removal or replacement of all or part of any of the Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing and painting of walls and fencing and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Landscaping Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Lighting Improvements. The Lighting Improvements shall be serviced to provide adequate illumination. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

III. ESTIMATE OF COSTS

A. ESTIMATE OF COSTS TABLE

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. This includes both the Maximum Budget expected based on full maturity of the landscaping (subject to an annual inflator – see Section IV D) and the Proposed FY 2023/2024 budget.

	MAXIMUM BUDGET^[1]	PROPOSED FY 2023/2024 BUDGET
DIRECT COST ITEMS		
Landscaping Maintenance	\$107,080.14	\$136,985.00
Tree Maintenance	38,315.57	21,897.00
Street Lighting	8,560.61	19,454.00
Traffic Signals	34,387.53	23,695.00
Fence Repairs and Maintenance	2,154.66	2,000.00
Graffiti and Entry Way Maintenance	1,379.49	2,350.00
Bus Shelter Repair and Maintenance	2,376.66	1,013.00
Appurtenant Facility Maintenance	6,355.16	0.00
DIRECT COST SUBTOTAL	\$200,609.82	\$207,394.00
INCIDENTAL COSTS/EXPENSES		
City Administration	\$5,017.90	\$5,017.90
Consultant/County Administration	5,017.90	5,017.90
Reserve Fund Contingency	7,835.13	(5,164.79)
INCIDENTAL COSTS SUBTOTAL	\$17,870.93	\$4,871.00
ASSESSMENT		
Estimated Assessment	\$218,480.74	\$212,265.00
Less Reserve Contribution to Project	n/a	\$0.00
TOTAL ASSESSMENT	\$218,480.74	\$212,265.00
Total Assessors Parcels	12	12
Total Levied Acreage	51.54	51.54
Assessment Per Acre	\$4,239.05	\$4,118.45

^[1] Though individual cost items may exceed the maximum budget on a line by line basis the total fiscal year assessment will not exceed the maximum budgeted assessment.

B. DESCRIPTION OF COST ITEMS

The following is a brief description of the cost items for the District included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the Improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the Improvements that provide a special benefit to property within the District.

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

- **City Administration** – Estimated costs incurred by the City for management and administration of the District, including actions associated with the levy and collection of assessments, education, response to inquiries or concerns of the public and the cost to publish public notices required for City Council action relating to the District.
- **Consultant/County Administration** – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer’s Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- **Reserve Fund/Contingency** – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July. It is intended that the reserve fund will be funded by assessments during the initial year of assessment prior to the installation of all of the improvements.

IV. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

As determined in the formation Engineer’s Report, each of the proposed improvements and the associated costs and assessments within the District were reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provide special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. Lastly, the maintenance of each of the Improvements listed above were required by the Final Conditions of Approval, Item 87 which was recorded as part of the Memorandum of Agreement between the City and the developer on August 10, 2006, Document number 2006-0031291-00 which is on file with the City Clerk.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. The entry way monuments to the project provide enhanced visibility and a draw for customers thus increasing the benefit to property owners with the District.

Specifically, the Landscaping Improvements provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Landscaping and street trees within the parkways and the entry way monuments provide special benefit to those developments that are located with the District.

Landscaping General Benefit

The Improvements will be installed to directly benefit the property owners in the District and to enhance business and development opportunities. As part of the project approval process, the project was conditioned to maintain the landscaping, lighting and appurtenant facilities. Therefore, it has been determined that there are no general benefits associated with the Landscaping Improvements.

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

Public Lighting Special Benefit

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

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

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

Street lights General Benefit

Similar to the Landscaping Improvements described above, the Lighting Improvements are required to be installed and maintained as part of project approval process and confer a special benefit to the property in the District by creating enhanced business and development opportunities. Therefore, it has been determined that there are no general benefits associated with Lighting Improvements.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The Improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the acreage of each parcel located within the District. The parcel's acreage was determined based on Assessor Parcel maps or other sources.

Based on the above formula the Table below provides the proposed rates for FY 2023/2024.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed FY 2023/2024 Acreage Rate
12	51.54	\$4,239.05 per acre or portion thereof	\$4,118.45 per acre or portion thereof

The following formula is used to calculate each parcel's maximum assessment (proportional benefit):

$$\frac{\text{Total Assessment (Proposed Maximum Budget)} \div \text{Total Acreage}}{\text{Maximum Acreage Rate}} =$$

$$\text{Parcel Acreage} \times \text{Maximum Acreage Rate} = \text{Maximum Levy Rate}$$

The following formula is used to calculate each parcel's Fiscal Year ("FY") assessment (proportional benefit):

$$\frac{\text{Total Assessment (Proposed FY Budget)} \div \text{Total Acreage}}{\text{FY Acreage Rate}} =$$

$$\text{Parcel Acreage} \times \text{FY Acreage Rate} = \text{FY Levy Rate}$$

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per EBU based on the Engineering News Record Common Labor Cost Index.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in FY 2023/2024. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate for the month of April.

Beginning in the second fiscal year (Fiscal Year 2009/2010) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Index from April 2022 to April 2023 is 1.20%.

V. ASSESSMENT ROLL

The assessment roll is a listing of both Maximum Assessment and the FY 2023/2024 Assessment apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor’s Parcel Map(s) associated with the equalized roll. Though the maximum amount is shown below, it is not anticipated that the maximum assessment will be assessed for many years. A listing of parcels proposed to be assessed within this District is shown on the following table.

