

Final Report

Woodland Research and Technology Park Public Facilities Financing Plan

The Economics of Land Use



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City of Woodland

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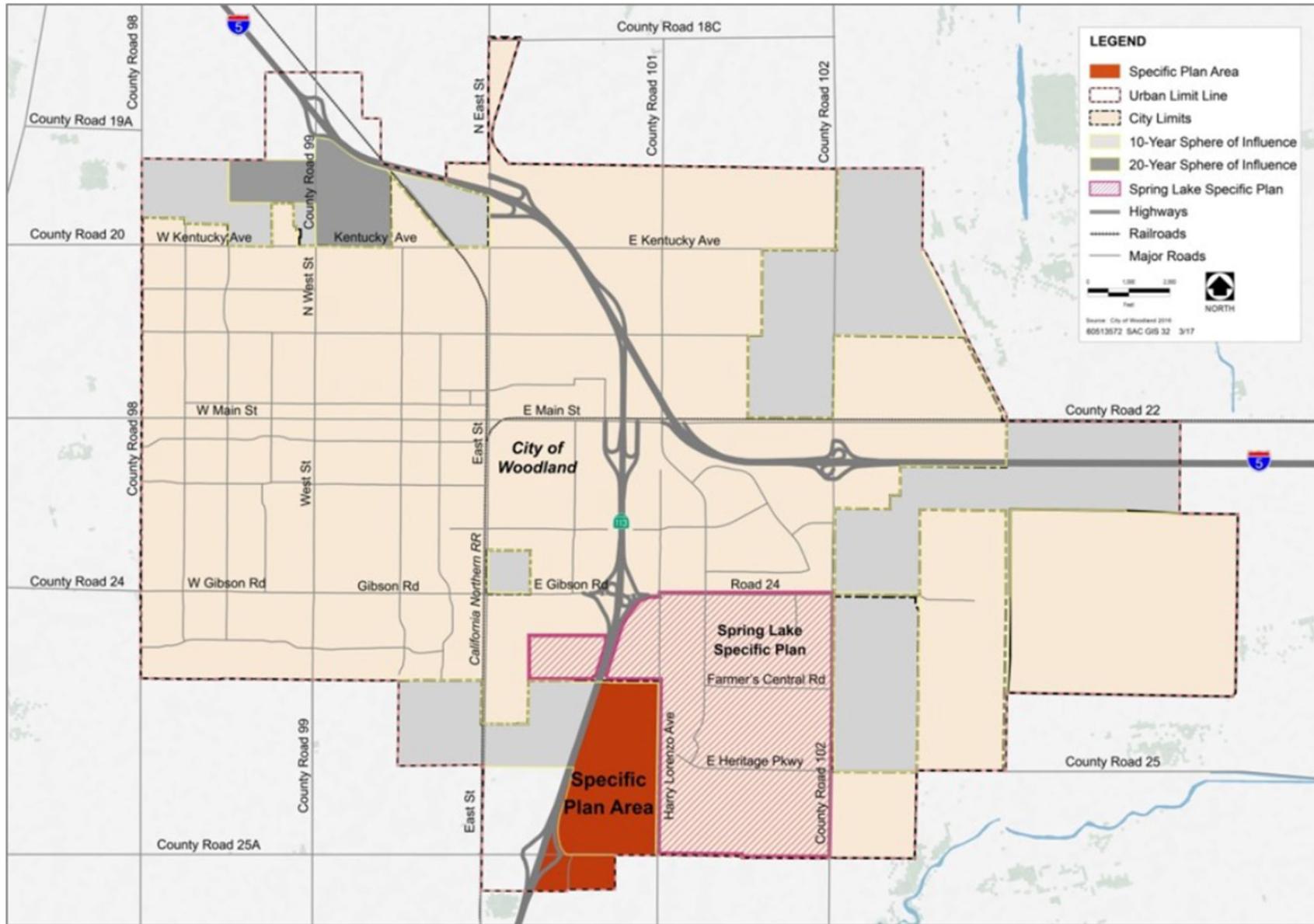
1. Introduction and Executive Summary

This Public Facilities Financing Plan (Financing Plan) presents a strategy to finance backbone infrastructure and other public facilities required to serve the proposed land uses in the Woodland Research and Technology Park Specific Plan Area (WRTP). The financing strategy is designed to be flexible enough to accommodate the development plans of different WRTP property owners while assuring the City of Woodland (City) that the required facilities are constructed when necessary. The Financing Plan includes the use of the following funding mechanisms: existing development impact fee programs, a new Woodland Research and Technology Infrastructure Fee Program (RTIF Program), land-secured debt financing, developer funding, City funding, and funding from other plan areas.

Project Description and Proposed Land Uses

The WRTP is located on approximately 350 acres just south of the City and borders the Spring Lake Specific Plan Area (SLSP), which is located to the east and north of the WRTP. **Map 1-1** shows the WRTP location in relation to the City of Woodland. The WRTP is included in the City's 2035 General Plan as a natural extension of the City and is planned for annexation into the City. As stated in the Public Review Draft WRTP Specific Plan, the WRTP is planned to be a "self-sustaining, enterprising mixed-use community anchored by a technology and innovation campus, with vibrant retail and supporting uses, integrated residential neighborhoods, recreation, open space and public uses." The planned uses in the WRTP at buildout include 1,670 residential dwelling units and approximately 2.3 million square feet of nonresidential retail and office development. **Chapter 2** further details the land use plan.

Map 1-1. Plan Area Location



Backbone Infrastructure and Public Facilities

Definitions of Backbone Infrastructure and Public Facilities

This Financing Plan will use the following definitions to more precisely define backbone infrastructure and public facilities:

- **Backbone Infrastructure:** This term includes most of the essential public service-based items that are underground or on the surface. These items include storm drainage, water, reclaimed water, sewer, and major roads. Backbone infrastructure is sized to serve numerous individual development projects in the WRTP and in some cases serves the broader region's development areas.
- **Public Facilities:** This group of items provides amenities to the WRTP (e.g., park facilities and libraries) or houses employees providing services to the area (e.g., fire facilities). In this Financing Plan, this term includes the following public facilities:
 - Parks and Open Space
 - Schools
 - Libraries
 - Fire Stations and Equipment
 - Police Facilities
 - City and County General Government Facilities
 - Public Transit
 - Agricultural and Habitat Mitigation Land
 - Affordable Housing
- **Public Improvements:** This term is used generically in the Financing Plan to include a combination of backbone infrastructure and public facilities when a precise breakdown is not required.

Total Public Improvements Cost Estimates

This Financing Plan includes approximately \$255.5 million in public improvement requirements associated with WRTP Buildout. The public improvements consist of the improvements specifically required to serve the WRTP that are included in the WRTP Capital Improvement Program prepared by Cunningham Engineering Corporation, as well as additional City, County, and school district public improvements toward which the WRTP must contribute. The public improvement costs are detailed in **Chapter 4**.

Financing Strategy Summary

The purpose of this Financing Plan is to propose a financing strategy to fund the necessary public improvements required to serve the WRTP. The financing strategy is flexible enough to ensure the required improvements are constructed when necessary. The financing mechanisms used will depend on the types and timing of the needed facilities and are guided by objectives and policies established by the Specific Plan.

A combination of funding sources will be used to fund the costs of the public improvements, as summarized below:

- The proposed new WRTP development impact fee program, the RTIF Program (defined earlier in this chapter), will help fund those backbone infrastructure and public facilities costs that are not funded by existing fee programs or other funding sources identified below. Facilities included in the RTIF Program include those facilities with plan-wide benefits (i.e., serve multiple individual subdivisions), the costs of which should be distributed among RTIF land uses and ownership interests.
- Existing City, Yolo County (County), and school district development impact fee programs fund public improvements that benefit the WRTP as well as other developments. The WRTP will contribute to the construction of these public improvements through participation in the existing fee programs. Examples of these fee programs are the City Major Projects Financing Plan Fee Program and the Woodland Joint Unified School District Impact Fee Program.
- Other plan areas will participate in funding facilities for which they have a shared benefit with the WRTP.
- The WRTP developers will be responsible for privately funding a portion of the streets, storm drainage, water, and sewer costs.
- The City will contribute to the funding of several projects with Citywide benefit.
- One or more Mello-Roos Community Facility Districts (CFDs) or other public financing mechanisms will fund infrastructure improvements needed during the development of the WRTP before the collection of sufficient fees or other sources of revenue for reimbursement. The bonds will be repaid through special taxes levied on property through the CFDs. One or more CFDs also will be formed to fund annual maintenance and services costs.
- Developers will be conditioned through development agreements (DAs) to construct and fund certain public improvements needed in the initial phases of the WRTP before the collection of sufficient fees or other funds to construct the improvements. Fee credits and reimbursements for advance-funded facilities included in the RTIF Program will be available to the developers.

Supporting Documents

This Financing Plan relied on the following documents that have been prepared by or for the City or are being prepared in conjunction with this analysis:

- WRTP Specific Plan
- Development Agreements between the City and WRTP Property Owners
- Master Reimbursement Agreement between the City and WRTP Property Owners
- WRTP Development Impact Fee Nexus Study
- WRTP Capital Improvement Program

Organization of Report

This Financing Plan is organized into the following chapters:

- **Chapter 1** included an introduction and executive summary of the Financing Plan.
- **Chapter 2** details the WRTP land uses and population estimates.
- **Chapter 3** details the policy and financing framework for the Financing Plan established in the WRTP Specific Plan.
- **Chapter 4** details the required backbone infrastructure and public facility requirements and associated costs.
- **Chapter 5** describes the overall financing strategy and funding sources.
- **Chapter 6** summarizes the proposed RTIF Program.
- **Chapter 7** examines the feasibility of the WRTP Financing Plan.

In addition, the Financing Plan contains the following appendices:

- **Appendix A:** Summary of WRTP Capital Improvement Program
- **Appendix B:** Development Impact Fee Analysis
- **Appendix C:** Infrastructure Cost Burden Comparison

2. WRTP Land Uses and Phasing

Land Use Summary

The WRTP is located on approximately 350 gross acres, with an estimated 150 acres planned for residential development and 130 acres planned for nonresidential retail and office development. The remaining WRTP areas are planned for public uses, including parks, trails, greenbelts, other open space, roads, and a school. **Table 2-1** summarizes the planned acres, dwelling units, and nonresidential building square feet by land use. It also includes the average square feet per unit for each residential category. These average square feet were estimated based on building permit data provided by the City, as detailed in the WRTP Nexus Study (Nexus Study). **Table 2-2** further details the planned acres, dwelling units, and nonresidential building square feet by the specific plan land uses. A total of 1,670 dwelling units and approximately 2.3 million square feet of nonresidential building space are planned in the WRTP. **Map 2-1** depicts the WRTP land use plan.

Population Summary

Table 2-3 summarizes the estimated population at buildout of the WRTP. For each land use, the population is estimated as the number of dwelling units multiplied by the estimated persons per household (PPH). It is estimated that the WRTP will have a population of approximately 4,300 people at buildout. The methodology for estimating the PPH factors is detailed in the Nexus Study.

Development Phasing

A WRTP development phasing plan has not been developed, but it is anticipated that low density and medium density residential units generally will develop concurrently with or just ahead of commercial development and before high-density residential units. Development phasing will be driven by market demand.

Each developer will be required to submit a Phasing Plan for each development phase prior to approval of a tentative subdivision map for the property in the development phase. The Phasing Plan will be consistent with the infrastructure phasing rules detailed in the DA between the City and the developer and will include the required infrastructure to be constructed by the developer. Phasing of infrastructure will be guided by development phasing. The required infrastructure that the developer must construct could include both onsite and offsite infrastructure and will be determined in consultation with the City Engineer.

**Table 2-1
Woodland Research and Technology Park Financing Plan
Land Use Summary**

Land Use	Density	Building Square Feet per Unit	Buildout		
			Acres	Dwelling Units	Building Square Feet
<i>Source:</i>			<i>Table 2-2</i>	<i>Table 2-2</i>	<i>Table 2-2</i>
Residential	<i>units per acre</i>	<i>avg per unit</i>			
Low Density [1]	7.1	2,300	87.9	628	
Medium Density [2]	12.7	1,850	41.1	524	
High Density [3]	24.0	990	21.6	518	
Total Residential			150.6	1,670	
Nonresidential	<i>FAR</i>	<i>per acre</i>			
Village Center/Community Commercial [4]	0.43	18,930	16.4		310,948
Business Park [5]	0.40	17,424	113.6		1,980,115
Total Nonresidential			130.1		2,291,063
Public					
Open Space			20.3		
Right of Way			37.9		
School			10.0		
Total Public			68.2		
Total			348.8	1,670	2,291,063

Source: Woodland Research and Technology Park Specific Plan; City of Woodland

[1] Includes Low Density and Village Center Low Density.

[2] Includes Medium Density and Village Center Medium Density.

[3] Includes High Density and High Density/Community Commercial (residential part).

[4] Includes Community Commercial, High Density/Community Commercial (commercial part), Village Center Mixed Use, and Village Center Commercial.

[5] Includes Research and Technology Park, Highway Commercial, and Research Flex.

Table 2-2
Woodland Research and Technology Park Financing Plan
Land Use Detail

Land Use	Density	Buildout		
		Acres	Dwelling Units	Building Square Feet
Residential	<i>units per acre</i>			
Single Family				
Low Density	7.3	74.8	549	
Village Center Low Density	6.0	13.1	79	
Medium Density	13.2	25.5	337	
Village Center Medium Density	12.0	15.6	187	
Subtotal Single Family		129.0	1,152	
Multifamily				
High Density	24.0	9.7	232	
High Density/Community Commercial (75%/25%)	24.0	11.9	286	
Subtotal Multifamily		21.6	518	
Total Residential	11.1	150.6	1,670	
Retail/Commercial	<i>FAR</i>			
Village Center/Community Commercial				
Community Commercial	0.40	6.8		118,065
High Density/Community Commercial (75%/25%)	0.40	4.0		69,173
Village Center Mixed Use [1]	0.50	4.2		91,040
Village Center Commercial	0.50	1.5		32,670
Business Park				
Research and Technology Park	0.40	69.6		1,212,170
Highway Commercial	0.40	8.2		142,981
Research Flex (Light Industrial)	0.40	35.9		624,964
Total Retail/Commercial		130.1		2,291,063
Parks and Open Space				
Open Space		11.0		
Village Center Open Space (net of Commercial)		9.3		
Subtotal		20.3		
School		10.0		
Right of Way		37.9		
Total		348.8	1,670	2,291,063

Source: Woodland Research and Technology Park Specific Plan; City of Woodland

[1] Assumes parcel C-VCMDR3 (0.702 acres) develops as village commercial mixed use.

Map 2-1. Land Use Plan

LEGEND

LDR	LOW DENSITY RESIDENTIAL
VCLDR	VILLAGE CENTER LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
VCMR	VILLAGE CENTER MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
HDR/CCO	HIGH DENSITY RESIDENTIAL WITH COMMUNITY COMMERCIAL OVERLAY
VCMU	VILLAGE CENTER MIXED USE
RTP	RESEARCH & TECHNOLOGY PARK
RTP/TO	RESEARCH & TECHNOLOGY PARK WITH TRANSITIONAL OVERLAY
RTP/CCO	RESEARCH & TECHNOLOGY PARK WITH COMMUNITY COMMERCIAL OVERLAY
RTP/RFO	RESEARCH & TECHNOLOGY PARK WITH RESEARCH FLEX OVERLAY
HC	HIGHWAY COMMERCIAL
OS	GREENBELTS, OPEN SPACE
PP	PEDESTRIAN PROMENADE
VCOS	VILLAGE CENTER OPEN SPACE
DET POND	DETENTION POND



Table 2-3
Woodland Research and Technology Park Financing Plan
Estimated Population at Buildout by Land Use Category

Land Use	Dwelling Units	PPH	Population
Single Family			
Low Density	549	3.09	1,696
Village Center Low Density	79	3.09	244
Medium Density	337	2.39	806
Village Center Medium Density	187	2.39	447
Subtotal Single Family	1,152		3,193
Multifamily			
High Density	232	2.15	499
High Density/Community Commercial (75%/25%)	286	2.15	615
Subtotal Multifamily	518		1,114
Total Residential	1,670		4,307

Source: City of Woodland; EPS; U.S. Census Bureau PUMS data; Solano County Assessor

3. Policy and Financing Framework

Overview

This chapter provides an overview of the WRTP policy framework related to the Financing Plan. The Financing Plan must be prepared in accordance with the requirements of the WRTP Specific Plan document (Specific Plan), the DAs, and the Master Reimbursement Agreement. The purpose of each of these documents is described briefly below:

- **Specific Plan.** The Specific Plan establishes the land use plan and zoning regulations for development within the WRTP. The Specific Plan governs the development of the WRTP and requires completion of this Financing Plan to describe the financing strategy and mechanisms to fund the backbone infrastructure and public facilities needed for the WRTP development.
- **DAs.** Each property owner is entering into a DA with the City that allows the property owner vested rights to develop their property in accordance with the terms and conditions of the Specific Plan. The DAs detail the specific requirements for the property owners to be allowed to develop, including requirements for the construction of certain backbone infrastructure and public facilities.
- **Master Reimbursement Agreement.** The Master Reimbursement Agreement is an agreement between all of the developers and the City that details the procedures and requirements for the developers to receive RTIF Program credits and reimbursements for the dedication of land and construction of backbone infrastructure and public facilities.

Financing Plan Requirements

As stated in the Specific Plan, “the Financing Plan will serve as a framework to guide and support the objectives of the Specific Plan.” This Financing Plan provides the estimated costs to construct identified public improvements needed to implement the Specific Plan and describes the proposed funding mechanisms to fund those costs.

The overall costs and funding sources in the Financing Plan have been estimated for the purpose of providing feasible financing strategies and mechanisms to construct the backbone infrastructure and public facilities required for WRTP development. The development, costs, and funding sources in this Financing Plan are based on the best information available at this time and may need to be updated as development progresses.

The Specific Plan includes the following requirements for the Financing Plan:

- Describe the project and sequencing of needed infrastructure.
- Provide a summary of the infrastructure and public facility requirements to serve future development within the Plan Area.
- Include infrastructure cost estimates by land use and by development phase per acre, and the estimated infrastructure cost at build-out of the Plan Area.
- Include summarized costs for infrastructure and public facilities needed to serve the Specific Plan, including costs needed to serve the Plan Area at buildout.
- Review and include existing fees, taxes and assessments which may be applicable to new development in the Specific Plan.
- Present cost estimates for operating and maintaining the required infrastructure and for ongoing municipal services.
- Identify potential funding sources for both the construction of infrastructure and provision of municipal services.
- Present the overall cost burden by land use and by development area on a per acre basis.
- Provide recommended action steps for implementation of the infrastructure financing.

Financing Plan Goals

The elements of the Financing Plan must work together to provide the optimal balance of fees, private, and other financing to not overly burden undeveloped land, while assuring that necessary facilities are constructed when needed. The goals of the Financing Plan are summarized below:

1. Fully fund all facility and infrastructure improvements when the improvements are needed to serve the Project.
2. Use existing fee programs to the extent possible.
3. Identify new fee programs or increases in existing fee programs to the extent required.
4. Make use of “pay-as-you-go” mechanisms, while allowing for timely construction of public improvements.
5. Make appropriate use of private financing, existing fee programs, new fee programs, and credit/reimbursement agreements to fund improvements when needed.

4. Backbone Infrastructure and Public Facilities

This chapter summarizes the WRTP backbone infrastructure and public facilities (public improvements) that are required to serve the WRTP. The backbone infrastructure and public facilities consist of the improvements specifically required to serve the WRTP that are included in the WRTP Capital Improvement Program (CIP) prepared by Cunningham Engineering Corporation, as well as additional City, County, and school district public improvements toward which the WRTP must contribute. **Table 4-1** summarizes public improvements and the WRTP estimated cost obligation for these improvements.

Appendix A contains a summary of the CIP. The additional public improvements not included in the CIP, such as citywide road improvements, schools, and libraries are generally located off-site and funded through existing development impact fee programs.

Backbone Infrastructure

As shown in **Table 4-1**, the WRTP has a backbone infrastructure cost obligation of approximately \$156.9 million. The CIP contains an estimated \$100.6 million of improvements. The WRTP will have an additional \$56.2 million obligation for other Citywide backbone infrastructure. All costs are expressed in 2023 dollars. The following types of backbone infrastructure are included:

- Streets
- Storm Drainage
- Water
- Sewer

Streets

Map 4-1 displays the road circulation plan for the WRTP. The CIP includes an estimated \$71.0 million in land acquisition, right of way and utilities, agricultural mitigation and habitat conservation plan (HCP), and construction costs for transportation improvements required to serve the WRTP. An additional \$29.7 million in Citywide transportation improvements will be payable through the City Major Projects Financing Plan (MPFP) Fee Program.

