City of Woodland

Meeting Agenda

City Council

City Hall
300 First Street
Woodland, CA 95695

Tuesday, December 19, 2017 | 6:00 PM | Council Chambers

CITY COUNCIL
CLOSED SESSION

5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

B.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to Section 54956.8

CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to Section 54956.8
PROPERTIES: APN 027-340-002 and APN 027-270-078
AGENCY NEGOTIATOR: City Manager, Assistant City Manager, and City Attorney
NEGOTIATING PARTIES: Love Ride, Inc.
UNDER NEGOTIATIONS: Price and Terms of Payment

JOINT MEETING CITY COUNCIL/WOODLAND FINANCE AUTHORITY

December 19, 2017
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

This is an opportunity for the Council Members and Staff to make comments and announcements, to express concerns, or to request Council's consideration of any items a Council Member would like to have discussed at a future Council meeting.

1. Long Range Calendar

   Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. PRESENTATIONS

2. County Fair Mall Retrofit Charrette Report

   Staff recommends that the City Council receive a Report from the Congress for the New Urbanism California Chapter (CNUCA) that describes the Woodland Charrette process, the proposed three “Big Ideas” in plan and design, and the implementation strategies for the redevelopment of the County Fair Mall.

G. CONSENT CALENDAR

3. Public Works Quarterly Status Report for the period of September through November 2017

   Staff recommends that the City Council accept the Public Works Department's Quarterly Status Report.

4. Annual Measure J Report for Fiscal Year Ending June 30, 2017

   Staff recommends that the City Council approve the Annual Measure J Report for Fiscal Year ending June 30, 2017 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City’s website.

5. Annual Measure E Report for Fiscal Year Ending June 30, 2017

   Staff recommends that the City Council approve the Annual Measure E Report for Fiscal Year ending June 30, 2017 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City’s website.

6. AB1600 Development Impact Fee Annual Report for the Fiscal Year Ended June 30, 2017

   Staff recommends that the City Council adopt Resolution No. _____, accepting the AB1600 Annual Report for the year ended June 30, 2017.

7. Approve Contract Amendment for Spring Lake Park N3 (Rick Gonzales, Sr Park) Project, CIP 15-05

   Staff recommends that the City Council adopt Resolution No. _____, amending the consultant services agreement with Associated Engineering Consultants, Inc. in the additional amount of $66,370 for a total agreement amount of $305,774 and authorize the City Manager to execute the amendment.

8. Final Acceptance and Notice of Completion for 2017 Road Maintenance Project, CIP 17-03

   Staff recommends that the City Council adopt Resolution No. _____, accepting the 2017 Road Maintenance Project, CIP 17-03, as complete and authorizing the City Clerk to file a Notice of Completion.

9. Final Acceptance and Notice of Completion for 2017 ADA Improvement Project, CIP 17-12

   Staff recommends that the City Council adopt Resolution No. _____, accepting the 2017 ADA Improvement Project, CIP 17-12, as complete and authorizing the City Clerk to file a Notice of Completion.

10. 2018 Road Maintenance Project, CIP 18-02; Approve Plans and Specifications, Authorize Bid Advertisement

    Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2018 Road Maintenance Project, CIP 18-02 and authorizing bid advertisement.

11. Joint Fire Academy Pilot Program - Supplemental Funding Request

    Staff recommends that the City Council adopt Resolution No. _____, approving supplemental "one-time" funding request in the amount of $108,000 for the Fire Department to a participate in a "pilot" joint Fire Academy with the Yocha Dehe Fire Department.

12. Transportation Development Act Claim FY2017/18

    Staff recommends that the City Council approve Resolution No. _____, authorizing filing of the Annual Transportation Development Act Claim with the Sacramento Area Council of Governments.

13. Annual Appropriations Limit FY2017/18

    Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2017/18 Appropriations Limit.

14. Reappointment of Board and Commission Members

    Staff recommends that the City Council accept the resignation of Stephanie Miller from the Parks and Recreation Commission and reappoint members to the various Boards and Commissions.

15. Approve the City of Woodland Salary Schedule effective January 1, 2018

    Staff recommends that the City Council approve the City of Woodland Salary Schedule effective January 1, 2018.

16. Hiddleson Pool Demolition Project, CIP 17-03; Final Acceptance and Notice of Completion

    Staff recommends that the City Council adopt Resolution No. _____, accepting the Hiddleson Pool Demolition Project, CIP 17-03, as completed and authorizing the City Clerk to file a Notice of Completion.

H. PUBLIC HEARINGS

17. Spring Lake Infrastructure Fee Update

    Staff recommends that the City Council (1) hold a public hearing; (2) approve the Spring Lake Capital Improvement Plan (CIP); (3) approve the Spring Lake Infrastructure Fee Nexus Study; (4) adopt Resolution No. _____, Making Findings and Adopting a Spring Lake Infrastructure Fee Update; and (5) adopt Resolution No. _____, an urgency resolution, to adopt Interim Spring Lake Infrastructure Fees.

I. REPORTS OF THE CITY MANAGER

18. 2018 ADA Improvement Project, CIP 18-03; Approve Plans and Specifications, Authorize Bid Advertisement

    Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2018 ADA Improvement Project, CIP 18-03, and authorizing bid advertisement.

19. Review of Draft Commercial Cannabis Permit Fees

    Staff recommends that the City Council adopt Resolution No. _____, establishing Commercial Cannabis Permit Fees for 2018.

20. Council Committee / Liaison Appointments

    Staff recommends that the Council approve selected modifications to City Council Appointments to Inter-Jurisdictional Boards, Liaison Appointments, and City Council Standing and Ad Hoc Sub-Committees for 2018.

21. City Council Meeting Schedule for 2018

    Staff recommends that the City Council approve its meeting schedule for 2018.

J. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for December 19, 2017 was posted on December 15, 2017 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

____

Ana B. Gonzalez, City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: December 19, 2017
ITEM #: 1.
SUBJECT: Long Range Calendar

Recommendation for Action:
Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Staff Contact:
Ana B Gonzalez, City Clerk, 530-661-5806, ana.gonzalez@cityofwoodland.org

Background:
This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and better plan for upcoming Council items.

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Long Range Calendar	12/15/2017	Backup Material

UPDATED COUNCIL LONG RANGE CALENDAR

JANUARY 2nd NO MEETING

JANUARY 16th REGULAR MEETING

Minutes
City Council Minutes for December 5, 2017 and December 19, 2017

Presentation
Update on City Homeless Initiatives

Consent Calendar
Final Acceptance and NOC for 2016 Annual Water and Sewer Repair & Replacement Proj, CIP 15-22
Final Acceptance and release of Bonds for Solara Ranch SD #4853, Package C1, and County Road 25A
Amended PCP Lease

Public Hearing
Affordable Housing Ordinance Amendments (1st Reading)
Public Art Ordinance (1st Reading)

Regular Calendar
2017/2018 City Council Goals – Status Report (Informational)
Code Enforcement Ordinance Update

FEBRUARY 6th REGULAR MEETING

Minutes
City Council Minutes for January 16, 2018

Public Hearing
Ag Mitigation Ordinance (1st Reading)
Minor Zoning Code Update
GP Corrections

FEBRUARY 20th REGULAR MEETING

Consent Calendar
Final Acceptance and NOC for 2016 Annual Water and Sewer Repair & Replacement Proj, CIP 15-22
Authorization to Bid 2018 Water Main Replacement Project, CIP 18-09
Final Acceptance and NOC for ASR Wells #29 and #30 Project, CIP 15-02

Regular Calendar
Interim Zoning Update (1st Reading)
Mid-year Budget Update
Board & Commission Appointment Process

FUTURE TOPICS / STUDY SESSIONS (TBD):
Development Impact Fee Update
Annexation Tax-Sharing Agreements
Noise Ordinance
Animal Control

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	2.
SUBJECT:	County Fair Mall Retrofit Charrette Report

Recommendation for Action:
Staff recommends that the City Council receive a Report from the Congress for the New Urbanism California Chapter (CNUCA) that describes the Woodland Charrette process, the proposed three "Big Ideas" in plan and design, and the implementation strategies for the redevelopment of the County Fair Mall.

Staff Contact:
Stephen Coyle, Deputy Director Community Development Department, (530) 661-5910, Stephen.Coyle@cityofwoodland.org

Report in Brief:
In collaboration with the city's Community Development Department, the CNUCA team was asked to render a professional, New Urbanist plan on how to retrofit the County Fair Mall. The Report describes the three-step process beginning with a three-month Pre-Charrette data/information gathering phase, followed by the comprehensive 4.5-day Charrette event phase, and then an eight-week Post-Charrette final report delivery phase. Engagement consisted of pre-charrette and charrette stakeholder education and dialog events with extensive market studies and underperforming and dying mall research from across the nation. The Report presents a compelling vision, and frames a dialog, manages expectations, and educates the citizens, local stakeholders, and the City on the issues and possible solutions for implementing the Project. It includes zoning code ideas and implementation actions on how, why, and where to transform the mall into viable 21st century Village Center development model.

Background:
The CNU-California Chapter hosts an annual CNU-By-Design charrette program that provides educational and membership engagement opportunities statewide. The Charrette is designed to advise a city that requests our assistance in visualizing the opportunities that CNU principles and processes provided to a sponsor city. Our board's selection of the annual charrette project is based upon requests relevance to CNU initiatives and expertise. Woodland's Mall Retrofit Project fits the following Congress for the New Urbanism's national initiative, **Suburban Sprawl Retrofit** (http:// www.cnu.org/sprawlretrofit). The Charrette was held from September 29th 2017 to October 3rd, 2017 within a studio created inside an empty store in the Mall.

The CNUCA team worked closely together and with city staff and residents to formulate three overarching ideas to provide the vision for the site that is to be recoded or rezoned, and then implemented. Using the CNU's place-proven design principles and public-oriented charrette process to ground-truth these values of making great places, the following three ideas capture the big idea vision for the site:
1. Create a **Mixed-Use Village Center** on the 100% corner of East Street and East Gibson Road. The village center is not intended to be another 'Main Street' to compete with downtown, but the urban center of four neighborhoods that create a place with a core and defined edges.
2. To building more attainable and affordable housing needed in the city, purposely zone to easily allow for the '**Missing Middle**' housing type. A uniquely New Urbanist idea, the 'Missing Middle' includes historically identifiable building types that are more difficult to build today.
3. Use a **Form-Based Code** to easily create a complete, compact, and connected village center to the level of

expectation found throughout the city. The mall site is a unique opportunity to build in the character and pattern that originally built Woodland. The Form-Based Code has the land use flexibility to build a place where residents can live, work, and play while providing neighbors and the development industry a more predictable entitlement and permitting processes to build.

Conclusion:

Staff recommends that the City Council receive a Report from the Congress for the New Urbanism California Chapter (CNUCA) that describes the Woodland Charrette process, the proposed three “Big Ideas” in plan and design, and the implementation strategies for the redevelopment of the County Fair Mall.

Prepared By: Stephen Coyle, Deputy Community Development Director

Paul Navazio, City Manager

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	3.
SUBJECT:	Public Works Quarterly Status Report for the period of September through November 2017

Recommendation for Action:
Staff recommends that the City Council accept the Public Works Department's Quarterly Status Report.

Staff Contact:
Johanna Currie, Senior Management Analyst, (530) 661-5902, johanna.currie@cityofwoodland.org

Background:
This quarterly report covers the period of September through November 2017. The report presents a summary of Service and Work Order Requests received and also contains a narrative description of major work performed and/or notable department highlights.

Conclusion:
Staff recommends that the City Council accept the Public Works Department's Quarterly Status Report.

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
PW September through November 2017 Quarterly Report	12/13/2017	Report

Public Works Department

Quarterly Status Report

September through November 2017

Public Works

Service and Work Order Requests

For the Months of Sept through Nov 17		
Division	**Service Requests**	**Work Orders**
Administration	292	-
Electrical	101	47
Environmental Services	-	412
Facilities	117	184
Fleet	-	395
Pretreatment	-	108
Sewer	62	229
Signs & Markings	8	207
Storm Drain	10	93
Streets	59	216
WPCF	-	53
Water	1,187	479
Grand Total	**1,836**	**2,423**

Service Requests – Every time a request for Public Works services is made by phone call, written request, emailed request, or an actual one-on-one request to a PW employee, a **'Service Request'** is generated. This builds a computerized record of all requests made.

Work Orders – A **'Work Order'** is created each time a work crew or individual is assigned a task as a result of either service requests, pre-planned maintenance projects, or by other situations as they arise. This produces a database of work accomplished and the time and materials it took to do the work.

Total for Calendar Year 2017 Through 11/30/17	
Service Requests	Work Orders
7,465	**7,586**

62 Working Days This Quarter = **30 Requests for Service per Day**

Environmental Services Division

The following were major projects this quarter:

- General: Hosted annual Pharmaceutical Take-Back event in coordination with the Police Department's fall festival, yielding 250 lbs. of pharmaceuticals. Also hosted bi-annual Oil Filter Exchange Event, Fall Compost workshop, and Fall Water-Wise workshop. Participated in the annual Business Walk to promote and support environmental sustainability to local businesses.
- Solar project: First photovoltaic (PV) systems production annual report received from TerraVerde showing all 6 arrays are performing as expected. Due to late connection of 6th and largest array at Water Pollution Control Facility (WPCF), the report shows a net savings of 7%, but is expected to grow.

- Solid waste: Implemented the commercial organics recycling program and will be working towards initiating a residential organics recycling program soon. Provided ongoing training to businesses initiating organics recycling.
- Energy: Valley Clean Energy Alliance JPA contracted with Sacramento Municipal Utility District (SMUD) for clean energy purchasing authority and submitted implementation plan to California Public Utilities Commission (CPUC).
- Water conservation: Continued emphasis on Aquahawk use and customer notifications regarding potential leaks.

Fleet & Facilities Division

- Facilities Services: Facilities is undergoing a project to modify the existing heating, ventilation, and air conditioning (HVAC) system at City Hall. The modification will result in bypassing the building's in-wall hydronic system that feeds into the boiler. The hydronic loop has plugged up on occasion and caused heating problems throughout certain areas of City Hall, including the Council Chambers. Facilities staff is in the process of replacing the boiler altogether by installing two a/c systems that will serve the affected areas more reliably. Facilities is able to resolve the issue at half the expense as compared with replacing the hydronic system.
- Fleet Services: Fleet Services welcomed aboard a new Heavy Equipment Mechanic, filling a vacancy that has existed for well over a year. We now have a vacant Senior Equipment Mechanic position that we are planning on filling early next year. In the meantime, Fleet Services has been able to sustain a 93% Fleet Availability rate this quarter, along with keeping the backlog service requests and scheduled maintenance listing to a manageable level.

Right of Way Division

1. Electrical - Surveillance Monitoring Equipment: The Electrical group has installed cameras at various parks and well sites with several more park and City facility locations slated for fall of 2018. The intent is to deter crime and vandalism in order to protect the public, as well as City property. This will be an ongoing project as more problem areas are identified.

- Electrical - Control System Security: The Electrical and IT Group are working in a joint effort to test the security reliability of our Industrial and Traffic Control Systems. We will be working in conjunction with Homeland Security to eliminate potential targeted attacks on the City's Water, Wastewater and Traffic infrastructure. This project is expected to take one to two years to complete.

2. Sign & Markings - Overhead Sign Replacements: The Signs & Markings group is in the process of replacing the last 8 remaining intersection overhead street name signs. This project is necessary due to the loss of reflectivity value of the designated sign areas. Once this project is complete, the entire City's overhead sign inventory will meet the current California Manual on Uniform Traffic Control Devices (CAMUTCD) reflectivity standards. This project has been underway since December 2013 and we have set a targeted completion date of January 2018. We are roughly 80% complete with this portion of the project.
3. Streets - 2018 Seal Project: In preparation for the 2018 seal project in Zones 9,10,11 and 14, the Street group has continued routine maintenance in these areas.

To date, the Street group has completed 90% of road repairs prior to the project start date.

- Streets - Homeless Encampment Cleanup and Removal: This past quarter the Streets group has assisted PD with the cleanup and removal of several camps located throughout the City. In addition, we have continued to pick up and return several shopping carts that were in the right-of-way and returned them to the businesses from which they originated.

Utilities - Sewer and Storm Division

- The Sewer/Storm Division, working in conjunction with the Utility Engineering Division, successfully contracted out over 100 sewer lateral replacements this year as part of an Annual Water & Sewer Replacement Capital Improvement Projects (CIP) and is developing a list of repair/replacement locations in preparation for the 2018 Annual Water & Sewer Replacement CIP.
- Sewer/Storm Division worked with contractor Nor-Cal Pipeline on installing an additional 48 sewer lateral liners in order to mitigate root intrusion issues the Sewer Division deals with throughout the City. This project's focus was on Molly, Betty, Henderson, and Helen Streets and will help with the reduction of Sanitary Sewer Overflows, public health and safety risks, and reduce emergency call outs.
- Sewer/Storm Division is in the process of gathering data for the repair/replacements in preparation for the 2018 seal projects in Zones 9,10,11 and 14.
- Preventive Maintenance performed routine maintenance on the storm drain system in preparation for the rainy season, cleaning over 170 Storm Drain Inlets, 81 Inverted Syphons, and 1,150 feet of covered gutters.
- Sewer/Storm Division replaced 40 feet of 36-inch Storm Intake pipe at the 103 Lift station that was causing a sinkhole.
- Sewer/Storm Division contracted over 2 miles of storm ditch cleaning maintenance while Probation & Collections mowed and cleared roadways.
- Sewer/Storm Division has made a significant investment in supporting Community Development Department's (CDD) projects. Crews have been performing warranty and final inspections on portions of the developed sub-divisions within the Spring Lake area.

Utilities - Water Production and Distribution Division

- Wells: All groundwater wells are currently off or in the "standby" position. Wells 10, 17, and 20 are currently in the process of being destroyed.
- ASR: New Aquifer Storage and Recovery (ASR) Wells 29 & 30 are near completion and are scheduled for startup December 5th & 6th, 2017 respectively.
- Distribution Division - Recycled Water: Crews just performed maintenance on the pressure vessels and found a fair amount of sludge in the bottom of each vessel.
- Water Quality: We have seen some improvement in this area, but we are still seeing one or two calls per week.
- Water Main Breaks: 31
- Water Main Valves Replaced: 6
- Water Quality Calls: 23
- Water Main Valves Exercised: 398

Wastewater Operations Division

Laboratory

- The Laboratory has been down one staff member since mid-August. In order to keep up with our workload, we have significantly increased the amount of work sent out to contract laboratories, increased weekly hours for our part-time technician, and reduced the amount of process control testing, focusing instead on regulatory compliance testing.
- Continued to test final effluent for coliform bacteria 7-days/week in support of the recycled water project.
- Received interim renewal of laboratory certification. Final renewal is on hold while the Environmental Laboratory Accreditation Program (ELAP) clears a sizeable backlog of laboratory site inspections. We expect a site visit/audit next year.
- Performed Toxicity Testing for 4th quarter of 2017.
- Performed Groundwater Monitoring for the 4th quarter of 2017.

Pretreatment

- Local Limits Monitoring for 4th quarter of 2017.
- Completed Significant Industrial User Monitoring for 2017.
- Worked with Significant Industrial Users and Businesses of Concern to incorporate process modifications into their discharge permits.
- Kicked off the annual holiday cooking grease recycling event.
- Took over daily sample collection around the Treatment Plant in order to assist while the Laboratory is short-staffed.
- Started 2017-18 Storm Event Monitoring.

Regulatory Compliance

- Prepared & submitted monthly, quarterly, and semi-annual reports to the Regional Board in accordance with our National Pollutant Discharge Elimination System (NPDES) Permit.
- Submitted final Toxicity Reduction Evaluation (TRE) study to the Regional Board staff. Based on the findings in the report, the Board allowed us to exit the TRE and return to routine monitoring.
- Participated in the Clean Valley Clean Water Association (CVCWA) special study on low-level toxicity.
- Continued participation in CVCWA special studies on Methyl Mercury, Freshwater Mussels, and Low-Level Toxicity.
- Laboratory staff attended the first of six planned California Water Environment Association (CWEA) sponsored training sessions on implementation of forthcoming ELAP regulations.

Water Pollution Control Facility

- Plant Operations: The Treatment Plant staff continues transitioning to operating the upgraded facility. Learning how the plant responds to upsets, changes in operating procedures, and changing weather are being evaluated with careful attention to how it affects effluent quality. Operations and Maintenance has begun preventative maintenance on the new aeration basins; Basin 3 was placed back in service and

Basin 2 was taken out of service for warranty inspection and preventative maintenance of the aeration diffusors and any other warranty work needed from the recent upgrade. This annual maintenance activity is much like the cleaning and inspection of the in-service clarifiers. In addition to the maintenance work being performed this year, contractors have completed repainting 3 of the 4 clarifiers to address needed paint and coating repairs, and drive units of the three clarifiers. Utlra Violet (UV) Preventative maintenance work is ongoing through the fall and early winter. Operations is waiting on replacement sleeves to continue with the hydraulic wiping system upgrade.

- Recycled Water Delivery: The City is delivering recycled water to Parks in addition to the system's primary customer, Biomass. As with any new system, there is a learning curve to get through. Staff from Wastewater Operations, Water Distribution/ Production, and CDD are working together to provide our customers with recycled water. Utility Engineering is researching additional storage capacity and operational fine-tuning of the system in order to better serve its customers and to ensure a consistent and reliable recycled water supply. A motor seal problem is being looked at by the manufacture and is anticipated to be resolved by the end of the year.

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	4.
SUBJECT:	Annual Measure J Report for Fiscal Year Ending June 30, 2017

Recommendation for Action:
Staff recommends that the City Council approve the Annual Measure J Report for Fiscal Year ending June 30, 2017 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Staff Contact:
Evis Morales, Senior Management Analyst, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:
This is an informational report, and therefore has no direct fiscal impact. However, the report provides an accounting of the use of approximately $2.48 million in Measure J (1/4 cent sales tax) revenues collected during fiscal year 2016/17.

