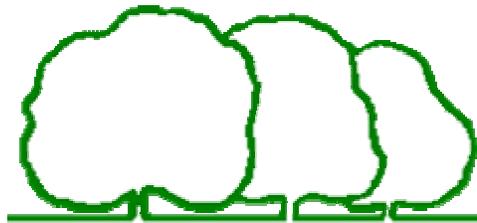


CITY OF WOODLAND
Spring Lake
Landscaping & Lighting
District
Final Engineer's Report
3/22/05



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SECTION I. OVERVIEW

A. Introduction

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

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIII C and XIII D* ("Proposition 218") desires to initiate proceedings for the formation of an assessment district, and to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year commencing July 1, 2005 and ending June 30, 2006 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. A portion of the assessments collected in fiscal year 2005/06 may be used to reimburse the City for landscaping and lighting maintenance costs expended in fiscal year 2004/05.

B. Contents of Engineer's Report

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

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

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

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses.

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

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

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

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

For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing, the City Council will confirm the Report as submitted or amended. If there is not a majority protest and the ballot procedure is successful, the City Council may order the formation of the District and establish the maximum assessment rates.

SECTION II. PLANS AND SPECIFICATION

A. General Description of the District

The proposed territory within the District consists of all lots, parcels and subdivisions of land located in the Spring Lake Specific Plan Area. The majority of the area currently contains twenty three (23) large un-subdivided parcels that are planned to be subdivided into approximately 3,851 residential units, four (4) commercial sites, six (6) school sites, four (4) neighborhood parks, one (1) mini park, and one (1) public fire station. The County of Yolo owns three (3) parcels in the specific plan area and there is one (1) existing Woodland Community College parcel. The assessments will be calculated based on the planned build out of the area and the corresponding maintenance needs.

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

B. Description of Improvements to be Maintained and Services

The proposed improvements to be maintained and services provided by the District are generally described as follows:

Landscaping and Appurtenant Improvements

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

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

- Landscape parkways on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, County Road 25A and East Gibson Road;
- Landscape parkways on the local and collector roads including Farmer’s Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector “A” Street and Highway 113 buffer;
- Landscaping along the mixed use channel, the drainage channels and facilities, agricultural interceptors and the offsite regional ponds;
- Landscaping and park equipment provided in neighborhood park areas including Central Park, Park “A”, Park “B”, Park “C”, Mini-Park, the Offsite Pond Park; and

- Graffiti removal, paint, wall and fence repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A, Farmer's Central Road, Highway 113, the drainage channels and facilities, the offsite regional ponds and the offsite Pond Park.

A more detailed listing of the landscape maintenance areas are included the appendix to this report.

Street Lighting/Traffic Signals and Appurtenant Improvements

Street lighting improvements (the "Street Lighting Improvements") include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices and appurtenant facilities as required to provide lighting and traffic signals in public streets and sidewalk easements, parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following

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

A more detailed listing of the street lighting/traffic signal maintenance areas are included the appendix to this report.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received.

C. Description of Maintenance and Services

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

Servicing means the furnishing of water and electricity for the Landscaping Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Street Lighting Improvements. The Street Lighting Improvements shall be maintained 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.