Table 4-1
Woodland Research and Technology Park Financing Plan
Estimated Backbone Infrastructure and Public Facilities Costs (2023\$)

Item	Total	WRTP CIP	Other Improvements
Backbone Infrastructure			
Streets	\$100,727,322	\$71,046,000	\$29,681,322
Storm Drainage	\$20,841,000	\$20,841,000	\$0
Water	\$15,792,537	\$5,228,000	\$10,564,537
Sewer	\$19,547,446	\$3,549,000	\$15,998,446
Subtotal Backbone Infrastructure	\$156,908,304	\$100,664,000	\$56,244,304
Public Facilities			
Parks and Open Space	\$44,413,170	\$30,119,000	\$14,294,170
Schools	\$13,452,711	\$0	\$13,452,711
Libraries	\$967,434	\$0	\$967,434
Fire	\$9,856,258	\$0	\$9,856,258
Police	\$2,720,698	\$0	\$2,720,698
General Government	\$3,329,707	\$0	\$3,329,707
Public Transit	\$471,196	\$0	\$471,196
Affordable Housing	\$7,782,340	\$0	\$7,782,340
Agricultural Mitigation	\$4,499,785	\$0	\$4,499,785
County Facilities	\$6,263,783	\$0	\$6,263,783
Habitat Conservation Plan	\$4,860,368	\$0	\$4,860,368
Total Public Facilities	\$98,617,450	\$30,119,000	\$68,498,450
Total	\$255,525,754	\$130,783,000	\$124,742,754

Source: Cunningham Engineering; City of Woodland; EPS.

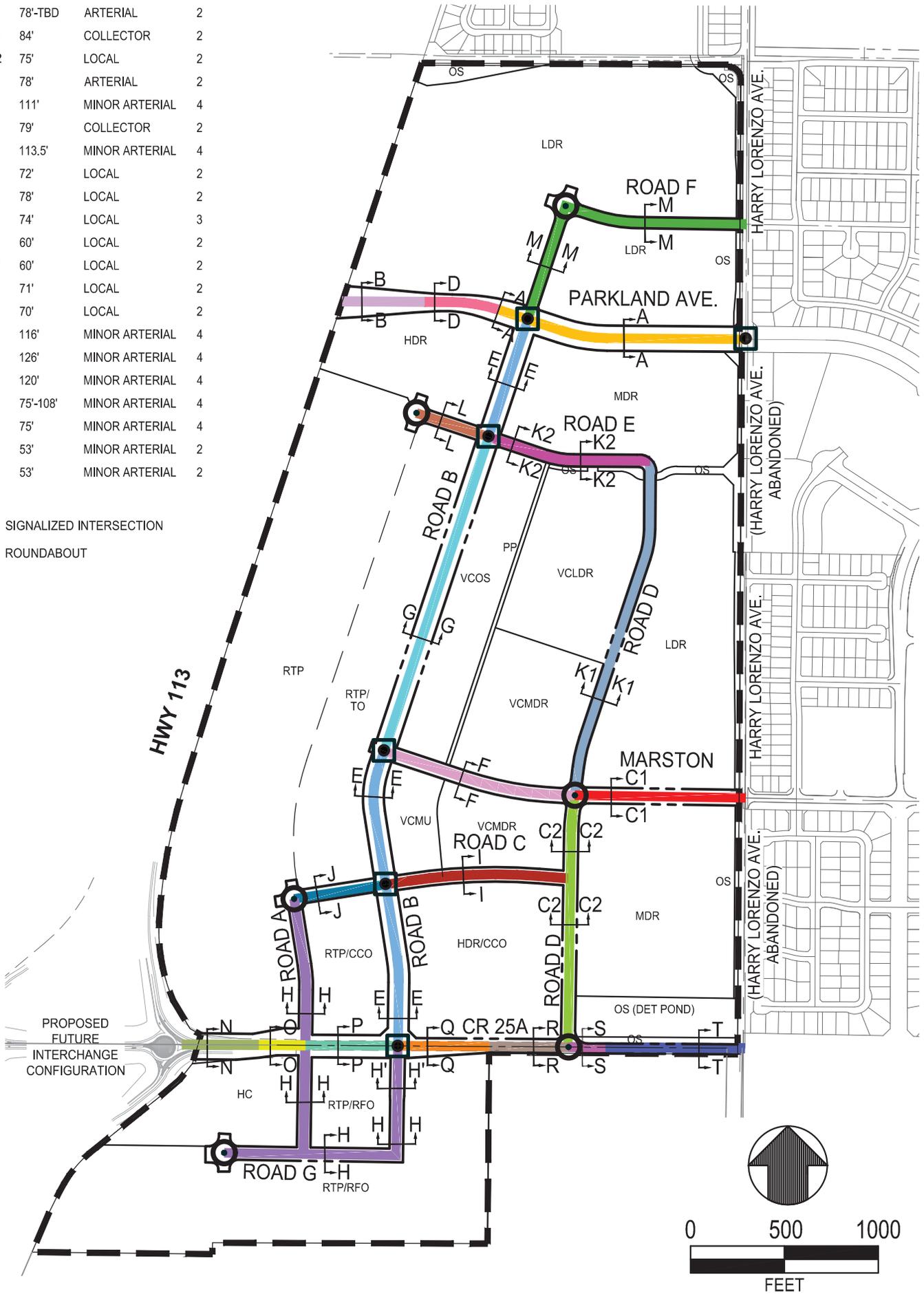
[1] WRTP CIP Streets costs differ from costs on Table A-1 because this table includes a \$1.45 million interchange contingency that is not included in the CIP costs shown in Table A-1.

LEGEND

SECTION	RIGHT OF WAY (FT.)	STREET CLASSIFICATION	NO. OF LANES
A-A	134'	ARTERIAL	4
B-B	78'-TBD	ARTERIAL	2
C1-C1	84'	COLLECTOR	2
C2-C2	75'	LOCAL	2
D-D	78'	ARTERIAL	2
E-E	111'	MINOR ARTERIAL	4
F-F	79'	COLLECTOR	2
G-G	113.5'	MINOR ARTERIAL	4
H-H	72'	LOCAL	2
I-I	78'	LOCAL	2
J-J	74'	LOCAL	3
K1-K1	60'	LOCAL	2
K2-K2	60'	LOCAL	2
L-L	71'	LOCAL	2
M-M	70'	LOCAL	2
N-N	116'	MINOR ARTERIAL	4
O-O	126'	MINOR ARTERIAL	4
P-P	120'	MINOR ARTERIAL	4
Q-Q	75'-108'	MINOR ARTERIAL	4
R-R	75'	MINOR ARTERIAL	4
S-S	53'	MINOR ARTERIAL	2
T-T	53'	MINOR ARTERIAL	2

-  SIGNALIZED INTERSECTION
-  ROUNDABOUT

Map 4-1. Road Circulation Diagram



The street improvements below are included in the CIP and described in the remainder of this section:

- County Road 25A
- Parkland Avenue
- Parkland Avenue Overcrossing
- Main Internal Roadways
- Road B
- Highway 113 and County Road 25A Interchange

County Road 25A

County Road 25A (CR 25A) will be the primary entryway to the WRTP. The RTIF Program includes construction of the section of CR 25A from Highway 113 on the west to Harry Lorenzo Avenue on the east. There will be a signalized intersection at Road B and CR 25A that will serve as the main entryway to the WRTP.

Parkland Avenue Overcrossing

The parkland avenue overcrossing over Highway 113 will connect the west side of Highway 113 to the future Parkland Avenue in the WRTP. It will provide access from the WRTP to other future City plan areas west of Highway 113.

Parkland Avenue

Parkland Avenue is the principal arterial street within the WRTP. The CIP includes funding for the extension of Parkland Avenue from Harry Lorenzo Avenue on the east side of the WRTP to the future Parkland Avenue Overcrossing on the west side of the WRTP.

Main Internal Roads

The CIP includes construction of the main internal streets. These streets are designed to connect different parts of the WRTP and provide access into and out of the project.

Road B

Road B is a minor arterial street that serves as the main north to south road linking different areas of the WRTP. All intersections on Road B will be signalized and include enhanced pavement, landscaping, and aesthetic features. Road B includes a mobility hub that will serve as a point of arrival or departure for employees and residents traveling to, from, and within the WRTP by different transportation modes.

Harry Lorenzo Avenue – Half Section North

The CIP includes construction of the western half section of Harry Lorenzo Avenue from the northern WRTP boundary at Farmer’s Central Road to Parkland Avenue. This improvement has been completed and included grading and erosion control, street work and concrete, and streetlights.

Highway 113 and County Road 25A Interchange (Double Roundabout Option)

Interchange improvements at Highway 113 and CR 25A include ramp improvements and the construction of roundabouts on both the east and west sides of the interchange.

Storm Drainage

Map 4-2 displays the planned storm drainage system plan for the WRTP. The CIP includes a total of \$20.8 million in land acquisition, agricultural mitigation and HCP, and construction costs for on-site and off-site storm drainage improvements. On-site improvements consist of a system of collection and conveyance facilities located in and adjacent to collector and arterial streets and in greenbelt corridors. Off-site improvements consist of upgrades to the recently constructed South Regional Pump Station.

The WRTP does not have an obligation for any additional storm drainage improvements outside of those in the CIP.

Water

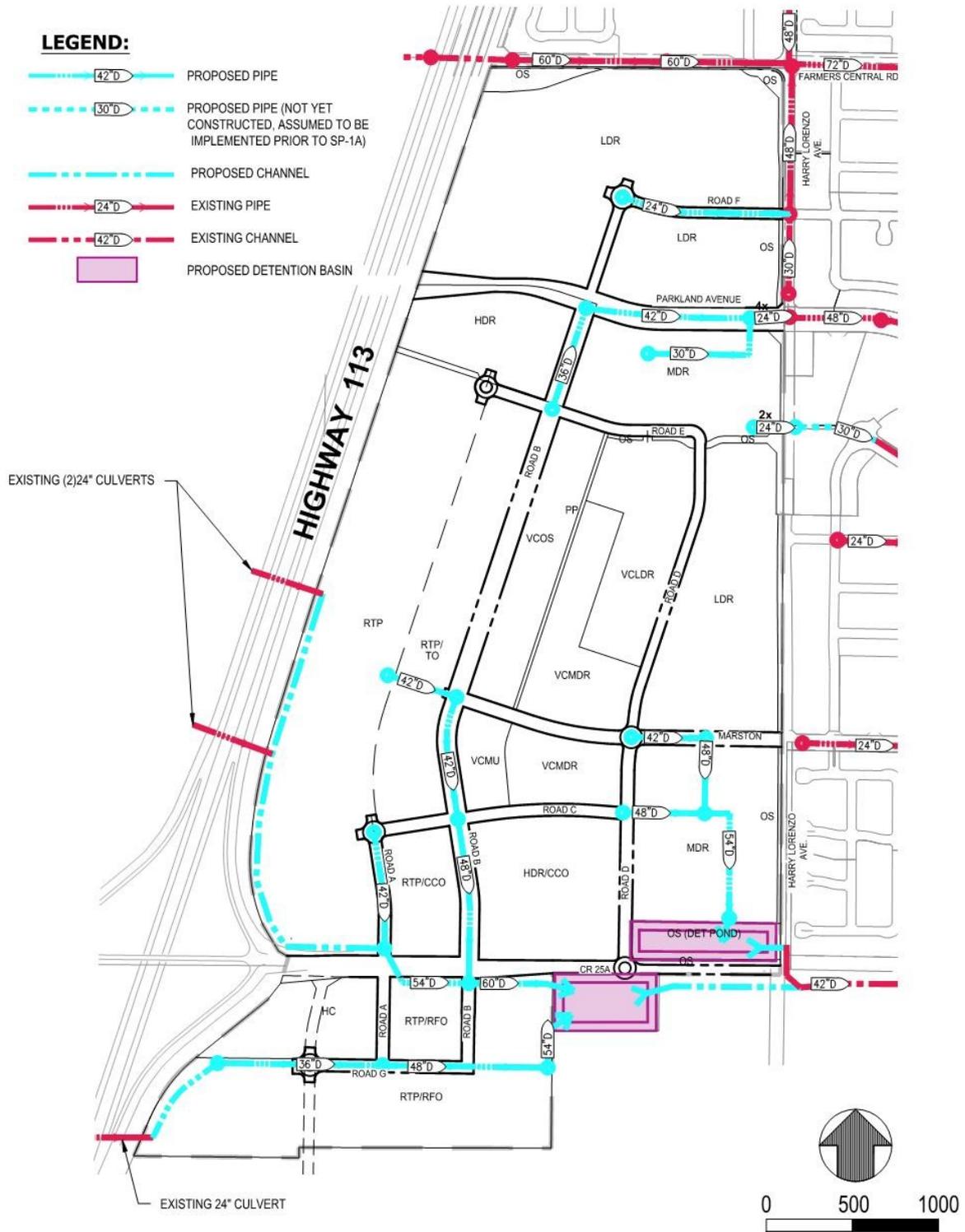
Map 4-3 displays the proposed water distribution system for the WRTP, and **Map 4-4** shows the proposed recycled water distribution system. The CIP includes a total of \$5.2 million in construction costs for water improvements, including recycled water improvements. Water facilities consist of the pipelines needed to connect to existing transmission mains and distribute water throughout the WRTP. The water pipelines will be located within the right-of-way of public streets, and the recycled water pipelines will be located within the right-of-way of public streets and greenways.

An additional \$10.6 million in Citywide water improvements will be payable through the City MPFP Fee Program.

Sewer

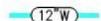
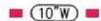
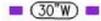
Map 4-5 displays the proposed wastewater system for the WRTP. The CIP includes a total of \$3.5 million in construction costs for on-site and off-site sewer improvements. On-site improvements consist of a system of collection and conveyance facilities located in and adjacent to internal streets. Off-site improvements include upgrades to the existing SLSP pump station.

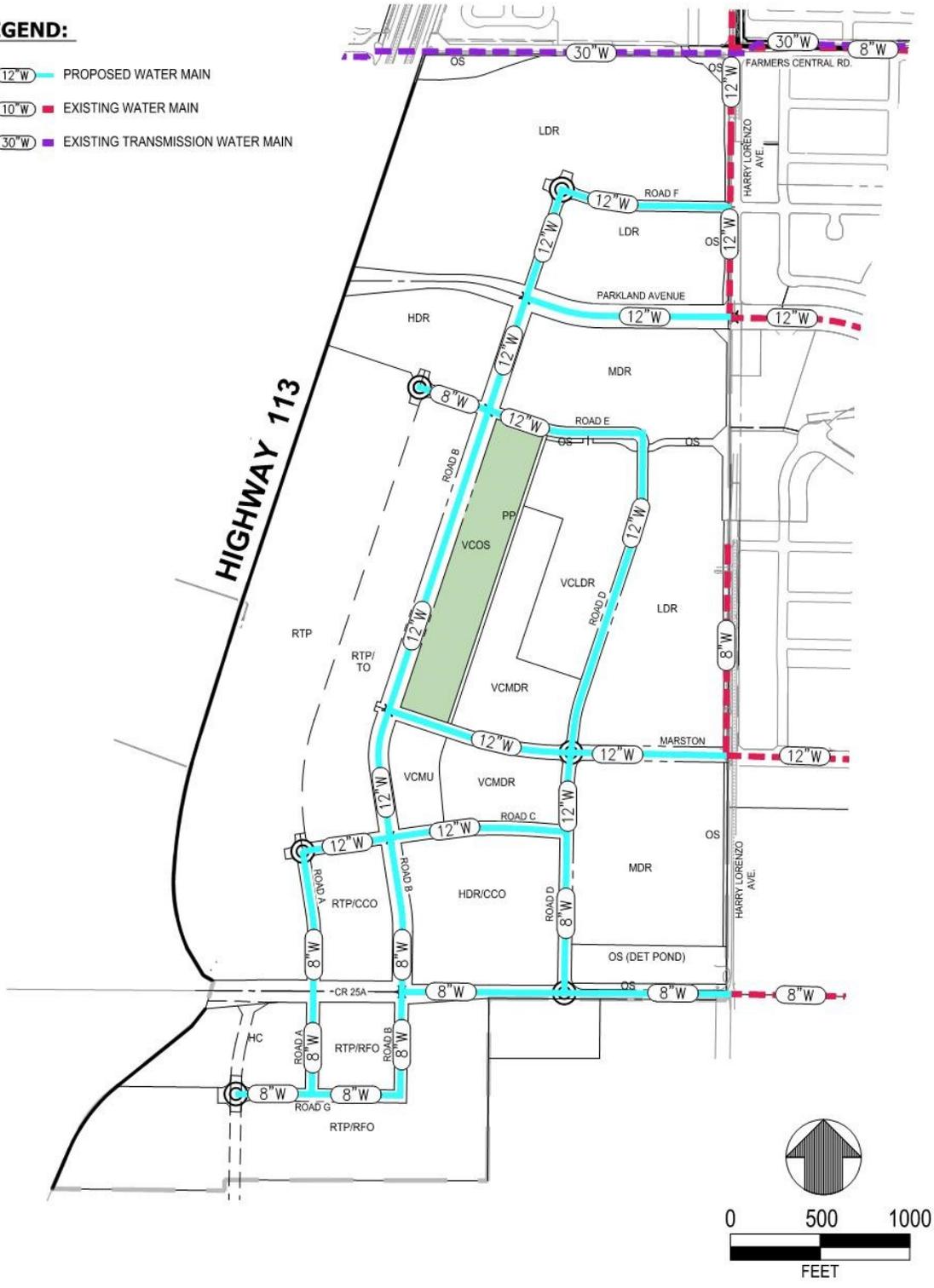
Map 4-2. Proposed Drainage and Stormwater System



Map 4-3. Proposed Water Distribution System

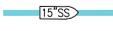
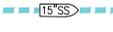
LEGEND:

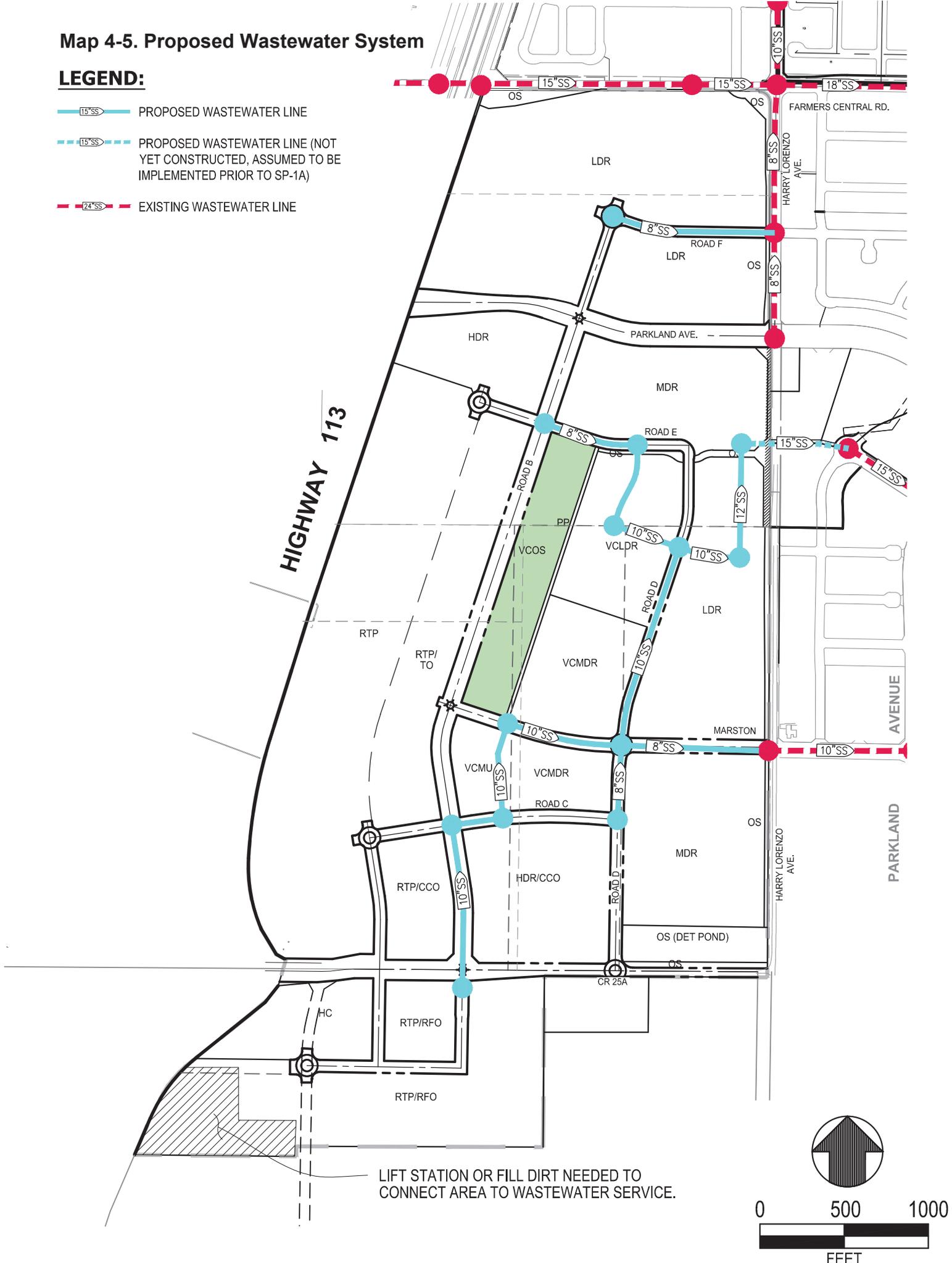
-  12" W PROPOSED WATER MAIN
-  10" W EXISTING WATER MAIN
-  30" W EXISTING TRANSMISSION WATER MAIN



Map 4-5. Proposed Wastewater System

LEGEND:

-  15"SS) PROPOSED WASTEWATER LINE
-  15"SS) PROPOSED WASTEWATER LINE (NOT YET CONSTRUCTED, ASSUMED TO BE IMPLEMENTED PRIOR TO SP-1A)
-  24"SS) EXISTING WASTEWATER LINE



An additional \$16.0 million in Citywide sewer improvements will be payable through the City MPFP Fee Program.