Background:
In January 2014, the City Council authorized placing the reauthorization of a ¼ cent sales tax before the voters for the June 2014 election. Measure J (MSJ) was approved with 68% of the Woodland vote. Companion advisory measures K, L, M and N were also approved by overwhelming margins. The companion measures were intended to guide the City Council in the allocation of the resources generated by MSJ for general city services, programs and facilities for a period of eight years as follows:

- Measure K, approved by 65.5% of voters, provides 60% of the additional sales tax received to expand and enhance youth and teen programs and facilities;
- Measure L, approved by 66.4% of voters, provides 20% of the additional sales tax for the Woodland Public Library to enhance educational and youth literacy programs and expand hours of operation;
- Measure M, approved by 70.1% of voters, provides 15% of the additional sales tax to enhance public safety through expanded crime prevention programs such as Neighborhood Watch and services supporting at-risk youth including gang intervention strategies;
- Measure N, approved by 53.6% of voters, provides 5% of the additional sales tax to support a city water and sewer utility ratepayer assistance program for low-income residents.

Discussion:
The goals/objectives of MSJ are to expand activities for youth and teens; increase literacy and academic achievement; enhance public safety; provide dedicated funding for the Utility Assistance Program; and to encourage youth engagement through a variety of new programs. Throughout FY 2017, programs and services were developed and offered to the community in the following areas:

Youth Programming
- Afterschool programs at both middle schools
- Clubs/leagues for middle school youth during the summer

- Waive Per-player fees for youth sports

Library Programming

- Continues increased hours of operation from 44 hours a week to 51 hours per week
- Funds children and teen programming
- Expanded children and teen collection including current print and electronic material

Crime Prevention

- Restored crime prevention program including Neighborhood Watch program
- Expanded Volunteers in Policing program
- Restored youth diversion program

Actual MSJ revenue received in FY2106/17 was $2,483,241, which is consistent with the expected revenue for the budget. The tables below show the planned and actual allocation of MSJ for FY 2017:

MEASURE J - FY2016/17 Year-End Report by Category

	Advisory Measures	Approved MSJ Spending for FY16/17	% of Total Revenue Estimate	Actual MSJ Expenditures FY16/17
Youth Programming	60%	$ 1,360,886	54%	$ 1,004,244
Library Programming	20%	$ 453,735	18%	$ 453,203
Crime Prevention/Youth-At-Risk	15%	$ 417,512	17%	$ 422,713
Utility Assistance Program	5%	$ 131,380	5%	$ 132,204
Unallocated MSJ		$ 147,701	6%	
Total MSJ Revenue		$ 2,511,214		$ 2,012,364

MEASURE J - FY2016/17 Year-End Report by Activity

	Amended Budget	Year-to Date Actuals	Difference Favorable/ (Unfavorable)	%
Unallocated Meaure J	$ 147,701	$ -	$ 147,701	0%
Utility Assistance	$ 131,380	$ 132,204	$ (824)	101%
Youth Programming				
Camperships	$ 40,167	$ 30,833	$ 9,334	77%
Player Fees	$ 88,141	$ 77,449	$ 10,692	88%
Ferns Park & Sports Park	$ 153,201	$ 90,717	$ 62,484	59%
Events	$ 38,480	$ 20,767	$ 17,713	54%
Boxing	$ 67,198	$ 44,006	$ 23,192	65%
Outdoor Adventures	$ 29,110	$ 24,527	$ 4,583	84%
Outreach & Marketing	$ 42,908	$ 35,254	$ 7,653	82%
Great Program	$ 75,000	$ 23,660	$ 51,340	32%
Other General Program	$ 10,959	$ 5,722	$ 5,237	52%
Middle School Programs	$ 348,683	$ 316,551	$ 32,132	91%
Aquatics	$ 221,126	$ 161,344	$ 59,782	73%
Recreation Van	$ 61,262	$ 49,242	$ 12,020	80%
Summer Camp	$ 174,652	$ 123,114	$ 51,538	70%
Youth Advisory Committee	$ 5,000	$ 1,058	$ 3,942	21%
CIP Project - Brooks Pool	$ 5,000	$ -	$ 5,000	0%

Crime Prevention/Youth-At-Risk	$ 417,512	$ 422,713	$ (5,201)	101%
Library	$ 453,735	$ 453,203	$ 532	100%
Total All Measure J Programs	**$ 2,511,214**	**$ 2,012,364**	**$ 498,850**	**80%**

All Measure J funds not programmed or expended are accumulated in a special Measure J Fund Balance within the General Fund. At the end of FY2016/17 the accumulated fund balance was $2,059,006.

Below are some programming accomplishments and highlights as a result of Measure J funding:

Camperships
Measure J provided funding for "camperships" or scholarships for youth participants of income qualified families. Camperships resulted in a fee reduction for several programs. The Sunrise Rotary assisted by providing funding for 16 scholarships. Campership breakdown is as follows:

- Swim lessons - 86 families
- Summertime Fun Club - 54 participants
- Lifeguard Training - 9 participants
- Summer Teen Pack - 37 participants

Player Fees
Youth organizations use city-owned fields for practices and games for soccer, baseball, and softball. Measure J provided funding to Woodland residents (youth) participating organized sports and waived the associated player fees.

- $53,860 in player fees waived
    - 2,693 youth players (1,290 baseball players and 1,403 soccer players)
- $5,000 winter surcharge fee waived for Woodland Swim Team

Events
Measure J provided several free activities and events for youth and teens throughout the year. These activities included Dive-In Movie night at the pool, a Monte Carlo Night, (2) Teen Skate nights, Valentine's Day Cookie Decorating, and the Sixth Grade Graduation Party. The events had a combined attendance of over 1,100 kids.

Outdoor Adventure Program
Measure J provided funding to assist with the enrollment fee of the Outdoor Adventure trip to Yosemite for local youth. Outdoor Adventures took 29 participants (16 of those received a scholarship); of those participants, 22 had never been to Yosemite.

Other general programs
Measure J provided funding for several general programs including Boxing, Baby & Me, and Night Hoops. Total participants/sign-ins for the general programs:

- Baby & Me - 912
- Boxing Club - 280
- Night Hoops - 1,506

After School Teen Pack
Measure J provided funding for the After School Teen Pack program held at Douglass and Lee Middle Schools. The program is held on campus Monday-Thursdays immediately after school until 5 pm. Program attendance has tripled since the 15/16 school year. Overall attendance for 16/17 school year was 9,675.

Aquatics
Measure J provides funding for summer public swim hours and for extended swimming lessons during the spring and

summer.

- Aquatics Public Swim 17,648 total participants for the 10-week season
- Aquatics Fall Swim Lessons - 36
- Aquatics Spring Swim Lessons – 66

Rec2Go

Measure J provided funding for the mobile recreation van to visit parks, schools, and local events throughout the year. Participants can played and had fun for free anywhere Rec2Go was in attendance.

- Attended 99 park and events
- Reached over 7,500 kids

Summer Teen Pack

Measure J provided the funding for the Summer Teen Pack program. Summer Teen Pack is held Monday-Fridays from 8 am- 5pm during the summer months.

- 270 participants during 7 weeks of summer
- 65 sign-ins during three (3) weeks of drop-in

Crime Prevention/Youth-At-Risk

The Crime Prevention Unit works with the residents in the community through the Neighborhood Watch program. In FY17, the unit formed six (6) new neighborhood Watch Groups and combined with the National Night Out event. The purpose of National Night Out is to call attention to the importance of partnerships between police and its community. In FY2016/17 over 40 neighborhoods become actively involved in the program and Woodland Police Department visited over 35 block parties.

The unit has also acted as an advisory and liaison with neighbors, local businesses and other city departments. Additionally, Woodland Police Department continues to have a presence on Nextdoor.com. This free and private social media platform, not only complements the City's traditional Neighborhood Watch program, but it gives Police the opportunity to share valuable information about public safety issues, safety tips, events and services that are available to the community. At the end of 2017, there were over 5,075 members on Nextdoor with claimed households of 4,090.

The Crime Prevention unit also participated in multiple events and community safety fairs to promote awareness and engage with the community. Events that Crime Prevention participated in include:

- Cottonwood Acute-Post Skilled Facility (2 presentations)
- Fraud Prevention-Yolo Federal Credit Union
- Jack Slaven Park-Movies at the Park
- National Night Out
- Tafoya Elementary Back to School (Catalyst Church)
- Read Across America-15 WPD staff members read to various schools
- Presentation to ELAC Parents of Beamer Elementary-Policy and Procedure of WPD
- Yolo County Housing Authority Spring Fling Event
- Pedestrian Safety Walk Audit with Yolo County Safe Routes to School
- Theft Prevention from Autos for Hampton Suites

School Resource Officers (SRO's) have been involved in numerous youth programs and activities. Some of these programs and activities include:

- Assisting Woodland PAL (Police Activities League) with their programs (Junior Giants baseball, 3 on 3 Basketball, PAL Summer Program which includes activities such as soccer, art, swimming, movies, etc.., NFL "Play 60" Flag Football at Lee and Douglass Middle Schools).

- Participate in After School Programs with Parks and Rec at Lee and Douglass Middle Schools.

- Teaching G.R.E.A.T. (Gang Resistance Education and Training) to all fourth grade classes in the Woodland Joint Unified School District (WJUSD). At the conclusion of the six-week course, there is a graduation and the students are awarded with a certificate and are treated to cake and refreshments.
- Provide Active Shooter Training to staff members of all the Secondary Schools in the WJUSD.
- Participated in Fill the Trunk, Christmas and Back to School Shop with a Cop, Coffee with a Cop, National Night Out, National Shake Out (earthquake drills at the schools), National Walk to School Day, Read Across America and Red Ribbon Week.

SRO's also participated in and are an important part of the School District Safety committee, SARB (Student Attendance Review Board), YTAC (Yolo Truancy Abatement Committee) and District Attorney Mediation. The SRO's mentored, counseled, educated and developed numerous students on a day-to-day basis. They are always available to work with the community, WJUSD, allied agencies and other members of the department. **Because of their hard work and dedication, the SRO Team was recently recognized and commended with the "Unsung Hero" award.**

Library

Measure J continues to fully support the following activities:

- All Children's Programming
- All Teen Programming
- Teen Services Librarian Position
- Children's Library Tech Position
- Adult and Family Literacy Coordinator Position
- Square One Staff

Roughly 3,000 new children and teen books and audiovisual materials were added to the collection. Half of all library books checked out were children's materials- 134,974.

7,927 preschool children and caregivers attended 371 preschool age programs (0-5), which included storytimes in English and Spanish, craft programs, special events, and summer reading programs.

15,650 school age children and their caregivers attended 365 school –age afterschool programs, which included coding classes, Minecraft club, Lego club, STEM activities, crafts, tutoring, and special events.

3,320 teens attended 147 teen programs which included Teen Advisory Board meetings and workshops, creativity and art programs, outreach at Fourth and Hope, and special events.

2,400 books were given out to children in the community through community events such as the Farmer's Market, Food Truck Mania, and other special events. These books are purchased through a charity organization for $.17 each.

All first and third grade children in Woodland Joint Unified Schools were given the opportunity to get a library card through class visits.

Square One Makerspace and Community Learning Lab opened at the end of June. Children, teens, and adults have attended workshops and classes to learn how to operate the various equipment in the space.

Utility Assistance Program
Measure J provides funding for subsidies to assist low-income families with payment of their utility bill. For FY2016/17, the program provided funding of $360 each to 346 households representing 1,110 residents.

<u>Conclusion</u>:
Staff recommends that the City Council 1.) Approve the Annual Measure J Report for Fiscal Year Ending June 30, 2017 and 2.) Direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Prepared By: Evis Morales, Senior Management Analyst

Reviewed By: Kimberly McKinney, Finance Officer

Paul Navazio, City Manager

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: December 19, 2017
ITEM #: 5.
SUBJECT: Annual Measure E Report for Fiscal Year Ending June 30, 2017

Recommendation for Action:
Staff recommends that the City Council approve the Annual Measure E Report for Fiscal Year ending June 30, 2017 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Staff Contact:
Evis Morales, Senior Management Analyst, (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact:
This is an informational report, and therefore does not result in any fiscal impact; however, the report provides an accounting of the Measure E (1/2 cent sales tax) receipts and expenses for the fiscal year ending June 30, 2017. Per City Council direction, the Measure E spending plan is reviewed by Council annually, in advance of the development of the City's capital budget.

Background:
On June 6, 2006, the Woodland voters approved Measure E (MSE), which extended the ½ cent supplemental sales tax collected within the boundaries of and for the benefit of the City of Woodland. Additionally, the voters approved three advisory measures outlining the types of projects for which proceeds from MSE would be spent:

- Measure B, approved by 66.8% of voters, allocated a minimum of $30.2 million or 45% of MSE for road rehabilitation;
- Measure C, approved by 69.37% of voters, approved funding for Community and Senior Center Phase II, Sports Park and renovation and improvements of parks, recreation facilities and pools;
- Measure D, approved by 53.4% of voters, approved funding for expansions of the Library, City Hall and the Opera House.

On February 6, 2007, the City Council adopted the initial MSE spending plan, which provided the allocation of total anticipated MSE revenues in a manner consistent with legal restrictions, advisory measures, and Council policy direction. Included with the spending plan was a resolution calling for preparation of an annual financial report and an updated bi-annual spending plan. The first annual financial report was provided to Council in September 2007 and subsequently each year with the most recent financial report presented on December 20, 2016. The Council adopted a revised MSE spending plan at the April 18, 2017 meeting.

Discussion:
The following table includes a summary of the approved uses as adopted in the 2017 MSE spending plan, the life to date expenditures for each category, and the FY 2017 expenditures. Final revenues from MSE sales tax for FY 2017 were $5,020,049, which is about 98% of what was anticipated when the spending plan was approved.

Project Description	Approved Spending Plan Total Budget	Prior Years Expenditures	FY2016/17 Expenditures	Life to Date Expenditures
Rehabilitation, Renovation & Improvements				
Roads	$ 22,564,396	$ 11,278,114	$ 3,161,746	$ 14,439,860
Parks/Ball Fields/Pool	$ 4,639,673	$ 4,584,674	$ 15,000	$ 4,599,674
Library Repair	$ 273,688	$ 273,688	$ -	$ 273,688

Opera House/State Theater	$ 1,483,716	$ 1,467,416	$ 13,277	$ 1,480,693
Construction Projects				
Community & Senior Center Phase II/Sports Park	$ 9,737,338	$ 6,791,308	$ 9,508	$ 6,800,816
Library Facility Improvments	$ 743,023	$ 89,189	$ 644,558	$ 733,747
Civic Center Expansion	$ 329,455	$ 329,455		$ 329,455
Reserve		$ -		
Long Term Loan for Debt Service on CSC/Sports Park	$ 11,537,299	$ 8,179,596	$ 993,837	$ 9,173,433
TOTAL	**$ 51,308,588**	**$ 32,993,440**	**$ 4,837,926**	**$ 37,831,366**

Attachment A provides a historical account of revenue received and detailed project expenditures.

Note: Bond proceeds are not included as revenue, nor are the expenditure of those proceeds included in the life to date or FY 2017 expenditure amounts. The expenditure amounts in this table represent the debt service for those bonds, which is the accurate expense of MSE funds for those projects. The project overhead amounts are included in the amount shown for roads.

Conclusion:

Staff recommends that the City Council approve the Annual Measure E Report for Fiscal Year ending June 30, 2017 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Prepared By: Evis Morales, Senior Management Analyst

Reviewed By: Kimberly McKinney, Finance Officer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Attachment A	12/10/2017	Cover Memo

		ACTUALS											PLANNED		
		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	TOTAL
	Revenue (fy 07-17 include interest and misc rev)	$2,828,924	$3,623,236	$4,317,674	$3,710,708	$3,855,276	$3,719,536	$4,435,640	$4,406,345	$4,625,080	$4,998,915	$5,070,289	$4,737,155	$1,252,959	$51,892,597
	Other Revenue									$272,837		$18,023	$20,000		
	Cumulative revenue	$2,828,924	$6,452,160	$10,769,834	$14,480,542	$18,335,818	$22,055,354	$26,490,994	$30,897,339	$35,795,256	$40,794,171	$45,882,483			
	fy17 is unaudited year end and beyond is muni 2017 Q1 conservative														
Project #	**ProjectName**	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**	
07-10	Opera House Renovation and Expansion	$0	$274,873	$298,619	$4,301	$0	$0	$0	$0	$0	$0	$0	$0	$0	$577,793
12-17	Purchase of State Theater						$5,000	$273,783	$140						$278,923
15-11	City Hall Annex/Opera House									$54,080	$556,620	$13,277			$623,977
07-16	Library Maintenance and Repair	$15,342	$136,394	$112,656	$5,532	$3,764									$273,688
17-14	Library Facility Needs Assessment											$111,924	$13,076		$125,000
15-08	Library Facility Improvements									$11,344	$77,845	$532,634			$621,824
06-14	Annual In-House Road Program Support	$21,298	$242,880	$430,975	$180,543	$219,600	$292,388	$300,163	$305,986	$120,430	$118,406	$566,808	$616,266	$0	$3,415,743
06-06	Measure E Planning-Management	$26,669	$61,043	$31,607	$60,859	$28,885	$43,790	$20,223	$54,045	$29,231	$42,879	$34,577	$50,000	$0	$483,807
05-01	2005 Federal Aid Arterial	$113,516													$113,516
02-03	Beamer Park Road Rehab		$1,245												$1,245
06-15	Beamer St Under Road Rehab	$28,796	$26,665	$1,243											$56,704
07-41	2007 Road Maintenance	$618,859	$72,458												$691,317
07-42	2008 Road Maintenance		$45,560	$1,532,254	$10,985										$1,588,799
07-44	2008 Road Rehabilitation		$81,527	$583,819	$28,379										$693,725
07-45	2009 Road Rehabilitation (ARRA)			$526	$66,020	$75									$66,621
05-05	ADA Curb Ramp Improvement		$4,066												$4,066
00-06	I-5/SR113 Freeway to Freeway Connectors Phase 2				$55,000	$30,000	$0	$0	$0	$0	$0	$0	$0	$0	$85,000
04-07	Kentucky Avenue Widening and Reconstruction					$0	$165	$411	$8,203	$109,661	$21,824	$746,783	$1,713,656	$0	$2,600,704
07-43	2011 Road Maintenance Project (was 2009 Road Maint)		$4,202	$754		$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,956
08-67	Prop 1B Road Project			$6,854											$6,854
09-28	ARRA Road Project				$5,790	$134,419									$140,209
14-14	2014 Road Maintenance Project					$0	$0	$0	$32,421	$946,560	$0	$0	$0	$0	$978,982
15-03	2015 Road Maintenance Project					$0	$0	$0	$0	$3,427	$4,662	$0	$0	$0	$8,090
16-01	2016 Road Maintenance Project					$0	$0	$0	$0	$0	$518,198	$1,471,751		$0	$1,989,949
17-03	2017 Road Maintenance Project					$0	$0	$0	$0	$0	$0	$24,229	$1,187,459	$0	$1,211,688
18-02	2018 Road Maintenance Project												$700,000	$300,000	$1,000,000
18-03	20-18 ADA Improvements												$41,000		$41,000
17-16	W. Main Street Bicycle/Ped Mobiltiy & Safety Improvements											$8,570	$1,238,430	$0	$1,247,000
17-09	W. Woodland Safe Routes to School (Court St.)											$5,451	$676,549	$790,000	$1,472,000
17-11	ADA Transition Plan											$241	$124,759		$125,000
13-05	East Main Street Improvement Project							$0	$0	$1,577	$14,892	$2,993	$430,538		$450,000
10-07	East Kentucky Rehab Project					$6,978	$34,167	$40,044	$20,496	$690,167	$93	$0	$0	$0	$791,945
08-58	Downtown Beautification								$3,017	$110,044	$422,622	$56	$0	$0	$535,739
15-15	Doggone Alley Water Main Replacement										$18,464	$0			$18,464
15-16	Main Street Imrprovements (Elm to Cleveland)									$149,210	$170,682	$132,192			$452,083
09-18	East & Main Storm Drain Repair								$14,570	$0	$0	$0	$0	$0	$14,570
16-05	Lit Crosswalk Replacement										$41,909	$41,931			$83,840
17-12	2016/17 ADA Project											$3,688	$6,312		$10,000
17-17	2017 Corridor Safety Project											$1,517	$18,483		$20,000
12-07	2012 Road Maintenance Project (leftover 06-14)						$1,030,926	$21,158							$1,052,084
18-05	Woodland Parkway Safe Route to School & Connectivity Study												$22,822		$22,822
17-23	Main St Sanitary Sewer & Storm Repairs												$40,000		$40,000
17-24	East main Pump Station Storm Main Repairs												$50,000		$50,000
02-22	Southland Park Irrigation	$1,136	$114,465												$115,601
07-18	Park Irrigation Rehab - Phase 1		$58,758	$650,181	$72,670	$1,215									$782,824
08-02	Ferns Park		$151,574	$32,331											$183,905
08-54	Misc. Park Rehab			$44,460	$5,540										$50,000
10-01	City Park Irrigation Project Phase 2, 3 & 4					$181,645	$389,364	$392,460	$409,697	$0	$0	$0	$0	$0	$1,373,167
13-03	Clark Field					$0	$0	$48,335	$455,092	$15,000	$15,000	$15,000	$15,000	$0	$563,427
12-18	Brooks Swim Center					$0	$0	$95,809	$1,237,677	$167	$0	$0	$0	$0	$1,333,653
15-06	Play Equipment & Electrical Panel - Crawford Park									$137,259					$137,259
16-06	Main Distribution Panel - Brooks Pool										$49,838				$49,838
17-15	Sports Park Field Repairs											$9,508	$21,493		$31,001
	Sports Park Turf Replacement													$2,450,000	$2,450,000
15-07	Grant Match - Camarena Field									$25,000		$0	$25,000		$50,000
18-04	Park/Recreation Facility Planning												$25,000		$25,000
08-05	Fire Station 2 and 3 Repairs			$11,213	$205,828										$217,041
12-15	City Hall Remodel							$50,000							$50,000
08-55	Facility Maintenance and Repair			$28,497	$33,917										$62,414
	Project Overhead Allocation	$21,255	$80,520	$131,801	$72,460	$50,260	$96,157	$72,372	$69,753	$70,323	$91,752	$120,959	$25,592	$60,000	$963,205
	2007 Lease Revenue Debt Service Refunded as 2012 (for Comm/Sr Ctr & Sports Park)	$3,397,713	$390,979	$390,623	$390,419	$391,507	$392,119	$359,032	$359,155	$359,500	$360,261	$360,234	$106,090	$0	$7,257,633
	Long Term Loan for Debt Service on the CCS/Sports Park				$0	$0	$4,646,458	$1,646,063	-$477,157	$1,363,398	$1,000,834	$633,603	$1,220,000	$1,011,750	$11,044,950
	Reserve Set Aside														$0
	Total Project/Debt Expenditures	**$4,244,584**	**$1,747,209**	**$4,288,413**	**$1,198,243**	**$1,048,348**	**$6,930,533**	**$3,319,853**	**$2,493,095**	**$4,196,379**	**$3,526,783**	**$4,837,926**	**$8,367,525**	**$4,611,750**	**$50,810,642**

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	6.
SUBJECT:	AB1600 Development Impact Fee Annual Report for the Fiscal Year Ended June 30, 2017

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, accepting the AB1600 Annual Report for the year ended June 30, 2017.