SECTION III. ESTIMATE OF COSTS

A. Estimate of Costs Table

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

TABLE 1 Estimated Costs			
	ZONE DENSITY TYPE COSTS*	PRODUCT/FRONT FOOTAGE TYPE COSTS**	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$121,044	\$427,267	\$548,311
Greenbelts & Parks	49,242	429,300	478,542
Tree Maintenance	678,060	345,540	1,023,600
Street Lights	215,118	51,102	266,220
Traffic Signals	0	206,964	206,964
Graffiti & Wall/Fence Repairs	2,750	56,485	59,235
Capital Items	<u>0</u>	<u>23,000</u>	<u>23,000</u>
DIRECT COSTS SUBTOTAL	\$1,066,215	\$1,539,658	\$2,605,872
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$15,000	\$15,000
Consultant/County Administration	0	25,000	25,000
Reserve Fund/Contingency	<u>0</u>	<u>50,000</u>	<u>50,000</u>
OTHER COSTS SUBTOTAL	\$0	\$90,000	\$90,000
ESTIMATED MAXIMUM ASSESSMENT	\$1,066,215	\$1,629,658	\$2,695,872
Total Assessor Parcels			23
Total Equivalent Benefit Units Based on Zoning	3,214.80		3,214.80
Total Equivalent Benefit Units Based on Product Type		3,877.18	3,877.18
Total Front Footage		8,191.00	8,191.00
Estimated Single Family Detached Residential R3 Maximum Levy Amount Per EBU			\$987.39
Estimated Single Family Detached Residential R4 Maximum Levy Amount Per EBU			\$849.20
Estimated Single Family Detached Residential R5 Maximum Levy Amount Per EBU			\$766.28
Estimated Single Family Detached Residential R8 Maximum Levy Amount Per EBU			\$641.91
Estimated Single Family Detached Residential R15 Maximum Levy Amount Per EBU			\$419.81
Estimated Single Family Detached Residential R20 Maximum Levy Amount Per EBU			\$392.17
Estimated Single Family Detached Residential R25 Maximum Levy Amount Per EBU			\$375.59
Estimated Neighborhood Commercial Maximum Levy Amount Per Acre			\$10,179.46

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

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

See Table 4 for a detail of the costs allocated by product type.

See Table 7A& 7B for a detail of the costs summarized above.

B. Description of Cost Items

The following is a brief description of the costs of maintenance and services for the district included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the landscaping, lighting and traffic signal improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the items that provide a direct benefit to the District.

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

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

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

SECTION IV. METHOD OF APPORTIONMENT

A. General

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

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

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

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

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

B. Special Benefit Analysis

Each of the proposed improvements and the associated costs and assessments within the District has been reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIID, the Implementation Act, and the Streets and Highways Code Section 22573.

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

Landscaping Special Benefit

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

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

Landscaping General Benefit

There are no general benefits associated with local parkway landscaping.

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

Street lights Special Benefit

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

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

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

Street lights General Benefit

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

C. Assessment Methodology

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit (“EBU”) system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development.

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

1. Zone Density Equivalent Benefit Units

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

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

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

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

Table 2
EBU Application by Land Use Zoning:

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

Single Family Detached Residential	R-5	1.00 EBU / Parcel
Single Family Detached Residential	R-8	0.63 EBUs / Parcel
Multi Family Detached Residential	R-15	0.33 EBUs / Unit
Multi Family Detached Residential	R-20	0.25 EBUs / Unit
Multi Family Detached Residential	R-25	0.20 EBUs / Unit
Neighborhood Commercial	NC	5.00 EBUs / Acre
Exempt	EX	0.00 EBU / Parcel

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

Definitions and Formulas Related to Zoning EBU Method

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

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

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

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

2. Product Type Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on product types (single family residential, multi family residential or commercial) located throughout the project. This is an effective way of

allocating the special benefit to parcels where the maintenance items relate to the traffic study and impact fee (drainage and parkway) methodologies that were developed for the Spring Lake Specific Plan Area.

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

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

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

**Table 3
EBU Application by Product**

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

Exempt	Not applicable	0.00 EBUs / Parcel	0.00 EBUs / Parcel	0.00 EBUs / Parcel
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Definitions and Formulas Related to the Product Type EBU Method

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

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

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

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

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

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

3. Front Footage Method for Public Owned Properties

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

4. Benefit Formula

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

The following formula is used to calculate each parcel's EBU (proportional benefit).