Public Facilities

As shown in **Table 4-1**, the WRTP has a public facilities cost obligation of approximately \$98.6 million. The WRTP CIP contains an estimated \$30.1 million of parks and open space. The WRTP will have an additional \$68.5 million obligation for other City, County, and school district improvements. All costs are expressed in 2023 dollars. The following types of public facilities will be required to serve the WRTP:

- Parks and Open Space
- Schools
- Libraries
- Fire
- Police
- General Government
- Public Transit
- Affordable Housing
- Agricultural Mitigation
- County Facilities
- Habitat

Parks and Open Space

Map 4-6 shows the proposed parks and open space sites in the WRTP. The CIP includes a total of \$30.1 million in land acquisition, agricultural mitigation and HCP, and construction costs for parks and open space. The planned parks and open space system includes parks, open space, and green belts throughout the WRTP. The land use plan includes an 11.6-acre neighborhood park to serve the WRTP and 6 acres of open space and greenbelts.

An additional \$14.3 million in Citywide parks and recreation improvements will be payable through the City MPFP Fee Program.

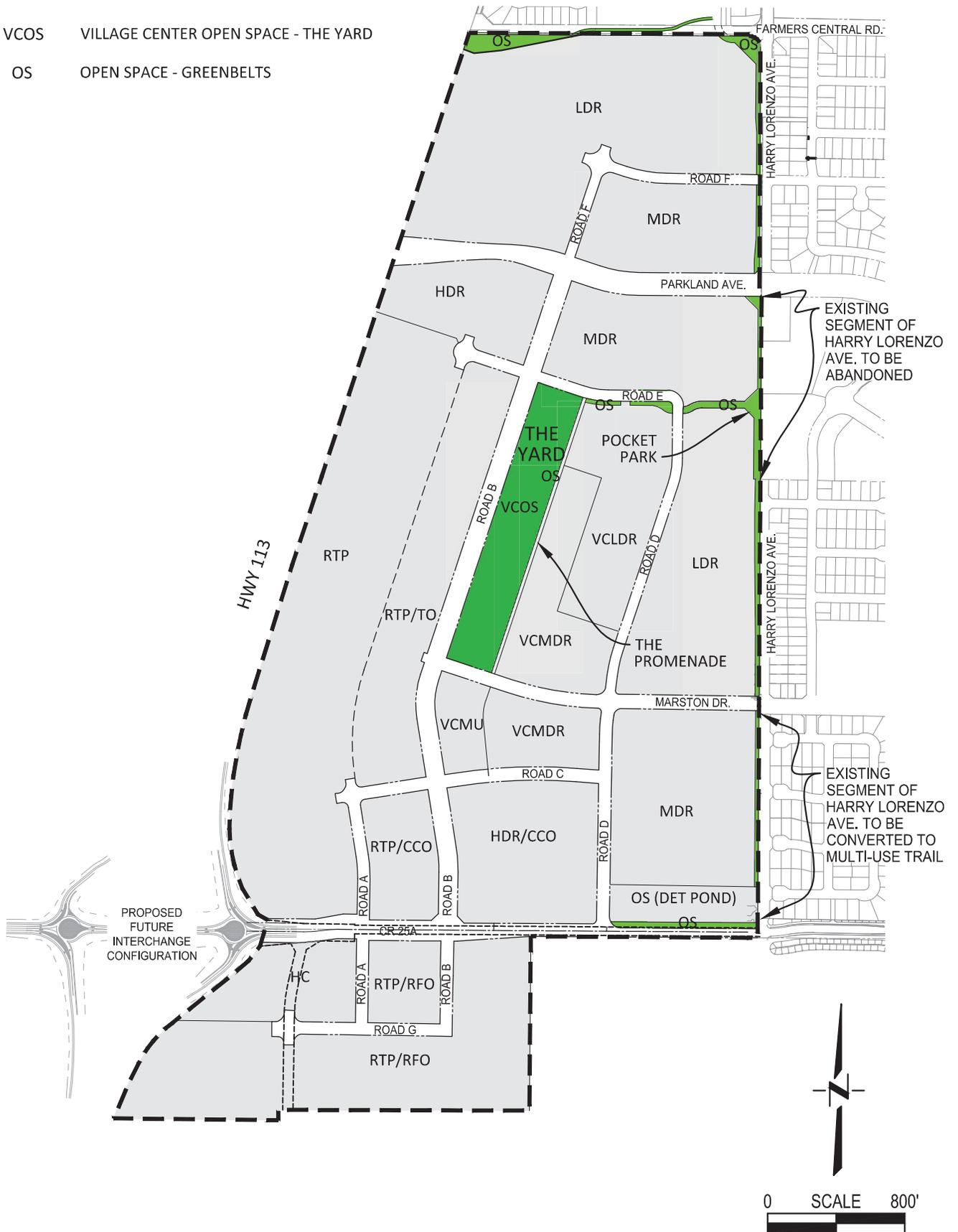
Schools

Map 4-7 shows a possible WRTP school site. It is currently undecided if a school will be constructed in the WRTP. However, land has been zoned and reserved for a 12-acre school campus if the Woodland Joint Unified School District (WJUSD) determines that there is a need for a school in the plan area. Public school students from the WRTP may be served by existing or new schools in neighboring areas of Woodland. The CIP does not contain any school costs, as schools will be constructed by the WJUSD.

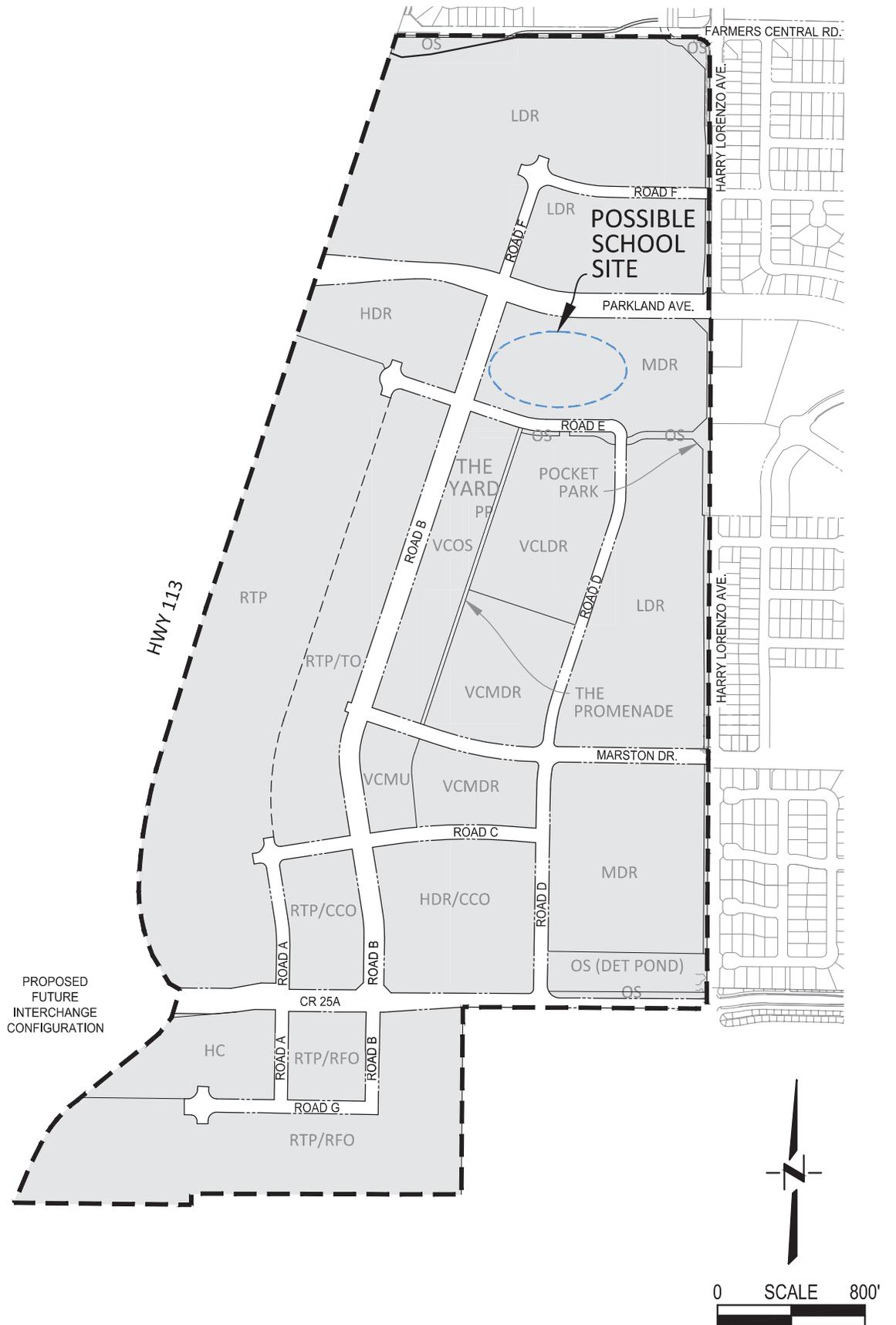
Map 4-6. Proposed Parks/Open Space Sites

LEGEND

- VCOS VILLAGE CENTER OPEN SPACE - THE YARD
- OS OPEN SPACE - GREENBELTS



Map 4-7. Possible School Site



The WRTP is anticipated to contribute an estimated \$13.5 million to school construction costs through the payment of WJUSD school development fees.

Libraries

New or expanded library facilities may be needed to serve the residents of the WRTP, but a library is not planned in the WRTP. The residents of the WRTP will be served by the existing public library in the City or by potential new facilities. The CIP does not contain any library costs, as required new library facilities will be constructed by the City. The WRTP will contribute an estimated \$1.0 million to library improvement costs through the payment of City MPFP fees.

Fire

Fire facilities will be needed to serve the residents of the WRTP, but a fire station is not planned in the WRTP. The City plans to relocate the existing Fire Station Three from its current location two miles north of the WRTP to a site one-half mile north of the WRTP, so that this station can provide service with the required response times to the WRTP. The CIP does not contain fire facility costs, as required new fire facilities will be constructed by the City. The WRTP will contribute an estimated \$9.9 million to fire facilities and equipment costs through the payment of City MPFP fees.

Police

Expanded police facilities and equipment will be needed to provide adequate law enforcement services to the residents of the WRTP, but a police station is not planned in the WRTP. The Woodland Police Department plans to add additional police officers to serve the new City residents, resulting in the need for additional equipment and vehicles. However, the City has determined that its existing police station is sufficiently sized to provide required police service levels through buildout of the WRTP. The CIP does not include police improvement costs, as the City will acquire the required new equipment and vehicles and make any facility improvements. The WRTP will contribute an estimated \$2.7 million to police improvement costs through the payment of City MPFP fees.

General Government Facilities

Improvements to general government facilities, such as City Hall and other City buildings may be needed to serve the new residents and employees of the WRTP. The CIP does not include general government facilities costs, as any required improvements will be constructed by the City. The WRTP will contribute an estimated \$3.3 million to general government facilities costs through the payment of City MPFP fees.

Public Transit

A public transit system will be needed to serve the new residents and employees of the WRTP. Transit improvement costs for the mobility hub are included with the Streets costs (see prior discussion in Road B section). The City may require additional start-up capital investment for vehicles and operations and maintenance costs. The City has established a Public Transit fee to fund these additional costs. The WRTP will contribute an estimated \$471,000 to transit improvements through the payment of the City Public Transit Fee.

Affordable Housing

As stated in the WRTP Affordable Housing Plan, ten percent of all units developed in the WRTP shall be made available to low income residents, as defined in the City's Affordable Housing Ordinance. The developers may pay in-lieu fees established for WRTP market rate residential development to satisfy the affordable housing obligation. In addition, five acres of land shall be dedicated in the plan area for the construction of at least 160 low-income housing units. The WRTP will contribute to the construction of affordable housing through a combination of affordable housing in-lieu fees and land dedication.

Agricultural Mitigation

Development of the WRTP will result in the loss of agricultural land. The City of Woodland and Yolo County have implemented agricultural land conservation policies and mitigation programs to permanently protect agricultural land in Yolo County. The adopted conservation and mitigation programs allow for the recordation of agricultural conservation easements and/or payment of an in-lieu mitigation fee at a ratio of 1 to 3 acres of agricultural land for each acre of development (i.e. loss of prime agricultural land). The WRTP will contribute toward establishing agricultural conversation easements in Yolo County through payment of City and County agricultural land mitigation fees and/or the recordation of easements.

County Facilities

New or expanded County facilities will be needed to provide services to the residents and employees of the WRTP. The County has a County Facilities and Services Authorization development impact fee program to fund the construction of County facilities. The WRTP is estimated to contribute an estimated \$6.3 million toward County facilities construction through the payment of the County FSA fees.

Habitat

Development of the WRTP will result in the loss of plant and wildlife habitats. The WRTP is within the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) coverage area, which encompasses the whole of Yolo County. The HCP/NCCP was adopted in 2018 to mitigate the impacts of development on habitats within Yolo County. A fee program is established under the HCP/NCCP to mitigate for the loss of land cover types, covered species habitat, and other biological values on a per acre basis. The WRTP is estimated to contribute \$4.9 million in development-based fees to fund mitigation that will offset those losses listed above.

5. Financing Strategy and Funding Sources

Overview

The backbone infrastructure and public facilities required to serve development in the WRTP will be funded using a combination of public and private funding sources. **Table 5-1** summarizes the estimated costs and anticipated funding sources for the WRTP backbone infrastructure and public facilities. The funding sources and amounts are shown separately for improvements included in the WRTP CIP and other improvements funded through existing development impact fee programs. The funding for each of these types of improvements is discussed in the remainder of this chapter.

WRTP CIP Improvements

Developers will construct and privately finance the construction costs for most of the WRTP backbone infrastructure and public facilities included in the WRTP CIP. Specific requirements for developer construction of backbone infrastructure and public facilities will be identified in tentative map conditions and DA requirements. The developers will be required to submit an Infrastructure Phasing Plan to the City with the submission of the first tentative map for the property to be developed. The Infrastructure Phasing Plan will include the required infrastructure that the developer must construct.

For developer constructed improvements that are included in the proposed WRTP Infrastructure Fee Program (RTIF Program) the developer may receive credits or reimbursements from the proposed RTIF Program, subject to the credit and reimbursement requirements in the DA and the Master Reimbursement Agreement.

Some of the CIP improvements are not included in the RTIF Program and either will be constructed and privately funded by developers or will be constructed by the City. The Spring Lake Specific Plan area (SLSP) and future specific plan areas 1B and 1C (SP-1B and SP-1C) will contribute to the funding of some of the street improvements.

Additionally, the financing strategy includes formation of one or more land-secured bond financing districts (e.g., Mello-Roos CFD or Assessment District), which may be used to fund a portion of the total backbone infrastructure and public facilities needed at the outset of development.

Table 5-1
Woodland Research and Technology Park Financing Plan
Estimated Sources and Uses of Funding (2023\$)

Item	Total	WRTP CIP							Existing Fee Programs				Subtotal	
		RTIF Program	Developer	City	SP-1B/1C	SLSP	Other	Subtotal	City MPFP Fees	Other City Fees	WJUSD	County		
Backbone Infrastructure														
Streets [1]	\$100,727,322	\$48,702,000	\$9,377,000	\$3,428,000	\$6,524,000	\$3,015,000	-	\$71,046,000	\$29,681,322	-	-	-	-	\$29,681,322
Storm Drainage	\$20,841,000	\$11,338,000	\$2,012,000	-	-	-	\$7,491,000	\$20,841,000	-	-	-	-	-	-
Water	\$15,792,537	\$4,343,000	\$375,000	\$510,000	-	-	-	\$5,228,000	\$10,564,537	-	-	-	-	\$10,564,537
Sewer	\$19,547,446	\$1,879,000	\$1,131,000	\$539,000	-	-	-	\$3,549,000	\$15,998,446	-	-	-	-	\$15,998,446
Subtotal Backbone Infrastructure	\$156,908,304	\$66,262,000	\$12,895,000	\$4,477,000	\$6,524,000	\$3,015,000	\$7,491,000	\$100,664,000	\$56,244,304	-	-	-	-	\$56,244,304
Public Facilities														
Parks and Open Space	\$44,413,170	\$28,946,000	-	-	-	\$1,173,000	-	\$30,119,000	\$14,294,170	-	-	-	-	\$14,294,170
Schools	\$13,452,711	-	-	-	-	-	-	-	-	-	\$13,452,711	-	-	\$13,452,711
Libraries	\$967,434	-	-	-	-	-	-	-	\$967,434	-	-	-	-	\$967,434
Fire	\$9,856,258	-	-	-	-	-	-	-	\$9,856,258	-	-	-	-	\$9,856,258
Police	\$2,720,698	-	-	-	-	-	-	-	\$2,720,698	-	-	-	-	\$2,720,698
General Government	\$3,329,707	-	-	-	-	-	-	-	\$3,329,707	-	-	-	-	\$3,329,707
Public Transit	\$471,196	-	-	-	-	-	-	-	-	\$471,196	-	-	-	\$471,196
Affordable Housing	\$7,782,340	-	-	-	-	-	-	-	-	\$7,782,340	-	-	-	\$7,782,340
Agricultural Mitigation	\$4,499,785	-	-	-	-	-	-	-	-	\$4,499,785	-	-	-	\$4,499,785
County Facilities	\$6,263,783	-	-	-	-	-	-	-	-	-	-	\$6,263,783	-	\$6,263,783
Habitat Conservation Plan	\$4,860,368	-	-	-	-	-	-	-	-	-	-	\$4,860,368	-	\$4,860,368
Total Public Facilities	\$98,617,450	\$28,946,000	-	-	-	\$1,173,000	-	\$30,119,000	\$31,168,267	\$12,753,321	\$13,452,711	\$11,124,150	\$68,498,450	
Total	\$255,525,754	\$95,208,000	\$12,895,000	\$4,477,000	\$6,524,000	\$4,188,000	\$7,491,000	\$130,783,000	\$87,412,572	\$12,753,321	\$13,452,711	\$11,124,150	\$124,742,754	

Source: Cunningham Engineering; City of Woodland; EPS.

[1] WRTP CIP Streets costs differ from costs on Table A-1 because this table includes a \$1.45 million interchange contingency that is not included in the CIP costs shown in Table A-1.

Existing Fee Programs

The WRTP will have an obligation to contribute to construction of other backbone infrastructure and public facilities not included in the CIP. For these public improvements, the developers will pay applicable City, County and WJUSD development impact fees.

Detailed Sources of Funding

The following sections detail the currently available sources identified to fund WRTP Facilities:

- RTIF Program
- Existing City and Other Agency Fee Programs
- Other Funding Sources

As shown in **Table 5-1**, approximately \$95.2 million will be funded through the proposed RTIF Program, approximately \$124.7 million will be funded by the existing fee programs, and approximately \$35.6 million will be funded from other funding sources.

RTIF Program

Detailed further in **Chapter 6**, the proposed RTIF Program will help fund those backbone infrastructure and public facilities costs that are not funded by existing fee programs or other funding sources identified in the sections to follow. Facilities included in the RTIF Program include those facilities with plan-wide benefits (i.e., serve multiple individual subdivisions), the costs of which should be distributed among RTIF land uses and ownership interests.

The RTIF Program will be a City-implemented, plan area-specific development fee program applicable only to new RTIF development. The RTIF Program will fund the following types of improvements:

- Streets
- Storm Drainage
- Water
- Sewer
- Parks and Open Space

The estimated buildout fee revenue generated by the RTIF Program is detailed in **Appendix B**.