Staff Contact:
Kimberly McKinney, Finance Officer, (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact:
There is no fiscal impact associated with acceptance of the AB1600 Annual Report. The attached annual report details the collection of $5,391,820 in revenues and expenditures of $5,520,975 for citywide impact fees. Also included in the report are details for the Spring Lake Infrastructure Fees (SLIF) showing collection of revenues of $6,948,564 and expenditures of $1,898,322.

Report in Brief:
Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) within 180 days of the close of a fiscal year.

Background:
In 1978, following the passage of Proposition 13, many cities began charging fees on new development to fund public improvements and services such as streets, park facilities, sewers and storm drains. These fees are commonly known as development impact fees. In order to ensure that these fees are spent in a timely manner and on projects for which they were collected, the State Legislature passed a bill known as AB1600 (Mitigation Fee Act). This bill applies to developer fees which were increased or imposed on or after January 1, 1989. AB1600 enacts Government Code Sections 66000-66008 which generally contain four requirements:

1. A local jurisdiction must follow the process set forth in the bill and make certain determinations regarding the purpose and use of the fees, and establish a "nexus" or connection between a development project or class of projects and the public improvement that will be financed with the fee.
2. The fee revenue must be segregated from the general fund in order to avoid commingling of public improvement fees and the general fund.
3. If a jurisdiction has had possession of a developer fee for five or more years and has not committed the money to a project or spent the money, then it must make findings describing the continuing need for that money. In addition, an annual report must be made of fees collected, interest earned, projects on which fees were expended, and any transfers for loans from the fee account. This report is to be reviewed by the local agency assessing the fees.
4. If a local jurisdiction cannot make the findings required under paragraph three (3), the City must refund the fees collected.

Discussion:
The City of Woodland development fees covered by AB1600, and documented in the attached report, include the

following:

- General City impact fee
- Parks and Recreation impact fee
- Police impact fee
- Fire protection impact fee
- Library impact fee
- Surface Water impact fee
- Storm Drainage impact fee
- Road impact fee
- Water impact fee
- Wastewater impact fee

Spring Lake Infrastructure Fees (SLIF) also are fees subject to AB1600 and include the following categories:

- Parks
- Storm Drainage
- Roads
- Water
- Sewer

Staff examined each of the funds for the impact fees listed above to determine if any development fees remain unexpended five years or more after receipt and are subject to refund. Based on our analysis, no refunds are due. Unexpended fund balances represent fees collected for respective Council approved projects which will be financed and implemented when financially feasible or practical.

This is the sixth year of reporting for the Surface Water impact fee which was adopted by Council on June 21, 2011. This impact fee will not show direct project expenditures, but will be used to pay down long-term debt associated with the Surface Water Supply Project in the coming years. This impact fee allows for the development community to pay their fair share of the capacity designed within the Surface Water Supply project to support future growth in the community. The water rate study adopted by Council in March 2017 includes expected contributions from the Surface Water development fee to assist with payment of debt service and contribute toward meeting required debt service coverage ratios.

The nature of AB1600 funds is such that timing of receipt of revenues and construction of the related capital projects rarely coincide. Ideally, revenues will be collected over time and accumulated until a development related project is needed; in years of construction, accumulated reserves will be used up. For many years it was the City's practice to construct projects in advance of collecting sufficient funds through borrowing from other city funds, or by issuing long term external debt. This practice has resulted in many of the AB1600 funds operating with very large deficit balances. In response to the financial imbalances, the City adopted a Budget & Fiscal Policy in 2009 that aims to improve these balances through the following:

- Discontinue the practice of internal borrowing between enterprise and categorical funds; funding for capital projects must be determined based on the available resources within each fund to meet its cash payment or debt service requirements and strategies to balance each fund and implement fund integrity should be continued.
- Discontinue the practice of issuing bonds or desired capital improvements based on projected development and the collection of impact fees associated with development. This source of revenue is dependent on the level of economic activity within the region and is uncertain and unstable.

While expenditures on major capital projects have been delayed or altogether cancelled in the Capital Improvement Plan since 2008, the City must continue to pay ongoing annual debt service for debt that was secured by impact fee revenues prior to the adoption of the Budget & Fiscal Policy. In addition, the City's AB1600 impact fee revenues have been very volatile due to the unpredictability in residential and commercial development over the past eight years. Further complicating the revenue/expenditure imbalance is the significant reduction of the development impact fees that occurred in December 2008.

Although development fee revenues for FY 2016/17 decreased approximately 7.5% from the previous year, they are still more than six times higher than they were five years ago. Although this is great news, it is important to note that our development impact fee revenue is still half of what it was ten years ago.

For FY 2016/17, total expenditures from the AB1600 funds exceeded revenues by $716,296. Despite the strong residential development and related revenues, and the very conservative programming of capital improvement projects that utilize development impact fees, the burden of ongoing debt service payments is very high. There are two impact fee funds that continue to run large deficit balances, the sewer and park development fee funds. To date, Measure E has loaned the park impact fee fund more than $8.8 million to cover debt service related to the construction of the Community & Senior Center and Sports Park facilities. Eventually, as development continues and the bonds are paid off, the park development fee fund will need to reimburse Measure E for the long-term loan.

The other fund with a large imbalance is the wastewater development fund which also has significant on-going obligations related to debt service payments. Although the debt service owed by the wastewater development fund continues to be tracked within the development fund, the sewer rates approved by Council in November 2013 are sufficient to cover this on-going debt service requirement until such time as the wastewater development fund can pay its share of debt service and begin repayment to the sewer enterprise fund. With the adopted sewer rates in place, we have been able to refund the outstanding debt to a lower interest rate thus reducing the overall cost of debt service.

The other funds with deficit balances are the police, fire, storm drainage and road development fee funds. With the exception of storm drainage, all of these funds improved in FY2017. With continued new development and contained spending, progress towards bringing these funds into balance will continue.

The SLIF funds provide an accounting of the expenditures of Spring Lake specific projects. The funding of these projects has occurred primarily through advancement of cash either through issuance of bonds or developer payments. The advancement of this cash generates fee credits for developers in Spring Lake, and the revenues detailed in the Annual Report reflect primarily the use of those fee credits.

Staff has begun reviewing and updating our impact fee program with the intention to better align the development assumptions assumed in the fee program with the growth rates we are currently experiencing and anticipate for the next several years.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, accepting the AB1600 Annual Report for the year ended June 30, 2017.

Prepared By: Kimberly McKinney, Finance Officer

Paul Navazio

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	12/12/2017	Resolution
Attachment A - AB1600 Annual Report	12/13/2017	Backup Material

RESOLUTION NO __________

A RESOLUTION OF THE CITY OF WOODLAND ACCEPTING THE FISCAL YEAR 2016/17 ANNUAL REPORT OF DEVELOPMENT FEES (AB1600 REPORT)

WHEREAS, the City of Woodland imposes fees to mitigate the impact of development pursuant to Government Code sections 66000 et seq.; and

WHEREAS, said fees collected are deposited into a special and separate capital fund for each type of improvement funded by development fees; and

WHEREAS, the City maintains separate funds for general city, parks and recreation, police, fire, library, surface water, storm drainage, roads, water, and wastewater; and

WHEREAS, the City maintains separate funds for Spring Lake Infrastructure Fees for parks and recreation, storm drainage, roads, water, and wastewater; and

WHEREAS, the City is required within 180 days after the last day of each fiscal year to make available to the public information for the fiscal year regarding these fees under Government Code section 66006; and

WHEREAS, City staff has prepared a report ("AB1600 Report") that contains the information required by Government Code section 66006, a copy which is attached hereto as Exhibit "A"; and

WHEREAS, no interfund transfers or loans were made from any of the accounts identified in the AB1600 Report; and

WHEREAS, there were no refunds of development impact fees collected pursuant to Government Code §66001(e), nor were there any allocations of unexpended revenues collected pursuant to Government Code §66001(f); and

WHEREAS, no interested persons have requested notice of the AB1600 Report; consequently no notices of the availability of the AB1600 Report were mailed.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES RESOLVE AS FOLLOWS:

<u>Section 1. Findings</u>. The City Council of the City of Woodland hereby finds and adopts as follows:

A. In accordance with Government Code section 66006, the City has conducted an annual review of its development impact fees and capital improvement program and the City Council has reviewed the AB1600 Report attached hereto as Exhibit A and incorporated herein by this reference.

B. The funds have been and shall be used for the purposes stated in said reports and are necessary to mitigate impacts resulting from development in the City and further finds that there is a reasonable relationship between the use of the fees and type of development project upon which the fee is imposed.
C. The City Council hereby approves, accepts and adopts the AB1600 Report.
D. The AB1600 Report is available for public review on the City's website, at the City Clerk's office and upon request.

Section 2. Effective Date. The resolution shall take effect immediately upon adoption.

Section 3. Severability. If a section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

The City Council hereby declares that it would have passed this Resolution and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases or clauses by declared unconstitutional on their face or as applied.

PASSED AND ADOPTED this 19th day of December 2017, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

____

Enrique Fernandez, Mayor

ATTEST:

____

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____

Kara K. Ueda, City Attorney

Attachment 1
AB1600 Annual Report
Development Impact Fees
City of Woodland
Fiscal Year Ended June 30, 2017

Government Code Section 66006 requires local agencies to submit an annual report detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) within 180 days of the close of a fiscal year.

This report summarizes the following information for each of the development fee programs:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Disbursement information.
5. Findings regarding the continuing need for unexpended funds, if any.

Citywide Major Project Financing Plan (MPFP) Impact Fees

For the fiscal year ended June 30, 2017 , fund revenues (development fees, interest income, bond proceeds, etc.) totaled $5,391,820, while expenditures totaled $5,520,975.

The table below summarizes annual fee revenues directly relating to impact fees and related project expenditures, and related fund balances:

Category	Beginning Fund Balance (Deficit)	Development Fee Revenues	Other Revenues	Total Revenues	Expenditures	Net Difference	Ending Fund Balance (Deficit)
General City	$ 1,251,118	$ 179,801	$ 6,217	$ 186,018	$ 427,314	$ (241,296)	$ 1,009,822
Parks & Recreation	$ (8,179,596)	$ 1,231,623	$ -	$ 1,231,623	$ 1,865,226	$ (633,603)	$ (8,813,198)
Police	$ (3,279,197)	$ 236,625	$ -	$ 236,625	$ 69,210	$ 167,415	$ (3,111,782)
Fire	$ (538,690)	$ 279,719	$ -	$ 279,719	$ 181,572	$ 98,147	$ (440,543)
Library	$ 614,366	$ 11,944	$ 3,316	$ 15,260	$ 91,008	$ (75,748)	$ 538,618
Surface Water	$ 1,842,184	$ 587,888	$ 15,054	$ 602,942	$ -	$ 602,942	$ 2,445,126
Storm Drainage	$ (1,823,850)	$ 38,816	$ 747	$ 39,563	$ 211,529	$ (171,966)	$ (1,995,816)
Roads	$ (1,587,790)	$ 1,280,675	$ -	$ 1,280,675	$ 620,460	$ 660,215	$ (927,574)
Water	$ 1,156,687	$ 116,306	$ 730	$ 117,036	$ 69,799	$ 47,237	$ 1,203,924
Wastewater	$ (12,877,446)	$ 1,375,476	$ 26,883	$ 1,402,359	$ 1,984,857	$ (582,499)	$ (13,459,945)
Total	**$ (23,422,215)**	**$ 5,338,873**	**$ 52,947**	**$ 5,391,820**	**$ 5,520,975**	**$ (129,155)**	**$ (23,551,370)**

Spring Lake Infrastructure Fees (SLIF)

Category	Beginning Fund Balance (Deficit)	Development Fee Revenues	Other Revenues	Total Revenues	Expenditures	Net Difference	Ending Fund Balance (Deficit)
Parks	$ 3,014,105	$ 1,380,866	$ 150,529	$ 1,531,395	$ 1,639,689	$ (108,294)	$ 2,905,811
Storm Drain	$ 7,464,732	$ 1,820,498	$ (50,619)	$ 1,769,879	$ 258,633	$ 1,511,246	$ 8,975,978
Roads	$ 1,714,700	$ 2,796,159	$ (112,983)	$ 2,683,176	$ -	$ 2,683,176	$ 4,397,876
Water	$ 335,308	$ 386,553	$ (12,276)	$ 374,277	$ -	$ 374,277	$ 709,585
Sewer	$ 2,257,316	$ 602,113	$ (12,276)	$ 589,838	$ -	$ 589,838	$ 2,847,154
	$ 14,786,161	**$ 6,986,189**	**$ (37,625)**	**$ 6,948,564**	**$ 1,898,322**	**$ 5,050,243**	**$ 19,836,404**

FUND 510 - GENERAL CITY DEVELOPMENT

General City Development Fee Description

General City development fees are used to expand/construct City Hall and other general City facilities (including technology improvements/updates) to meet the needs of the increased residential population and increase in commercial enterprises. Completion of studies including the General Plan and Zoning Updates also belong to this fee category.

General City Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 885.00
Single Family Residential- Downtown	Unit	$ 885.00
High-Density Single Family	Unit	$ 738.00
Age-Restricted Single Family	Unit	$ 531.00
Multi-family Residential	Unit	$ 738.00
Age-Restricted Multi-family	Unit	$ 531.00
Retail	Sq Ft	$ 0.75
Service	Sq Ft	$ 0.67
Office	Sq Ft	$ 0.85
Industrial	Sq Ft	$ 0.17
Downtown Retail	Sq Ft	$ 0.75

General City Development Fund Collections & Expenditures

			Fiscal Year				
			2013	2014	2015	2016	2017
Beginning Balance			$ 2,348,216	$ 1,827,996	$ 1,526,105	1,589,119	1,251,118
REVENUES							
Development Fees			86,158	109,184	259,307	188,711	179,801
Interest Earnings			4,688	1,234	995	4,770	6,217
Other Revenue			-	-	42,400	-	-
Total Revenue			**90,846**	**110,417**	**302,702**	**193,481**	**186,018**
EXPENDITURES							
MPFP #	Program	Title					
City-103	0706	General Plan Update	319,966	240,699	167,914	465,882	402,875
CITY-106	0837	Resource Management System (EIS)	53,916	51,445	-	-	-
CITY-6	0857	MPFP Update	-	-	-	-	6,246
CITY-102	7849	Debt Service on VOIP	47,657	64,995	64,995	48,746	-
	1308	Habitat/Natural Conservation JPA	158,587	39,164	-	-	-
	9000	Force Account	30,940	16,007	6,779	16,854	18,193
Total Expenditures			**611,066**	**412,309**	**239,688**	**531,482**	**427,314**
Excess(deficiency) revenues			(520,220)	(301,892)	63,014	(338,001)	(241,296)
Total Available Fund Equity at June 30			**$ 1,827,996**	**$ 1,526,105**	**$ 1,589,119**	**$ 1,251,118**	**$ 1,009,822**

Conclusion: No fees have been held unexpended for more than five years; no refunds required
The fund equity as of June 30, 2017 represents collected fees earmarked for future technology enhancement projects and completion of various studies.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 540 - PARK & RECREATION DEVELOPMENT

Park Development Fee Description

Park development fees are used to acquire park land, equipment and to construct or expand a variety of recreational facilities such as sports parks, Community Senior Center, tennis courts and swimming pools as related to the impact of growth on the City.

Park Development Fee Schedule

Spring Lake			OTHER CITY		
Category	Basis	Fee	Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 4,042	Single Family Residential- Infill	Unit	$ 7,349
Single Family Residential- Downtown	Unit	N/A	Single Family Res- Downtown	Unit	$ 7,349
High-Density Single Family	Unit	$ 3,368	High-Density Single Family	Unit	$ 6,123
Age-Restricted Single Family	Unit	$ 2,424	Age-Restricted Single Family	Unit	$ 4,408
Multi-family Residential	Unit	$ 3,368	Multi-family Residential	Unit	$ 6,123
Age-Restricted Multi-family	Unit	$ 2,424	Age-Restricted Multi-family	Unit	$ 4,408

Park Development Fund Collections & Expenditures

			Fiscal Year				
			2013	2014	2015	2016	2017
Beginning Balance			$ (4,646,457)	$ (6,292,520)	$ (5,815,363)	(7,178,762)	(8,179,596)
REVENUES							
Development Fees			215,573	647,045	524,910	874,416	1,231,623
Interest Earnings			-	-	-	-	-
Other Revenue			-	293,314	-	60	-
Total Revenue			**215,573**	**940,359**	**524,910**	- 874,476	- 1,231,623
EXPENDITURES							
MPFP #	Program	Title					
	1115	Community Center Frontage	-	-	23,530	5,712	-
	7914	2005 Bond Debt Service Pymts	1,399,799	-	-	-	-
	7925	2012 Refunding of 2007 Debt	402,868	407,960	403,715	404,573	404,517
	7931	2014 Refunding Lease Rev	-	-	1,405,821	1,407,627	1,405,467
	9000	Force Account	58,969	55,242	55,242	57,398	55,242
Total Expenditures			**1,861,636**	**463,202**	**1,888,308**	**1,875,310**	**1,865,226**
Excess(deficiency) revenues			(1,646,063)	477,157	(1,363,398)	(1,000,834)	(633,603)
Total Available Fund Equity at June 30			**$ (6,292,520)**	**$ (5,815,363)**	**$ (7,178,762)**	**$ (8,179,596)**	**$ (8,813,198)**

Conclusion: No fees have been held unexpended for more than five years. Funding requirements continue for existing debt obligations. No refunds required.

Council approved loaning this fund up to $2M per year to pay debt service on the bonds since the fund's revenue has not been sufficient to cover debt service. Only the amount needed to supplement annual fee revenue is loaned. To date, a toal of $8,656,753 has been loaned from MSE to Park Development.

MSE Loan	2012	$ 4,646,458
	2013	$ 1,646,063
	2014	$ (477,157)
	2015	$ 1,363,398
	2016	$ 1,000,834
	2017	$ 633,603

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 550 - POLICE DEVELOPMENT FUND

Police Development Fee Description

Police development fees are used to expand/construct police service facilities and to acquire equipment related to the impact of growth on the City.

Police Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 1,167
Single Family Residential- Downtown	Unit	$ 1,167
High-Density Single Family	Unit	$ 973
Age-Restricted Single Family	Unit	$ 161
Multi-family Residential	Unit	$ 973
Age-Restricted Multi-family	Unit	$ 161
Retail	Sq Ft	$ 0.96
Service	Sq Ft	$ 0.88
Office	Sq Ft	$ 1.11
Industrial	Sq Ft	$ 0.25
Downtown Retail	Sq Ft	$ 0.96

Police Development Fund Collections & Expenditures

			Fiscal Year				
			2013	2014	2015	2016	2017
Beginning Balance			$ (3,809,135)	$ (3,800,288)	$ (3,728,330)	$ (3,456,358)	$ (3,279,197)
REVENUES							
Development Fees			90,066	143,912	341,279	249,645	236,625
Interest Earnings			-	102	35	(9)	-
Total Revenue			**90,066**	**144,014**	**341,314**	**249,636**	**236,625**
EXPENDITURES							
MPFP #	Program	Title					
	0624	Vehicle Purchase	5,000				
	0841	Computer Aided Dispatch	63,955	65,217	65,154	65,090	65,022
	9000	Force Account	12,264	6,838	4,188	7,385	4,188
Total Expenditures			**81,219**	**72,055**	**69,342**	**72,475**	**69,210**
Excess(deficiency) revenues			8,847	71,959	271,972	177,161	167,415
Total Available Fund Equity at June 30			**$ (3,800,288)**	**$ (3,728,330)**	**$ (3,456,358)**	**$ (3,279,197)**	**$ (3,111,782)**

Conclusion: No fees have been held unexpended for more than five years; no refunds required

Note: Beginning in FY2012, the Total Fund Equity will not match the CAFR due to a large transfer in from another fund ($1,925,837). This transfer was done for financial accounting puposes and is considered a long term loan to the Police Development Fund.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 560 - FIRE DEVELOPMENT FUND

Fire Development Fee Description

Fire development fees are used to expand/construct fire service facilities and to acquire equipment related to the impact of growth on the City.

Fire Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 1,364
Single Family Residential- Downtown	Unit	$ 1,364
High-Density Single Family	Unit	$ 1,021
Age-Restricted Single Family	Unit	$ 1,125
Multi-family Residential	Unit	$ 1,021
Age-Restricted Multi-family	Unit	$ 841
Retail	Sq Ft	$ 0.91
Service	Sq Ft	$ 0.85
Office	Sq Ft	$ 0.97
Industrial	Sq Ft	$ 0.47
Downtown Retail	Sq Ft	$ 0.91

Fire Development Fund Collections & Expenditures

					Fiscal Year		
			2013	2014	2015	2016	2017
Beginning Balance			$ (680,803)	$ (880,000)	$ (762,893)	$ (640,264)	$ (538,690)
REVENUES							
Development Fees			85,707	166,169	304,159	283,317	279,719
Interest Earnings				99	34	(9)	
Total Revenue			**85,707**	**166,268**	**304,193**	**283,308**	**279,719**
EXPENDITURES							
MPFP #	Program	Title					
	9000	Force Account	52,684	49,161	49,161	49,161	49,161
	7931	2014 Refunding of Lease Rev			132,403	132,573	132,411
	7914	2005 Cap Project Debt Service	232,220				
Total Expenditures			**284,904**	**49,161**	**181,564**	**181,734**	**181,572**
Excess(deficiency) revenues over expenditures			(199,197)	117,107	122,629	101,574	98,147
Total Available Fund Equity at June 30			**$ (880,000)**	**$ (762,893)**	**$ (640,264)**	**$ (538,690)**	**$ (440,543)**

Conclusion: No fees have been held unexpended for more than five years. Ongoing collection of fees is necessary to pay for existing debt obligations and for future development of new fire facilities included in the fee study. No refunds required

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 570 - LIBRARY DEVELOPMENT FUND

Library Development Fee Description

Library development fees are used to expand/construct library facilities and to acquire equipment related to the impact of growth on the City.