Assessor Parcel Number	Owner Name	Approximate Acreage	Maximum Levy Amount	Actual FY 2023/2024 Levy Amount (Rounded)
027-852-003-000	Target Corporation	10.060	\$42,644.86	\$41,431.62
027-852-004-000	Costco Wholesale Corporation	15.170	64,306.42	62,476.90
027-852-010-000	Woodland Development Co. LLC	4.680	19,838.76	19,274.34
027-852-011-000	Woodland Development Co. LLC	1.300	5,510.77	5,353.98
027-852-029-000	Woodland Development Co. LLC	2.220	9,410.70	9,142.96
027-852-030-000	Merrimac Development Co Llc	3.280	13,904.09	13,508.52
027-852-018-000	Woodland Development Co. LLC	1.590	6,740.09	6,548.32
027-852-019-000	Woodland Development Co. LLC	0.810	3,433.63	3,335.94
027-852-022-000	Woodland Development Co. LLC	7.420	31,453.77	30,558.90
027-852-023-000	In-N-Out Burgers	1.530	6,485.75	6,301.22
027-852-024-000	Kim Hong Seok & Flora T	0.970	4,111.88	3,994.88
<u>027-852-025-000</u>	<u>Woodland Development Co. LLC</u>	<u>2.510</u>	<u>10,640.02</u>	<u>10,337.30</u>
Total*		51.540	\$218,480.74	\$212,264.88

*Total levy amount may vary from figures listed into the Budget due to rounding.

VI. DISTRICT DIAGRAM

The parcels within the Gateway Landscaping and Lighting District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

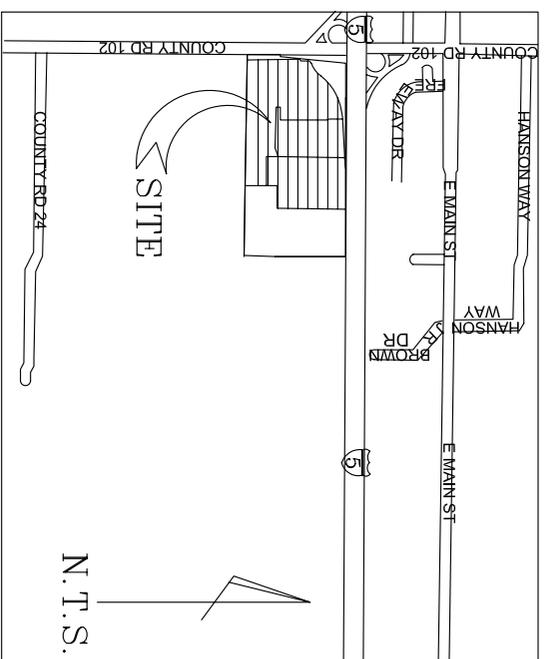
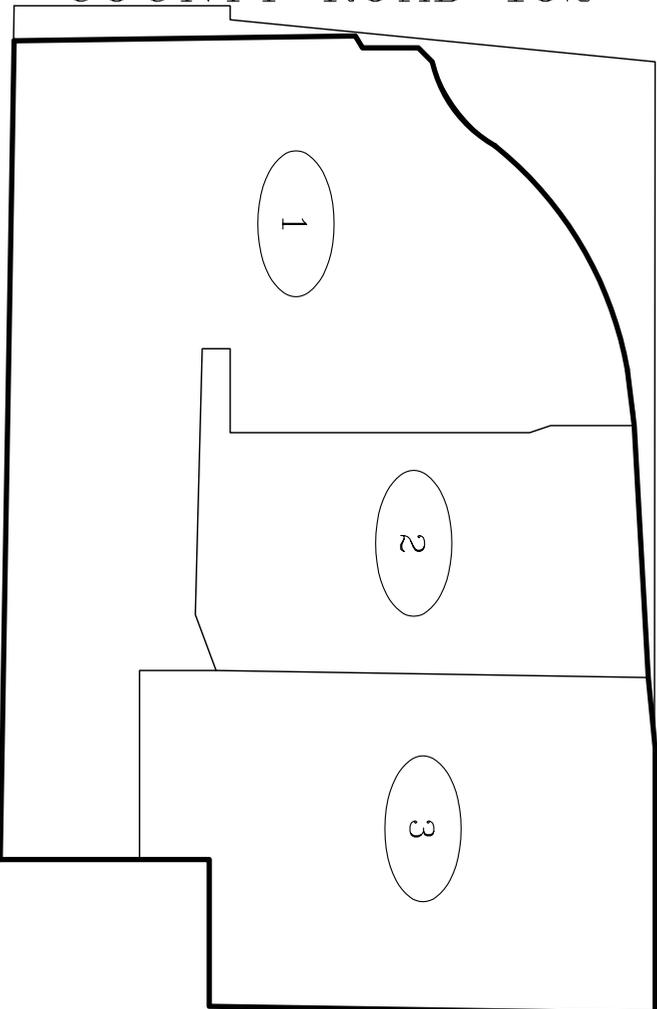
MAP OF PROPOSED BOUNDARIES OF THE
CITY OF WOODLAND
GATEWAY LANDSCAPING AND LIGHTING DISTRICT

COUNTY OF YOLO
STATE OF CALIFORNIA

1 5

COUNTY ROAD 102

BRONZE STAR DRIVE



VICINITY MAP



MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	027-300-86-1
2	027-300-87-1
3	027-300-88-1

N.T.S.



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NOVEMBER 2007

CITY OF WOODLAND

GATEWAY LANDSCAPING AND LIGHTING DISTRICT

Engineer's Report Fiscal Year 2023-2024

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