Existing City and Other Agency Fee Programs

The WRTP will be subject to all applicable City and other agency development impact fees in place at the time of acceptance of the building permit application. The WRTP will contribute to the construction of City, County, and regional backbone infrastructure and public facilities through payment of existing development impact fees. The existing fee programs in which the WRTP will participate are summarized below and were further detailed in the previous chapter:

- City MPFP Fee Program (Streets, Water, Sewer, Parks, Fire, Police, General Government)
- City Transit Fee Program
- City Affordable Housing Fee Program
- City Agricultural Mitigation Fee Program
- Yolo County Facilities and Services Authorization Fee Program

The estimated WRTP buildout fee revenue generated by these fee programs is summarized in **Table 5-1** and detailed in **Appendix B**.

Other Funding Sources

Other funding sources anticipated to fund a portion of required backbone infrastructure and public facilities are summarized below.

Other Development Projects

Other plan areas will participate in funding facilities for which they have a shared benefit with the WRTP. Specifically, future plan areas SP-1B and SP-1C will have a funding share for construction of the Parkland Avenue overcrossing, and the SLSP will have a funding share for the Highway 113/County Road 25A interchange.

Private Developers

Certain facilities will be the responsibility of individual project developers to fund. The WRTP developers will be responsible for funding a portion of the streets, storm drainage, water, and sewer costs associated with the main internal roads and Road B.

City

The City will contribute to the funding of several projects. Specifically, the City will help fund the Highway 113/County Road 25A interchange with MPFP funding and the existing sewer lift station upgrades with sewer enterprise funding and will fully fund the water system for the parks and open space.

Other

Offsite storm drainage improvements will benefit the WRTP and other areas of the City. The RTIF Program includes some funding for these improvements, but the source of the remaining required funding (approximately \$7.5 million) has not been decided. It is anticipated that a portion of the funding will come from citywide development fees.

Land-Secured Financing

This Financing Plan includes the potential use of land-secured financing for a portion of the backbone infrastructure and public facilities costs. Although this Financing Plan identifies sources of funding for all the included backbone infrastructure and public facilities, major facility oversizing and substantial up-front capital outlays may be required for certain projects. Land-secured financing, in the form of either a Mello-Roos CFD or an Assessment District, may be used to provide debt financing for some of these oversized Facilities:

- **Mello-Roos CFD.** The Mello-Roos Community Facilities Act of 1982 enables public agencies to form CFDs and levy a special tax on property owners in those CFDs. These special taxes may be used to pay debt service on CFD bonds or to finance public improvements directly on a pay-as-you-go (PAYGO) basis.
- **Assessment Districts.** California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special Assessment District that defines both the area to benefit from the improvements and the properties that will pay for the improvements.

A CFD is the most likely form of land-secured financing to be used to mitigate up-front costs of construction or acquisition of backbone infrastructure and public facilities in the Project, and it is anticipated that Project developers may request that the City form a CFD on all or a portion of the Project.

The proceeds from a CFD bond sale can be used for direct funding of improvements, to acquire facilities constructed by the developer, to reimburse developers for advance-funding improvements, or to pay certain development fees. The annual special tax can be used toward bond debt service or to build or reimburse for infrastructure as needed. The proceeds of the Mello-Roos special tax can be used for direct funding of facilities or to service bond debt.

Tables 5-2 and 5-3 show a preliminary estimate of the Mello-Roos CFD bonding capacity of the Project, based on assumptions regarding tax rates, reserve fund requirements, and interest rates. Based on current assumptions, which are estimates for purposes of example in this document, the Project is estimated to have capacity to bond for approximately \$86.4 million, of which \$71.4 million could be available to fund Project infrastructure costs. Actual tax rates and related bond capacity will be established at the time of formation of the CFD. **Table 5-4** shows an overall estimated value to lien ratio of 20:1 at buildout.

CFD Boundaries and Improvement Areas

The City anticipates one or more property owners may wish to use land-secured financing to help fund a portion of WRTP infrastructure and public facility costs. In anticipation of these requests, this Financing Plan sets forth City preferences regarding future infrastructure CFD formations in the WRTP. A current trend for land-secured infrastructure financing for larger master-planned projects is to include phases of development (or even sub-phases) as Improvement Areas either on a stand-alone basis or within one "project-wide CFD." The City has indicated a preference for one project-wide CFD that could accommodate a number of separate Improvement Areas within that project-wide CFD. The way this structure is anticipated for WRTP is that an initial phase of the Project will be included in the formation of the projectwide CFD, as Improvement Area No. 1, with remaining phases identified in the formation documents and CFD boundary maps as a "future annexation area."

Under the Mello-Roos Act, each Improvement Area is its own geographical area which can be stand-alone or more typically within the framework of a larger, project-wide CFD that will serve as the umbrella CFD for the Project. What this means is that special taxes imposed within each Improvement Area will be the sole source of repayment for debt service for CFD Bonds issued under the authorization for that Improvement Area. Parcels and landowners in other Improvement Areas of the CFD will not be obligated to bond repayment obligations of other Improvement Areas. This CFD bond structure is favored by bond underwriters and investors and is commonly used throughout the state.

Under the proposed structure, Improvement Area No. 1 would be the initial Improvement Area under a projectwide WRTP CFD. Future areas desiring to use land secured financing may elect to annex into the existing Improvement Area No. 1 or may elect to form a new Improvement Area No. 2. The City retains discretion regarding whether to permit annexations into prior Improvement Areas. One important consideration for City policymakers is whether the proposed annexation might lengthen the duration of the special tax levy for the initial property owners within the initial Improvement Area.

**Table 5-2
Woodland Research and Technology Park Financing Plan
Estimated Bond Sizing (2023\$)**

Item	Assumption	Estimated Bond Sizing
Maximum Special Taxes Available for Debt Service		
Estimated Annual Maximum Special Taxes [1]		\$6,337,090
Less Estimated Administration Costs	4.00%	(\$254,000)
Less Delinquency Coverage	10.00%	(\$634,000)
Adjustment for Rounding		\$910
Estimated Gross Debt Service (Rounded)		\$5,450,000
Total Bond Size		
Total Bond Size without Tax Escalation		\$75,019,000
Adjustment for Rounding		\$81,000
Total Bond Size (Rounded)		\$75,100,000
Increase for Annual Escalation [2]	15%	\$11,265,000
Total Bond Size (Rounded)		\$86,365,000
Estimated Bond Proceeds		
Total Bond Size (Rounded)		\$86,365,000
Less Capitalized Interest	12 months	(\$5,182,000)
Less Bond Reserve Fund	1-yr. debt service	(\$5,450,000)
Less Issuance Cost	5.00%	(\$4,318,000)
Estimated Bond Proceeds		\$71,415,000
Assumptions [3]		
Interest Rate	6.00%	
Term	30 years	
Annual Escalation	2%	

Source: City of Woodland; EPS.

[1] See Table 5-3.

[2] Assumes special taxes are escalated 2.0% annually for 30 years, which increases total bond size by approximately 15% to 20%. This estimate uses 15% to be conservative.

[3] Estimated bond sizing based on conservative assumptions. The interest rate will be determined at the time of the bond sale. This analysis is based on an assumed bond term of 30 years.

Table 5-3
Woodland Research and Technology Park Financing Plan
Estimated Bond Proceeds (2023\$)

Item	Units/ Acres	Prelim. Max. Special Tax Rate	Maximum Special Tax		Bond Size [1]		Bond Proceeds	
			Amount	% of Total	Amount	Per Unit/Acre	Amount	Per Unit/Acre
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C = A * B</i>	<i>D = C / Total Max Tax</i>	<i>E = D x total bond</i>	<i>F = E / A</i>	<i>G = D x bond proceeds</i>	<i>H = G / A</i>
Residential	<u>units</u>	<u>per unit</u>				<u>per unit</u>		<u>per unit</u>
Low Density	628	\$3,700	\$2,323,600	37%	\$31,667,171	\$50,425	\$26,185,504	\$41,697
Medium Density	524	\$3,200	\$1,676,800	26%	\$22,852,261	\$43,611	\$18,896,476	\$36,062
High Density	518	\$2,000	\$1,036,000	16%	\$14,119,121	\$27,257	\$11,675,065	\$22,539
Subtotal Residential Land Uses	1,670		\$5,036,400	79%	\$68,638,553		\$56,757,046	
Nonresidential		<u>per acre</u>						<u>per acre</u>
Village Center/Community Commercial	16.43	\$10,000	\$164,260	3%	\$2,238,617	\$136,285	\$1,851,106	\$112,694
Business Park	113.64	\$10,000	\$1,136,430	18%	\$15,487,831	\$136,285	\$12,806,848	\$112,694
Subtotal Nonresidential	130.07		\$1,300,690	21%	\$17,726,447		\$14,657,954	\$112,694
Total [2]			\$6,337,090	100.00%	\$86,365,000		\$71,415,000	

Source: City of Woodland; EPS.

[1] Assumes special taxes are escalated 2.0% annually for 30 years, which increases total Bond Size by approximately 20%.

[2] See Table 5-2 for total bond size and total bond proceeds.

Table 5-4
Woodland Research and Technology Park Financing Plan
Project Buildout Value-to-Lien Ratio (2023\$)

Item	Residential			Commercial		Total
	Low Density	Medium Density	High Density	Village Center/ Com. Commercial	Business Park	
Estimated Project Buildout Value						
Dwelling Units / Building Square Feet	628	524	518	310,948	1,980,115	
Sales Price per Unit/Square Foot	\$675,000	\$550,000	\$375,000	\$350	\$350	
Total Project Buildout Value	\$423,900,000	\$288,200,000	\$194,250,000	\$108,831,800	\$693,040,250	\$1,708,222,050
Estimated Bond Size						\$86,365,000
Estimated Buildout Value-to-Lien Ratio						20:1

Source: City of Woodland; EPS.

Finally, although this Financing Plan includes placeholder special tax estimates for nonresidential land uses, for purposes of stimulating economic development and encouraging nonresidential development in the Project, the City may wish to exclude nonresidential development from the CFD or not have nonresidential development annex into the CFD. This Financing Plan is identifying this City preference and does not preclude inclusion or exclusion of nonresidential property from the proposed infrastructure CFD.

Phasing and the Financing Strategy

Phasing of public facility construction is an important component of the overall financing strategy. The ability to sequence public facilities will depend on the type of facility and the pace of new development. When possible, construction of public facilities will be sequenced over time as needed to serve new development. The sequencing of public facility costs will help ensure that adequate monies are available from the various financing sources to fund the public facility improvements.

Completion of backbone infrastructure and other public facilities will be phased to serve logical increments of development, based on the demand for such facilities as the WRTP builds out. The timing and amount of development in each increment will depend on many factors, such as market demand. In the normal course of the development approval process, the City will condition the WRTP's tentative maps with backbone infrastructure and other public facility requirements.

The Financing Plan is designed to be flexible enough to accommodate faster or slower growth of WRTP development in response to the market for housing and nonresidential development.

The developers of the WRTP will be responsible for advance funding and constructing all of the backbone infrastructure and public facilities needed to serve the WRTP, unless the City and WRTP proponents agree otherwise to City construction of specific improvements. Subject to the City's fee credit and reimbursement policies and the terms of the Master Reimbursement Agreement entered into by the City and all landowners/developers, some or all of this private funding will be reimbursed to the landowners/developers over time as the City is able to issue public debt through the CFD, issue credits due for landowner/developer proportionate share of fees and collect fees from other developers that will provide reimbursements. The timeframe for reimbursement is unknown and could be a considerable period of time depending on market conditions and the actual absorption of the development projects. There is no guarantee the initial developers will be fully reimbursed for the costs to oversize facilities for later development projects.

6. Woodland Research and Technology Park Plan-Area Fee Program

This Financing Plan proposes adoption of a new plan area development impact fee program, the Woodland Research and Technology Park Infrastructure Fee Program (RTIF Program), that will fund the backbone infrastructure and public facilities needed to serve the WRTP. The proposed RTIF Program is designed to fund construction of backbone infrastructure and public facilities necessary to accommodate new residents and employees generated by WRTP development after taking into consideration a variety of other funding sources for the improvements. The costs to be funded through the RTIF Program were detailed in **Chapter 4**.

The Draft WRTP Nexus Study was prepared to establish the RTIF Program and the legally required nexus findings for the City to implement the RTIF Program and to set the initial development impact fees (RTIF or fees). The Nexus Study also details key components of the implementation and administration of the proposed RTIF Program. The RTIF Program may be updated periodically to reflect changes in land uses, facilities requirements, improvement costs, and other fee program information over time.

The key features of the RTIF program are summarized in this chapter.

RTIF Program Overview

The RTIF Program will be a City-implemented plan-area-specific development impact fee program applicable only to WRTP land uses. It will be used as a mechanism to fund backbone infrastructure and public facilities needed to serve the projected new residents and employees that are not funded by other sources. The RTIF Program will contain the following fee components:

- Streets
- Parks
- Storm Drainage
- Water
- Sewer
- Administration

Table 6-1 summarizes the proposed RTIF by residential and commercial land use for each of the fee components. For each land use, the administration component fee is calculated as four percent of the sum of all other fees and will fund administration of the RTIF Program. All RTIF components will be charged and collected per residential dwelling unit or commercial acre and are consistent with the requirements of California Assembly Bill (AB) 1600 legislation, as codified by the Mitigation Fee Act (California Government Code sections 66000 et. seq.).

While the commercial fee categories (Village Commercial/Community Commercial and Business Park) are the same for all RTIF components, there are different residential fee categories for different fee components to address provisions of California Assembly Bill 602 (AB 602), enacted in 2021. AB 602 modified the Mitigation Fee Act and stipulates that a jurisdiction must calculate residential fees proportionately to the square footage of the dwelling units, with the exception of water and sewer fees and any other fees for which specific findings can be made as to why the fees should not be enacted on a square foot basis.

In response to the provisions of AB 602, some of the RTIF components must have fees that differ by dwelling unit size while other components do not need to have different fees for different unit sizes. The proposed residential fee land uses for all fee components are summarized below:

Streets and Parks Residential Fee Components

- Single Family <1,000 sq. ft.
- Single Family 1,000 – 1,999 sq. ft.
- Single Family 2,000 – 2,999 sq. ft.
- Single Family >2,999 sq. ft.
- Multifamily <1,000 sq. ft.
- Multifamily ≥1,000 sq. ft.

Storm Drainage, Water, and Sewer Residential Fee Components

- Low Density
- Medium Density
- High Density

The proposed fees are based on the best land use information, backbone infrastructure and public facilities costs estimates, funding source information, and administrative cost estimates available at this time. The land uses, cost estimates, and funding sources are detailed in prior chapters of this report and are also included in the Nexus Study.

Table 6-1
Woodland Research and Technology Park Financing Plan
RTIF Program Fee Summary (2023\$)

Land Use Category	Streets	Parks	Storm Drainage	Water	Sewer	Subtotal	Admin.	Total
<i>Percentage</i>							4.00%	
Residential by Land Use								
	<i>per unit</i>							
Low Density (LDR)	-	-	\$6,952	\$2,907	\$1,176	\$11,036	\$441	\$11,477
Medium Density (MDR)	-	-	\$4,742	\$2,475	\$910	\$8,127	\$325	\$8,452
High Density (HDR)	-	-	\$3,085	\$1,759	\$819	\$5,663	\$227	\$5,890
Residential by Square Foot Range								
Single Family (LDR and MDR)								
	<i>per unit</i>							
< 1,000 sq. ft.	\$12,800	\$8,199	-	-	-	\$20,999	\$840	\$21,839
1,000 to 1,999 sq. ft.	\$20,696	\$14,450	-	-	-	\$35,146	\$1,406	\$36,552
2,000 to 2,999 sq. ft.	\$29,904	\$22,380	-	-	-	\$52,284	\$2,091	\$54,375
> 2,999 sq. ft.	\$36,547	\$27,555	-	-	-	\$64,102	\$2,564	\$66,666
Multifamily (HDR)								
< 1,000 sq. ft.	\$12,256	\$14,450	-	-	-	\$26,705	\$1,068	\$27,773
≥1000 sq. ft.	\$13,606	\$16,533	-	-	-	\$30,139	\$1,206	\$31,345
Residential for Average Unit Size								
	<i>per unit</i>							
Low Density (2,300 sq. ft.)	\$29,904	\$22,380	\$6,952	\$2,907	\$1,176	\$63,321	\$2,533	\$65,854
Medium Density (1,850 sq. ft.)	\$20,696	\$14,450	\$4,742	\$2,475	\$910	\$43,273	\$1,731	\$45,004
High Density (990 sq. ft.)	\$12,256	\$14,450	\$3,085	\$1,759	\$819	\$32,368	\$1,295	\$33,663
Commercial [1]								
	<i>per acre</i>							
Village Center/Community Commercial	\$189,072	N/A	\$22,213	\$2,580	\$2,596	\$216,461	\$8,658	\$225,119
Business Park	\$86,378	N/A	\$22,213	\$2,346	\$1,731	\$112,667	\$4,507	\$117,174
Commercial [1]								
	<i>per bldg. sq. ft.</i>							
Village Center/Community Commercial	\$9.99	N/A	\$1.17	\$0.14	\$0.14	\$11.43	\$0.46	\$11.89
Business Park	\$4.96	N/A	\$1.27	\$0.13	\$0.10	\$6.47	\$0.26	\$6.73

Source: City of Woodland; EPS

[1] Commercial fees will be charged per acre. The amount per bldg. sq. ft. is shown for comparative purposes.

RTIF Program Implementation and Administration

Implementation

The proposed RTIF Program is anticipated to be approved by the City through an ordinance establishing and authorizing collection of the fee and a resolution setting the amount of the fees. The RTIF Program will be independent and separate from all other City, County, other agency, or regional development impact fees that will be applicable to WRTP development.

Note that as part of the tentative map process, the developers will be required to submit proposed development plans. If there has been a change to the proposed land uses or number of dwelling units that results in less RTIF revenue generation than anticipated under the original land uses, then the developer will be required to make a shortfall payment to cover the difference at the time that a final map is filed.

Administration

The City will administer the RTIF Program. The RTIF Program includes a four-percent planning and administration component to fund RTIF Program administration. Administration of the RTIF Program includes, but is not limited to, the following major tasks:

- Tracking all RTIF Program payments and assignment of fee credits and reimbursements for improvements constructed privately by developers.
- Tracking the progress of construction contracts for RTIF Program improvements.
- Performing annual fee adjustments to account for the inflation of infrastructure and public facilities costs.
- Conducting periodic reviews of development projections, facilities requirements, improvement costs, funding sources, and cost allocation methodologies and making necessary adjustments to the RTIF Program.
- Preparing the required annual and five-year reports on the status of the RTIF Program.

The RTIF Program implementation and administration are further detailed in the Nexus Study.

7. Feasibility of the Financing Plan

This chapter quantifies and evaluates the total estimated infrastructure cost burden and total effective annual tax rate anticipated for new WRTP development and makes observations regarding the financial feasibility of the Financing Plan. The financial feasibility is addressed by reviewing a total infrastructure burden analysis, as well as bond issuance guidelines, to ensure the Finance Plan will meet the required financial tests.

Description of Static Feasibility Analyses

This analysis includes the following static methods for evaluating the financial feasibility of the WRTP:

- Total Backbone Infrastructure and Public Facilities Cost Burden.
- Total Taxes and Assessments as a Percentage of Sales Price.

Each of these methods is based on a static financial feasibility evaluation. To be considered financially feasible, the Project should meet each of the static feasibility tests.

It is important to note that these feasibility metrics, described in detail below, should be considered initial diagnostics, offering a general indicator of whether or not a project is likely to meet financial feasibility criteria or whether measures should be taken to improve viability, either through a reduction in cost burdens, identification of other funding sources, or other approaches. None of the indicators, by themselves, should be considered absolute determinations regarding Project feasibility.

Total Backbone Infrastructure and Public Facilities Cost Burden

It is common for developers of major development projects to advance-fund and carry infrastructure costs for some timeframe. The impact of the land developer's cost burden depends on several factors, including the timeframe for the reimbursements and the extent to which full reimbursement is received, either through public funding programs or through adjustments in land sales prices.

The purpose of the total backbone infrastructure and public facilities cost burden feasibility test is to assess the financial feasibility of the WRTP, given all current and proposed fees and the additional burden of WRTP-specific infrastructure costs. This feasibility test assesses the total fee burden on residential dwelling units associated with the proposed backbone infrastructure and public facilities.

The total backbone infrastructure and public facilities cost burden feasibility test provides a performance indicator of a project's feasibility. For each residential land use, the total cost burden per dwelling unit and nonresidential building square foot is expressed as a percent of the finished sales price. Project feasibility is evaluated based on the following general guidelines or benchmarks:

- Burdens below 15 percent generally are considered financially feasible.
- Burdens between 15 and 20 percent may be feasible depending on the specific circumstances of the project.
- Burdens above 20 percent suggest a project may not be financially feasible unless other components of the project pro forma are particularly advantageous to the developer, thus allowing the project to bear unusually high backbone infrastructure and public facilities costs.¹

These static feasibility benchmarks are based on EPS's experience conducting financial feasibility analyses for numerous projects throughout the Sacramento Region and Central Valley over the last 3 decades. This feasibility diagnostic is merely a tool that can be used—along with other tools—as a general measure of financial feasibility. This measure should not automatically be interpreted to mean that if one land use type exceeds the threshold, the project definitely is infeasible. In certain circumstances, there are ways in which a development project can mitigate against a high cost burden. In addition, the backbone infrastructure and public facilities costs will be fine-tuned and possibly reduced as engineering studies are completed closer to actual construction.