Library Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 54
Single Family Residential- Downtown	Unit	$ 54
High-Density Single Family	Unit	$ 46
Age-Restricted Single Family	Unit	$ 34
Multi-family Residential	Unit	$ 46
Age-Restricted Multi-family	Unit	$ 34
Retail	Sq Ft	$ 0.01
Service	Sq Ft	$ 0.01
Office	Sq Ft	$ 0.01
Industrial	Sq Ft	$ -
Downtown Retail	Sq Ft	$ 0.01

Library Development Fund Collections & Expenditures

			Fiscal Year				
			2013	2014	2015	2016	2017
Beginning Balance			$ 912,754	$ 835,838	$ 769,665	$ 690,502	$ 614,366
REVENUES							
Development Fees			17,175	6,250	10,964	11,133	11,944
Interest Earnings			2,073	573	422	2,345	3,316
Total Revenue			**19,248**	**6,823**	**11,386**	**13,478**	**15,260**
EXPENDITURES							
MPFP #	Program	Title					
	9000	Force Account	9,335	2,587	6,067	6,107	6,048
LIB-3	9445	Library Collection Material	86,829	70,409	84,483	83,507	84,960
Total Expenditures			**96,164**	**72,996**	**90,550**	**89,614**	**91,008**
Excess(deficiency) revenues over expenditures			(76,916)	(66,173)	(79,163)	(76,136)	(75,748)
Total Available Fund Equity at June 30			**$ 835,838**	**$ 769,665**	**$ 690,502**	**$ 614,366**	**$ 538,618**

Conclusion: No fees have been held unexpended for more than five years; no refunds required.
The fund equity as of June 30, 2017 represents collected fees that are earmarked for future library projects

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 580 - SURFACE WATER DEVELOPMENT FUND

Surface Water Development Fee Description

Surface Water Development fees are used to finance part of the capital improvements including surface water rights and treatment facilities needed to provide treated water to the new customer growth in the City.

Surface Water Development Fee Schedule

	All Users (by meter size)		
Meter Size	Weight Factor	Calculated Fee	Admin Fee
1"	1.0	$ 3,056	$ 23
1 1/2"	2.0	$ 6,112	$ 46
2"	3.2	$ 6,779	$ 73
3"	6.0	$ 18,336	$ 138
4"	10.0	$ 30,560	$ 229
6"	20.0	$ 61,120	$ 458
8"	32.0	$ 97,792	$ 733

Surface Water Development Fund Collections & Expenditures

	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Beginning Balance**	$ 40,255	$ 203,739	$ 648,618	$ 1,180,309	$ 1,842,184
REVENUES					
Development Fees	162,979	444,400	530,971	654,842	587,888
Interest Earnings	505	478	720	7,033	15,054
Total Revenue	**163,484**	**444,879**	**531,691**	**661,875**	**602,942**
EXPENDITURES					
MPFP # Program Title					
Total Expenditures	-	-	-	-	-
Excess(deficiency) revenues over expenditures	163,484	444,879	531,691	661,875	602,942
Total Available Fund Equity at June 30	**$ 203,739**	**$ 648,618**	**$ 1,180,309**	**$ 1,842,184**	**$ 2,445,126**

Conclusion: The funds being held in this account are used to assist with debt service payments on the water treatment facility. Although the debt was secured in 2013, debt payments do not begin until the project has been fully constructed. Debt payments begin in FY2017/18 and transfers from this fund will begin at that time. No refunds required.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 581 - STORM DRAIN DEVELOPMENT FUND

Storm Drain Development Fee Description

Storm Drain development fees are used to expand/construct drainage facilities to maintain adequate drainage throughout the City by reducing the impacts of new development. The impact fee for Storm Drain is calculated by "fee area" so that each part of the City will be responsible for the fees specifically required to meet the expansion needs in that area.

Storm Drain Development Fee Schedule

	Residential fee per acre		Non-Residential	
	Single-Family	**Multifamily**	**Commercial**	**Schools**
Area E1	$9,302	$13,953	$14,883	$11,674
Area E2	$7,969	$11,954	$12,750	$10,001
Area E3	$5,869	$8,804	$9,390	$7,366
Area E4	$6,119	$9,179	$9,790	$7,679
Area E5	$2,290	$3,435	$3,664	$2,874
Area E6	$1,657	$2,486	$2,651	$2,080
Area N1	$45,110	$67,665	$72,176	$56,613
Area N2	$38,850	$58,275	$62,160	$48,757
Area S6a	$11,977	$17,966	$19,163	$15,031
Area S6b	$11,839	$17,759	$18,942	$14,858

Storm Drain Development Fund Collections & Expenditures

			Fiscal Year				
			2013	2014	2015	2016	2017
Beginning Balance**			$ (1,254,322)	$ (1,395,673)	$ (1,523,257)	$ (1,642,474)	$ (1,823,850)
REVENUES							
Development Fees			46,501	60,165	68,236	25,783	38,816
Interest Earnings			-	904	308	(78)	-
Other Revenue			-	-	-	-	-
Developer In Lieu			20,959	12,494	15,276	-	747
Total Revenue			**67,460**	**73,562**	**83,819**	**25,705**	**39,563**
EXPENDITURES							
MPFP #	Program	Title					
	0931	Storz Pond	4,427	5,095	6,161	8,382	8,485
	1603	Stormwater Quality Design Manual Update	-	-	-	-	3,430
	9000	Force Account	204,384	196,050	196,875	198,699	199,614
Total Expenditures			**208,811**	**201,146**	**203,036**	**207,081**	**211,529**
Excess(deficiency) revenues over expenditures			(141,351)	(127,584)	(119,217)	(181,376)	(171,966)
Total Available Fund Equity at June 30			**$ (1,395,673)**	**$ (1,523,257)**	**$ (1,642,474)**	**$ (1,823,850)**	**$ (1,995,816)**

** Beginning balance does not include long-term advance of pre-1991 fungible monies to the Storm Drain Enterprise Fund ($2,101,099). These monies are not subject to the requirements of AB1600 and are not available for spending.

Conclusion: No fees have been held unexpended for more than five years. Ongoing fee collections are necessary for large projects included in the fee study. No refunds required

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 582 - ROAD DEVELOPMENT FUND

Road Development Fee Description

Road Development fees are used to expand/construct streets, roads, interchanges, studies, signals and other projects related to the impact of expansion on the City.

Road Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 5,899
Single Family Residential- Downtown	Unit	$ 4,304
High-Density Single Family	Unit	$ 7,304
Age-Restricted Single Family	Unit	$ 1,692
Multi-family Residential	Unit	$ 4,304
Age-Restricted Multi-family	Unit	$ 533
Retail	Sq Ft	$ 7.21
Service	Sq Ft	$ 5.21
Office	Sq Ft	$ 5.08
Industrial	Sq Ft	$ 2.91
Downtown Retail	Sq Ft	$ 5.21

Road Development Fund Collections & Expenditures

			Fiscal Year				
			2013	2014	2015	2016	2017
Beginning Balance			$ (3,176,575)	$ (3,854,110)	$ (3,754,640)	(2,444,245)	(1,587,790)
REVENUES							
Development Fees			415,596	759,986	1,731,943	1,310,944	1,280,675
Interest Earnings			-	610	208	(53)	
Other Revenue			-	83,307	40,000	40,000	-
Total Revenue			**415,596**	**843,902**	**1,772,150**	1,350,891	1,280,675
EXPENDITURES							
MPFP #	Program	Title					
NTS-28	0004	Lemen/North/East Realign	149,486	-	-	-	-
IGS-100	0006	1-5/113 Phase 2	4,362	1,883	88	-	-
TES-100	0228	Traffic Engineering Serv	8,092	13,660	6,120	22,387	2,042
SW-1A/B	0407	Widening & Recon Kentucky	-	73		-	-
TSM-202	1127	Main St/Cleveland Signal Intersection	702	497	368	10,592	195,066
SW-2	1301	Gibson Frontage Improvements	132,157	-	-	-	-
NTS-33	1304	Parkside Reimbursement	338,000	-	-	-	-
NTS-33	1306	Safe Routes to School	6,962	300,274	18,843	-	-
	9000	Force Account	453,012	427,165	423,882	419,616	423,352
TP-3	9524	Planning/Analysis Studies	304	881	12,453	41,841	-
IGS-1	9724	I-5/CR 102 Interchange	54	-	-	-	-
NTS-33	9801	NTS E.GUM & MATMOR	-	-	-	-	-
Total Expenditures			**1,093,131**	**744,433**	**461,755**	494,436	620,460
Excess(deficiency) revenues over expenditures			(677,535)	99,470	1,310,395	856,455	660,215
Total Available Fund Equity at June 30			**$ (3,854,110)**	**$ (3,754,640)**	**$ (2,444,245)**	**$ (1,587,790)**	**$ (927,574)**

Conclusion: No fees have been held unexpended for more than five years, ongoing fee collection required for projects required in the fee study but not yet funded due to lack of available funding. No refunds required.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 584 - WATER DEVELOPMENT FUND

Water Development Fee Description

Water Development fees are used to build new capacity in the water infrastructure system as related to the impact of growth on the City.

Water Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 587
Single Family Residential- Downtown	Unit	$ 587
High-Density Single Family	Unit	$ 361
Age-Restricted Single Family	Unit	$ 353
Multi-family Residential	Unit	$ 361
Age-Restricted Multi-family	Unit	$ 287
Retail	Sq Ft	$ 0.15
Service	Sq Ft	$ 0.16
Office	Sq Ft	$ 0.10
Industrial	Sq Ft	$ 0.15
Downtown Retail	Sq Ft	$ 0.15

Water Development Fund Collections & Expenditures

				Fiscal Year		
			2013	2014	2015	2016	2017
Beginning Balance**			$ 1,035,430	$ 1,000,123	$ 1,050,177	$ 1,101,161	$ 1,156,687
REVENUES							
Development Fees			38,736	69,730	120,740	125,336	116,306
Interest Earnings			-	124	42	(11)	730
Other Revenue			-	49,999	-	-	-
Total Revenue			**38,736**	**119,853**	**120,783** -	**125,325** -	**117,036**
EXPENDITURES							
MPFP #	Program	Title					
WTR-9	0101	County Well Acquisition	-	-	-	-	-
WTR-139	0807	Surface Water Project	-	-	-	-	-
	9000	Force Account	74,043	69,799	69,799	69,799	69,799
Total Expenditures			**74,043**	**69,799**	**69,799**	**69,799**	**69,799**
Excess(deficiency) revenues over expenditures			(35,307)	50,054	50,983	55,526	47,237
Total Available Fund Equity at June 30			**$ 1,000,123**	**$ 1,050,177**	**$ 1,101,161**	**$ 1,156,687**	**$ 1,203,924**

** Beginning balance does not include long-term advance of pre-1991 fungible monies to the Storm Drain Enterprise Fund ($2,286,342). These monies are not subject to the requirements of AB1600 and are not available for spending.

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Beginning in FY2012, the Total Fund Equity will not match the CAFR due to a large transfer out to Fund 581 ($1,085,372). This transfer was done for financial accounting puposes and is considered a long term loan from the Water Development Fund.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 585 - WASTEWATER DEVELOPMENT FUND

Wastewater Development Fee Description

Wastewater Development fees are used to expand/construct wastewater facilities and to acquire equipment related to the impact of growth on the City.

Wastewater Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 6,401
Single Family Residential- Downtown	Unit	$ 6,401
High-Density Single Family	Unit	$ 5,336
Age-Restricted Single Family	Unit	$ 3,841
Multi-family Residential	Unit	$ 5,336
Age-Restricted Multi-family	Unit	$ 3,841
Retail	Sq Ft	$ 3.15
Service	Sq Ft	$ 3.94
Office	Sq Ft	$ 2.62
Industrial	Sq Ft	$ 2.93
Downtown Retail	Sq Ft	$ 3.15

Wastewater Development Fund Collections & Expenditures

					Fiscal Year		
			2013	2014	2015	2016	2017
Beginning Balance**			$ (10,713,945)	$ (12,070,426)	$ (11,842,247)	$ (12,311,618)	$ (12,877,446)
REVENUES							
Development Fees			423,417	1,286,527	1,512,651	1,407,554	1,375,476
Interest Earnings			-	459	1,360	11,553	26,883
Refunds***			-	-	-	-	-
Total Revenue			**423,417**	**1,286,986**	**1,514,010**	**1,419,107**	**1,402,359**
EXPENDITURES							
MPFP #	Program	Title					
	7908	2002 Refunding Bond	1,205,435	489,568	-	-	-
	7916	2005 Cap Projects Debt Service	502,886	501,799	-	-	-
		2014 Refunding Wastewater Bond	-	-	1,915,940	1,917,494	1,917,416
	9000	Force Account	71,577	67,441	67,441	67,441	67,441
Total Expenditures			**1,779,898**	**1,058,808**	**1,983,381**	**1,984,935**	**1,984,857**
Excess(deficiency) revenues over expenditures			(1,356,481)	228,178	(469,371)	(565,828)	(582,499)
Total Available Fund Equity at June 30			**$ (12,070,426)**	**$ (11,842,247)**	**$ (12,311,618)**	**$ (12,877,446)**	**$ (13,459,945)**

** Beginning balance does not include long-term advance of pre-1991 fungible monies to the Storm Drain Enterprise Fund($2,427,320). These monies are not subject to the requirements of AB1600 and are not available for spending.

Conclusion: No fees have been held unexpended for more than five years, ongoing fee collection is necessary to pay existing debt obligations. No refunds required.

Note: Beginning in FY2012, the Total Fund Equity will not match the CAFR due to a large transfers from another fund. These transfers are done for finacial reporting requirements, but are considered long-term loan to assist with payment of debt service not covered by development impact fees.

Prior year numbers have been adjusted to tie to audited financials. Often timing of the reporting and receipt of final audit will differ.

FUND 640 - PARK SLIF FUND

Park SLIF Fee Description

Park SLIF development fees are used to acquire land and construct the parks required by the Spring Lake Specific Plan. These parks include the neighborhood parks and the Spring Lake share of the Community Sports Park.

Park SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 8,089
Multi-family Residential	Unit	$ 5,339
Non-Residential	Sq Ft	$ 6.23

Park SLIF Fund Collections & Expenditures

			Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Beginning Balance			$ 612,843	$ 691,629	$ 1,477,578	$ 2,009,080	$ 3,014,105
REVENUES							
SLIF Fees			385,166	1,087,392	890,826	1,488,524	1,380,866
Interest Earnings			1,714	1,091	1,225	13,416	20,969
Other Revenues			-	-	3,750	2,000	129,560
Total Revenue			**386,880**	**1,088,483**	**895,802**	**1,503,940**	**1,531,395**
EXPENDITURES							
	Program	Title					
	7925	2012 Lease Rev Bond Debt Service	294,387	294,402	294,681	295,309	295,149
	7455	Park SLIF	13,706	8,132	13,286	139	-
	1115	Community Center/Sports Park Frontage	-	-	20,000	-	-
	1505	SLSP Neighborhood Park N3	-	-	36,333	203,466	1,006,360
	1710	SLSP Neighborhood Park N1	-	-	-	-	338,180
Total Expenditures			**308,094**	**302,534**	**364,300**	**498,914**	**1,639,689**
Excess(deficiency) revenues over expenditures			78,787	785,949	531,502	1,005,026	(108,294)
Total Available Fund Equity at June 30			**$ 691,629**	**$ 1,477,578**	**$ 2,009,080**	**$ 3,014,105**	**$ 2,905,811**

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required.
No refunds required.

FUND 681 - STORM DRAINAGE SLIF FUND

Storm Drain SLIF Fee Description

Storm Drain SLIF development fees are used to purchase land and construct/improve drainage facilities required by and to accommodate growth in the Spring Lake Specific Plan.

Storm Drain SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 11,320
Multi-family Residential	Unit	$ 7,470
Non-Residential	Sq Ft	$ 7.01

Storm Drain SLIF Fund Collections & Expenditures

			Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Beginning Balance			$ 2,038,416	$ 2,627,048	$ 4,083,572	$ 5,286,817	$ 7,464,732
REVENUES							
SLIF Fees			676,846	1,601,603	1,376,194	2,378,544	1,820,498
Interest Earnings			(22,101)	(6,244)	(4,634)	(32,629)	(50,619)
Other Revenues							
Total Revenue			**654,746**	**1,595,358**	**1,371,559**	**2,345,915**	**1,769,879**
EXPENDITURES							
	Program	Title					
	0612	Spring Lake Regional Pond Landscaping	60,273	5,459	57,968	27,951	51,488
	1113	North Gibson Ponds Detention	68	128,048	103,445	133,113	120,168
	1721	North Regional Ponds and Pump Station	-	-	-	-	76,774
	9000	Force Account	5,773	5,328	6,901	6,935	10,203
Total Expenditures			**66,113**	**138,835**	**168,314**	**167,999**	**258,633**
Excess(deficiency) revenues over expenditures			588,632	1,456,523	1,203,245	2,177,916	1,511,246
Total Available Fund Equity at June 30			**$ 2,627,048**	**$ 4,083,572**	**$ 5,286,817**	**$ 7,464,732**	**$ 8,975,978**

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Advance funding of infrastructure through issuance of bonds and developer advances have paid for construction of most facilities funded in this category. Collection of "revenues" in this fund represent the use of fee credits earned from the previous advancement of cash.

FUND 682 - ROADS SLIF FUND

Road SLIF Fee Description

Road SLIF development fees are used to construct/improve roadways required by and to accommodate growth in the Spring Lake Specific Plan.

Road SLIF Development Fee Schedule

Category	Basis		Fee
Single Family Residential- Infil	Unit	$	17,387
Multi-family Residential	Unit	$	11,476
Non-Residential	Sq Ft	$	15.60

Road SLIF Fund Collections & Expenditures

			Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Beginning Balance			$ (5,794,560)	$ (6,425,917)	$ (3,968,336)	$ (1,865,456)	$ 1,714,700
REVENUES							
SLIF Fees			1,039,624	2,460,162	2,113,819	3,653,293	2,796,159
Interest Earnings			(50,685)	(14,396)	(10,939)	(73,138)	(112,983)
Other Revenues				14,494			
Total Revenue			**988,939**	**2,460,259**	**2,102,880**	**3,580,155**	**2,683,176**
EXPENDITURES							
	Program	Title					
	0924	Pioneer Ave., Gibson to Collector 4	1,555,603	652	-	-	-
	0925	CR25A Improvements, SR113 to Road 101	7,463	-	-	-	-
	0927	Pioneer Ave - FCR to Heritage Pkwy	-	-	-	-	-
	9000	Force Account	57,230	2,026	-	-	-
Total Expenditures			**1,620,296**	**2,678**	**-**	**-**	**-**
Excess(deficiency) revenues over expenditures			(631,357)	2,457,581	2,102,880	3,580,155	2,683,176
Total Available Fund Equity at June 30			**$ (6,425,917)**	**$ (3,968,336)**	**$ (1,865,456)**	**$ 1,714,700**	**$ 4,397,876**

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Advance funding of infrastructure through issuance of bonds and developer advances have paid for construction of most facilities funded in this category. Collection of "revenues" in this fund represent the use of fee credits earned from the previous advancement of cash.

FUND 684 - WATER SLIF FUND

Water SLIF Fee Description

Water SLIF development fees are used to construct/improve water related facilities required by and to accommodate growth in the Spring Lake Specific Plan.

Water SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 2,404
Multi-family Residential	Unit	$ 1,587
Non-Residential	Sq Ft	$ 1.91

Water SLIF Fund Collections & Expenditures

	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Beginning Balance	$ (929,373)	$ (791,307)	$ (452,744)	$ (161,685)	$ 335,308
REVENUES					
SLIF Fees	143,731	340,156	292,242	505,033	386,553
Interest Earnings	(5,666)	(1,592)	(1,183)	(8,040)	(12,276)
Other Revenues					
Total Revenue	**138,066**	**338,564**	**291,059**	**496,993**	**374,277**
EXPENDITURES					
Program Title					
Total Expenditures	**-**	**-**	**-**	**-**	**-**
Excess(deficiency) revenues over expenditures	138,066	338,564	291,059	496,993	374,277
Total Available Fund Equity at June 30	**$ (791,307)**	**$ (452,744)**	**$ (161,685)**	**$ 335,308**	**$ 709,585**

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Advance funding of infrastructure through issuance of bonds and developer advances have paid for construction of most facilities funded in this category. Collection of "revenues" in this fund represent the use of fee credits earned from the previous advancement of cash.

FUND 685 - SEWER SLIF FUND

Sewer SLIF Fee Description

Wastewater SLIF development fees are used to construct/improve sewer related facilities required by and to accommodate growth in the Spring Lake Specific Plan.

Sewer SLIF Development Fee Schedule

Category	Basis	Fee
Single Family Residential- Infill	Unit	$ 3,744
Multi-family Residential	Unit	$ 2,471
Non-Residential	Sq Ft	$ 1.89

Sewer SLIF Fund Collections & Expenditures

	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
Beginning Balance	$ 279,178	$ 496,918	$ 1,024,978	$ 1,478,954	$ 2,257,316
REVENUES					
SLIF Fees	223,839	529,729	455,147	786,668	602,113
Interest Earnings	(6,099)	(1,669)	(1,171)	(8,305)	(12,276)
Other Revenues					
Total Revenue	**217,740**	**528,060**	**453,976**	**778,362**	**589,838**
EXPENDITURES					
Program Title					
Total Expenditures	**-**	**-**	**-**	**-**	**-**
Excess(deficiency) revenues over expenditures	217,740	528,060	453,976	778,362	589,838
Total Available Fund Equity at June 30	**$ 496,918**	**$ 1,024,978**	**$ 1,478,954**	**$ 2,257,316**	**$ 2,847,154**

Conclusion: Unexpended fund balance is accumulated for large projects included in the fee study that continue to be required. No refunds required.

Note: Advance funding of infrastructure through issuance of bonds and developer advances have paid for construction of most facilities funded in this category. Collection of "revenues" in this fund represent the use of fee credits earned from the previous advancement of cash.