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

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

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

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

5. Table of EBUs and Rate by Product Type

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

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 1 OF 2

Allocation Method		*** PRODUCT TYPE ***		*** PRODUCT TYPE ***		*** PRODUCT TYPE ***		Traffic (1)	Drainage (2)	(3)	(1)+(2)+(3)=(4)	Base (5)	Drainage (6)	Parks (7)	(5)+(6)+(7) = (8)	(4) + (8) = (9)	
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Product Type (Traffic)	Total EBUS or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUS or Front Footage (Drainage)	EBU Per Product Type (Parks)	Total EBUS or Front Footage (Parks)	Arterial Roads (Pioneer, Parkway, Rd 102, E. Gibson, Rd 25A)	Mixed Use Channel	Other Administration Costs	Base Costs Allocated To Developed & Undeveloped Property	Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Developed Parcels Only (Offsite Channels, Offsite Ponds)	Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	Developed Parcel Costs Only	Product Type Total Developed & Undeveloped Parcels
Main Project (East of Highway 113)																	
R-3	Single Family Residential	382	1.00	382.00	1.00	382.00	1.00	382.00	\$65,400	\$8,819	\$8,867	\$83,086	\$7,364	\$11,760	\$63,817	\$82,941	\$166,027
R-4	Single Family Residential	292	1.00	292.00	1.00	292.00	1.00	292.00	49,991	6,741	6,778	63,511	5,629	8,989	48,782	63,400	126,911
R-5	Single Family Residential	1,354	1.00	1,354.00	1.00	1,354.00	1.00	1,354.00	231,810	31,258	31,430	294,498	26,103	41,683	226,199	293,985	588,483
R-8	Single Family Residential	534	1.00	534.00	1.00	534.00	1.00	534.00	91,423	12,328	12,396	116,146	10,295	16,439	89,210	115,944	232,090
R-15	Multi-Family Residential	423	0.70	296.10	0.39	164.97	0.83	351.09	50,693	3,808	6,873	61,375	5,708	5,079	58,653	69,440	130,815
R-20	Multi-Family Residential	432	0.70	302.40	0.39	168.48	0.83	358.56	51,772	3,889	7,020	62,681	5,830	5,187	59,901	70,917	133,598
R-25	Multi-Family Residential	214	0.70	149.80	0.39	83.46	0.83	177.62	25,646	1,927	3,477	31,050	2,888	2,569	29,673	35,130	66,181
NC	Neighborhood Commercial	11.00	32.71	359.78	18.97	208.67	3.05	33.58	61,595	4,817	8,351	74,763	6,936	6,424	5,610	18,969	93,733
	Sub Total			3,670.08		3,187.58		3,482.85	\$628,330	\$73,587	\$85,193	\$787,110	\$70,752	\$98,130	\$581,845	\$750,727	\$1,537,837
Project West of Highway 113																	
R-5A	Single Family Residential	143	1.00	143.00	1.00	143.00	1.00	143.00	\$0	\$3,301	\$3,319	\$6,621	\$2,757	\$4,402	\$23,890	\$31,049	\$37,669
R-8A	Single Family Residential	34	1.00	34.00	1.00	34.00	1.00	34.00	0	785	789	\$1,574	655	1,047	5,680	7,382	8,956
R-15A	Multi-Family Residential	43	0.70	30.10	0.39	16.77	0.83	35.69	0	387	699	\$1,086	580	516	5,962	7,059	8,145
	Sub Total	220		207.10		193.77		212.69	\$0	\$4,473	\$4,807	\$9,281	\$3,993	\$5,965	\$35,532	\$45,490	\$54,770
School & County Sites (Front Footage)																	
FF	High School	50.00	n/a	3,015.00	n/a	0	n/a	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0
FF	Woodland Community College	120.50	n/a	2,646.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
FF	Yolo County	31.00	n/a	2,530.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0
	Sub Total	201.50		8,191.00		0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total									\$628,330	\$78,060	\$90,000	\$796,390	\$74,745	\$104,095	\$617,377	\$796,217	\$1,592,607