¹ Such other components may include extraordinarily low land basis (e.g., land has been in the family for a long time, land acquired during severe real estate market downturn, etc.), development phasing (e.g., fast early absorption ahead of a major infrastructure cost such as a new water treatment plant), or low or no environmental mitigation requirements (e.g., through avoidance or on-site preservation).

As summarized in **Table 7-1** (and further detailed in **Appendix B**), the total backbone infrastructure and public facilities cost burden accounts for between approximately 19.2 percent and 19.8 percent of the estimated sales price of residential units in the WRTP. Cost burdens of this magnitude are at the upper end of the diagnostic range indicating that the Project may be financially feasible if home sales values do not taper or if infrastructure costs don't continue to escalate rapidly. Other factors such as the magnitude of advance funding requirements within each development phase, anticipated reimbursement timeframes, and development absorption would also factor into the feasibility of individual development phases. Although fee burdens for new development in Woodland plan areas typically are close to 20 percent, the City generally experiences strong building permit activity except under the most difficult economic circumstances.

The infrastructure cost burden could change for several reasons, including a re-allocation of costs among land uses and cost reductions resulting from fine-tuning the estimates as engineering studies are completed and the WRTP development becomes closer to implementation. The cost burden estimates will continue to be examined and may be refined as the WRTP development is implemented.

Total Taxes and Assessments as a Percentage of Sales Price

The Total Taxes and Assessments as a Percentage of Sales Price feasibility test often is referred to as a "two-percent test." This test provides another measure of the financial feasibility of a project that is used by land developers, builders, and municipal governments to evaluate development projects. The Total Taxes and Assessments as a Percentage of Sales Price test provides a general rule for the feasibility of proposed annual special taxes and assessments. In general, if the sum of property taxes, other ad valorem taxes, and all annual special taxes and assessments is less than 2 percent of the average finished home sales price, then the burden of annual taxes and assessments is considered financially feasible. In the Sacramento Region, jurisdictions and developers typically target total taxes and assessments at levels no greater than approximately 1.6 percent to 1.8 percent of the finished home sales price.

Table 7-2 shows the estimated taxes and assessments as a percentage of home sales prices for three different proposed Project land uses. The total annual amount includes the following taxes and assessments:

- Property taxes
- Other general ad valorem taxes (e.g., school/other General Obligation bonds)
- Services CFD taxes
- Infrastructure CFD taxes (proposed in this Finance Plan)

Table 7-1
Woodland Research and Technology Park Financing Plan
Summary of Infrastructure Burden per Unit or Building Square Foot (2023\$)

Item	Fee per Unit			Fee per Building Square Foot	
	Low Density	Medium Density	High Density	Village Center/ Com. Commercial	Business Park
Sales Price per Dwelling Unit/Sq. Ft.	\$675,000	\$550,000	\$375,000	\$350	\$350
City Building Permit Processing Fees	\$3,861	\$3,608	\$1,274	\$1.44	\$1.83
City Development Impact Fees					
General City	\$1,005	\$1,005	\$755	\$0.67	\$0.79
Fire	\$3,406	\$3,406	\$2,042	\$1.99	\$2.15
Library	\$628	\$628	\$471	\$0.00	\$0.00
Police	\$823	\$823	\$616	\$0.55	\$0.65
Wastewater	\$7,524	\$7,524	\$5,642	\$3.07	\$1.74
Parks & Recreation	\$9,279	\$9,279	\$6,959	\$0.00	\$0.00
Roads	\$9,915	\$9,915	\$4,063	\$12.31	\$6.23
Water	\$6,174	\$6,174	\$977	\$0.42	\$0.46
Administration	\$291	\$291	\$154	\$0.14	\$0.09
Affordable Housing - Proposed	\$6,900	\$4,625	\$1,980	\$0.00	\$0.00
Agricultural Mitigation	\$2,500	\$1,250	\$625	\$0.79	\$0.86
Public Transit Fee (due at final map)	\$311	\$311	\$218	\$0.00	\$0.00
Total Citywide Development Impact Fees	\$48,756	\$45,231	\$24,502	\$19.94	\$12.97
Other Agency Fees					
County Facilities and Services Authorization (FSA)	\$3,118	\$3,118	\$2,312	\$0.50	\$0.67
School District Fees	\$9,384	\$7,548	\$4,039	\$0.66	\$0.66
Yolo County HCP Fee	\$2,700	\$1,350	\$675	\$0.86	\$0.93
Total Other Agency Fees	\$15,202	\$12,016	\$7,026	\$2.02	\$2.26
RTIF - Proposed	\$65,854	\$45,004	\$33,663	\$11.89	\$6.73
Total Fees	\$133,673	\$105,859	\$66,465	\$35.30	\$23.78
Percentage of Sales Price	19.8%	19.2%	17.7%	10.1%	6.8%

Source: City of Woodland; Yolo County; WJUSD; EPS

Table 7-2
Woodland Research and Technology Park Financing Plan
Test of 2% Sales Price - Residential Market-Rate Units (2023\$)

Item	Pct.	Residential			Commercial	
		LDR	MDR	HDR	Village Center/ Com. Commercial	Business Park
Assumptions		<i>price per unit</i>			<i>price per bldg. sq. ft.</i>	
Sales Price		\$675,000	\$550,000	\$375,000	\$350	\$350
FAR					0.43	0.40
Maintenance CFD Category (assumes SLSP rates)		Avg of R-5 and R-8	R-15	R-25	Non-Res.	Non-Res.
Property Taxes		<i>per unit</i>			<i>per bldg. sq. ft.</i>	
General Property Tax [2]	1.0000%	\$6,750	\$5,500	\$3,750	\$3.50	\$3.50
WJUSD	0.0190%	\$128	\$105	\$71	\$0.07	\$0.07
Yuba CCD 2006	0.0240%	\$162	\$132	\$90	\$0.08	\$0.08
Yuba CCD 2016	0.0081%	\$55	\$45	\$31	\$0.03	\$0.03
Total Ad Valorem Taxes Range	1.0512%	\$7,095	\$5,781	\$3,942	\$3.68	\$3.68
Estimated Special Annual Taxes/Assessments						
Maintenance CFD [1]		\$1,122	\$669	\$599	\$0.20	\$0.20
Sports Park Maintenance CFD [2]		\$218	\$180	\$180	\$0.03	\$0.04
Total Estimated Special Annual Taxes/Assessments		\$1,340	\$850	\$779	\$0.23	\$0.24
Estimated WRTP Infrastructure CFD [3]		\$3,700	\$3,200	\$2,000	\$0.53	\$0.57
Total Annual Taxes and Assessments		\$12,135	\$9,831	\$6,721	\$4.44	\$4.49
Taxes & Assessments as % of Sales Price		1.80%	1.79%	1.79%	1.27%	1.28%

Source: City of Woodland; EPS.

[1] Maintenance CFD residential rates set equal to SLSP rates; nonresidential rates estimated by EPS. Per the City, the following SLSP rates are assumed for the WRTP land use categories:

LDR: average of SLSP R-5 and R-8 rates

MDR: SLSP R-15 rate

HDR: SLSP R-25 rate

[2] Sports Park maintenance CFD rates set equal to SLSP rates. Assumed Spring Lake categories are the same as those shown above in footnote [1].

[3] Residential rates set so that taxes and assessments=1.80% of sales price. Nonresidential rates set at \$10,000 per acre.

It is proposed that development in the WRTP participate in two services CFDs to pay for required services and ongoing maintenance of public improvements. One of the two districts would be a general maintenance CFD to provide funding for services, operations, and maintenance specifically required for WRTP development. In addition, the WRTP will be required to participate in the Citywide Sports Park maintenance CFD. When combined with the potential implementation of infrastructure special taxes that range from \$2,000 to \$3,700 per unit, the WRTP total special taxes and assessments would equal approximately 1.80% of the home sales prices.

8. Financing Plan Implementation

This Financing Plan establishes a detailed and specific financing strategy for the WRTP. This chapter identifies the key administration and implementation actions and policies that will be required to carry out the financing strategy.

Implementation of the Financing Plan, along with EIR mitigation measures, DA provisions, and Master Reimbursement Agreement provisions will ensure that the public improvements needed to serve the WRTP are constructed consistent with the Specific Plan requirements. The City will implement the Financing Plan, which will include the following near-term and ongoing actions related specifically to the WRTP:

- Approval of the Specific Plan.
- Approval of the DAs and the Master Reimbursement Agreement between the developers and the City.
- Adoption of the Nexus Study and establishment of the RTIF Program.
- Coordinating closely with all appropriate City departments and other service providers to implement the Financing Plan.
- Working with State and Federal agencies to secure State and Federal funding, where available and applicable.
- Coordinating the infrastructure construction program and funding sources with the developers.
- Periodically reviewing and updating the CIP.
- Monitoring identified revenue sources.
- Estimating fee program cash flows.
- Forming CFD(s) or other financing districts and administering subsequent bond sales and tax collection.
- Accounting for RTIF payments, credits, and reimbursements.
- Updating and adjusting the RTIF Program as new infrastructure cost, land use, and revenue information become available.

Updates

It is anticipated that as the Financing Plan is implemented, there may be changes to anticipated development, public facilities costs, and funding sources. Changes should be evaluated in the context of the overall financing strategy framework, ensuring that required funding is available when needed. The costs and funding sources for the Project may need to be adjusted periodically to reflect changes in the Specific Plan.

Such changes over time may be updated or reflected in the documents and City actions taken to implement various financing mechanisms identified in this document rather than revisiting or updating the Financing Plan itself. The City has the discretion to determine whether the Financing Plan itself should be updated or whether applicable updates should be made to the implementing documents themselves.



APPENDICES:

- Appendix A: Summary of WRTP Capital Improvement Program
- Appendix B: Development Impact Fee Analysis
- Appendix C: Infrastructure Cost Burden Comparison

APPENDIX A:
Summary of WRTP
Capital Improvement Program



Table A-1 Backbone Infrastructure Cost Estimates (2 pages)A-1

Table A-1
Woodland Research and Technology Park Financing Plan
Backbone Infrastructure Cost Estimates (2023\$)

Item	Assumption	Total Estimated Costs							RTIF						
		Streets [1]	Storm Drainage	Water	Sewer	Parks and Open Space	Planning and Admin.	Total	Streets [1]	Storm Drainage	Water	Sewer	Parks and Open Space	Planning and Admin.	Total
County Road 25A (Hwy 113 to Harry Lorenzo and Parkland to Miekle)															
Construction		\$4,173,000	\$249,000	\$374,000	\$0	\$0	\$0	\$4,796,000	\$4,173,000	\$249,000	\$374,000	\$0	\$0	\$0	\$4,796,000
Contingency	10%	\$418,000	\$25,000	\$37,000	\$0	\$0	\$0	\$480,000	\$418,000	\$25,000	\$37,000	\$0	\$0	\$0	\$480,000
Soft Cost	15%	\$626,000	\$37,000	\$56,000	\$0	\$0	\$0	\$719,000	\$626,000	\$37,000	\$56,000	\$0	\$0	\$0	\$719,000
Subtotal County Road 25A		\$5,217,000	\$311,000	\$467,000	\$0	\$0	\$0	\$5,995,000	\$5,217,000	\$311,000	\$467,000	\$0	\$0	\$0	\$5,995,000
Parkland Avenue															
Construction		\$5,451,000	\$652,000	\$369,000	\$0	\$0	\$0	\$6,472,000	\$5,451,000	\$652,000	\$369,000	\$0	\$0	\$0	\$6,472,000
Contingency	10%	\$545,000	\$65,000	\$37,000	\$0	\$0	\$0	\$647,000	\$545,000	\$65,000	\$37,000	\$0	\$0	\$0	\$647,000
Soft Cost	15%	\$818,000	\$98,000	\$55,000	\$0	\$0	\$0	\$971,000	\$818,000	\$98,000	\$55,000	\$0	\$0	\$0	\$971,000
Subtotal Parkland Avenue		\$6,814,000	\$815,000	\$461,000	\$0	\$0	\$0	\$8,090,000	\$6,814,000	\$815,000	\$461,000	\$0	\$0	\$0	\$8,090,000
Main Internal Roadways															
Construction		\$12,008,000	\$3,723,000	\$1,914,000	\$1,579,000	\$0	\$0	\$19,224,000	\$5,246,000	\$2,113,000	\$1,614,000	\$1,041,000	\$0	\$0	\$10,014,000
Contingency	10%	\$1,201,000	\$372,000	\$191,000	\$158,000	\$0	\$0	\$1,922,000	\$525,000	\$211,000	\$161,000	\$104,000	\$0	\$0	\$1,001,000
Soft Cost	15%	\$1,801,000	\$558,000	\$287,000	\$237,000	\$0	\$0	\$2,883,000	\$787,000	\$317,000	\$242,000	\$156,000	\$0	\$0	\$1,502,000
Subtotal Main Internal Roadways		\$15,010,000	\$4,653,000	\$2,392,000	\$1,974,000	\$0	\$0	\$24,029,000	\$6,558,000	\$2,641,000	\$2,017,000	\$1,301,000	\$0	\$0	\$12,517,000
Road B															
Mobility Hub (includes 25% contingency)		\$862,000	\$0	\$0	\$0	\$0	\$0	\$862,000	\$862,000	\$0	\$0	\$0	\$0	\$0	\$862,000
Other Construction		\$10,048,000	\$839,000	\$1,118,000	\$467,000	\$0	\$0	\$12,472,000	\$10,048,000	\$839,000	\$1,118,000	\$101,000	\$0	\$0	\$12,106,000
Contingency (on Other Construction)	10%	\$1,005,000	\$84,000	\$112,000	\$47,000	\$0	\$0	\$1,248,000	\$1,005,000	\$84,000	\$112,000	\$10,000	\$0	\$0	\$1,211,000
Soft Cost	15%	\$1,637,000	\$126,000	\$168,000	\$70,000	\$0	\$0	\$2,001,000	\$1,637,000	\$126,000	\$168,000	\$15,000	\$0	\$0	\$1,946,000
Subtotal Road B		\$13,552,000	\$1,049,000	\$1,398,000	\$584,000	\$0	\$0	\$16,583,000	\$13,552,000	\$1,049,000	\$1,398,000	\$126,000	\$0	\$0	\$16,125,000
Harry Lorenzo - Half Section North [2]		\$387,000	\$0	\$0	\$0	\$0	\$0	\$387,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hwy 113/CR 25A Interchange															
Right of Way and Utilities (no soft costs/cont.)		\$250,000	\$0	\$0	\$0	\$0	\$0	\$250,000	\$132,000	\$0	\$0	\$0	\$0	\$0	\$132,000
Construction (incl. 20% contingency)		\$10,307,000	\$0	\$0	\$0	\$0	\$0	\$10,307,000	\$5,463,000	\$0	\$0	\$0	\$0	\$0	\$5,463,000
Construction Management	15%	\$1,546,000	\$0	\$0	\$0	\$0	\$0	\$1,546,000	\$819,000	\$0	\$0	\$0	\$0	\$0	\$819,000
Soft Cost	15.56%	\$1,604,000	\$0	\$0	\$0	\$0	\$0	\$1,604,000	\$850,000	\$0	\$0	\$0	\$0	\$0	\$850,000
Subtotal SR 113/CR 25A Interchange		\$13,707,000	\$0	\$0	\$0	\$0	\$0	\$13,707,000	\$7,264,000	\$0	\$0	\$0	\$0	\$0	\$7,264,000
Parkland Avenue Overcrossing															
Construction		\$7,863,000	\$0	\$0	\$0	\$0	\$0	\$7,863,000	\$3,590,000	\$0	\$0	\$0	\$0	\$0	\$3,590,000
Construction Management	25%	\$1,966,000	\$0	\$0	\$0	\$0	\$0	\$1,966,000	\$898,000	\$0	\$0	\$0	\$0	\$0	\$898,000
Soft Cost	15%	\$1,180,000	\$0	\$0	\$0	\$0	\$0	\$1,180,000	\$539,000	\$0	\$0	\$0	\$0	\$0	\$539,000
Subtotal Parkland Avenue Overcrossing		\$11,009,000	\$0	\$0	\$0	\$0	\$0	\$11,009,000	\$5,027,000	\$0	\$0	\$0	\$0	\$0	\$5,027,000
Sewer Lift Station Upgrades															
Construction		\$0	\$0	\$0	\$734,000	\$0	\$0	\$734,000	\$0	\$0	\$0	\$335,000	\$0	\$0	\$335,000
Offsite Contingency	20%	\$0	\$0	\$0	\$147,000	\$0	\$0	\$147,000	\$0	\$0	\$0	\$67,000	\$0	\$0	\$67,000
Soft Cost	15%	\$0	\$0	\$0	\$110,000	\$0	\$0	\$110,000	\$0	\$0	\$0	\$50,000	\$0	\$0	\$50,000
Subtotal Sewer Lift Station Upgrades		\$0	\$0	\$0	\$991,000	\$0	\$0	\$991,000	\$0	\$0	\$0	\$452,000	\$0	\$0	\$452,000
Greenbelts, Parks, and Ponds															
Construction		\$0	\$3,632,000	\$408,000	\$0	\$22,249,000	\$0	\$26,289,000	\$0	\$3,632,000	\$0	\$0	\$21,310,000	\$0	\$24,942,000
Contingency	10%	\$0	\$363,000	\$41,000	\$0	\$2,225,000	\$0	\$2,629,000	\$0	\$363,000	\$0	\$0	\$2,131,000	\$0	\$2,494,000
Soft Cost	15%	\$0	\$545,000	\$61,000	\$0	\$3,337,000	\$0	\$3,943,000	\$0	\$545,000	\$0	\$0	\$3,197,000	\$0	\$3,742,000
Subtotal Greenbelts, Parks, and Ponds		\$0	\$4,540,000	\$510,000	\$0	\$27,811,000	\$0	\$32,861,000	\$0	\$4,540,000	\$0	\$0	\$26,638,000	\$0	\$31,178,000
Off-Site Storm Drainage		\$0	\$8,650,000	\$0	\$0	\$0	\$0	\$8,650,000	\$0	\$1,159,000	\$0	\$0	\$0	\$0	\$1,159,000
Land Allocations		\$2,908,000	\$648,000	\$0	\$0	\$2,035,000	\$0	\$5,591,000	\$1,828,000	\$648,000	\$0	\$0	\$2,035,000	\$0	\$4,511,000
Ag Mitigation and HCP Cost		\$992,000	\$175,000	\$0	\$0	\$273,000	\$0	\$1,440,000	\$992,000	\$175,000	\$0	\$0	\$273,000	\$0	\$1,440,000
Subtotal Costs		\$69,596,000	\$20,841,000	\$5,228,000	\$3,549,000	\$30,119,000	\$0	\$129,333,000	\$47,252,000	\$11,338,000	\$4,343,000	\$1,879,000	\$28,946,000	\$0	\$93,758,000
Planning and Administration [3]	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Costs		\$69,596,000	\$20,841,000	\$5,228,000	\$3,549,000	\$30,119,000	\$0	\$129,333,000	\$47,252,000	\$11,338,000	\$4,343,000	\$1,879,000	\$28,946,000	\$0	\$93,758,000

Source: Cunningham Engineering

[1] Includes Grading & Erosion Control, Street Work & Concrete, Dry Utilities, Streetlights, Mobility Hub, and ROW acquisition.

[2] Improvements completed.

[3] Planning and Administration costs from CIP are excluded because they are accounted for in the RTIF Program Administration fee component.