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 19, 2017

ITEM #: 7.

SUBJECT: Approve Contract Amendment for Spring Lake Park N3 (Rick Gonzales, Sr Park) Project, CIP 15-05

Recommendation for Action:

Staff recommends that the City Council adopt Resolution No. _____, amending the consultant services agreement with Associated Engineering Consultants, Inc. in the additional amount of $66,370 for a total agreement amount of $305,774 and authorize the City Manager to execute the amendment.

Staff Contact:

Clara Olmedo, Associate Engineer, (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact:

The Spring Lake N3 Park Project, CIP 15-05 is fully funded in the Capital Budget in the amount of $3,030,000. There is sufficient funding in the project budget to pay for this contract amendment.

Background:

The Spring Lake Neighborhood N3 Park project is located on Miekle Avenue and Centennial Drive and north of a future school site. A master plan was approved by Council for a 10-acre neighborhood park, however funding was only available to construct the first phase of the project of approximately 7 acres of the 10-acre site. The second phase, will be deferred to a later date as funding from new development in Spring Lake is received.

JM Slover Inc. was hired to construct the first phase of the park and construction began in the Spring of 2017.

The first phase of the park includes:

- 10-acre ultimate park size (3 acres mulched area to be fully developed during Phase 2)
- Multi-use turf area to accommodate youth soccer field and T-Ball size baseball field
- Playground area and equipment for 2-5 aged and 5-12 aged children
- Benches, pathway lighting, drinking fountains
- Paved and decomposed granite paths with connections to adjoining greenbelt network and fitness stations
- Group and small picnic shelters
- Restroom and maintenance building
- Low water use landscaping

Second phase will include:

- Parking lot (access off of Meikle Ave)
- Tennis courts
- Half-basketball court
- Irrigation and landscape to remaining acres

Discussion:

On June 21, 2016, the City Council authorized bid advertisement and approved the contract for construction management and inspection services with Associated Engineering Consultants, Inc. That contract assumed 100 working days for construction and the amount was for $217,640.

On July 21, 2016, the City opened bids and found that the lowest bidder was over the engineer's estimate as well as the City's budget. City staff worked with the design consultant to reduce the project construction estimate and returned to Council on August 23, 2016. At that meeting, Council rejected all of the previous bids and gave staff direction to re-bid the revised construction documents. During the redesign it was determined that the number of working days would increase to 120 working days instead of 100 to get better bid prices. Bids came in within budget, the contract was awarded and construction began.

As construction progressed, the contract was awarded additional working days through Contract Change Orders which increased the total contract time to 140 working days. Staff initially approved a contract amendment for $21,764 to account for a portion of the additional construction time. This amount was within the Council authorization. This Second amendment is compensation for the remaining working days. The increase in cost will cover to the end of construction plus the maintenance period.

Staff anticipates construction of the project to be completed around the beginning of March, 2018. A grand opening will be planned soon after.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, amending the consultant services agreement with Associated Engineering Consultants, Inc. in the additional amount of $66,370 for a total agreement amount of $305,774 and authorize the City Manager to execute the amendment.

Prepared By: Clara Olmedo, Associate Engineer

Reviewed By: Brent Meyer, City Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
A - Resolution	12/13/2017	Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDMENT FOR INSPECTION AND CONSTRUCTION MANAGEMENT SERVICES

WHEREAS, Spring Lake N3 Park Project, CIP 15-05 is fully funded in the Capital Budget; and

WHEREAS, the City desires to have the inspection and construction management available and performed by an experienced consultant that was selected by a qualifications based selection process; and

WHEREAS, the City Council approved a contract for Construction Management and Inspection services on June 21, 2016 in the amount of $217,640 and amendment #1 was approved for $21,764, which was within the approved contingency;

WHEREAS, the City Council wishes to approve Amendment #2 to the Agreement and authorize its execution through the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the consultant services amendment and authorizes and directs the City Manager to execute the amendment in the amount of $66,370.

Section 2. An executed copy of the Agreement will be available and on file in the City Clerk's office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this 19th day of December 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	8.
SUBJECT:	Final Acceptance and Notice of Completion for 2017 Road Maintenance Project, CIP 17-03

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, accepting the 2017 Road Maintenance Project, CIP 17-03, as complete and authorizing the City Clerk to file a Notice of Completion.

Staff Contact:
Clara Olmedo, Assistant Engineer, (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact:
The total project budget is $1,324,668 as identified in the current Capital Budget as CIP 17-03. The project has $1,211,688 Measure E funding and $112,980 of Water Enterprise funding to fund improvements associated with water utility conflicts. This project funding is consistent with the current approved Capital Budget and the Measure E Spending Plan.

Background:
In 2006, voters approved the Measure E, ½ cent sales tax, with advisory measures identifying voter preferences for use of the tax proceeds. Under the advisory measures, road maintenance and repair received the second highest voter response. Accordingly, staff identified a pavement management program that included annual road maintenance projects and periodic road rehabilitation projects for the Capital Budget.

This project performed pavement maintenance in Zones 12 and 13 of the City. This is the area bound by East Street, Gibson Road, CR-102 and the south City limits. The work was primarily on local streets with some work on collector streets. The project also constructed ADA improvements within this area as required. The Federal Highways Administration, Department of Justice and Department of Transportation require that all projects awarded after July 1, 2014, to construct ADA compliant curb ramps on streets where certain maintenance treatments are used. This requirement added over $300,000 to the construction cost of this project.

Discussion:
On March 21, 2017, the City Council authorized bid advertisement of the project and on May 16, 2017, the project was awarded to the lowest bidder, California Pavement Maintenance, Inc. via Resolution No. 6825. Construction is now complete and the project is ready for acceptance.

Change orders were executed throughout the course of the project to account for unforeseen site conditions and adjustments in bid quantities. The total of these project related change orders was $45,832 (6% of the Council approved contingency). Additional change orders were executed to have the contractor replace a damaged driveway at St. Joseph's Cemetery ($19,656 Measure E funding), place a new asphalt driveway approach at the East Levee Pump Station ($24,846 Sewer Enterprise funding) and install sidewalk on 6th Street between Lincoln Avenue and the Yolo County Courthouse Parking Lot. Council entered into an agreement with the Judicial Courts of California on September 12, 2017 to pay for $40,000 of the added work, and the remaining $2,529.10 was funded by Measure E.

The construction cost breakdown is as follows:

Construction	
Construction Contract	$ 780,993.55
Change Orders	$ 132,879.47 *
Total Construction	**$ 913,873.02**
Construction Management/Inspection/Staff PM	$ 168,760.00
Other	$ 6,000.00
Total Project Costs	**$ 1,088,633.02**
Total Project Budget	**$ 1,364,668.00**
Difference	**$ (276,034.98)**

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, accepting the 2017 Road Maintenance Project, CIP 17-03, as complete and authorizing the City Clerk to file a Notice of Completion.

Prepared By: Clara Olmedo, Assistant Engineer

Reviewed By: Katie Wurzel, Principal Civil Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
A - Resolution	12/12/2017	Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2017 ROAD MAINTENANCE PROJECT, CIP 17-03 AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION

WHEREAS, the City Council authorized staff to bid the 2017 Road Maintenance Project, CIP 17-03 (the "Project") on March 21, 2017; and

WHEREAS, the City Council on, May 16, 2017, authorized the City Manager to award and execute a construction contract; and

WHEREAS, the City Manager executed the construction contract with California Pavement Maintenance, Inc. on May 23, 2017; and

WHEREAS, construction began in July 10, 2017 and was substantially completed in October 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby accepts the 2017 Road Maintenance Project, CIP 17-03 as complete and authorizes the City Clerk to file a Notice of Completion.

PASSED AND ADOPTED this 19th day of December 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: December 19, 2017

ITEM #: 9.

SUBJECT: Final Acceptance and Notice of Completion for 2017 ADA Improvement Project, CIP 17-12

Recommendation for Action:

Staff recommends that the City Council adopt Resolution No. _____, accepting the 2017 ADA Improvement Project, CIP 17-12, as complete and authorizing the City Clerk to file a Notice of Completion.

Staff Contact:

Clara Olmedo, Assistant Engineer, (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact:

The total project budget is $210,000 with funding identified in the current Capital Budget as CIP 17-12. The project budget includes $175,000 from Community Development Block Grant funding, $10,000 from Measure E funding and $25,000 from Water Enterprise funding. The Water Enterprise funding was for improvements associated with water utility conflicts.

There is no impact to the General Fund.

Background:

The City of Woodland applies for CDBG funds annually from the United States Department of Housing and Urban Development (HUD). CDBG funds must be used for activities that assist lower-income persons and to eliminate conditions of blight from the community.

In 2016, the Engineering Division applied for and received $140,000 in CDBG grant funding for access improvements for persons with disabilities to various locations within the City. On March 7, 2017, Council approved a CDBG funding increase of $35,000 to this FY 2016/2017 ADA Improvement Project, which was remaining from previously CDBG funded projects that were completed or canceled. This brought the total CDBG project funding to $175,000 and the total project budget to $200,000.

Discussion:

The City Council authorized bid advertisement of the Project on March 21, 2017. The project was awarded to the contractor, Lister Construction, Inc. on May 16, 2017 via Resolution No. 6616. Construction is now complete and ready for acceptance.

The project locations that were constructed were along the City's priority route, which gives access to public facilities such as parks and public schools. The priority route locations were determined through the City's ADA committee.

Some locations were deemed infeasible for construction due to unforeseen site conditions such as extensive utility relocation work or required removal of trees which were outside the scope of the contract. Change orders were executed to remove those locations and to account for adjustments in bid quantities.

The final project cost breakdown is as follows:

Construction	
Construction Contract	$152,130.00
Change Orders	$(-11,328.00)
Total Construction	**$140,802.00**
Construction Management/Inspection	$ 59,341.00
Other	$ 2,000.00
Total Project Costs	**$202,143.00**
Total Project Budget	**$210,000.00**
Difference	**$ 7,857.00**

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, accepting the 2017 ADA Improvement Project, CIP 17-12, as complete and authorizing the City Clerk to file a Notice of Completion.

Prepared By: Clara Olmedo, Assistant Engineer

Reviewed By: Brent Meyer - City Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
A - Resolution	12/13/2017	Resolution

RESOLUTION NO.______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE 2017 ADA IMPROVEMENT PROJECT (CIP 17-12) CONSTRUCTION CONTRACT AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION

WHEREAS, the City Council authorized staff to bid the 2017 ADA Improvement Project, CIP 17-12 on March 21, 2017; and

WHEREAS, the City Council on, May 16, 2017; authorized the City Manager to award and execute a construction contract; and

WHEREAS, the City Manager executed the construction contract with Lister Construction, Inc.; and

WHEREAS, construction began in June 5, 2017 and was substantially completed in August 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1: The City Council hereby accepts 2017 ADA Improvement Project, CIP 17-12 as complete.

Section 2: The City Council hereby authorizes the City Clerk to file a Notice of Completion for the 2017 ADA Improvement Project, CIP 17-12.

PASSED AND ADOPTED this 19th day of December 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	10.
SUBJECT:	2018 Road Maintenance Project, CIP 18-02; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2018 Road Maintenance Project, CIP 18-02 and authorizing bid advertisement.

Staff Contact:
Diana Ayón, Senior Associate Civil Engineer, (530) 661-5967, diana.ayon@cityofwoodland.org

Fiscal Impact:
The total project budget is $1,075,000 as identified in the current Capital Budget as CIP 18-02. The project is primarily funded by Measure E with Water Enterprise Funds in the amount of $75,000 to fund improvements associated with water utility conflicts. This project funding is consistent with the current approved Capital Budget and the Measure E Spending Plan.

The Engineer's estimate of construction cost is $865,000-915,000. The difference between the total project budget and the engineers estimate is the amount budgeted for design, construction management, inspection and construction contingency. To ensure the project does not exceed the approved funding, the project will be bid with additive alternates.

Background:
In 2006, voters approved the Measure E, ½ cent sales tax, along with advisory measures to identify voter preferences for use of those tax proceeds. Under the advisory measures, road maintenance and repair received the second highest voter response. Accordingly, staff identified a pavement management program that would address pavement maintenance on all local streets within the life of Measure E. This project is the completion of that commitment.

Due to reduced sales tax revenues during the recession, many of the Measure E funded road maintenance projects were deferred through the 12-year life of Measure E. This project, CIP #18-02 (Zones 9, 10, 11 & 14), isthe seventh road maintenance project funded entirely by Measure E. The other fully Measure E funded maintenance projects were completed in 2007 (various locations), 2008 (Zones 4 & 7), 2012 (Zone 8), 2014 (Zones 5 & 6), 2016 (Zones 1 & 2), and 2017 (Zones 12 & 13).

Pavement maintenance projects completed in 2009 and 2010 (both in Zone 3) were primarily funded by Proposition 1B and American Recovery and Reinvestment Act (ARRA) funding respectively with Measure E used as the matching fund source. The pavement maintenance and repair performed in 2013 throughout town as a result of damage caused by the water meter installation project was funded by that project.

Discussion:
The goal of pavement maintenance is to prevent needing reactive road repair by proactively preserving and maintaining pavements in fair condition which have not yet deteriorated to the point of needing rehabilitation. Pavement maintenance is significantly different than pavement rehabilitation or reconstruction which repairs failed roadways.

To increase cost efficiency and minimize public inconvenience, pavement maintenance work is completed in discrete 'zones' of the city. Geographically bounding projects reduces the cost for construction and traffic control; it also increases the effectiveness of management and inspection.

The current project scope is to provide pavement maintenance seals in Zones 9, 10, 11, and 14 of the City. This is the area bounded by East Street, Main Street, Interstate 5, CR-102, the south City limits, the east City limits, and the north City limits. The work is primarily on local streets with contract bid alternates to include work on some collector and arterial roadways in the project zones as funding allows.

Streets identified for treatment in Zones 9, 10, 11, and 14 were chosen because they are at an age and condition prime for cost effective surface seal work to preserve their condition and extend their useful life. Pavements should be resurfaced within the first 5-7 years after construction and every 7-10 years thereafter, to prevent age related cracking that can progress into premature asphalt failures.

In 2017, in preparation for this project, O&M street crews began performing crack sealing and repair in the project zones. This preparatory work is done in advance of surface seal projects to repair the worst areas of roadways and allow lower cost surface seals to be placed on the roads to prevent further deterioration.

Upon Council authorization, project bids will be solicited and staff anticipates returning to Council for contract award in February 2018 for a construction start date in May 2018.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2018 Road Maintenance Project, CIP 18-02 and authorizing bid advertisement.

Prepared By: Diana Ayón, Senior Associate Civil Engineer

Reviewed By: Brent Meyer, City Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
A - Resolution	12/12/2017	Resolution
B - Zone Map	12/14/2017	Map

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2018 ROAD MAINTENANCE PROJECT, CIP 18-02; AND AUTHORIZING BID ADVERTISEMENT

WHEREAS, the City of Woodland has $1,075,000 of primarily Measure E funds that includes $75,000 of Water Enterprise funds identified in the Capital Budget to maintain and extend the life of Woodland's street network, referred to as the 2018 Road Maintenance Project, CIP 18-02 (the "Project"); and

WHEREAS, the funding is consistent with the Capital Budget and the Measure E Spending Plan; and

WHEREAS, the City Council desires to expend the funds and to construct the Project improvements; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered exempt under the Existing Facilities exemption, CEQA Guideline 15301(c).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

Section 1. The City Council hereby approves the plans and specifications for the 2018 Road Maintenance Project, CIP 18-02, which are available on file with the City Clerk.

Section 2. The City Council authorizes City staff to advertise the 2018 Road Maintenance Project, CIP 18-02 for bids, with construction anticipated to begin in May 2018.

Section 3. The City Council finds that the Project is exempt from CEQA pursuant to CEQA Guideline 15301(c).

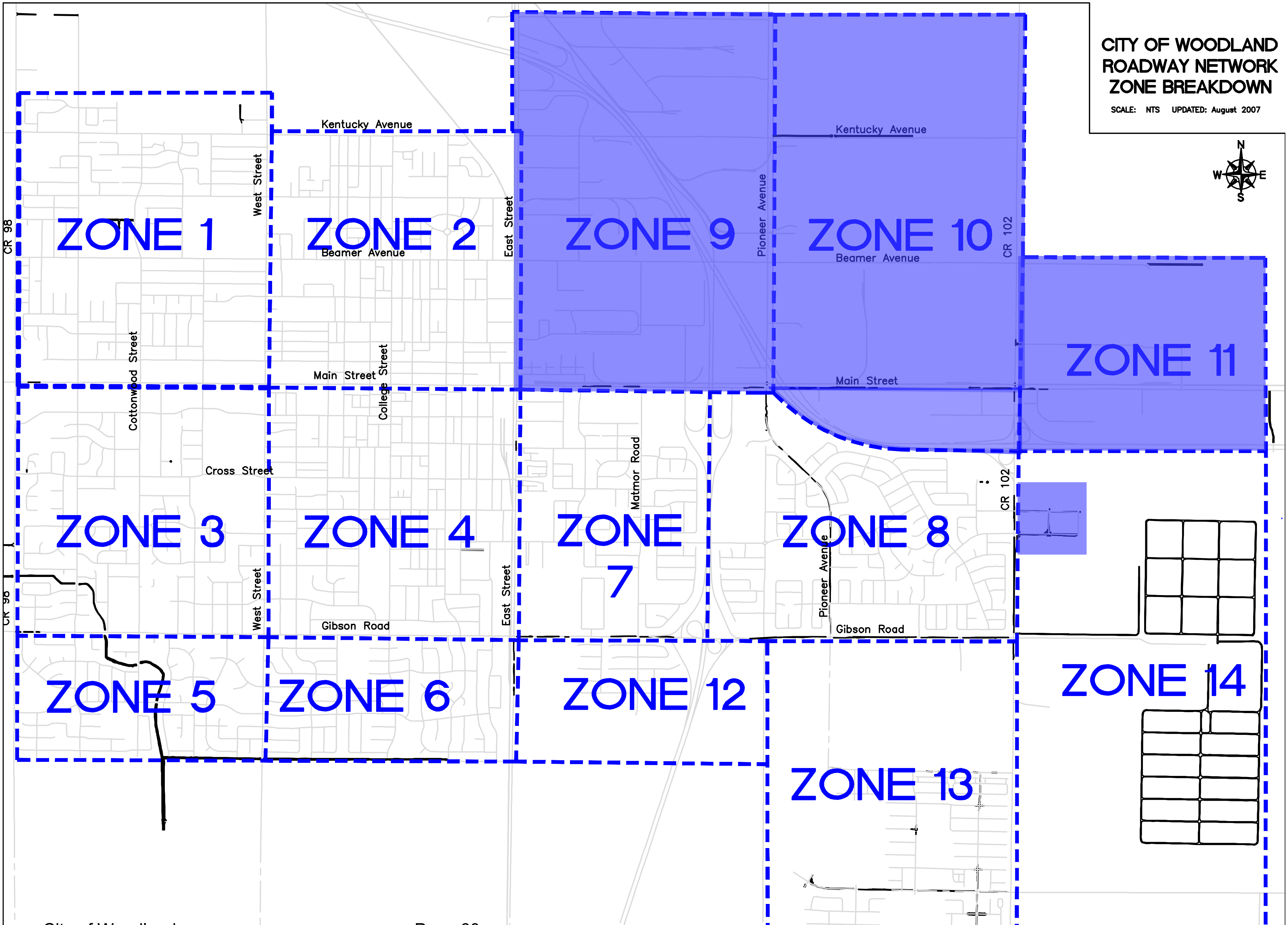
PASSED AND ADOPTED this ________ day of ___________ 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk


CITY OF WOODLAND
ROADWAY NETWORK
ZONE BREAKDOWN
SCALE: NTS UPDATED: August 2007
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ZONE 1
ZONE 2
ZONE 3
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ZONE 12
ZONE 13
ZONE 14
Kentucky Avenue
Beamer Avenue
Main Street
Cross Street
Gibson Road
West Street
East Street
College Street
Cottonwood Street
Matmor Road
Pioneer Avenue
CR 98
CR 102

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	11.
SUBJECT:	Joint Fire Academy Pilot Program - Supplemental Funding Request

Recommendation for Action:

Staff recommends that the City Council adopt Resolution No. _____, approving supplemental "one-time" funding request in the amount of $108,000 for the Fire Department to a participate in a "pilot" joint Fire Academy with the Yocha Dehe Fire Department.

Staff Contact:

Rebecca Ramirez, Fire Chief, (530) 661-5861, becky.ramirez@cityofwoodland.org

Fiscal Impact:

This recommendation would require a one-time appropriation of $108,000 from General Fund reserves.

Background:

Fire Academies have long been recognized for producing well-trained firefighters who are competent to perform their duties under the intense demands which the profession requires. Career fire departments throughout the region routinely send their newly hired personnel to fire academies. The City of Woodland Fire Department (WFD) has not sent personnel through a fire academy in over a decade. Approval of this request will allow the WFD to send newly hired firefighters/fire recruits through a department-sponsored fire academy.

Discussion:

Our people are our most precious resource. The investment made in their training is returned multi-fold though increased competency and performance, elevated moral, and decreased liability. While this is likely true for all professions, training has long been considered the backbone of a fire service. It produces a well-prepared work force that, through repetition, increases the speed of an operation and enhances proper execution while reducing injuries.

Training benefits everyone: the firefighter, the fire department, and the community which they serve. A fire academy, designed and delivered by professional staff, specific to the needs of our community and the expectations of our department, will provide the requisite training our newly hired firefighters need to prepare them for careers as Firefighters. The academy will be designed to give new firefighters the practical and cognitive training needed to operate safely and effectively on the fireground. The academy focuses on an intense hands-on approach, which promotes both skill competency and an understanding of the fireground. Students complete numerous fire ground-paced evolutions, which allow them to apply their skills to a variety of scenarios. Upon graduation they will have the knowledge, skills, and abilities to perform effectively and safely in their position.

The academy will be a joint endeavor with the Yocha Dehe Fire Department (YDFD) who will have multiple fire recruits in attendance, as well as provide instructional staff. Our partners from the Wintun Nation have generously offered to support the academy logistically by hosting at their newly established training tower located near YDFD Station 25 within the Wintun Nation's tribal lands. This collaborative endeavor with YDFD further serves to solidify our ongoing partnership and enhance standardized operations.