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

Allocation Method (X)		*** ZONING TYPE ***				(A)+(B)=(C)	(8)	(C)+(8)=(D)	(9)	(C)+(9)=(D)	(D)/(X)=(10)	(D)/(X)=(11)	(10)+(11)=(12)	
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Zone Type	Total EBUs or Front Footage (Zone Type)	Zone Type (A) Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Matmor, Collector and Local Streets, Ag channels)	Front Footage (B) Developed Parcels Only School and Public Owned Sites	Zoning & Front Footage Total Costs (Developed Property)	(From Above Table) Product Type Total Developed Parcels Only	Total for All Developed Property	(From Above Table) Product Type Total Developed & Undeveloped Parcels	Total Cost for All Properties	Base Rate Per Unit/Acre for Either Developed or Undeveloped	Add'l Rate per Unit/Acre for Developed Property Only	Total Rate per Unit/Acre for Developed Property
Main Project (East of Highway 113)														
R-3	Single Family Residential	382	1.67	636.67	\$211,156	\$0	\$211,156	\$82,941	\$294,097	\$166,027	\$377,183	\$217.50	\$769.89	\$987.39
R-4	Single Family Residential	292	1.25	365.00	121,055	0	121,055	63,400	184,455	126,911	247,966	217.50	631.70	849.20
R-5	Single Family Residential	1,354	1.00	1,354.00	449,065	0	449,065	293,985	743,050	588,483	1,037,548	217.50	548.78	766.28
R-8	Single Family Residential	534	0.63	333.75	110,691	0	110,691	115,944	226,635	232,090	342,781	217.50	424.41	641.91
R-15	Multi-Family Residential	423	0.33	141.00	46,764	0	46,764	69,440	116,204	130,815	177,579	145.09	274.71	419.81
R-20	Multi-Family Residential	432	0.25	108.00	35,819	0	35,819	70,917	106,737	133,598	169,418	145.09	247.08	392.17
R-25	Multi-Family Residential	214	0.20	42.80	14,195	0	14,195	35,130	49,325	66,181	80,376	145.09	230.49	375.59
NC	Neighborhood Commercial	11.00	5.00	55.00	18,241	0	18,241	18,969	37,211	93,733	111,974	6,796.67	3,382.78	10,179.46
	Sub Total	3,642		3,036.22	\$1,006,986	\$0	\$1,006,986	\$750,727	\$1,757,713	\$1,537,837	\$2,544,823			
Project West of Highway 113														
R-5A	Single Family Residential	143	1.00	143.00	\$47,427	\$0	\$47,427	\$31,049	\$78,476	\$37,669	\$85,096	\$46.30	\$548.78	\$595.08
R-8A	Single Family Residential	34	0.63	21.25	7,048	0	7,048	7,382	14,430	8,956	16,004	46.30	424.41	470.71
R-15A	Multi-Family Residential	43	0.33	14.33	4,754	0	4,754	7,059	11,813	8,145	12,899	25.25	274.71	299.97
	Sub Total	220		178.58	\$59,229	\$0	\$59,229	\$45,490	\$104,718	\$54,770	\$113,999			
School & County Sites (Front Footage)														
FF	High School	50.00	n/a	3,015.00	\$0	\$11,721	\$11,721	\$0	\$11,721	\$0	\$11,721	\$0.00	\$234.42	\$234.42
FF	Woodland Community College	120.50	n/a	2,646.00	0	13,857	13,857	0	13,857	0	13,857	0.00	115.00	115.00
FF	Yolo County	31.00	n/a	2,530.00	0	11,472	11,472	0	11,472	0	11,472	0.00	370.06	370.06
	Sub Total	201.50		8,191.00	\$0	\$37,050	\$37,050	\$0	\$37,050	\$0	\$37,050			
Total					\$1,066,215	\$37,050	\$1,103,265	\$796,217	\$1,899,482	\$1,592,607	\$2,695,872			

D. Assessment Range Formula

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

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2006/07. Generally, if the proposed annual assessment (levy per EBU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by the percentage increase in the Engineering News Record Common Labor Cost Index rate. Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

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

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

SECTION V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Maximum Assessment starting in Fiscal Year 2005/2006 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 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, along with the Maximum Assessment amounts, is shown on the following table.

**Table 5
Proposed Maximum Assessment Total**

Assessor's Parcel Number	Owner	Proposed Maximum Assessment*
Private Owned Property		
041-070-10	Cal West Seeds A Corp.	\$66,754.90
041-070-37	Oyang Development Inc.	109,927.11
041-070-38	Cal West Seeds A Corp.	54,406.12
041-070-43	HTW West Ventures LLC, RW Hertel & Sons Inc.	113,999.00
042-010-05	Pioneer Investors LLC	153,507.13
042-010-08	Parlin Spring Lake I c/o Scott Stiewig	93,281.23
042-010-17	Parlin Spring Lake I LLC	199,969.14
042-010-18	Parlin Spring Lake I LLC	128,674.79
042-010-44	Turn of the Century	268,850.77
042-010-56	Jane Victoria Curtis Tr Etal	91,263.88
042-010-57	Bollinger Properties LLC	206,050.11
042-010-58	KB Home North Bay Inc.	259,757.90
Ptn 042-010-59 (Parcels 1, 3 & 4 of Parcel Map 4769)	HTW West Ventures LLC, RW Hertel & Sons Inc.	164,656.17
Ptn 042-010-59 (Parcels 2 of Parcel Map 4769)	Centex Homes	95,019.14
042-030-01	Oyang Development Inc.	223,284.67
042-030-14	Russell Ranch Development	429,419.94
Total Private Owned Properties		\$2,658,822.00
Public Properties		
041-070-39	First Baptist Church	\$0.00
042-010-24	County of Yolo	1,541.94
042-010-28	County of Yolo	1,541.94
042-010-32	County of Yolo	2,220.38
042-010-34	Yuba Community College	13,857.00
042-010-35	County of Yolo	6,167.74
042-010-52	Woodland Joint Unified School District	11,721.00
042-010-53	Woodland Joint Unified School District	0.00
Tota Public Properties		\$37,050.00
Total for All Properties		\$2,695,872.00