Table A-1
Woodland Research and Technology Park Financing Plan
Backbone Infrastructure Cost Estimates (2023\$)

Item	Assumption	Developer				City				SP-1B/1C	SLSP		Other	
		Streets [1]	Storm Drainage	Water	Sewer	Total	Streets [1]	Water	Sewer	Total	Streets [1]	Streets [1]	Parks and Open Space	Total
County Road 25A (Hwy 113 to Harry Lorenzo and Parkland to Miekle)														
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	10%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal County Road 25A		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parkland Avenue														
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	10%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Parkland Avenue		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Main Internal Roadways														
Construction		\$6,762,000	\$1,610,000	\$300,000	\$538,000	\$9,210,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	10%	\$676,000	\$161,000	\$30,000	\$54,000	\$921,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Cost	15%	\$1,014,000	\$241,000	\$45,000	\$81,000	\$1,381,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Main Internal Roadways		\$8,452,000	\$2,012,000	\$375,000	\$673,000	\$11,512,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Road B														
Mobility Hub (includes 25% contingency)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Construction		\$0	\$0	\$0	\$366,000	\$366,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency (on Other Construction)	10%	\$0	\$0	\$0	\$37,000	\$37,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Cost	15%	\$0	\$0	\$0	\$55,000	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Road B		\$0	\$0	\$0	\$458,000	\$458,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Harry Lorenzo - Half Section North [2]		\$387,000	\$0	\$0	\$0	\$387,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hwy 113/CR 25A Interchange														
Right of Way and Utilities (no soft costs/cont.)		\$0	\$0	\$0	\$0	\$0	\$63,000	\$0	\$0	\$63,000	\$0	\$55,000	\$55,000	\$0
Construction (incl. 20% contingency)		\$0	\$0	\$0	\$0	\$0	\$2,577,000	\$0	\$0	\$2,577,000	\$0	\$2,267,000	\$2,267,000	\$0
Construction Management	15%	\$0	\$0	\$0	\$0	\$0	\$387,000	\$0	\$0	\$387,000	\$0	\$340,000	\$340,000	\$0
Soft Cost	15.56%	\$0	\$0	\$0	\$0	\$0	\$401,000	\$0	\$0	\$401,000	\$0	\$353,000	\$353,000	\$0
Subtotal SR 113/CR 25A Interchange		\$0	\$0	\$0	\$0	\$0	\$3,428,000	\$0	\$0	\$3,428,000	\$0	\$3,015,000	\$3,015,000	\$0
Parkland Avenue Overcrossing														
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,273,000	\$0	\$0	\$0
Construction Management	25%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,068,000	\$0	\$0	\$0
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$641,000	\$0	\$0	\$0
Subtotal Parkland Avenue Overcrossing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,982,000	\$0	\$0	\$0
Sewer Lift Station Upgrades														
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$399,000	\$399,000	\$0	\$0	\$0	\$0
Offsite Contingency	20%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$60,000	\$0	\$0	\$0	\$0
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$80,000	\$0	\$0	\$0	\$0
Subtotal Sewer Lift Station Upgrades		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$539,000	\$539,000	\$0	\$0	\$0	\$0
Greenbelts, Parks, and Ponds														
Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$408,000	\$0	\$408,000	\$0	\$0	\$939,000	\$939,000
Contingency	10%	\$0	\$0	\$0	\$0	\$0	\$0	\$41,000	\$0	\$41,000	\$0	\$0	\$94,000	\$94,000
Soft Cost	15%	\$0	\$0	\$0	\$0	\$0	\$0	\$61,000	\$0	\$61,000	\$0	\$0	\$140,000	\$140,000
Subtotal Greenbelts, Parks, and Ponds		\$0	\$0	\$0	\$0	\$0	\$0	\$510,000	\$0	\$510,000	\$0	\$0	\$1,173,000	\$1,173,000
Off-Site Storm Drainage		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,491,000
Land Allocations		\$538,000	\$0	\$0	\$0	\$538,000	\$0	\$0	\$0	\$0	\$542,000	\$0	\$0	\$0
Ag Mitigation and HCP Cost		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Costs		\$9,377,000	\$2,012,000	\$375,000	\$1,131,000	\$12,895,000	\$3,428,000	\$510,000	\$539,000	\$4,477,000	\$6,524,000	\$3,015,000	\$1,173,000	\$4,188,000
Planning and Administration [3]	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Costs		\$9,377,000	\$2,012,000	\$375,000	\$1,131,000	\$12,895,000	\$3,428,000	\$510,000	\$539,000	\$4,477,000	\$6,524,000	\$3,015,000	\$1,173,000	\$4,188,000

Source: Cunningham Engineering

[1] Includes Grading & Erosion Control, Street Work & Concrete, Dry Utilities, Streetlights, Mobility Hub, and ROW acquisition.

[2] Improvements completed.

[3] Planning and Administration costs from CIP are excluded because they are accounted for in the RTIF Program Administration fee component.



APPENDIX B: Development Impact Fee Analysis

Table B-1	Single-Family Development Fees	B-1
Table B-2	Multifamily Development Fees	B-2
Table B-3	Nonresidential Development Fees (2 pages)	B-3
Table B-4	Estimated WRTP Fee Revenue for Backbone Infrastructure and Public Facilities.....	B-5

Table B-1
Woodland Research and Technology Park Financing Plan
Single Family Development Fees (2023\$)

Development Impact Fees	Description/Formula	Fee per Unit	
		Low Density	Medium Density
Assumptions			
Building Valuation Group		R-3	R-3
Construction Type		VB	VB
Valuation per sq. ft. (VB construction type Feb. 2023)		\$167.37	\$167.37
Garage Valuation per sq. ft. (VB construction type Feb. 2023)		\$66.48	\$66.48
Square Feet		2,300	1,850
Garage Square Feet		450	400
Units per Acre		6	12
Building Valuation per Unit		\$384,951	\$309,635
Garage Valuation per Unit		\$29,916	\$26,592
Total Unit Valuation		\$414,867	\$336,227
City Building Permit Processing Fees (effective July 1, 2022)			
		<i>Fee per Unit</i>	
Building Inspection and Plan Review Fee [1]		\$1,641	\$1,402
Green Building Plan Review		\$276	\$276
Permit Processing Charge/Application		\$8	\$8
Seismic/Strong Motion	\$0.00013 of total valuation	\$54	\$44
California Building Standards Commission Fee	\$1.00 per \$25,000 value	\$17	\$14
Electrical Permit Processing		\$58	\$58
Electrical Inspection	10% of building fee; \$200 min.	\$200	\$200
Plumbing Permit Processing		\$58	\$58
Plumbing Inspection	20% of building fee; \$400 min.	\$400	\$400
Mechanical Permit Processing		\$58	\$58
Mechanical Inspection	10% of building fee; \$200 min.	\$200	\$200
Solar Plan Review and Inspection		\$280	\$280
Energy Compliance Inspections		\$55	\$55
Fire Sprinklers Plan Check and Review		\$556	\$556
Total Processing Fees		\$3,861	\$3,608
City Development Impact Fees (effective Jan. 1, 2023)			
General City		\$1,005	\$1,005
Fire		\$3,406	\$3,406
Library		\$628	\$628
Police		\$823	\$823
Wastewater		\$7,524	\$7,524
Parks & Recreation		\$9,279	\$9,279
Roads		\$9,915	\$9,915
Water		\$6,174	\$6,174
Administration		\$291	\$291
Affordable Housing - Proposed	Fee per sq. ft.: LDR: \$3; MDR: \$2.50	\$6,900	\$4,625
Agricultural Mitigation [2]	\$15,000 per acre	\$2,500	\$1,250
Public Transit Fee (due at final map)		\$311	\$311
Total City Development Impact Fees		\$48,756	\$45,231
Other Agency Fees			
County Facilities and Services Authorization (effective 9/13/16)		\$3,118	\$3,118
School District Fees [3]	\$4.08 per sq. ft.	\$9,384	\$7,548
Yolo County HCP Fee (effective 3/27/23)	\$16,202 per acre	\$2,700	\$1,350
Total Other Agency Fees		\$15,202	\$12,016
RTIF - Proposed		\$65,854	\$45,004
Total Fees per Unit		\$133,673	\$105,859

Source: City of Woodland; Yolo County; WJUSD; EPS

[1] First 1,000 sq. ft.: \$946
1,000-2,000 sq. ft.: \$53.60 for each 100 sq. ft. or fraction thereof
2,000-3,000 sq. ft.: \$53.10 for each 100 sq. ft. or fraction thereof

[2] Estimated amount. Different requirements for different development and mitigation land.

[3] Fee for all areas of Woodland except Spring Lake. Spring Lake rate is \$6.13 per sq. ft.

Table B-2
Woodland Research and Technology Park Financing Plan
Multifamily Development Fees (2023\$)

Development Impact Fees	Description/Formula	Multifamily (High Density)	
		Per Permit	Per Unit
Assumptions			
Building Valuation Group		R-2	
Valuation per sq. ft. (VA construction type)		\$117.40	
Square Feet per Unit		990	
Units per Acre		24	
Acres per Permit		1	
Building Valuation per Unit		\$116,226	
Total Building Valuation per Permit		\$2,789,424	
City Building Permit Processing Fees			
Building Inspection/Building Permit Fee [1]		\$15,491	\$645
Plan Review	65% of bldg. insp. fee	\$10,069	\$420
Permit Processing Charge/Application	\$58 per permit	\$58	\$2
Energy Plan Review	5% of plan review	\$503	\$21
Disability Plan Review	5% of plan review	\$503	\$21
Seismic/Strong Motion	\$0.00028 of valuation	\$781	\$33
California Building Standards Commission Fee	\$1.00 per \$25,000 value	\$112	\$5
Electrical Permit Processing	\$58 per permit	\$58	\$2
Electrical Inspection	\$0.012 per sq. ft.	\$285	\$12
Plumbing Permit Processing	\$58 per permit	\$58	\$2
Plumbing Inspection	\$0.02 per sq. ft.	\$475	\$20
Mechanical Permit Processing	\$58 per permit	\$58	\$2
Mechanical Inspection	\$0.012 per sq. ft.	\$285	\$12
Solar Plan Review and Inspection	\$600 per permit	\$600	\$25
Energy Compliance Inspections	\$9 per unit	\$216	\$9
Fire Sprinklers Plan Check and Review [2]	\$1,017 per permit	\$1,017	\$42
Total Processing Fees		\$30,570	\$1,274
City Development Impact Fees (effective Jan. 1, 2023)			
General City			\$755
Fire			\$2,042
Library			\$471
Police			\$616
Wastewater			\$5,642
Parks & Recreation			\$6,959
Roads			\$4,063
Administration			\$154
Water (including 0.75% administration)			\$977
Affordable Housing - Proposed	\$2.00 per sq. ft.		\$1,980
Agricultural Mitigation [3]	\$15,000 per acre		\$625
Public Transit Fee (due at final map) [4]			\$218
Total Citywide Development Impact Fees			\$24,502
Other Agency Fees			
County Facilities and Services Authorization (effective 9/13/16)			\$2,312
School District Fees [5]	\$4.08 per sq. ft.		\$4,039
Yolo County HCP Fee (effective 3/27/23)	\$16,202 per acre		\$675
Total Other Agency Fees			\$7,026
RTIF - Proposed			\$33,663
Total Fees			\$66,465

Source: City of Woodland; Yolo County; WJUSD; EPS

[1] First \$1 million of valuation: \$6,730.50. Remaining valuation: \$4.38 for each \$1,000 or fraction thereof.

[2] \$242 + \$0.05 per bldg. sq. ft. for first 10,000 square feet + \$0.02 per bldg. sq. ft. for remaining square feet.

[3] Estimated amount. Different requirements for different development and mitigation land.

[4] 70% of single family fee.

[5] Fee for all areas of Woodland except Spring Lake. Spring Lake rate is \$6.13 per sq. ft.

**Table B-3
Woodland Research and Technology Park Financing Plan
Nonresidential Development Fees (2023\$)**

Item	Description/Formula	Fee per Permit	
		Village Center/ Com. Commercial	Business Park
Assumptions			
Building Valuation Group		M	B
Construction Type		IIIA	IIIA
Valuation per sq. ft. (ICC February 2023)		\$164.83	\$213.00
Acres		5.00	5.00
FAR		0.43	0.40
Square Feet		94,651	87,120
Total Project Valuation		\$15,601,351	\$18,556,554
Water Meters		2	2
Water Meter Size		2"	2"
City Building Permit Processing Fees (effective July 1, 2022)			
Building Inspection/Building Permit Fee	[1]	\$72,431	\$85,571
Plan Review	65% of bldg. insp. fee	\$47,080	\$55,621
Permit Processing Charge/Application	\$58 per permit	\$58	\$58
Energy Plan Review	5% of plan review	\$2,354	\$2,781
Disability Plan Review	5% of plan review	\$2,354	\$2,781
Seismic/Strong Motion	\$0.00028 of valuation	\$4,368	\$5,196
California Building Standards Commission	\$1.00 per \$25,000 value	\$625	\$743
Electrical Permit Processing	\$58 per permit	\$58	\$58
Electrical Inspection	\$0.012 per sq. ft.	\$1,136	\$1,045
Plumbing Permit Processing	\$58 per permit	\$59	\$58
Plumbing Inspection	\$0.02 per sq. ft.	\$1,893	\$1,742
Mechanical Permit Processing	\$58 per permit	\$59	\$58
Mechanical Inspection	\$0.012 per sq. ft.	\$1,136	\$1,045
Solar Plan Review and Inspection	\$600 per permit	\$600	\$600
Energy Compliance Inspections	\$108 per permit	\$108	\$108
Fire Sprinklers Plan Check and Review	[2] per sq. ft.	\$2,435	\$2,284
Total Processing Fees		\$136,753	\$159,750
City Development Impact Fees (effective Jan. 1, 2023)			
<i>Land Use</i>			
General City	per 1,000 sq. ft.		
Fire	per 1,000 sq. ft.		
Library	per 1,000 sq. ft.		
Police	per 1,000 sq. ft.		
Wastewater	per 1,000 sq. ft.		
Parks & Recreation	per 1,000 sq. ft.		
Roads	per 1,000 sq. ft.		
Administration	per 1,000 sq. ft.		
Water (including 0.75% administration)	\$19,757 per 2" meter	\$39,810	\$39,810
Agricultural Mitigation [3]	\$15,000 per acre		
Total Citywide Development Impact Fees			
Other Agency Fees			
County Facilities and Services Authorization (eff. 9/13/16)	per 1,000 sq. ft.		
School District Fees	\$0.66 per sq. ft.		
Yolo County HCP Fee (effective 3/27/23)	\$16,202 per acre		
Total Other Agency Fees			
RTIF - Proposed			
Total Fees			

Source: City of Woodland; Yolo County; WJUSD; EPS

[1] First \$1 million of valuation: \$6,730.50.

Remaining valuation: \$4.38 for each \$1,000 or fraction thereof.

[2] \$242 plus \$0.05 for the first 10,000 sq. ft. plus \$0.02 for each additional sq. ft. thereafter.

[3] Estimated amount. Different requirements for different development and mitigation land.

**Table B-3
Woodland Research and Technology Park Financing Plan
Nonresidential Development Fees (2023\$)**

Item	Description/Formula	Fee per Bldg. Sq. Ft.	
		Village Center/ Com. Commercial	Business Park
Assumptions			
Building Valuation Group		M	B
Construction Type		IIIA	IIIA
Valuation per sq. ft. (ICC February 2023)		\$164.83	\$213.00
Acres		5.00	5.00
FAR		0.43	0.40
Square Feet		94,651	87,120
Total Project Valuation		\$15,601,351	\$18,556,554
Water Meters		2	2
Water Meter Size		2"	2"
City Building Permit Processing Fees (effective July 1, 2022)			
Building Inspection/Building Permit Fee	[1]	\$0.77	\$0.98
Plan Review	65% of bldg. insp. fee	\$0.50	\$0.64
Permit Processing Charge/Application	\$58 per permit	\$0.00	\$0.00
Energy Plan Review	5% of plan review	\$0.02	\$0.03
Disability Plan Review	5% of plan review	\$0.02	\$0.03
Seismic/Strong Motion	\$0.00028 of valuation	\$0.05	\$0.06
California Building Standards Commission	\$1.00 per \$25,000 value	\$0.01	\$0.01
Electrical Permit Processing	\$58 per permit	\$0.00	\$0.00
Electrical Inspection	\$0.012 per sq. ft.	\$0.01	\$0.01
Plumbing Permit Processing	\$58 per permit	\$0.00	\$0.00
Plumbing Inspection	\$0.02 per sq. ft.	\$0.02	\$0.02
Mechanical Permit Processing	\$58 per permit	\$0.00	\$0.00
Mechanical Inspection	\$0.012 per sq. ft.	\$0.01	\$0.01
Solar Plan Review and Inspection	\$600 per permit	\$0.01	\$0.01
Energy Compliance Inspections	\$108 per permit	\$0.00	\$0.00
Fire Sprinklers Plan Check and Review	[2] per sq. ft.	\$0.03	\$0.03
Total Processing Fees		\$1.44	\$1.83
City Development Impact Fees (effective Jan. 1, 2023)			
<i>Land Use</i>		<i>Retail</i>	<i>Office</i>
General City	per 1,000 sq. ft.	\$0.67	\$0.79
Fire	per 1,000 sq. ft.	\$1.99	\$2.15
Library	per 1,000 sq. ft.	\$0.00	\$0.00
Police	per 1,000 sq. ft.	\$0.55	\$0.65
Wastewater	per 1,000 sq. ft.	\$3.07	\$1.74
Parks & Recreation	per 1,000 sq. ft.	\$0.00	\$0.00
Roads	per 1,000 sq. ft.	\$12.31	\$6.23
Administration	per 1,000 sq. ft.	\$0.14	\$0.09
Water (including 0.75% administration)	\$19,757 per 2" meter	\$0.42	\$0.46
Agricultural Mitigation [3]	\$15,000 per acre	\$0.79	\$0.86
Total Citywide Development Impact Fees		\$19.94	\$12.97
Other Agency Fees			
County Facilities and Services Authorization (eff. 9/13/16)	per 1,000 sq. ft.	\$0.50	\$0.67
School District Fees	\$0.66 per sq. ft.	\$0.66	\$0.66
Yolo County HCP Fee (effective 3/27/23)	\$16,202 per acre	\$0.86	\$0.93
Total Other Agency Fees		\$2.02	\$2.26
RTIF - Proposed		\$11.89	\$6.73
Total Fees		\$35.30	\$23.78

Source: City of Woodland; Yolo County; WJUSD; EPS

[1] First \$1 million of valuation: \$6,730.50.

Remaining valuation: \$4.38 for each \$1,000 or fraction thereof.

[2] \$242 plus \$0.05 for the first 10,000 sq. ft. plus \$0.02 for each additional sq. ft. thereafter.

[3] Estimated amount. Different requirements for different development and mitigation land.

Table B-4
Woodland Research and Technology Park Financing Plan
Estimated W RTP Fee Revenue for Backbone Infrastructure and Public Facilities (2023\$)

Item	Residential			Commercial		Total
	Low Density	Medium Density	High Density	Village Center/Com. Commercial	Business Park	
Dwelling Units/Building Square Feet	628	524	518	310,948	1,980,115	
Building Permit Processing Fees	\$2,424,854	\$1,890,754	\$659,800	\$449,262	\$3,630,892	\$9,055,563
City Development Impact Fees						
General City	\$631,140	\$526,620	\$391,090	\$208,646	\$1,572,211	\$3,329,707
Fire	\$2,138,968	\$1,784,744	\$1,057,756	\$617,543	\$4,257,247	\$9,856,258
Library	\$394,384	\$329,072	\$243,978	\$0	\$0	\$967,434
Police	\$516,844	\$431,252	\$319,088	\$170,400	\$1,283,115	\$2,720,698
Wastewater	\$4,725,072	\$3,942,576	\$2,922,556	\$954,921	\$3,453,321	\$15,998,446
Parks & Recreation	\$5,827,212	\$4,862,196	\$3,604,762	\$0	\$0	\$14,294,170
Roads	\$6,226,620	\$5,195,460	\$2,104,634	\$3,828,392	\$12,326,216	\$29,681,322
Water	\$3,877,272	\$3,235,176	\$506,086	\$130,785	\$904,834	\$8,654,153
Administration	\$182,748	\$152,484	\$79,772	\$43,222	\$172,270	\$630,496
Affordable Housing - Proposed	\$4,333,200	\$2,423,500	\$1,025,640	\$0	\$0	\$7,782,340
Agricultural Mitigation	\$1,570,000	\$655,000	\$323,750	\$246,390	\$1,704,645	\$4,499,785
Public Transit	\$195,308	\$162,964	\$112,924	\$0	\$0	\$471,196
Total Citywide Development Impact Fees	\$30,618,768	\$23,701,044	\$12,692,036	\$6,200,298	\$25,673,858	\$98,886,004
Other Agency Fees						
County Facilities and Services Authorization	\$1,958,104	\$1,633,832	\$1,197,616	\$155,474	\$1,318,757	\$6,263,783
School District Fees	\$5,893,152	\$3,955,152	\$2,092,306	\$205,226	\$1,306,876	\$13,452,711
Yolo County HCP Fee	\$1,695,809	\$707,487	\$349,693	\$266,134	\$1,841,244	\$4,860,368
Total Other Agency Fees	\$9,547,065	\$6,296,471	\$3,639,615	\$626,834	\$4,466,876	\$24,576,862
RTIF - Proposed						
Streets	\$17,619,713	\$11,811,748	\$6,348,539	\$3,105,698	\$9,816,301	\$48,702,000
Storm Drainage	\$4,366,048	\$2,484,704	\$1,598,075	\$364,864	\$2,524,309	\$11,338,000
Water	\$1,825,876	\$1,296,889	\$911,283	\$42,385	\$266,566	\$4,343,000
Sewer	\$738,832	\$476,823	\$424,029	\$42,641	\$196,674	\$1,879,000
Parks and Open Space	\$13,055,403	\$8,404,261	\$7,484,867	\$0	\$0	\$28,944,531
Total RTIF	\$37,605,873	\$24,474,425	\$16,766,793	\$3,555,589	\$12,803,851	\$95,206,531
Total Fee Revenue	\$80,196,561	\$56,362,695	\$33,758,244	\$10,831,983	\$46,575,477	\$227,724,959

Source: City of Woodland; Yolo County; WJUSD; EPS



APPENDIX C:

Infrastructure Cost Burden Comparison

Table C-1	Fee Comparison—Low-Density Single-Family Development.....	C-1
Table C-2	Fee Comparison—Medium-Density Single-Family Development.....	C-2
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Table C-1
Woodland Research and Technology Park Financing Plan
Fee Comparison - Low-Density Single-Family Development (2023\$)

Item	Fee per Low-Density Single-Family Dwelling Unit			
	Woodland		Sacramento	
	WRTP	SLSP	Panhandle (Traditional Unit)	Northlake [1]
<i>Source</i>	<i>Table 7-1</i>	<i>Table C-5</i>	<i>Table C-8</i>	<i>Table C-9</i>
Building Permit Processing Fees	\$3,861	\$3,861	\$8,185	\$8,308
City Fees	\$48,756	\$54,396	\$23,939	\$23,939
Other Agency Fees	\$15,202	\$19,917	\$32,183	\$39,433
Plan Area Fees	\$65,854	\$56,510	\$23,605	\$5,333
Total Fees	\$133,673	\$134,685	\$87,911	\$77,012

Source: City of Woodland; City of Sacramento; other public agencies; EPS

[1] The Northlake plan area fees include only certain public facility obligations not covered through existing City fees. Because the project was developed by a single master developer, costs for project-related backbone infrastructure were not included.