The training will be accomplished by providing the highest level of instruction, utilizing a team of internal and external instructors who are highly vested and experienced. The curriculum will be developed to align with California, regional, and departmental standards. The West Valley Regional Training Consortium (WVRTC) will be involved as training partners assisting with curriculum development and adjunct instructors. The Academy will be 8-10 weeks in length and will cover a wide array of subject areas such as: wildland firefighting, structure firefighting, hazardous materials response, rescue techniques, firefighter survival, and enhanced medical response. The academy is targeted to begin in late February with a graduation tentatively set for the end of April.

This joint fire academy will provide the curriculum and training modules necessary to ensure a well-trained and vetted firefighter for the City of Woodland who has the knowledge, skills and abilities to perform their duties safely and effectively. Access to a department-sponsored fire academy will also allow for a larger pool of applicants to be eligible to be hired by the Woodland Fire Department.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, approving supplemental funding request in the amount of $108,000 for the Fire Department to a conduct joint Fire Academy with the Yocha Dehe Fire Department.

Prepared By: Rebecca Ramirez, Fire Chief

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	12/13/2017	Resolution

RESOLUTION NO. _______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO APPROPRIATE $108,000 TO THE FY18 WOODLAND FIRE DEPARTMENT BUGET

WHEREAS, Fire Academies have long been recognized for producing well-trained firefighters who are competent to perform their duties under the intense demands that the profession requires; and

WHEREAS, approval of this request to increase the Woodland Fire Department's budget by $108,000 and will allow the Department to send newly hired firefighters/fire recruits through a department sponsored fire academy, and

WHEREAS, the academy will be a joint endeavor with the Yocha Dehe Fire Department (YDFD) who will have fire recruits in attendance and will host the academy at their newly established training tower located near YDFD Station 25 within the Wintun Nation's tribal lands; and

WHEREAS this collaborative endeavor with YDFD further serves to solidify our ongoing partnership and enhance standardized operations while also providing the highest level of instruction to the newly hired firefighters/fire recruits.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY:

SECTION 1. Authorizes the City Manager to appropriate an additional $108,000 to the Woodland Fire Department budget.

PASSED AND ADOPTED by the City Council this 19th day of December, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzales, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: December 19, 2017
ITEM #: 12.
SUBJECT: Transportation Development Act Claim FY2017/18

Recommendation for Action:
Staff recommends that the City Council approve Resolution No. _____, authorizing filing of the Annual Transportation Development Act Claim with the Sacramento Area Council of Governments.

Staff Contact:
Kimberly McKinney, Finance Officer, (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact:
This Transportation Development Act (TDA) claim requests the allocated funding of $2,659,903. The majority of the transportation funding claimed is allocated to the Yolo County Transportation District (YCTD) for provision of public transit services, and the remainder is available to be used for City street maintenance programs and activities. The claim will result in $1,024,485 in money available for City operating prorgrams. The FY17/18 operating budget appropriated $1,225,131 for these activities. The difference between expected revenues and expenditures is supplemented by Measure E revenues, as approved in the Measure E spending plan.

Background:
Each year the City of Woodland receives apportionments of funds under the State Transportation Development Act (TDA) for support of public transportation services. One allocation is the Local Transportation Funding (LTF) which includes deposited revenues from ¼ percent of the sales tax collected on all retail sales in the County. The County-wide LTF is apportioned to the local jurisdictions annually based on population. The second source of funds is an appropriation by the State to the State Transit Assistance (STA) account and are funded through a portion of the sales tax on diesel fuel. These funds are administered by the Sacramento Area Council of Governments (SACOG).

Discussion:
By law, the first priority for the use of Woodland's LTF allocations is for transit needs. These transit requirements are handled by the Yolo County Transportation District (YCTD) who submits its annual budget to the City for payment. Any remaining dollars are available for street maintenance, striping, signs, etc., as detailed in the City's operating budget.

STA allocations have not historically been a consistent source of funds available to the City. Any allocation of STA was required to be spent only on transit capital needs; no amounts were permitted for administration or street maintenance. Due to the fuel tax swap enacted by the State in March 2010, this restriction has been temporarily lifted, and STA funds are allowed to be used for operations.

The YCTD has made a concerted effort to manage their annual operating costs, however, over the last four years the District's budget has increased by more than 20%. As the cost of transit services increase, the amount of funding remaining and available for the City's street maintenance program has been decreasing and will continue to decrease over time. The City's long-term transportation funding plan takes this projected reduction in available funding into account, and results in an increased reliance on Measure E (local ½-cent sales tax) or other supplemental funding in future years.

Commission/Committee Recommendation:

Conclusion:

Staff recommends that the City Council approve Resolution No. _____, authorizing filing of the Annual Transportation Development Act Claim with the Sacramento Area Council of Governments.

Prepared By: Kimberly McKinney, Finance Officer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	12/13/2017	Resolution
Proposed Use of Funds FY17-18	12/13/2017	Backup Material

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AUTHORIZING FILING THE ANNUAL TRANSPORTATION DEVELOPMENT ACT CLAIM WITH THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS.

FISCAL YEAR 2017/2018

WHEREAS the Sacramento Area Council of Governments provides funding for municipalities for the state's Local Transportation Funds; and

WHEREAS the City of Woodland receives annual apportionment of funds under the State Transportation Development Act (TDA) for the support of public transportation services.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND HEREBY RESOLVES:

Section 1: In accordance with Chapter 1400, Statues 197; Chapter 161 and 1002; Statutes 1979; and applicable rules and regulations, the City of Woodland is entitled to file a claim for Transportation Development Act apportionment.

Section 2: The Finance Officer of the City of Woodland is hereby authorized to complete and file with the Sacramento Area Council of Governments the 2017/18 claim for Local Transportation Funds and State Transit Assistance funds.

PASSED AND ADOPTED by the City Council this 19th day of December, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

Proposed Use of Transportation Development Act Funds
Fiscal Year 2017/18

	LTF	STA	Total
Current Year Apportionment	2,442,298	217,605	2,659,903
Less: SACOG Administration	(73,269)	-	(73,269)
Net Available for City Use	2,369,029	217,605	2,586,634
PROPOSED USAGE:			
Yolobus Services - Operating	960,476	217,605	1,178,081
YCTD Paratransit Service	358,266	-	358,266
YCTD Capital	-		-
Transportation Overhead	12,538	-	12,538
Community Care Car	13,264	-	13,264
Street Maintenance	1,024,485	-	1,024,485
Total	2,369,029	217,605	2,586,634

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: December 19, 2017
ITEM #: 13.
SUBJECT: Annual Appropriations Limit FY2017/18

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2017/18 Appropriations Limit.

Staff Contact:
Kimberly McKinney, Finance Officer, (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact:
Because the calculated appropriations limit of $68,230,097 for FY2017/18 is well below the expected tax revenues, no fiscal impact will result from this item.

Background:
In November 1979, California voters approved Proposition 4, commonly known as the Gann Initiative. The Proposition created Article XIIIB of the State Constitution, a state law that requires the state and local governments to adopt an annual appropriation limit. The appropriation limit, also referred to as the "Gann Limit", establishes a limit on the proceeds of taxes that may be appropriated for spending in a given fiscal year. The limit is based on actual appropriations during the 1978/79 fiscal year, as adjusted each year using specified population and inflation factors.

In June 1990, Proposition 111 was adopted, which imposed changes on the calculation of the limit by providing a choice of methodologies for determining the annual inflation factor and for population growth, providing exclusions of certain types of expenditures, and revision to the processes required for refunding taxes collected in excess of the limit.

Discussion:
Revenues restricted by the Gann Limit ("Limit") are only those that are defined as "proceeds of taxes". Many of the major General Fund revenue sources (sales tax, property tax, motor vehicle in-lieu) are classified as proceeds of taxes and are, therefore, subject to the Limit. Additionally, certain types of expenditures (voter approved debt, interfund transfers, capital outlay, and costs of complying with court orders or federal mandates) are excludable categories that do not count against the Limit.

As a result of Proposition 111, the City must choose between two annual inflation factors and two population growth factors for calculating the Limit each year.

The choice offered for the annual inflation factor is the greater of (1) the change in California per capita income or (2) the growth in non-residential assessed valuation due to new construction within the City. The data necessary to calculate the increase in non-residential assessed valuation is not currently available from the County; therefore the City has elected to use the change in California per capita income.

The choice offered for the annual population growth factor is the greater of the growth in the City or County population. The California State Department of Finance provided the 2017 population growth rates for both the City of Woodland and Yolo County at 1.71% and 1.57%, respectively. Based on these growth rates, it is recommended that the City Council approve the appropriations limit using the City's population growth factor.

Using the prior year Gann limit of $64,695,707, the fiscal year 2017/18 Limit is calculated by applying the 1.71% population change in the City of Woodland and the 3.69% increase in California per capita personal income. Please see calculation worksheet attached to the Resolution. The resulting appropriation limit of $68,230,097 is $36,175,454 higher than our expected tax revenue for fiscal 2017/2018. The City should remain substantially below the Appropriations Limit in the foreseeable future.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the City of Woodland's Fiscal Year 2017/18 Appropriations Limit.

Prepared By: Kimberly McKinney, Finance Officer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution	12/13/2017	Cover Memo
Appropriations Limit Calculation - FY17/18	12/13/2017	Cover Memo
State of CA Price and Population Data	12/13/2017	Cover Memo

RESOLUTION NO: ___________

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF WOODLAND
TO SET THE APPROPRIATION LIMIT, IN ACCORDANCE WITH ARTICLE XIII-B OF THE STATE CONSTITUTION FOR FISCAL YEAR 2017/18

WHEREAS, the voters of the State of California added Article XIII-B to the Constitution limiting the state and local governments' ability to appropriate the proceeds of taxes; and,

WHEREAS, California legislation (SB 1352) has implemented the provisions of Article XIII-B, effective January 1, 1981; and modified these provisions with the passage of Proposition 111 in June 1990; and,

WHEREAS, the City of Woodland has calculated its appropriation limitation in accordance with Government Code Section 7910; and,

WHEREAS, the City Council of the City of Woodland selected the County of Yolo's population factor and State of California's inflation factor for calculating the appropriations limit.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Woodland, California, does hereby resolve to set the Appropriation Limit for the City of Woodland for fiscal year 2017/18 at $68,230,097.

PASSED, APPROVED, AND ADOPTED this 19th day of December 2017 by the following vote:

AYES: Council members: ______________________________

NOES: Council members: ______________________________

ABSENT: Council members: ______________________________

ABSTAIN: Council members: ______________________________

____
Enrique Fernandez, Mayor

Attest:

____________________________________,
Ana B. Gonzalez, City Clerk

Appropriation Limit Calculation for Fiscal Year ending 6/30/20

Fiscal Year 16/17 Appropriation Limit

	Factors:		
(a)	Per Capita Personal Income % change	3.690%	
(a)	Annual % Change In population	1.710%	(The higher % increase should be used - Woodlanc increase or Yolo County's population increase)

Factors converted to Ratios:

Per Capita Ratio	1.0369
Population Converted To Ratio	1.0171

Calculation of the City of Woodland's Factor

1.0369 X 1.0171

Fiscal Year 17/18 Appropriation Limit

$ 64,695,707 x 1.055

(a) Information provided by the California State Department of Finance.

18

$ 64,695,707

d's population

1.055

$ 68,230,097

May 2017

Dear Fiscal Officer:

Subject: Price Factor and Population Information

Appropriations Limit
The California Revenue and Taxation Code, section 2227, requires the Department of Finance (Finance) to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2017, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2017-18. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2017-18 appropriations limit. Attachment B provides the city and unincorporated county population percentage change. Attachment C provides the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts
Some special districts must establish an annual appropriations limit. The Revenue and Taxation Code, section 2228 provides additional information regarding the appropriations limit. Article XIII B, section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. The Code and the California Constitution can be accessed at the following website: http://leginfo.legislature.ca.gov/faces/codes.xhtml.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

Population Certification
The population certification program applies only to cities and counties. Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2017**.

Please Note: Prior year's city population estimates may be revised.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

MICHAEL COHEN
Director
By:

AMY M. COSTA
Chief Deputy Director

Attachment

A. **Price Factor**: Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2017-18 appropriation limit is:

Per Capita Personal Income

Fiscal Year (FY)	Percentage change over prior year
2017-18	3.69

B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2017-18 appropriation limit.

2017-18:

Per Capita Cost of Living Change = 3.69 percent
Population Change = 0.85 percent

Per Capita Cost of Living converted to a ratio: $\frac{3.69 + 100}{100} = 1.0369$

Population converted to a ratio: $\frac{0.85 + 100}{100} = 1.0085$

Calculation of factor for FY 2017-18: 1.0369 x 1.0085 = 1.0457

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2016 to January 1, 2017 and Total Population, January 1, 2017

County City	Percent Change 2016-2017	--- Population Minus Exclusions --- 1-1-16	 1-1-17	Total Population 1-1-2017
Yolo				
Davis	1.49	67,731	68,740	68,740
West Sacramento	0.69	52,797	53,163	53,163
Winters	1.68	7,135	7,255	7,255
Woodland	1.71	58,615	59,616	59,616
Unincorporated	3.00	29,244	30,122	30,122
County Total	1.57	215,522	218,896	218,896

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: December 19, 2017
ITEM #: 14.
SUBJECT: Reappointment of Board and Commission Members

Recommendation for Action:
Staff recommends that the City Council accept the resignation of Stephanie Miller from the Parks and Recreation Commission and reappoint members to the various Boards and Commissions.

Staff Contact:
Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background:
The City has a number of Boards and Commissions that serve significant advisory roles in the development of policy as well as implementation of programs, services and city operations. Community members are appointed to serve on the various boards and commissions by the City Council for specified terms.

Half of these bodies have terms based on a fiscal year schedule while the other half serve on a calendar year schedule.

This agenda item seeks Council concurrence on the reappointment of members whose terms will expire on December 31, 2017.

Discussion:
The following members have terms that will expire on December 31, 2017. Each member was contacted and they are interested in serving another term on their respective Board/Commission. Council is asked to consider the reappointment of the following members:

Member	Board/Commission	Term Ending
Terry Kelley	Commission on Aging	Dec. 31, 2021
Eric Foraker	Parks & Rec. Commission	Dec. 31, 2021
Carla Snyder-White	Parks & Rec. Commission	Dec. 31, 2021
Donna Slattery	Personnel Board	Dec. 31, 2020

Conclusion:
Staff recommends that the City Council accept the resignation of Stephanie Miller from the Parks and Recreation Commission and reappoint members to the various Boards and Commissions.

Paul Navazio, City Manager

	TO:	THE HONORABLE MAYOR AND CITY COUNCIL
	DATE:	December 19, 2017
	ITEM #:	15.
	SUBJECT:	Approve the City of Woodland Salary Schedule effective January 1, 2018

Recommendation for Action:
Staff recommends that the City Council approve the City of Woodland Salary Schedule effective January 1, 2018

Staff Contact:
Sheila McShane, Human Resources Manager, (530) 661-5807, sheila.mcshane@cityofwoodland.org

Fiscal Impact:
The formal adoption of the January 1, 2018 Salary Schedule will not result in any fiscal impact. The salaries reflect figures consistent with approved labor agreements with the city's employee bargaining groups and at-will employees, as well as adjustments to the State minimum wage. Funding for all anticipated personnel costs are included in the FY2017/18 adopted budget.

Report in Brief:

Background:
Senate Bill 3 (SB3) increases California's minimum wage each year until the minimum wage reaches $15 per hour in 2022. Effective January 1, 2018 the minimum wage in California is $11.00 per hour. Additionally, selected Memorandums of Understanding (MOUs) with employee bargaining groups include salary adjustments and/or cost-of-liing adjustments effective January 1, 2018.

Discussion:
Staff reviewed wages of the various part time job classifications, and recommend the following part-time job classification receive a wage increase. These job classes are: Activity Leader I, Cashier, Counselor, Intern, Library Page, and Swim Instructor/Aide. The job classification Step A wages were below the minimum wage of $11.00 per hour. Other positions were adjusted due to reporting relationships. These positions were adjusted by .50 cents an hour, Activity Leader II, Lifeguard/Aide, Lifeguard/Instructor, Pool Manager, and Special Program Coordinator.

During the City's successful negotiations with some of the bargaining Units, the City agreed to the following Salary increase/COLAs effective January 1, 2018:

- Woodland City Employee Association (WCEA): Full implementation of Step F which is set at 5% above Step E and a 1% COLA for all job classifications.
- Confidential Unit. Full implementation of Step F which is set at 5% above Step E for selected job classes, and that the Analyst series, maintain the differential above the Technician series.
- Woodland Professional Fire Association (WPFA) and Woodland Fire Mid-Management: 2% COLA for all job classifications and reinstatement of the Firefighter Recruit salary range.
- All Police Units: 1% COLA for all job classifications.

Conclusion:
Staff recommends that the City Council approve the City of Woodland Salary Schedule effective January 1, 2018.

Prepared By: Sheila McShane, Human Resources Manager

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Salary Table 2018	12/14/2017	Salary Schedule

CITY OF WOODLAND
SALARY SCHEDULE
Effective January 1, 2018

SALARY PER MONTH

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Accountant I *	116	MM	$4,645.60	$4,877.89	$5,121.78	$5,377.86	$5,646.76			
Accountant II *	120	MM	$5,127.88	$5,384.27	$5,653.47	$5,936.15	$6,232.96			
Administrative Clerk I	28	GS	$2,554.32	$2,682.03	$2,816.14	$2,956.95	$3,104.79	$3,260.03		
Administrative Clerk II	32	GS	$2,819.49	$2,960.46	$3,108.49	$3,263.91	$3,427.11	$3,598.46		
Administrative Clerk III	36	GS	$3,112.19	$3,267.81	$3,431.21	$3,602.77	$3,782.91	$3,972.06		
Administrative Secretary	42	GS	$3,609.19	$3,789.66	$3,979.13	$4,178.09	$4,386.99	$4,606.34		
Administrative Supervisor	47	GS	$4,083.47	$4,287.64	$4,502.03	$4,727.13	$4,963.49	$5,211.66		
Aquatics Coordinator	32	GS	$2,819.49	$2,960.46	$3,108.49	$3,263.91	$3,427.11	$3,598.46		
Aquatics Supervisor	48	GS	$4,185.55	$4,394.83	$4,614.58	$4,845.31	$5,087.57	$5,341.94		
Assistant Engineer *	125	MM	$5,801.71	$6,091.80	$6,396.39	$6,716.21	$7,052.02			
Assistant Planner *	118	MM	$4,880.78	$5,124.82	$5,381.06	$5,650.12	$5,932.62			
Associate Civil Engineer *	131	MM	$6,728.21	$7,064.62	$7,417.85	$7,788.74	$8,178.19			
Associate Engineer *	127	MM	$6,095.43	$6,400.20	$6,720.20	$7,056.23	$7,409.03			
Associate Planner *	124	MM	$5,660.22	$5,943.22	$6,240.38	$6,552.40	$6,880.03			
Asst City Manager/Comm & Econ Dev Dir		MGT	$11,078.64				$14,223.38			
Building Inspection Services Manager *	132	MM	$6,896.41	$7,241.24	$7,603.30	$7,983.47	$8,382.64			
Building Inspector I	49	GS	$4,290.20	$4,504.70	$4,729.94	$4,966.44	$5,214.76	$5,475.49		
Building Inspector II	53	GS	$4,735.57	$4,972.35	$5,220.97	$5,482.01	$5,756.12	$6,043.92		
Chief Building Official *	140	MM	$8,402.62	$8,822.74	$9,263.88	$9,727.07	$10,213.43			
Chief Collection Systems Operator *	132	MM	$6,896.41	$7,241.24	$7,603.29	$7,983.46	$8,382.64			
Chief Plant Operator *	132	MM	$6,896.41	$7,241.24	$7,603.29	$7,983.46	$8,382.64			
Chief Project Engineer *	145	MM	$9,506.79	$9,982.12	$10,481.25	$11,005.30	$11,555.56			
Chief Water Systems Operator *	132	MM	$6,896.41	$7,241.24	$7,603.30	$7,983.47	$8,382.64			
Child Librarian II *	118	MM	$4,880.78	$5,124.81	$5,381.06	$5,650.12	$5,932.62			
City Clerk *		MGT	$6,756.48				$8,673.48			
City Engineer *	145	MM	$9,506.79	$9,982.12	$10,481.24	$11,005.30	$11,555.56			
City Manager *	Contract						$18,599.20			
Code Compliance Officer I	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Code Compliance Officer II	50	GS	$4,397.45	$4,617.32	$4,848.18	$5,090.60	$5,345.12	$5,612.38		
Community Development Director *		MGT	$9,633.60				$12,615.52			
Community Development Technician I	42	GS	$3,609.19	$3,789.66	$3,979.13	$4,178.09	$4,386.99	$4,606.34		
Community Development Technician II	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Community Services Director	MGT		$9,449.55				$12,095.70			
Community Services Officer *	Base	P	$3,641.82	$3,823.91	$4,015.10	$4,215.87	$4,426.66	$4,648.00		
Community Services Program Manager *	125	MM	$5,801.71	$6,091.80	$6,396.39	$6,716.21	$7,052.02			
Conservation Coordinator	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Construction Project Manager*	129	MM	$6,404.01	$6,724.21	$7,060.42	$7,413.44	$7,784.11			
Crime Intelligence Analyst *	Base	PS	$4,856.50	$5,099.34	$5,354.30	$5,622.01	$5,903.11			
Crime Prevention Specialist *	Base	P	$3,641.82	$3,823.91	$4,015.10	$4,215.87	$4,426.66	$4,648.00		
Deputy Director of Community Development *	Contract		$9,695.28				$11,784.66			
Deputy Director of Public Works - O/M *	Contract		$9,093.05				$11,052.67			
Deputy Director of Public Works - Utilities	Contract		$9,695.28				$11,784.66			
Deputy Fire Chief ****	Flat	FM	$9,769.73	$10,258.22	$10,771.14	$11,309.69	$11,971.80			
Economic Development Manager *	136	MM	$7,612.36	$7,992.97	$8,392.62	$8,812.26	$9,252.86			
Electrical / Signs & Markings Supervisor	67	GS	$6,691.24	$7,025.80	$7,377.09	$7,745.95	$8,133.25	$8,539.91		
Electrician's Assistant	43	GS	$3,699.42	$3,884.39	$4,078.61	$4,282.55	$4,496.67	$4,721.51		
Engineering Aide I	33	GS	$2,889.98	$3,034.48	$3,186.21	$3,345.51	$3,512.79	$3,688.43		
Engineering Aide II	37	GS	$3,190.00	$3,349.50	$3,516.98	$3,692.83	$3,877.46	$4,071.34		
Engineering Assistant	56	GS	$5,099.70	$5,354.68	$5,622.42	$5,903.53	$6,198.71	$6,508.65		