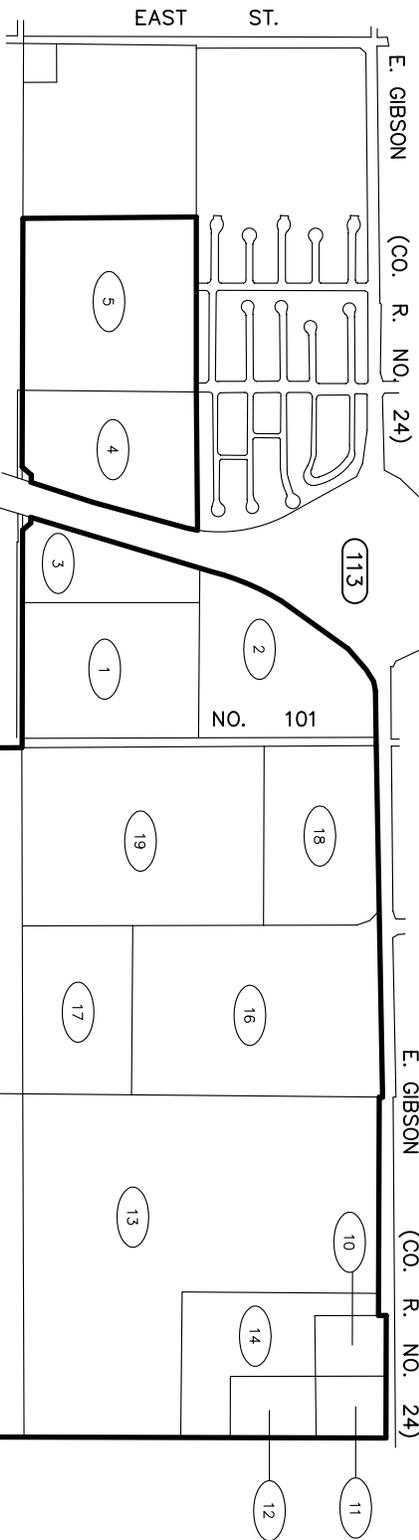
* Subject to an annual Engineering News Record Common Labor Cost Index rate increase (see section VID)

SECTION VI. DISTRICT DIAGRAM

The parcels within the Spring Lake Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Spring Lake Specific Plan Area. This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 041 page 07 and Book 142 pages 01 and 03. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT

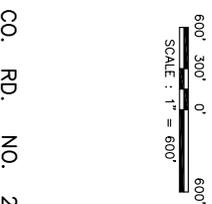
CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA



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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2005, BY ITS RESOLUTION NO. _____

CITY CLERK
CITY OF WOODLAND



CO. RD. NO. 25

CO. RD. NO. 102

LEGEND

PROPOSED BOUNDARY

1

MAP REFERENCE NUMBER

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



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CITY OF WOODLAND

Spring Lake Landscaping and Lighting District

Preliminary Engineer's Report
Fiscal Year 2005-06

Intent Council Meeting Date	February 1, 2005
Public Hearing Council Meeting Date*	March 22, 2005

Report Prepared
By: Scott Koppel

Scott Koppel
Koppel & Gruber Public Finance

Report Reviewed and Signed
By: Christopher Robert Wuerz
Registered Engineer



APPENDIX

CITY APPENDIX