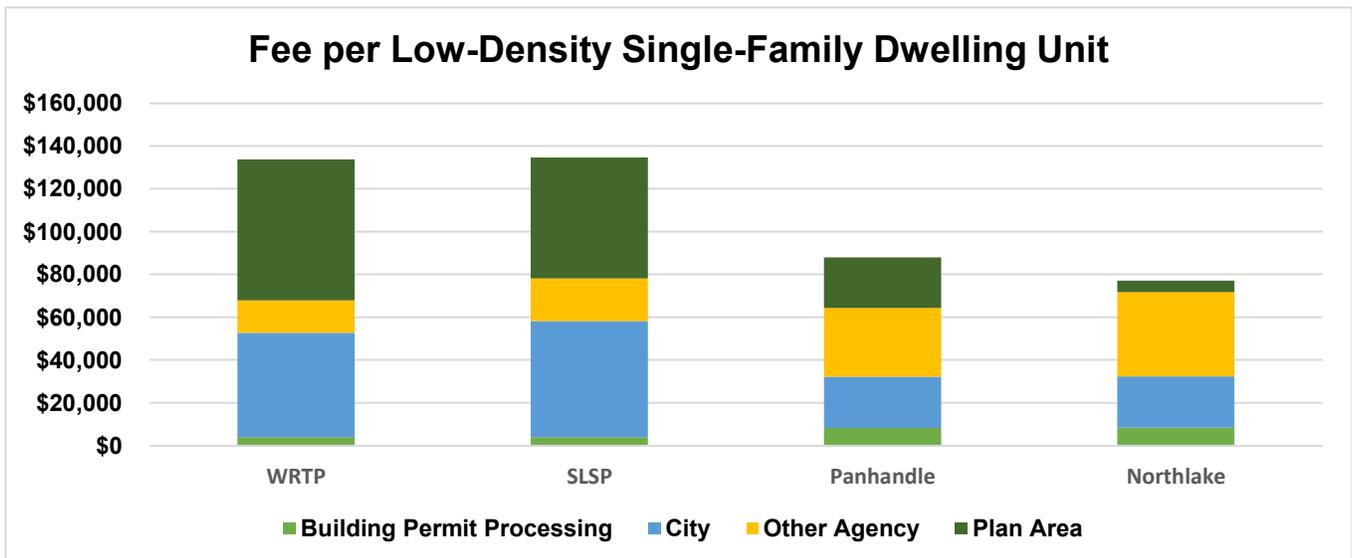
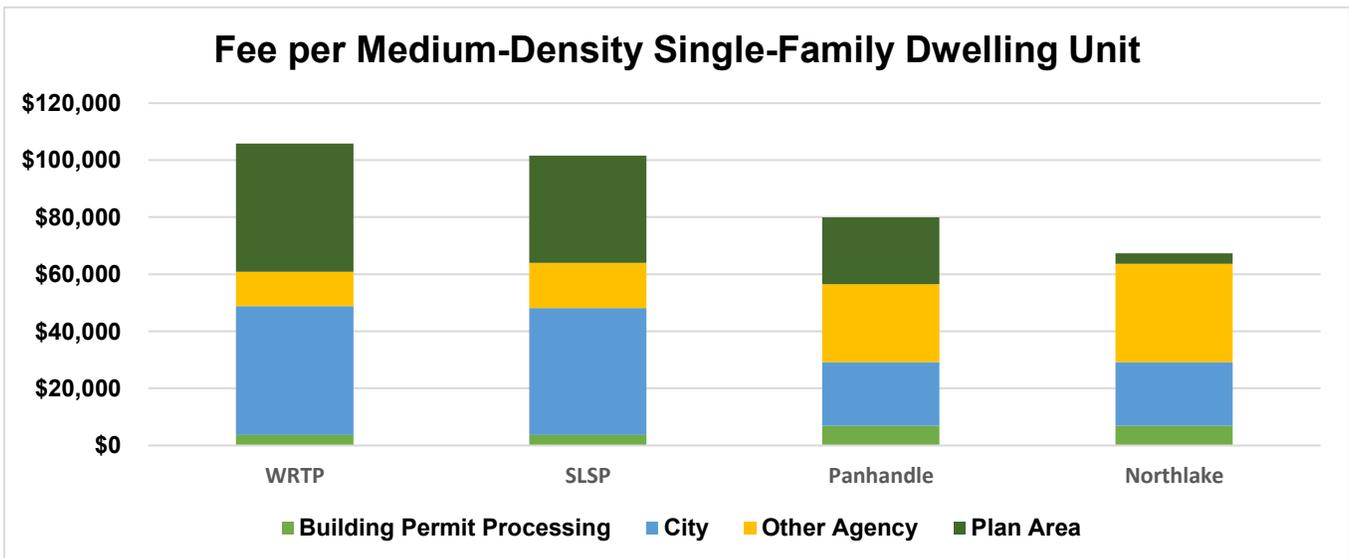


Table C-2
Woodland Research and Technology Park Financing Plan
Fee Comparison - Medium Density Single Family Development (2023\$)

Item	Fee per Medium-Density Single-Family Dwelling Unit			
	Woodland		Sacramento	
	WRTP	SLSP	Panhandle (Village Unit)	Northlake
Source	Table 7-1	Table C-5	Table C-8	Table C-9
Building Permit Processing Fees	\$3,608	\$3,608	\$6,864	\$6,864
City Fees	\$45,231	\$44,539	\$22,337	\$22,337
Other Agency Fees	\$12,016	\$15,809	\$27,331	\$34,432
Plan Area Fees	\$45,004	\$37,637	\$23,446	\$3,742
Total Fees	\$105,859	\$101,593	\$79,978	\$67,375

Source: City of Woodland; City of Sacramento; other public agencies; EPS

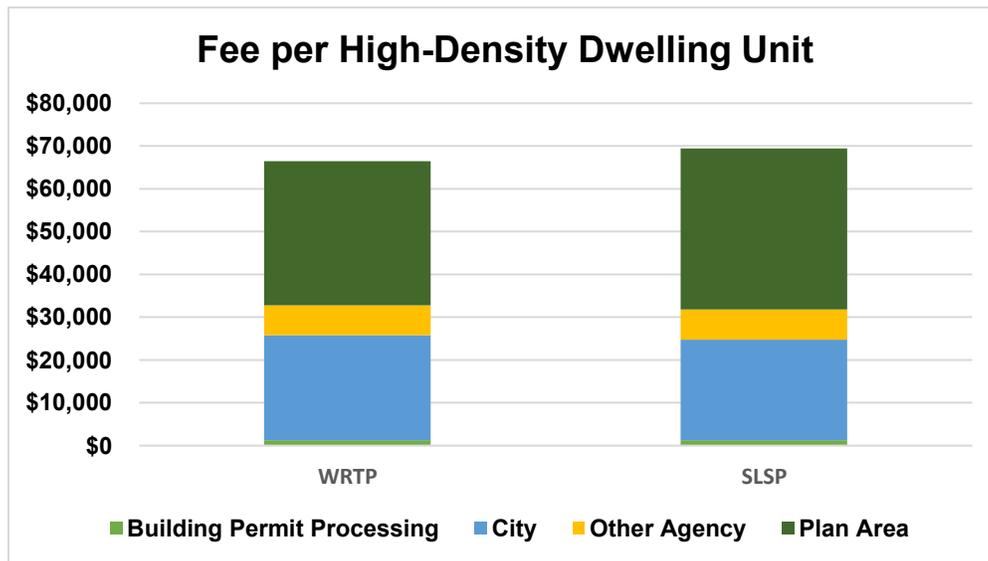
[1] The Northlake plan area fees include only certain public facility obligations not covered through existing City fees. Because the project was developed by a single master developer, costs for project-related backbone infrastructure were not included.



**Table C-3
Woodland Research and Technology Park Financing Plan
Fee Comparison - High Density Dwelling Unit (2023\$)**

Item	Fee per High-Density Dwelling Unit	
	Woodland	
	WRTP	SLSP
<i>Source</i>	<i>Table 7-1</i>	<i>Table C-6</i>
Building Permit Processing Fees	\$1,274	\$1,274
City Fees	\$24,502	\$23,473
Other Agency Fees	\$7,026	\$7,026
Plan Area Fees	\$33,663	\$37,637
Total Fees	\$66,465	\$69,410

Source: City of Woodland; City of Sacramento; other public agencies; EPS



**Table C-4
Woodland Research and Technology Park Financing Plan
Fee Comparison - Commercial Development (2023\$)**

Item	Fee per Commercial Bldg. Sq. Ft.		
	Woodland		Sacramento
	WRTP	Spring Lake Specific Plan	Northlake
<i>Source</i>	<i>Table 7-1</i>	<i>Table C-7</i>	<i>Table C-10</i>
Building Permit Processing Fees	\$1.44	\$1.44	\$3.79
City Fees	\$19.94	\$19.94	\$4.47
Other Agency Fees	\$2.02	\$2.02	\$8.66
Plan Area Fees	\$11.89	\$43.45	\$4.58
Total Fees	\$35.30	\$66.85	\$21.50

Source: City of Woodland; City of Sacramento; other public agencies; EPS

[1] The Northlake plan area fees include only certain public facility obligations not covered through existing City fees. Because the project was developed by a single master developer, costs for project-related backbone infrastructure were not included.

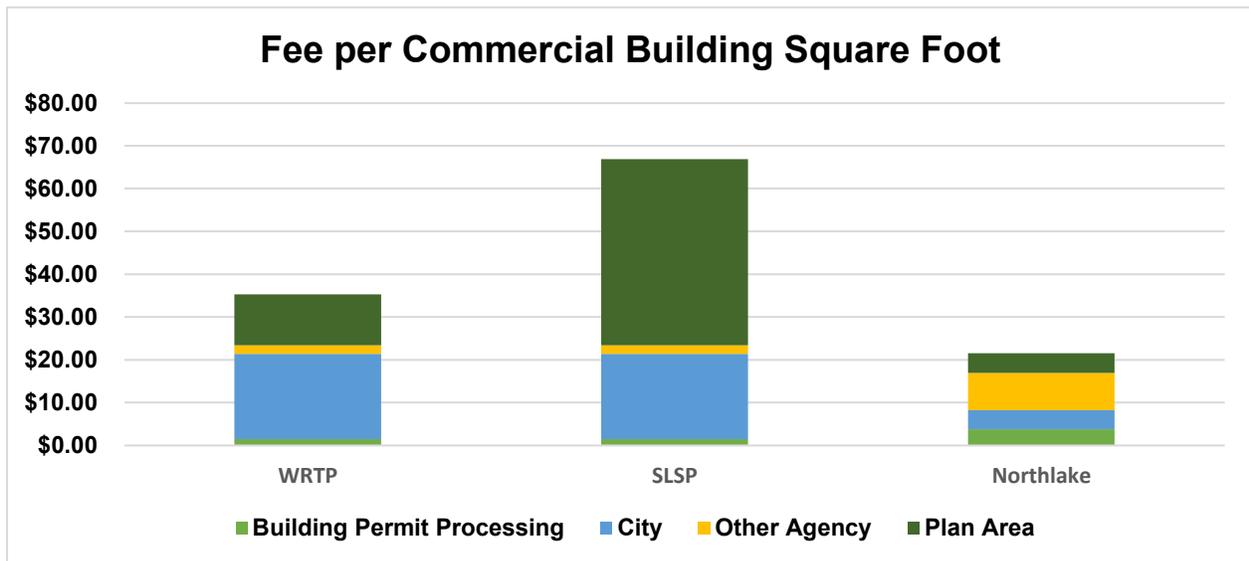


Table C-5
Woodland Research and Technology Park Financing Plan
Spring Lake Single Family Development Fees (2023\$)

Item	Fee per Unit		Description/Formula
	Low Density	Medium Density	
Assumptions			
Building Valuation Group	R-3	R-3	
Construction Type	VB	VB	
Valuation per sq. ft. (VB construction type Feb. 2023)	\$167.37	\$167.37	
Garage Valuation per sq. ft. (VB construction type Feb. 2023)	\$66.48	\$66.48	
Square Feet	2,300	1,850	
Garage Square Feet	450	400	
Units per Acre	6	12	
Building Valuation per Unit	\$384,951	\$309,635	
Garage Valuation per Unit	\$29,916	\$26,592	
Total Unit Valuation	\$414,867	\$336,227	
City Building Permit Processing Fees (effective July 1, 2022)			
	<i>Fee per Unit</i>		
Building Inspection and Plan Review Fee [1]	\$1,641	\$1,402	
Green Building Plan Review	\$276	\$276	
Permit Processing Charge/Application	\$8	\$8	
Seismic/Strong Motion	\$54	\$44	\$0.00013 of total valuation
California Building Standards Commission Fee	\$17	\$14	\$1.00 per \$25,000 value
Electrical Permit Processing	\$58	\$58	
Electrical Inspection	\$200	\$200	10% of building fee; \$200 min.
Plumbing Permit Processing	\$58	\$58	
Plumbing Inspection	\$400	\$400	20% of building fee; \$400 min.
Mechanical Permit Processing	\$58	\$58	
Mechanical Inspection	\$200	\$200	10% of building fee; \$200 min.
Solar Plan Review and Inspection	\$280	\$280	
Energy Compliance Inspections	\$55	\$55	
Fire Sprinklers Plan Check and Review	\$556	\$556	
Total Processing Fees	\$3,861	\$3,608	
City Development Impact Fees (effective Jan. 1, 2023)			
General City	\$1,005	\$1,005	
Fire	\$3,406	\$3,406	
Library	\$628	\$628	
Police	\$823	\$823	
Wastewater	\$7,524	\$7,524	
Parks & Recreation	\$5,105	\$5,105	
Roads	\$9,915	\$9,915	
Water	\$6,174	\$6,174	
Administration	\$259	\$259	
Affordable Housing [2] [3]	\$8,629	\$3,200	
Agricultural Mitigation [4]	\$2,500	\$1,250	\$15,000 per acre
Fiscal Deficit Fee	\$1,500	\$1,050	
Fire Operations & Maintenance Fund	\$771	\$540	
General Purpose Fee [2] [3]	\$5,790	\$3,402	
Habitat Education (due at final map)	\$56	\$40	
Public Transit Fee (due at final map)	\$311	\$218	
Total City Development Impact Fees	\$54,396	\$44,539	
Other Agency Fees			
County Facilities and Services Authorization (effective 9/13/16)	\$3,118	\$3,118	
School District Fees [5]	\$14,099	\$11,341	\$6.13 per sq. ft.
Yolo County HCP Fee (effective 3/27/23)	\$2,700	\$1,350	\$16,202 per acre
Total Other Agency Fees	\$19,917	\$15,809	
SLIF			
Roadway	\$24,503	\$16,173	multifamily rate for medium density
Water	\$2,777	\$1,794	multifamily rate for medium density
Sewer	\$3,579	\$2,739	multifamily rate for medium density
Drainage	\$12,702	\$8,383	multifamily rate for medium density
Fire Station	\$1,021	\$674	multifamily rate for medium density
Parks	\$10,084	\$6,656	multifamily rate for medium density
On-going Admin Costs	\$1,844	\$1,218	multifamily rate for medium density
Subtotal SLIF	\$56,510	\$37,637	
Total Fees per Unit	\$134,685	\$101,593	

Source: City of Woodland; Yolo County; WJUSD; EPS

[1] First 1,000 sq. ft.: \$946

1,000-2,000 sq. ft.: \$53.60 for each 100 sq. ft. or fraction thereof
2,000-3,000 sq. ft.: \$53.10 for each 100 sq. ft. or fraction thereof

[2] LDR fees are based on Pioneer Village development project.

[3] MDR fees are based on Beeghly multifamily development project. Affordable housing assuming a 10 percent requirement.

[4] Estimated amount. Different requirements for different development and mitigation land.

[5] School fee set equal to Spring Lake rate. Rate for all other areas of Woodland is \$4.08 per sq. ft.

Table C-6
Woodland Research and Technology Park Financing Plan
Spring Lake Multifamily Development Fees (2023\$)

Item	Multifamily		Description/Formula
	Per Permit	Per Unit	
Assumptions			
Building Valuation Group		R-2	
Valuation per sq. ft. (VA construction type)	\$117.40		
Square Feet per Unit	990		
Units per Acre	24		
Acres per Permit	1		
Building Valuation per Unit	\$116,226		
Total Building Valuation per Permit	\$2,789,424		
City Building Permit Processing Fees			
Building Inspection/Building Permit Fee [1]	\$15,491	\$645	
Plan Review	\$10,069	\$420	65% of bldg. insp. fee
Permit Processing Charge/Application	\$58	\$2	\$58 per permit
Energy Plan Review	\$503	\$21	5% of plan review
Disability Plan Review	\$503	\$21	5% of plan review
Seismic/Strong Motion	\$781	\$33	\$0.00028 of valuation
California Building Standards Commission Fee	\$112	\$5	\$1.00 per \$25,000 value
Electrical Permit Processing	\$58	\$2	\$58 per permit
Electrical Inspection	\$285	\$12	\$0.012 per sq. ft.
Plumbing Permit Processing	\$58	\$2	\$58 per permit
Plumbing Inspection	\$475	\$20	\$0.02 per sq. ft.
Mechanical Permit Processing	\$58	\$2	\$58 per permit
Mechanical Inspection	\$285	\$12	\$0.012 per sq. ft.
Solar Plan Review and Inspection	\$600	\$25	\$600 per permit
Energy Compliance Inspections	\$216	\$9	\$9 per unit
Fire Sprinklers Plan Check and Review [2]	\$1,017	\$42	\$1,017 per permit
Total Processing Fees	\$30,570	\$1,274	
City Development Impact Fees (effective Jan. 1, 2023)			
General City		\$755	
Fire		\$2,042	
Library		\$471	
Police		\$616	
Wastewater		\$5,642	
Parks & Recreation		\$3,828	
Roads		\$4,063	
Administration		\$131	
Water (including 0.75% administration) [3]		\$977	
Affordable Housing		\$2,475	
Agricultural Mitigation [4]		\$625	\$15,000 per acre
Fiscal Defecit Fee		\$1,050	
Fire Operations & Maintenance Fund		\$540	
Habitat Education		\$40	
Public Transit Fee (due at final map) [5]		\$218	
Total Citywide Development Impact Fees		\$23,473	
Other Agency Fees			
County Facilities and Services Authorization (effective 9/13/16)		\$2,312	
School District Fees		\$4,039	\$4.08 per sq. ft.
Yolo County HCP Fee (effective 3/27/23)		\$675	\$16,202 per acre
Total Other Agency Fees		\$7,026	
SLIF			
Roadway		\$16,173	
Water		\$1,794	
Sewer		\$2,739	
Drainage		\$8,383	
Fire Station		\$674	
Parks		\$6,656	
On-going Admin Costs		\$1,218	
Subtotal SLIF		\$37,637	
Total Fees per Unit		\$69,410	

Source: City of Woodland; Yolo County; WJUSD; EPS

- [1] First \$1 million of valuation: \$6,730.50. Remaining valuation: \$4.38 for each \$1,000 or fraction thereof.
[2] \$242 + \$0.05 per bldg. sq. ft. for first 10,000 square feet + \$0.02 per bldg. sq. ft. for remaining square feet.
[3] City water is based on Vista Del Robles with 2 4" and 2-2" water mains for 168 units.
[4] Estimated amount. Different requirements for different development and mitigation land.
[5] 70% of single family fee.