CITY OF WOODLAND
SALARY SCHEDULE
Effective January 1, 2018

SALARY PER MONTH

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Engineering Technician I	44	GS	$3,791.91	$3,981.50	$4,180.58	$4,389.61	$4,609.09	$4,839.55		
Engineering Technician II	48	GS	$4,185.55	$4,394.83	$4,614.58	$4,845.31	$5,087.57	$5,341.94		
Engineering Technician III	52	GS	$4,620.07	$4,851.07	$5,093.63	$5,348.31	$5,615.73	$5,896.51		
Environmental Compliance Inspector I	39	GS	$3,351.49	$3,519.06	$3,695.02	$3,879.77	$4,073.76	$4,277.45		
Environmental Compliance Inspector II	43	GS	$3,699.42	$3,884.39	$4,078.61	$4,282.55	$4,496.67	$4,721.51		
Environmental Compliance Specialist	49	GS	$4,290.20	$4,504.70	$4,729.94	$4,966.44	$5,214.76	$5,475.49		
Environmental Resources Analyst *	127	MM	$6,095.43	$6,400.20	$6,720.20	$7,056.23	$7,409.03			
Environmental Sustainability Manger	131	MM	$6,728.21	$7,064.62	$7,417.85	$7,788.74	$8,178.19			
Equipment Service Clerk	32	GS	$2,819.49	$2,960.46	$3,108.49	$3,263.91	$3,427.11	$3,598.46		
Equipment Service Worker	34	GS	$2,962.24	$3,110.34	$3,265.85	$3,429.15	$3,600.62	$3,780.65		
Facility Maintenance Worker I	35	GS	$3,036.28	$3,188.11	$3,347.51	$3,514.88	$3,690.63	$3,875.16		
Facility Maintenance Worker II	41	GS	$3,521.16	$3,697.22	$3,882.08	$4,076.18	$4,279.99	$4,493.99		
Facility Maintenance Worker III	45	GS	$3,886.71	$4,081.04	$4,285.09	$4,499.35	$4,724.32	$4,960.53		
Finance Clerk I	32	GS	$2,819.49	$2,960.46	$3,108.49	$3,263.91	$3,427.11	$3,598.46		
Finance Clerk II	37	GS	$3,190.00	$3,349.50	$3,516.98	$3,692.83	$3,877.46	$4,071.34		
Finance Clerk III	41	GS	$3,521.16	$3,697.22	$3,882.08	$4,076.18	$4,279.99	$4,493.99		
Finance Director *		MGT	$9,562.32				$12,275.28			
Finance Officer *	141	MM	$8,612.69	$9,043.31	$9,495.48	$9,970.26	$10,468.77			
Finance Specialist	41	GS	$3,521.16	$3,697.22	$3,882.08	$4,076.18	$4,279.99	$4,493.99		
Finance Supervisor	54	GS	$4,853.96	$5,096.66	$5,351.49	$5,619.07	$5,900.02	$6,195.02		
Fire Battalion Chief ****	Flat	FM	$8,564.56	$8,992.78	$9,442.42	$9,914.54	$10,410.26			
Fire Captain	Base	F	$6,908.54	$7,253.96	$7,616.65	$7,997.50	$8,397.36			
Fire Chief **		MGT	$11,305.55				$14,682.50			
Fire Engineer	Base	F	$5,995.86	$6,295.65	$6,610.44	$6,940.96	$7,288.00			
Fire Prevention Specialist I	Base	F	$4,358.24	$4,576.35	$4,805.15	$5,045.41	$5,297.66			
Fire Prevention Specialist II	Base	F	$4,686.53	$4,920.87	$5,166.92	$5,425.26	$5,696.53			
Firefighter	Base	F	$5,283.12	$5,547.26	$5,824.62	$6,115.87	$6,421.65			
Firefighter Recruit	Base	F	$4,754.81	$4,992.54	$5,242.16	$5,504.28	$5,779.48			
Fleet & Facilities Manager *	131	MM	$6,728.21	$7,064.62	$7,417.85	$7,788.74	$8,178.19			
GIS Analyst	62	GS	$5,914.08	$6,209.79	$6,520.27	$6,846.29	$7,188.60	$7,548.03		
GIS Technician I	49	GS	$4,290.19	$4,504.70	$4,729.93	$4,966.44	$5,214.76	$5,475.50		
GIS Technician II	53	GS	$4,735.57	$4,972.35	$5,220.97	$5,482.01	$5,756.12	$6,043.92		
Heavy Equipment Mechanic	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Human Resources Analyst I		C	$4,976.10	$5,224.91	$5,486.15	$5,760.46	$6,048.48			
Human Resources Analyst II		C	$5,630.00	$5,911.50	$6,207.08	$6,517.43	$6,843.30			
Human Resources Clerk		C	$3,141.49	$3,298.57	$3,463.50	$3,636.67	$3,818.51	$4,009.43		
Human Resources Manager		C	$7,756.40	$8,144.23	$8,551.43	$8,979.00	$9,427.96			
Human Resources Technician I		C	$3,734.23	$3,920.95	$4,116.98	$4,322.84	$4,538.98	$4,765.92		
Human Resources Technician II		C	$4,163.61	$4,371.79	$4,590.38	$4,819.90	$5,060.89	$5,313.94		
Industrial Electrical/Electronics Technician	58	GS	$5,357.87	$5,625.76	$5,907.05	$6,202.40	$6,512.52	$6,838.15		
Information Technology Analyst	60	GS	$5,629.11	$5,910.57	$6,206.09	$6,516.40	$6,842.22	$7,184.33		
Information Technology Manager *	138	MM	$7,997.73	$8,397.61	$8,817.50	$9,258.36	$9,721.29			
Information Technology Technician I	48	GS	$4,185.55	$4,394.83	$4,614.58	$4,845.31	$5,087.57	$5,341.94		
Information Technology Technician II	52	GS	$4,620.07	$4,851.07	$5,093.63	$5,348.31	$5,615.73	$5,896.51		
Infrastructure O & M Superintendent *	132	MM	$6,896.41	$7,241.24	$7,603.29	$7,983.46	$8,382.64			
Junior Engineer *	121	MM	$5,256.07	$5,518.87	$5,794.82	$6,084.55	$6,388.79			
Junior Planner *	113	MM	$4,313.90	$4,529.59	$4,756.07	$4,993.88	$5,243.58			
Laboratory & Environmental Compliance Manager	129	MM	$6,404.01	$6,724.21	$7,060.42	$7,413.44	$7,784.11			

CITY OF WOODLAND
SALARY SCHEDULE
Effective January 1, 2018

SALARY PER MONTH

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Laboratory Supervisor *	127	MM	$6,095.43	$6,400.20	$6,720.20	$7,056.23	$7,409.03			
Laboratory Technician I	43	GS	$3,699.42	$3,884.39	$4,078.61	$4,282.55	$4,496.67	$4,721.51		
Laboratory Technician II	47	GS	$4,083.47	$4,287.64	$4,502.03	$4,727.13	$4,963.49	$5,211.66		
Librarian I *	114	MM	$4,421.75	$4,642.84	$4,874.98	$5,118.73	$5,374.66			
Librarian II *	118	MM	$4,880.78	$5,124.81	$5,381.06	$5,650.12	$5,932.62			
Librarian III *	122	MM	$5,387.47	$5,656.84	$5,939.70	$6,236.67	$6,548.51			
Library Services Director *		MGT	$7,277.97				$9,343.03			
Library Technician Assistant I	29	GS	$2,618.18	$2,749.09	$2,886.55	$3,030.88	$3,182.42	$3,341.54		
Library Technician Assistant II	33	GS	$2,889.98	$3,034.48	$3,186.21	$3,345.51	$3,512.79	$3,688.43		
Library Technician Assistant III	37	GS	$3,190.00	$3,349.50	$3,516.98	$3,692.83	$3,877.46	$4,071.34		
Light Equipment Mechanic	41	GS	$3,521.16	$3,697.22	$3,882.08	$4,076.18	$4,279.99	$4,493.99		
Literacy Coordinator	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Maintenance Supervisor	53	GS	$4,735.57	$4,972.35	$5,220.97	$5,482.01	$5,756.12	$6,043.92		
Maintenance Worker I	35	GS	$3,036.28	$3,188.11	$3,347.51	$3,514.88	$3,690.63	$3,875.16		
Maintenance Worker II	40	GS	$3,435.28	$3,607.05	$3,787.39	$3,976.77	$4,175.61	$4,384.39		
Maintenance Worker III	44	GS	$3,791.91	$3,981.50	$4,180.58	$4,389.61	$4,609.09	$4,839.55		
Management Analyst I *	120	MM	$5,127.88	$5,384.27	$5,653.47	$5,936.15	$6,232.96			
Management Analyst II *	125	MM	$5,801.71	$6,091.81	$6,396.39	$6,716.21	$7,052.02			
Meter Services Technician	45	GS	$3,886.71	$4,081.04	$4,285.09	$4,499.35	$4,724.32	$4,960.53		
Office Manager *	115	MM	$4,532.29	$4,758.90	$4,996.85	$5,246.69	$5,509.03			
Operations and Maintenance Superintendent *	137	MM	$7,802.67	$8,192.81	$8,602.45	$9,032.57	$9,484.20			
Park Maintenance Technician	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Park Maintenance Worker I	35	GS	$3,036.28	$3,188.11	$3,347.51	$3,514.88	$3,690.63	$3,875.16		
Park Maintenance Worker II	39	GS	$3,351.49	$3,519.06	$3,695.02	$3,879.77	$4,073.76	$4,277.45		
Park Maintenance Worker III	43	GS	$3,699.42	$3,884.39	$4,078.61	$4,282.55	$4,496.67	$4,721.51		
Park Planner *	132	MM	$6,896.41	$7,241.24	$7,603.29	$7,983.46	$8,382.64			
Park Superintendent *	132	MM	$6,896.41	$7,241.24	$7,603.29	$7,983.46	$8,382.64			
Park Supervisor	51	GS	$4,507.39	$4,732.76	$4,969.40	$5,217.87	$5,478.76	$5,752.70		
Parks & Recreation Director *		MGT	$9,251.28				$11,876.76			
Planning Manager *	140	MM	$8,402.62	$8,822.74	$9,263.88	$9,727.07	$10,213.43			
Police Captain **	Base	PM	$10,121.23	$10,627.30	$11,158.66	$11,716.60	$12,302.42	$12,917.55	$13,563.43	$14,241.61
Police Chief**	MGT		$11,874.40				$15,490.75			
Police Lieutenant **	Base	PM	$9,208.70	$9,669.13	$10,152.59	$10,660.23	$11,193.25	$11,752.91	$12,340.55	$12,957.58
Police Officer **	Base	P	$5,532.76	$5,809.39	$6,099.86	$6,404.86	$6,725.10	$7,061.35	$7,414.43	
Police Records Manager *	120	MM	$5,127.88	$5,384.27	$5,653.47	$5,936.15	$6,232.96			
Police Records Specialist *	Base	P	$3,232.45	$3,394.05	$3,563.76	$3,741.94	$3,929.05			
Police Records Supervisor	Base	PS	$4,444.60	$4,666.82	$4,900.17	$5,145.21	$5,402.47			
Police Sergeant **	Base	PS	$6,657.45	$6,990.32	$7,339.83	$7,706.83	$8,092.17	$8,496.78	$8,921.62	$9,367.71
Pool Facility Technician	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Principal Civil Engineer *	141	MM	$8,612.69	$9,043.31	$9,495.48	$9,970.26	$10,468.77			
Principal Planner *	136	MM	$7,612.36	$7,992.97	$8,392.62	$8,812.26	$9,252.86			
Principal Utilities Civil Engineer*	141	MM	$8,612.69	$9,043.31	$9,495.48	$9,970.26	$10,468.77			
Public Safety Chief**	MGT		$14,033.00				$18,016.00			
Public Works Director *	MGT		$10,740.71				$13,982.76			
Purchasing Manager *	123	MM	$5,522.16	$5,798.26	$6,088.18	$6,392.59	$6,712.21			
Recreation Coordinator	36	GS	$3,112.19	$3,267.81	$3,431.21	$3,602.77	$3,782.91	$3,972.06		
Recreation Superintendent *	131	MM	$6,728.21	$7,064.62	$7,417.85	$7,788.74	$8,178.19			
Recreation Supervisor	50	GS	$4,397.45	$4,617.32	$4,848.18	$5,090.60	$5,345.12	$5,612.38		
Redevelopment & Housing Analyst I *	120	MM	$5,127.88	$5,384.27	$5,653.47	$5,936.15	$6,232.96			

CITY OF WOODLAND
SALARY SCHEDULE
Effective January 1, 2018

SALARY PER MONTH

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Redevelopment & Housing Analyst II *	124	MM	$5,660.22	$5,943.22	$6,240.38	$6,552.40	$6,880.03			
Redevelopment Manager *	136	MM	$7,612.36	$7,992.97	$8,392.62	$8,812.26	$9,252.86			
Secretary to City Manager		C	$4,194.54	$4,404.27	$4,624.48	$4,855.71	$5,098.49	$5,353.42		
Senior Accountant *	125	MM	$5,801.71	$6,091.80	$6,396.39	$6,716.21	$7,052.02			
Senior Application Analyst *	132	MM	$6,896.41	$7,241.24	$7,603.29	$7,983.46	$8,382.64			
Senior Associate Civil Engineer *	134	MM	$7,245.56	$7,607.83	$7,988.23	$8,387.62	$8,807.02			
Senior Building Inspector	57	GS	$5,227.19	$5,488.55	$5,762.97	$6,051.12	$6,353.68	$6,671.36		
Senior Building Plans Examiner	58	GS	$5,357.87	$5,625.76	$5,907.05	$6,202.40	$6,512.52	$6,838.15		
Senior Center Manager *	120	MM	$5,127.88	$5,384.27	$5,653.47	$5,936.15	$6,232.96			
Senior Civil Engineer *	138	MM	$7,997.73	$8,397.61	$8,817.50	$9,258.36	$9,721.29			
Senior Construction Project Manager *	131	MM	$6,728.21	$7,064.62	$7,417.85	$7,788.74	$8,178.19			
Senior Engineering Assistant	58	GS	$5,357.87	$5,625.76	$5,907.05	$6,202.40	$6,512.52	$6,838.15		
Senior Equipment Mechanic	50	GS	$4,397.45	$4,617.32	$4,848.18	$5,090.60	$5,345.12	$5,612.38		
Senior Human Resources Analyst		C	$6,474.50	$6,798.23	$7,138.14	$7,495.04	$7,869.80			
Senior Maintenance Worker	45	GS	$3,886.71	$4,081.04	$4,285.09	$4,499.35	$4,724.32	$4,960.53		
Senior Management Analyst *	131	MM	$6,728.21	$7,064.62	$7,417.85	$7,788.74	$8,178.19			
Senior Planner *	132	MM	$6,896.41	$7,241.24	$7,603.29	$7,983.47	$8,382.64			
Senior Police Records Specialist *	Base	P	$3,555.68	$3,733.46	$3,920.14	$4,116.16	$4,321.98			
Senior Signs and Markings Tech	45	GS	$3,886.71	$4,081.04	$4,285.09	$4,499.35	$4,724.32	$4,960.53		
Senior Systems Analyst *	132	MM	$6,896.41	$7,241.24	$7,603.29	$7,983.46	$8,382.64			
Senior Tree Trimmer	45	GS	$3,886.71	$4,081.04	$4,285.09	$4,499.35	$4,724.32	$4,960.53		
Senior Utilities Maintenance Worker (Sewer)	54	GS	$4,853.96	$5,096.66	$5,351.49	$5,619.07	$5,900.02	$6,195.02		
Senior Utilities Maintenance Worker (Water)	54	GS	$4,853.96	$5,096.66	$5,351.49	$5,619.07	$5,900.02	$6,195.02		
Senior Water System Operator	50	GS	$4,397.45	$4,617.32	$4,848.18	$5,090.60	$5,345.12	$5,612.38		
Signs and Markings Tech I	39	GS	$3,351.49	$3,519.06	$3,695.02	$3,879.77	$4,073.76	$4,277.45		
Signs and Markings Tech II	43	GS	$3,699.42	$3,884.39	$4,078.61	$4,282.55	$4,496.67	$4,721.51		
Sports Manager *	125	MM	$5,801.71	$6,091.80	$6,396.39	$6,716.21	$7,052.02			
Stock Clerk	32	GS	$2,819.49	$2,960.46	$3,108.49	$3,263.91	$3,427.11	$3,598.46		
Storekeeper	35	GS	$3,036.28	$3,188.11	$3,347.51	$3,514.88	$3,690.63	$3,875.16		
Traffic Signal / Street Lighting Technician	56	GS	$5,099.70	$5,354.68	$5,622.42	$5,903.53	$6,198.71	$6,508.65		
Transportation Engineer *	134	MM	$7,245.56	$7,607.83	$7,988.23	$8,387.62	$8,807.02			
Treatment Plant Mechanic	54	GS	$4,853.96	$5,096.66	$5,351.49	$5,619.07	$5,900.02	$6,195.02		
Tree Trimmer I	39	GS	$3,351.49	$3,519.06	$3,695.02	$3,879.77	$4,073.76	$4,277.45		
Tree Trimmer II	43	GS	$3,699.42	$3,884.39	$4,078.61	$4,282.55	$4,496.67	$4,721.51		
Underground Utility Service Locator	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Utilities Maintenance Supervisor	53	GS	$4,735.57	$4,972.35	$5,220.97	$5,482.01	$5,756.12	$6,043.92		
Utilities Maintenance Worker I	37	GS	$3,190.00	$3,349.50	$3,516.98	$3,692.83	$3,877.46	$4,071.34		
Utilities Maintenance Worker II	42	GS	$3,609.19	$3,789.66	$3,979.13	$4,178.09	$4,386.99	$4,606.34		
Utilities Maintenance Worker III (Sewer)	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Utilities Maintenance Worker III (Water)	46	GS	$3,983.87	$4,183.07	$4,392.22	$4,611.83	$4,842.42	$5,084.54		
Utilities Maintenance Worker IV (Sewer)	50	GS	$4,397.45	$4,617.32	$4,848.18	$5,090.60	$5,345.12	$5,612.38		
Utilities Maintenance Worker IV (Water)	50	GS	$4,397.45	$4,617.32	$4,848.18	$5,090.60	$5,345.12	$5,612.38		
Wastewater Systems Administrator	141	MM	$8,612.69	$9,043.31	$9,495.48	$9,970.26	$10,468.77			
Water / Wastewater Instrumental Technician	62	GS	$5,914.08	$6,209.79	$6,520.27	$6,846.29	$7,188.60	$7,548.03		
Water Pollution Control Facility Superintendent *	141	MM	$8,612.69	$9,043.31	$9,495.48	$9,970.26	$10,468.77			
Water Pollution Control O-I-T	40	GS	$3,435.28	$3,607.05	$3,787.39	$3,976.77	$4,175.61	$4,384.39		
Water Pollution Control Operator I	51	GS	$4,507.39	$4,732.76	$4,969.40	$5,217.87	$5,478.76	$5,752.70		
Water Pollution Control Operator II	55	GS	$4,975.31	$5,224.08	$5,485.28	$5,759.54	$6,047.51	$6,349.89		
Water Pollution Control Operator III	59	GS	$5,491.81	$5,766.40	$6,054.72	$6,357.46	$6,675.33	$7,009.10		

CITY OF WOODLAND
SALARY SCHEDULE
Effective January 1, 2018

SALARY PER MONTH

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Water Pollution Control Operator IV	63	GS	$6,061.93	$6,365.03	$6,683.27	$7,017.43	$7,368.31	$7,736.72		
Water Systems Administrator	141	MM	$8,612.69	$9,043.31	$9,495.48	$9,970.26	$10,468.77			
Water Systems Operator I	40	GS	$3,435.28	$3,607.05	$3,787.39	$3,976.77	$4,175.61	$4,384.39		
Water Systems Operator II	45	GS	$3,886.71	$4,081.04	$4,285.09	$4,499.35	$4,724.32	$4,960.53		

* Employee pays PERS Misc. Member Contribution of 8%
** Employee pays PERS Safety Member Contribution of 9%
*** If Temporary Employee is hired into a regular classified position paying the PERS Member Share,
that Employee's salary is 8% less for Misc. or 9% less for Safety.
**** Per MOU effective January 1, 2014, Step E is added at 2.5% above the current Step D

TEMPORARY PART-TIME EMPLOYEE HOURLY WAGES

	A STEP	B STEP	C STEP	D STEP	E STEP
Activity Leader I	$11.00	$11.25	$11.50	$11.75	$12.00
Activity Leader II	$11.75	$12.00	$12.25	$12.50	$12.75
Activity Manager	$12.25	$12.50	$12.75	$13.00	$13.25
Cashier	$11.00	$11.25	$11.50	$11.75	$12.00
Counselor	$11.00	$11.25	$11.50	$11.75	$12.00
Intern	$11.00	$12.00	$13.00	$14.00	$15.00
Library Page	$11.00	$11.25	$11.50	$11.75	$12.00
Lifeguard / Aide	$12.25	$12.50	$12.75	$13.00	$13.25
Lifeguard / Instructor	$12.75	$13.00	$13.25	$13.50	$13.75
Pool Manager	$14.00	$14.25	$14.50	$14.75	$15.00
Recreation Facility Aide	$13.75	$14.00	$14.25	$14.50	$14.75
Special Program Coordinator	$13.50	$13.75	$14.00	$14.25	$14.50
Swim Instructor Aide	$11.00	$11.25	$11.50	$11.75	$12.00

Presented to City Council on December 19. 2017

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	16.
SUBJECT:	Hiddleson Pool Demolition Project, CIP 17-03; Final Acceptance and Notice of Completion

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, accepting the Hiddleson Pool Demolition Project, CIP 17-03, as completed and authorizing the City Clerk to file a Notice of Completion.