Table C-7
Woodland Research and Technology Park Financing Plan
Spring Lake Commercial Fees (2023\$)

Item	Commercial		Description/Formula
	Fee per Permit	Fee per Bldg. Sq. Ft.	
Assumptions			
Building Valuation Group		M	
Construction Type		IIIA	
Valuation per sq. ft. (ICC February 2023)	\$164.83		
Acres	5.00		
FAR	0.43		
Square Feet	94,651		
Total Project Valuation	\$15,601,351		
Water Meters	2		
Water Meter Size	2"		
City Building Permit Processing Fees (effective July 1, 2022)			
Building Inspection/Building Permit Fee [1]	\$72,431	\$0.77	
Plan Review	\$47,080	\$0.50	65% of bldg. insp. fee
Permit Processing Charge/Application	\$58	\$0.00	\$58 per permit
Energy Plan Review	\$2,354	\$0.02	5% of plan review
Disability Plan Review	\$2,354	\$0.02	5% of plan review
Seismic/Strong Motion	\$4,368	\$0.05	\$0.00028 of valuation
California Building Standards Commission	\$625	\$0.01	\$1.00 per \$25,000 value
Electrical Permit Processing	\$58	\$0.00	\$58 per permit
Electrical Inspection	\$1,136	\$0.01	\$0.012 per sq. ft.
Plumbing Permit Processing	\$60	\$0.00	\$58 per permit
Plumbing Inspection	\$1,893	\$0.02	\$0.02 per sq. ft.
Mechanical Permit Processing	\$60	\$0.00	\$58 per permit
Mechanical Inspection	\$1,136	\$0.01	\$0.012 per sq. ft.
Solar Plan Review and Inspection	\$600	\$0.01	\$600 per permit
Energy Compliance Inspections	\$108	\$0.00	\$108 per permit
Fire Sprinklers Plan Check and Review [2]	\$2,435	\$0.03	per sq. ft.
Total Processing Fees	\$136,755	\$1.44	
City Development Impact Fees (effective Jan. 1, 2023)			
<i>Land Use</i>		<i>Retail</i>	
General City		\$0.67	\$671 per 1,000 sq. ft.
Fire		\$1.99	\$1,986 per 1,000 sq. ft.
Library		\$0.00	\$0 per 1,000 sq. ft.
Police		\$0.55	\$548 per 1,000 sq. ft.
Wastewater		\$3.07	\$3,071 per 1,000 sq. ft.
Parks & Recreation		\$0.00	\$0 per 1,000 sq. ft.
Roads		\$12.31	\$12,312 per 1,000 sq. ft.
Administration		\$0.14	\$139 per 1,000 sq. ft.
Water (including 0.75% administration)	\$39,810	\$0.42	\$19,757 per 2" meter
Agricultural Mitigation [3]		\$0.79	\$15,000 per acre
Total Citywide Development Impact Fees		\$19.94	
Other Agency Fees			
County Facilities and Services Authorization (eff. 9/13/16)		\$0.50	\$500 per 1,000 sq. ft.
School District Fees		\$0.66	\$0.66 per sq. ft.
Yolo County HCP Fee (effective 3/27/23)		\$0.86	\$16,202 per acre
Total Other Agency Fees		\$2.02	
SLIF			
Roadway		\$18.86	
Water		\$2.10	
Sewer		\$2.70	
Drainage		\$9.79	
Fire Station		\$0.78	
Park		\$7.77	
On-going Admin Costs		\$1.45	
Subtotal SLIF		\$43.45	
Total		\$66.85	

Source: City of Woodland; Yolo County; WJUSD; EPS

[1] First \$1 million of valuation: \$6,730.50.

Remaining valuation: \$4.38 for each \$1,000 or fraction thereof.

[2] \$242 plus \$0.05 for the first 10,000 sq. ft. plus \$0.02 for each additional sq. ft. thereafter.

[3] Estimated amount. Different requirements for different development and mitigation land.

**Table C-8
Woodland Research and Technology Park Financing Plan
Panhandle Residential Development Impact Fees (2023\$)**

Item	Residential			Notes
	Estates	Traditional	Village	
Assumptions				
Net Acres	75.7	147.7	60.5	
Number of Units	340	869	453	
Unit Size/Bldg. Sq. Ft.	2,500	2,300	1,850	
Garage Square Feet	500	500	450	
Units per Acre	4.5	5.9	7.5	
Valuation per Bldg. Sq. Ft.- Living Area (VB)	\$167.37	\$167.37	\$167.37	
Valuation per Bldg. Sq. Ft. - Garage (U)	\$66.48	\$66.48	\$66.48	
Building Valuation - Living Area and Garage	\$451,665	\$418,191	\$339,551	
2002 Building plus Equipment Valuations				
Valuation per Bldg. Sq. Ft.- Living Area	\$92.40	\$92.40	\$92.40	
Valuation per Bldg. Sq. Ft. - Garage	\$24.30	\$24.30	\$24.30	
Air Conditioning - Living Area	\$3.50	\$3.50	\$3.50	
Sprinklers - Living Area and Garage	\$2.60	\$2.60	\$2.60	
Building and Equipment Valuation	\$259,700	\$224,670	\$181,875	Used for calculation of Construction Excise Tax
<hr/>				
<i>Current as of</i>	<i>Apr-23</i>	<i>Apr-23</i>	<i>Apr-23</i>	
Processing Fees				
	<i>per unit</i>	<i>per unit</i>	<i>per unit</i>	
Administrative Processing Fee	\$164	\$164	\$164	\$164 per hour, assumes 1 hour review
Building Permit	\$3,465	\$3,238	\$2,704	\$1,078 + \$0.006787 for each dollar over \$100,000 of bldg. valuation
Technology Surcharge	\$277	\$259	\$216	8% of Building Permit
Plan Review Fee	\$728	\$680	\$568	42% of Building Permit Fee; 50% of amount for Master Plan projects.
Technology Surcharge	\$58	\$54	\$45	8% of Plan Review Fee
Planning Review Fee	\$109	\$102	\$85	15% of Plan Review Fee
Planning Inspection Fee	\$336	\$336	\$336	Flat rate; charged when Planning Division performs inspections.
Seismic/Strong Motion	\$59	\$54	\$44	\$0.00013 per \$1 of bldg. valuation
General Plan Recovery Fee	\$1,174	\$1,087	\$883	\$2.60 per \$1,000 of bldg. valuation
Green Building/CBSC Fee	\$19	\$17	\$14	\$1 per \$25,000 of bldg. valuation or fraction, thereof
Construction Excise Tax	\$2,078	\$1,797	\$1,455	0.008 * valuation of 2002 bldg. + equipment valuation
Fire Inspection Fee	\$279	\$260	\$214	\$0.093 x gross square feet
Fire Review Fee	\$136	\$136	\$136	\$136 per hour, assumes 1 hour review
Subtotal Processing Fees	\$8,882	\$8,185	\$6,864	
City Development Impact Fees				
Adjusted Transportation Development Impact Fee (TDIF)	\$2,188	\$2,188	\$2,188	Net of alternative modes credits
Water Development Fee	\$3,609	\$3,609	\$3,609	Assumes 1" domestic meter
Water Easement Tap Installation Fee	\$1,822	\$1,822	\$1,822	Assumes 1" domestic meter
Water Meter Installation	\$672	\$672	\$672	Assumes 1" domestic meter
Residential Construction Water Use Fee	\$201	\$201	\$201	Flat rate per residential lot
City Business Operations Tax	\$181	\$167	\$136	\$0.0004 per \$1 of bldg. valuation; Max. \$5,000/year/contractor
Erosion and Sediment Control (ESC)	\$70	\$70	\$70	Flat rate per residential lot

**Table C-8
Woodland Research and Technology Park Financing Plan
Panhandle Residential Development Impact Fees (2023\$)**

Item	Residential			Notes
	Estates	Traditional	Village	
Neighborhood and Community Parks	\$4,504	\$4,504	\$4,504	\$4,504 per unit for units 2,000 sq. ft. or larger
Citywide Parks/Facilities	\$2,293	\$2,293	\$2,293	\$2,293 per unit for units 2,000 sq. ft. or larger
Mixed Income Housing Ordinance/Housing Trust Fund	\$8,725	\$8,027	\$6,457	\$3.49 per unit sq. ft.
Residential Construction Tax	\$385	\$385	\$385	Flat rate for dwelling units with 3 or more bedrooms
Subtotal City Development Impact Fees	\$24,650	\$23,939	\$22,337	
Other Agency Fees				
Twin Rivers and Robla Elementary School District Fees	\$11,150	\$10,258	\$8,251	\$4.46 per living area sq. ft. (effective 3/29/2023)
Natomas Basin Habitat Conservation Plan Fee	\$6,638	\$5,068	\$3,982	\$29,815 per acre; assumes land dedication in-lieu (\$15,750/acre), so excludes land acquisition portion of total fee (\$45,565 per acre).
Sacramento Area Flood Control Agency Dev. Impact Fee	\$5,250	\$4,830	\$3,885	\$2.10 per habitable area sq. ft.(effective 1/4/2020).
Sacramento Countywide Transportation Mitigation Fee	\$1,458	\$1,458	\$1,458	\$1,429 mitigation fee + 2% admin fee (7/19/2022)
Air Quality Mitigation Fee	\$290	\$290	\$290	Estimated \$220.18 per unit, plus 15% admin fee (\$37.86)
Sacramento Area Sewer District (Expansion)	\$4,978	\$3,800	\$2,986	\$22,360 per net acre for Expansion Area
Regional SAN (New)	\$6,479	\$6,479	\$6,479	\$6,479 per ESD for New Growth Area
Subtotal Other Agency Fees	\$36,243	\$32,183	\$27,331	
Panhandle Plan Area Fees				
Panhandle DA Fee Component				
Regional Park Land Acquisition	\$2,388	\$2,388	\$2,388	
Transit	\$587	\$587	\$587	
Fire Facilities	\$596	\$596	\$596	
Community Center	\$368	\$368	\$368	
Library	\$936	\$936	\$936	
Subtotal Panhandle DA Fee Component	\$4,875	\$4,875	\$4,875	
Panhandle Impact Fee Component				
Roadways	\$8,736	\$8,736	\$8,736	
Sanitary Sewer	\$234	\$178	\$175	
Storm Drainage (Including Land Acquisition)	\$11,131	\$8,497	\$8,346	
Trails	\$631	\$631	\$631	
Subtotal Panhandle Impact Fee Component	\$20,732	\$18,042	\$17,888	
Panhandle Administration Fee (3%)	\$768	\$688	\$683	
Subtotal Panhandle Plan Area Fees	\$26,375	\$23,605	\$23,446	
Total Fees	\$96,150	\$87,911	\$79,978	

Source: City of Sacramento; various public agencies; EPS.

[1] From the FEIR and escalated by percentage change in SF CPI from April 2018 through April 2022 (14.63%) See Table A-1.
Fee in the FEIR was \$220.18 per unit plus 15% administration.

Table C-9
Woodland Research and Technology Park Financing Plan
Northlake Residential Development Impact Fees (2023\$)

Item	Residential		Notes
	Low Density	Medium Density	
Assumptions			
Net Acres	147.7	60.5	
Number of Units	869	453	
Unit Size/Bldg. Sq. Ft.	2,300	1,850	
Garage Square Feet	500	450	
Units per Acre	5.9	7.5	
Valuation per Bldg. Sq. Ft.- Living Area (VB)	\$167.37	\$167.37	
Valuation per Bldg. Sq. Ft. - Garage (U)	\$66.48	\$66.48	
Building Valuation - Living Area and Garage	\$418,191	\$339,551	
2002 Building plus Equipment Valuations			
Valuation per Bldg. Sq. Ft.- Living Area	\$92.40	\$92.40	
Valuation per Bldg. Sq. Ft. - Garage	\$24.30	\$24.30	
Air Conditioning - Living Area	\$3.50	\$3.50	
Sprinklers - Living Area and Garage	\$2.60	\$2.60	
Building and Equipment Valuation	\$240,000	\$181,875	Used for calculation of Construction Excise Tax
Processing Fees			
	<i>per unit</i>	<i>per unit</i>	
Administrative Processing Fee	\$164	\$164	\$164 per hour, assumes 1 hour review
Building Permit	\$3,238	\$2,704	\$1,078 + \$0.006787 for each dollar over \$100,000 of bldg. valuation
Technology Surcharge	\$259	\$216	8% of Building Permit
Plan Review Fee	\$680	\$568	42% of Building Permit Fee; 50% of amount for Master Plan projects.
Technology Surcharge	\$54	\$45	8% of Plan Review Fee
Planning Review Fee	\$102	\$85	15% of Plan Review Fee
Planning Inspection Fee	\$336	\$336	Flat rate; charged when Planning Division performs inspections.
Seismic/Strong Motion	\$54	\$44	\$0.00013 per \$1 of bldg. valuation
General Plan Recovery Fee	\$1,087	\$883	\$2.60 per \$1,000 of bldg. valuation
Green Building/CBSC Fee	\$17	\$14	\$1 per \$25,000 of bldg. valuation or fraction, thereof
Construction Excise Tax	\$1,920	\$1,455	0.008 * valuation of 2002 bldg. + equipment valuation
Fire Inspection Fee	\$260	\$214	\$0.093 x gross square feet
Fire Review Fee	\$136	\$136	\$136 per hour, assumes 1 hour review
Subtotal Processing Fees	\$8,308	\$6,864	
City Development Impact Fees			
Adjusted Transportation Development Impact Fee (TDIF)	\$2,188	\$2,188	Net of alternative modes credits
Water Development Fee	\$3,609	\$3,609	Assumes 1" domestic meter
Water Easement Tap Installation Fee	\$1,822	\$1,822	Assumes 1" domestic meter
Water Meter Installation	\$672	\$672	Assumes 1" domestic meter
Residential Construction Water Use Fee	\$201	\$201	Flat rate per residential lot
City Business Operations Tax	\$167	\$136	\$0.0004 per \$1 of bldg. valuation; Max. \$5,000/year/contractor
Erosion and Sediment Control (ESC)	\$70	\$70	Flat rate per residential lot
Neighborhood and Community Parks	\$4,504	\$4,504	\$4,504 per unit for units 2,000 sq. ft. or larger
Citywide Parks/Facilities	\$2,293	\$2,293	\$2,293 per unit for units 2,000 sq. ft. or larger
Mixed Income Housing Ordinance/Housing Trust Fund	\$8,027	\$6,457	\$3.49 per unit sq. ft.
Residential Construction Tax	\$385	\$385	Flat rate for dwelling units with 3 or more bedrooms
Subtotal City Development Impact Fees	\$23,939	\$22,337	
Other Agency Fees			
Twin Rivers USD	\$11,017	\$8,862	\$4.79 per living area sq. ft. (effective 3/29/2023)
Rio Linda Supplemental School Fee [1]	\$6,781	\$6,781	\$5,180 escalated to 2023\$
Natomas Basin Habitat Conservation Plan Fee	\$5,068	\$3,982	\$29,815 per acre; assumes land dedication in-lieu (\$15,750/acre), so excludes land acquisition portion of total fee (\$45,565 per acre).
Sacramento Area Flood Control Agency Dev. Impact Fee	\$4,830	\$3,885	\$2.10 per habitable area sq. ft.(effective 1/4/2020).
Sacramento Countywide Transportation Mitigation Fee	\$1,458	\$1,458	\$1,429 mitigation fee + 2% admin fee
Sacramento Area Sewer District (Expansion)	\$3,800	\$2,986	\$22,360 per net acre for Expansion Area
Regional SAN	\$6,479	\$6,479	\$6,479 per ESD for New Growth Area
Subtotal Other Agency Fees	\$39,433	\$34,432	
North Lake (Greenbriar) Impact Fee [2]			
Transit Fee	\$985	\$820	
Regional Park Fee	\$2,766	\$1,760	
Fire Facilities Fee	\$691	\$496	
Community Center Fee	\$891	\$666	
Subtotal Greenbriar Impact Fee	\$5,333	\$3,742	
Total Fees	\$77,012	\$67,375	

Source: City of Sacramento; various public agencies; EPS.

[1] EPS obtained the project-specific supplemental school fee from the Greenbriar Specific Plan Draft Proposed Public Facilities Financing Plan (PFFP) prepared April 26, 2017 and escalated these fees using the average of the 20-City and San Francisco Construction Cost Indices from March 2016 to March 2023 as published by Engineering-News Record.

[2] The Northlake plan area fees include only certain public facility obligations not covered through existing City fees. Because the project was developed by a single master developer, costs for project-related backbone infrastructure were not included.

Table C-10
Woodland Research and Technology Park Financing Plan
Northlake Commercial Fees (2023\$)

Item	Commercial		Notes
	Fee per Permit	Fee per Bldg. Sq. Ft	
Assumptions			
Building Valuation Group		M	
Construction Type		IIIA	
Valuation per sq. ft. (ICC February 2023)	\$164.83		
Acres	5.00		
FAR	0.43		
Square Feet	94,651		
Total Project Valuation	\$15,601,351		
Water Meters	2		
Water Meter Size	2"		
<hr/>			
<i>Current as of</i>	<i>Apr-23</i>	<i>Apr-23</i>	
Processing Fees			
Administrative Processing Fee	\$164.00	\$0.00	\$164 per hour, assumes 1 hour review
Building Permit	\$85,448	\$0.90	\$20,761 + \$0.0051333 for each dollar over \$3,000,000 of bldg. valuation
Technology Surcharge	\$6,835.80	\$0.07	8% of Building Permit
Plan Review Fee	\$69,896	\$0.74	\$16,970 + \$0.0042 for each dollar over \$3,000,000
Technology Surcharge	\$5,591.65	\$0.06	8% of Plan Review Fee
Planning Review Fee	\$10,484.35	\$0.11	15% of Plan Review Fee
Planning Inspection Fee	\$1,344	\$0.01	Flat rate; charged when Planning Division performs inspections.
Seismic/Strong Motion	\$4,368	\$0.05	\$0.00028 per \$1 of bldg. valuation
General Plan Recovery Fee	\$40,564	\$0.43	\$2.60 per \$1,000 of bldg. valuation
Green Building/CBSC Fee	\$624	\$0.01	\$1 per \$25,000 of bldg. valuation
Construction Excise Tax	\$124,811	\$1.32	0.008 * valuation of 2002 bldg.
Fire Inspection Fee	\$8,803	\$0.09	\$0.093 x gross square feet
Fire Review Fee	\$136	\$0.00	\$136 per hour, assumes 1 hour review
Subtotal Processing Fees		\$3.79	
City Development Impact Fees			
Adjusted Transportation Development Impact Fee (TDIF)		\$0.85	
Water Development Fee	\$28,942	\$0.31	Assumes 2 2" domestic meters
Water Easement Tap Installation Fee	\$5,146	\$0.05	Assumes 2 2" domestic meter
Water Meter Installation	\$2,056	\$0.02	Assumes 2 2" domestic meter
City Business Operations Tax	\$5,000	\$0.05	\$0.0004 per \$1 of bldg. valuation; Max. \$5,000/year/contractor
Erosion and Sediment Control (ESC)	\$1,000	\$0.01	\$1,000 per permit for building sq. ft. of 50,000 or more
Neighborhood and Community Parks		\$0.39	\$0.39 per sq. ft.
Citywide Parks/Facilities		\$0.16	\$0.16 per sq. ft.
Mixed Income Housing Ordinance/Housing Trust Fund		\$2.62	\$2.62 per unit sq. ft.
Subtotal City Development Impact Fees		\$4.47	
Other Agency Fees			
Twin Rivers USD		\$0.78	\$0.78 per sq. ft. (effective 3/29/2023)
Natomas Basin Habitat Conservation Plan Fee		\$1.57	\$29,815 per acre; assumes land dedication in-lieu (\$15,750/acre), so excludes land acquisition portion of total fee (\$45,565 per acre).
Sacramento Area Flood Control Agency Dev. Impact Fee		\$1.60	\$1.60 per habitable area sq. ft.(effective 1/4/2020).
Sacramento Countywide Transportation Mitigation Fee		\$3.17	\$2,146 per 1000 sq. ft + 2% admin fee
Sacramento Area Sewer District (Expansion)		\$1.18	\$22,360 per net acre for Expansion Area
Regional SAN		\$0.36	\$3,602 per ESD for New Growth Area
Subtotal Other Agency Fees		\$8.66	
North Lake (Greenbriar) Impact Fee [1]			
	<i>per acre</i>		
Transit Fee	\$52,327	\$2.76	
Regional Park Fee	\$18,641	\$0.98	
Fire Facilities Fee	\$5,254	\$0.28	
Community Center Fee	\$10,488	\$0.55	
Subtotal Greenbriar Impact Fee	\$86,710	\$4.58	
Total Fees	\$574,632	\$21.50	

Source: City of Sacramento; various public agencies; EPS.

[1] Shopping Center fees. The Northlake plan area fees include only certain public facility obligations not covered through existing City fees. Because the project was developed by a single master developer, costs for project-related backbone infrastructure were not included.