Staff Contact:
Brent Meyer, City Engineer, (530) 661-5947, brent.meyer@cityofwoodland.org

Fiscal Impact:
The final construction cost for the project was $126,366. The final project cost is estimated to be $254,335, which is below the approved project budget of $290,000 as identified in the current Capital Budget. The balance of funds will be used to complete the master plan for the park expansion, and additional funds will be requested to move that project forward.

The project was funded by Fund 011 – Facilities Replacement, as part of the current approved Capital Budget.

Background:
In October 2014, Aquatic Design Group completed a needs assessment study for Hiddleson Pool, which found it would be cost-prohibitive to renovate the existing pool facility. The study also included alternatives including renovating the building and constructing new pools. The study included cost estimates for all alternatives of $3-$4 million. Based on the lack of available funding, it was decided to demolish the existing facility and construct a new park to increase the existing Southland Park area.

On May 16, 2017, the City Council approved the plans and specifications and authorized bid advertisement. The bid period commenced on August 14, 2017, and on September 7, 2017, the City received five bids for construction of the project. On September 19, 2017, the City Council awarded a construction contract to Resource Environmental, Inc., in the amount of $120,000.

Discussion:
Resource Environmental, Inc. started the demolition work on October 9, 2017, and the work was completed on November 8, 2017. The demolition included removal of the two on-site pools, the pool building, other structures and out-buildings, the concrete deck, and concrete wall. The bleachers and chain link fence/gates were saved for use by Little League.

The contractor was very cooperative and able to accommodate a request to salvage a few artifacts, which will be displayed by others in the future: A "No Diving" mosaic marker, one of the pool ladders, a chunk of concrete that contains the depth marker, and a chunk of the pool siding that contains one of the underwater lamp units.

Through separate contracts, the City has completed a new electrical service pedestal for Southland Park irrigation, erection of an 8’ chain link fence adjacent to the Douglass baseball field, placement of bark on the bare demolition area, and re-seeding of Southland Park where dirt was stockpiled.

The demolition work is completed and ready for acceptance.

The project cost breakdown is as follows:

Budget	$290,000
PM/CM/Inspection	$35,000
Asbestos Abatement	$4,090
Park Preliminary Design	$9,000
Demolition Design	$11,200
New 8’ Chain Link Fence	$11,425
Electrical Service for Park	$24,800
Demolition Construction	$126,366
Bark Installation	$19,339
Hydroseeding	$4,115
City Staff (est.)	$9,000
Funding Balance:	$35,665

City staff held a public meeting prior to initiating the demolition construction contract. There was discussion of placing an additional play structure, providing additional grass area, and a garden concept, among many other ideas. At that time, there was not a clear consensus from the neighborhood regarding reuse of the site. Given the lack of available project funding to implement any of those ideas, staff is recommending that any future improvement to this site be evaluated in the context of City wide park improvement needs.

Conclusion:
Staff recommends that the City Council adopt Resolution No. ______, accepting the Hiddleson Pool Demolition Project, CIP 17-03, as completed and authorizing the City Clerk to file a Notice of Completion.

Prepared By: Alan Mitchell, Contract Project Manager, Ponticello Enterprises

Reviewed By: Brent Meyer - City Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
A - Resolution	12/12/2017	Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE HIDDLESON POOL DEMOLITION PROJECT, CIP 17-03, AS COMPLETE AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION.

WHEREAS, the City of Woodland funded the amount of $290,000, allocated in the Capital Budget for the Hiddleson Pool Demolition Project; and

WHEREAS, on May 16, 2017, the City Council approved the plans and specifications and authorized bid advertisement; and

WHEREAS, on September 19, 2017, the City Council awarded a construction contract to Resource Environmental, Inc., in the amount of $120,000; and

WHEREAS, the demolition of Hiddleson Pool began in October 2017 and was completed in November 2017.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF WOODLAND, AS FOLLOWS:

Section 1. The City hereby accepts the Hiddleson Pool Demolition Project, CIP 17-03 as complete.

Section 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for the Hiddleson Pool Demolition Project, CIP 17-03.

PASSED AND ADOPTED by the City Council the 19th day of December 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST: APPROVED AS TO FORM:

______________________________ ______________________________
Ana B. Gonzalez, City Clerk Kara K. Ueda, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: December 19, 2017
ITEM #: 17.
SUBJECT: Spring Lake Infrastructure Fee Update

Recommendation for Action:
Staff recommends that the City Council (1) hold a public hearing; (2) approve the Spring Lake Capital Improvement Plan (CIP); (3) approve the Spring Lake Infrastructure Fee Nexus Study; (4) adopt Resolution No. _____, Making Findings and Adopting a Spring Lake Infrastructure Fee Update; and (5) adopt Resolution No. _____, an urgency resolution, to adopt Interim Spring Lake Infrastructure Fees.

Staff Contact:
Kimberly McKinney, Finance Officer, (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Fiscal Impact:
Approval of the revised Spring Lake Infrastructure Fee (SLIF) will result in a decrease of Single Family fees of $14 per unit, a decrease of $9 per unit for multi-family development, and a decrease of $.01 per square foot for commercial development. The amount of SLIF that is "set aside" for collection only in cash and not eligible for fee credits will increase from 20% to 21% for second and third release development.

Background:
In 2004 the City adopted the Spring Lake Infrastructure Fee Program Nexus Study prepared by Economic and Planning Systems, Inc. (EPS), which implemented the fee program specifically for the Spring Lake Specific Plan (SLSP). This Spring Lake Infrastructure Fee (SLIF) is designed to fund backbone and other public infrastructure required in the SLSP. The detail of the backbone and other public infrastructure is included in a Spring Lake Capital Improvement Plan (CIP), which is periodically updated and used in the calculation of the SLIF. The SLIF originally had six components (roadways, water, sewer, drainage, parks and administration), and developers who advance funded infrastructure and received credits with the City can use these credits to offset all fees except the parks and administrative components.

Since its adoption in 2004, the SLIF has been adjusted seven times to account for changes in land cost, inflation and changes in backbone infrastructure projects and costs. The majority of fee modifications are handled retroactively through adjustments to the developers' deposit accounts with the City, but because park fees are paid with cash, no retroactive adjustments are possible and that component of the fee needs to be regularly reviewed and updated. The SLIF is adjusted annually to account for inflation. The last comprehensive SLIF update was prepared in 2010, with an update to the Park component of the SLIF in January 2017.

In 2010 the City instituted a revised financing strategy for Spring Lake. Because of the economic downturn, issuance of future public bonds was uncertain for the second and third releases of development, and the City needed a way to facilitate infrastructure financing. The revised strategy is called Pay-As-You-Go (PAYGO), and as a result of PAYGO, the City will be responsible for constructing certain infrastructure requirements that are not specific to any one development project. In order to fund these PAYGO projects, the concept of a "set aside" was adopted. Under the set-aside system, developers may use only a portion of their fee credits to pay SLIF due at building permit. Development left in the first release could use fee credits to pay 90% of the infrastructure component of the SLIF and 10% is "set aside" in cash to pay for projects. Second and third release developers may use fee credits to pay 80% of the infrastructure component of the SLIF and the other 20% must be paid in cash.

Discussion:
The SLIF update is needed to address several components, including update to the CIP, updated land use assumptions, changes in available funds and revisions to the set aside project list.

The last comprehensive update to the Spring Lake CIP was in 2009, and in the years since that update project changes have occurred, and project costs were out of date. Several projects were added to the CIP that were not previously included. These additions include the following:

- Fire Station Funding - the previous CIP did not include any funding specifically from Spring Lake toward the fire station requirement; this was included in only the citywide impact fees, which are also paid by Spring Lake developers. This update allocates $3 million of the project specifically to Spring Lake and adds a new fee category in the Nexus Study report. The funding for this project is included in the set aside amount and therefore not available for payment through SLIF credits.
- Gibson Road interchange northbound off-ramp modification – This improvement will remove the northbound free right turn in order to improve bicycle and pedestrian access on the south side of Gibson Road. This is a new project in the fee program.
- County Road 25A (Promenade to Meikle) – While this improvement will not complete the connection from CR 102 to SR 113, it will add a quarter mile length segment and improve traffic circulation near the new Spring Lake elementary school site. This is a new project in the fee program.
- Program Contingency - In recent years, development costs have exceeded the anticipated costs in the Spring Lake CIP, and developers constructing these facilities are reimbursed more than amounts anticipated in the SLIF. As a protection against future cost overruns, a total program contingency of $3 million was added to the SLIF.
- Sound Walls along County Road 25A - At the request of the development community, this project was added to the fee program. This project was previously a project specific requirement but was not reimbursable from the overall fee program.

Since the last comprehensive SLIF update, there have been approved changes to the SLSP land uses, including deletion of originally anticipated school sites, removal of anticipated commercial development sites, and adjustments to project zoning. These changes result in a revision to the number of total developable units in the SLSP, which is a component of the SLIF calculation.

Finally, the projects included in the set aside listing has been revised. These changes include updating project costs, primarily for the large drainage project, inclusion of $3 million for the fire station, updated funding for planning and administrative costs for the SLSP. Additionally, with the issuance of the most recent Mello Roos bonds in 2016, funding was available to assist with payment toward the drainage project, which reduces the requirement of set aside funding. As a result of these updates, the set aside amount for second and third release units will increase from 20% to 21%, and other development remains at 10%.

Staff met with the Spring Lake development community in July to provide an update on the proposed project changes and share the expected changes in the overall fee and set aside amounts. There were no significant comments that the City received at this meeting or in response to the meeting. Staff did receive a few comments on projects from an engineering company that represents two of the Spring Lake developers. Those comments were addressed in the revised Spring Lake Spring Lake Capital Improvement Plan.

Conclusion:
Staff recommends that the City Council (1) hold a public hearing; (2) approve the Spring Lake Capital Improvement Plan (CIP); (3) approve the Spring Lake Infrastructure Fee Nexus Study; (4) adopt Resolution No. _____, Making Findings and Adopting a Spring Lake Infrastructure Fee Update; and (5) adopt Resolution No. _____, an urgency resolution, to adopt Interim Spring Lake Infrastructure Fees. and (5) adopt Resolution No. ____, and urgency

resolution, to adopt Interim Spring Lake Infrastructure Fees.

Prepared By: Kimberly McKinney, Finance Officer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Resolution - SLIF Update	12/14/2017	Resolution
Resolution - Urgency SLIF Implementation	12/14/2017	Resolution
Spring Lake Infrastructure Fee Nexus Study Draft Report	12/14/2017	Report
Spring Lake Infrastructure Fee Nexus Study Update Final Report	12/14/2017	Report

RESOLUTION NO. _____

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

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

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

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

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

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

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

WHEREAS, in 2006, 2007, 2010, 2016 and again in 2017, the City increased the Spring Lake Infrastructure fees based upon memoranda prepared by EPS, which demonstrated that it was necessary and appropriate to update the amount of the Spring Lake Infrastructure Fee, and recommended a corresponding adjustment to the Spring Lake Infrastructure Fee; and

WHEREAS, EPS has prepared a new “Spring Lake Infrastructure Fee Nexus Study Update”, dated December 2017, updating the SLIF-NS and setting forth the current cost estimates of facilities within the Spring Lake Specific Plan Area, and demonstrating and recommending that it is necessary and appropriate to again update the amount of the Spring Lake Infrastructure fees; and

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

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

WHEREAS, the City Council makes the following additional findings:

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

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

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

4. Studies used as a basis for the SLIF-NS, as amended, and analysis presented in the SLIF-NS, as amended, establish that there is a reasonable relationship between the need for public facilities and the Spring Lake Specific Plan upon which this fee is being imposed. The SLIF-NS, as amended, also establishes that there is a reasonable relationship between the fee's use, i.e., construction of public facilities, including roadways, water, wastewater, drainage, parks, fire and administration, and the Spring Lake Specific Plan on which the fee is imposed. The Spring Lake Specific Plan requires that necessary backbone infrastructure and other public facilities keep pace with development within the Master Plan Area and that the level of service meets thresholds specified in the City Updated General Plan and other relevant City documents;

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

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

1. After considering the information and determinations contained in the original SLIF-NS and the amendments thereto, the findings, determinations, and conclusions contained in the Resolutions of July 6, 2004, September 7, 2004, November 7, 2006,

March 6, 2007, December 16, 2008, January 19, 2010, March 1, 2016 and January 17, 2017 are hereby reaffirmed and expressly incorporated herein and the findings in this Resolution are hereby approved and adopted.

2. Findings Specific to Fire Facilities
    a. The Spring Lake Infrastructure Fee will provide capital to finance fire facilities including but not limited to a fire station, fire engines and support firefighting equipment.
    b. The General Plan and SLIF-NS show that projected growth in the Spring Lake Specific Plan area will create increased demand for fire facilities, and such facilities will need to be constructed to meet this demand.
    c. The SLIF-NS establish that there is a reasonable relationship between the need for additional fire facilities and the type of development on which the fee is imposed. The SLIF-NS also establishes that there is a reasonable relationship between the fee's use and the types of development on which it is imposed.
    d. The cost estimates set forth in the SLIF-NS are reasonable cost estimates for constructing these facilities. The total fees expected to be collected pursuant to this resolution will not exceed the estimated total cost of the fire equipment and facilities, and the amount of the fee for each dwelling unit equivalent has been allocated to each land use based on the estimated share of need created for the fire stations, equipment, and facilities.

2. The Spring Lake Infrastructure Fee for the Spring Lake Specific Plan in the City of Woodland is hereby approved in accordance with Table 3 in the SLIF-NS, which totals $44,468 for a single family unit, $29,468 for a multi-family unit, and $34.38 per square foot for commercial development.

3. This resolution will become effective 60 days following its adoption.

Passed and adopted this 19th day of December, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gozalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

URGENCY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND MAKING FINDINGS AND ADOPTING AN INTERIM SPRING LAKE INFRASTRUCTURE FEE

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

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

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

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

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

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

WHEREAS, in 2006, 2007, 2010, 2016 and again in 2017, the City increased the Spring Lake Infrastructure fees based upon memoranda prepared by EPS, which demonstrated that it was necessary and appropriate to update the amount of the Spring Lake Infrastructure Fee, and recommended a corresponding adjustment to the Spring Lake Infrastructure Fee; and

WHEREAS, EPS has prepared a new "Spring Lake Infrastructure Fee Nexus Study Update", dated December 2017, updating the SLIF-NS and setting forth the current cost estimates of facilities within the Spring Lake Specific Plan Area, and demonstrating and recommending that it is necessary and appropriate to again update the amount of the Spring Lake Infrastructure fees; and

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

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

WHEREAS, Government Code Section 66017 authorizes the City Council to adopt an urgency resolution to implement an interim increase in a development impact fee, without following the notice or hearing procedure otherwise required for the adoption of an increase in a development impact fee; and

WHEREAS, the City Council makes the following additional findings:

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

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

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

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

5. The cost estimates set forth in the Spring Lake Infrastructure Fee Nexus Study are reasonable cost estimates for constructing the facilities funded by the Spring Lake Infrastructure Fees. The fees expected to be collected pursuant to this resolution will be subject to an automatic annual adjustment to account for the inflation of public facility design, construction, installation, and acquisition costs. The backbone infrastructure and other public facilities costs have been allocated to each type of land use

development in the plan area based on the proportionate share of the total facility use that each land use represents;

6. Pursuant to Government Code Section 66017, a current and immediate threat to the public health, welfare, and safety exists, in that the existing Spring Lake Infrastructure Fee schedule is inadequate to pay for construction of infrastructure required to serve and accommodate growth in the Spring Lake Specific Plan area, creating the potential that inadequate infrastructure will be built and result in a degradation of public health, welfare, and safety due to inadequate roads, storm drains, parks, and other infrastructure.

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

1. After considering the information and determinations contained in the original SLIF-NS and the amendments thereto, and the testimony received on December 19, 2017, and prior public hearings, the findings, determinations, and conclusions contained in the Resolutions of July 6, 2004, September 7, 2004, November 7, 2006, March 6, 2007, December 16, 2008, January 19, 2010, March 1, 2016 and January 17, 2017 are hereby reaffirmed and expressly incorporated herein and the findings in this Resolution are hereby approved and adopted.

2. Findings Specific to Fire Facilities
    a. The Spring Lake Infrastructure Fee will provide capital to finance fire facilities including but not limited to a fire station, fire engines and support firefighting equipment.
    b. The General Plan and SLIF-NS show that projected growth in the Spring Lake Specific Plan area will create increased demand for fire facilities, and such facilities will need to be constructed to meet this demand.
    c. The SLIF-NS establish that there is a reasonable relationship between the need for additional fire facilities and the type of development on which the fee is imposed. The SLIF-NS also establishes that there is a reasonable relationship between the fee's use and the types of development on which it is imposed.
    d. The cost estimates set forth in the SLIF-NS are reasonable cost estimates for constructing these facilities. The total fees expected to be collected pursuant to this resolution will not exceed the estimated total cost of the fire equipment and facilities, and the amount of the fee for each dwelling unit equivalent has been allocated to each land use based on the estimated share of need created for the fire stations, equipment, and facilities.

2. The Spring Lake Infrastructure Fee for the Spring Lake Specific Plan in the City of Woodland is hereby approved in accordance with Table 3 in the SLIF-NS, which totals $44,468 for a single family unit, $29,468 for a multi-family unit, and $34.38 per square foot for commercial development.

3. This resolution is hereby declared to be an urgency measure and, based on the authority granted by Government Code Section 66017, shall take effect immediately upon its adoption by at least four-fifths vote of the City Council. The City Clerk shall schedule a public hearing before the City Council within thirty (30) days after the enactment of this resolution to consider an extension of such interim development fees for an additional thirty (30) days, and/or consider the adoption of a permanent fee resolution increasing the Spring Lake Infrastructure Fees.

Passed and adopted this 19th day of December, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gozalez, City Clerk

APPROVED AS TO FORM:

____
Kara Ueda, City Attorney

Draft Report

Spring Lake Infrastructure Fee Nexus Study Update

The Economics of Land Use

Prepared for:

City of Woodland

Prepared by:

Economic & Planning Systems, Inc. (EPS)

December 2017

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1. INTRODUCTION AND EXECUTIVE SUMMARY

Purpose

The Spring Lake Infrastructure Fee (SLIF) Program was established in July 2004 to fund backbone infrastructure and other public facilities required to serve development in the Spring Lake Specific Plan (SLSP) area in the City of Woodland (City). Since 2004, the City has adopted a number of periodic updates to the SLIF Program to reflect changes in land uses, facilities requirements and costs, funding sources, and the fee calculation methodology. The last SLIF Nexus Study Update and comprehensive SLIF Program Update were adopted by the City in January 2010.

The purpose of this 2017 SLIF Nexus Study Update is to perform another comprehensive update to the SLIF Program to account for updated development projections, facilities requirements, and improvement costs. Cunningham Engineering Corporation (CEC) and Ponticello Enterprises Consulting Engineers, Inc. (PE) completed an updated Capital Improvement Plan (CIP) in November 2017 that serves as the basis of the facilities requirements and improvement costs. In addition, the City provided updated current and buildout development estimates for the SLSP. These development estimates reflect the current development status in the SLSP, as well as the rezoning of several properties.

Background

The SLIF Program was established based on findings in the 2004 SLIF Nexus Study prepared by Economic & Planning Systems, Inc. (EPS). The SLIF Program allocates the cost of necessary backbone infrastructure and other public facilities to benefiting land uses in the SLSP.

The SLIF Program development impact fees are collected at building permit issuance from developers of SLSP residential and commercial property. The City administers the SLIF program and collects the SLIF. The SLIF is divided into the following components and subcomponents.

- Infrastructure
  - Roadways
  - Water Facilities
  - Sewer Facilities
  - Drainage Facilities
  - Fire Facilities
- Parks
- Administration

The 2004 Nexus Study established the required nexus between the projected development in the SLSP and the necessary public facilities to be funded by the SLIF Program. Initial fees for all above fee components and subcomponents, except for Fire Facilities, were established based on the findings in the 2004 report. The cost allocation methodologies on which the findings were based were subsequently updated in the 2008 Nexus Study Update to be consistent with the cost allocations used in the Citywide Major Projects Financing Plan (MPFP) Fee Program. These updates were carried through to the 2010 Nexus Study Report and this 2017 Nexus Study Update. The written nexus findings from the 2004 Nexus Study have been updated to reflect the current cost allocation methodologies used to establish the SLIF and are included in this document as **Appendix A**. **Appendix A** also includes findings for Fire Facilities, which are included in this 2017 SLIF Update. The Fire Facilities subcomponent will fund a portion of a proposed new fire station that is needed to serve the SLSP, as well as other areas of the City.

In addition, the City added an overall Program Contingency for this SLIF Update. The Program Contingency will provide funding for potential construction cost overruns and is included in the Roadways component of the SLIF.

SLSP developers have been required to provide advance funding for backbone infrastructure that is needed prior to enough fee revenue being collected to pay for the infrastructure. These developers may utilize fee credits, to the extent available, to satisfy most of their SLIF obligation. However, developers may not take credits for the following SLIF components, which must be paid at the issuance of a building permit.

- Parks
- Administration
- City Set-Aside

The City is responsible for acquiring all park land, constructing all park facilities, and administering the SLIF program. The developers satisfy their obligation toward these facilities through payment of the SLIF. In addition, the City is responsible for the construction of some specified infrastructure. To ensure adequate funding for these improvements, in 2010, the City instituted a set-aside requirement that obligates developers to pay a certain percentage of the SLIF at building issuance regardless of whether or not they are using SLIF fee credits.

Since the SLIF Program was established in July 2004, the SLIF has been updated annually for inflation. It has also been updated periodically to adjust for changes to: projected development, dwelling unit equivalent (DUE) factors, required facilities, facilities costs, funding sources, and financing methodologies. The last comprehensive SLIF Update was prepared in 2010. The costs for that update were based on the 2009 SLIF CIP prepared by CEC and PE. 2009 was the last time the CIP was updated prior to the recent 2017 update. **Table 1** summarizes the history of the SLIF Updates, excluding the annual inflationary updates.

SLIF Program Boundaries

The 1,097-acre SLSP is located in the southeast portion of the City approximately 3 miles from the downtown. The majority of the SLSP is bounded on the north by East Gibson Road, on the west by Harry Lorenzo Boulevard, on the south by County Road 25A, and on the east by County Road 102. The SLSP also includes a portion in the northern part of the project that that extends from Harry Lorenzo Boulevard on the east to west of State Route 113. **Map 1** details the SLSP land use plan.

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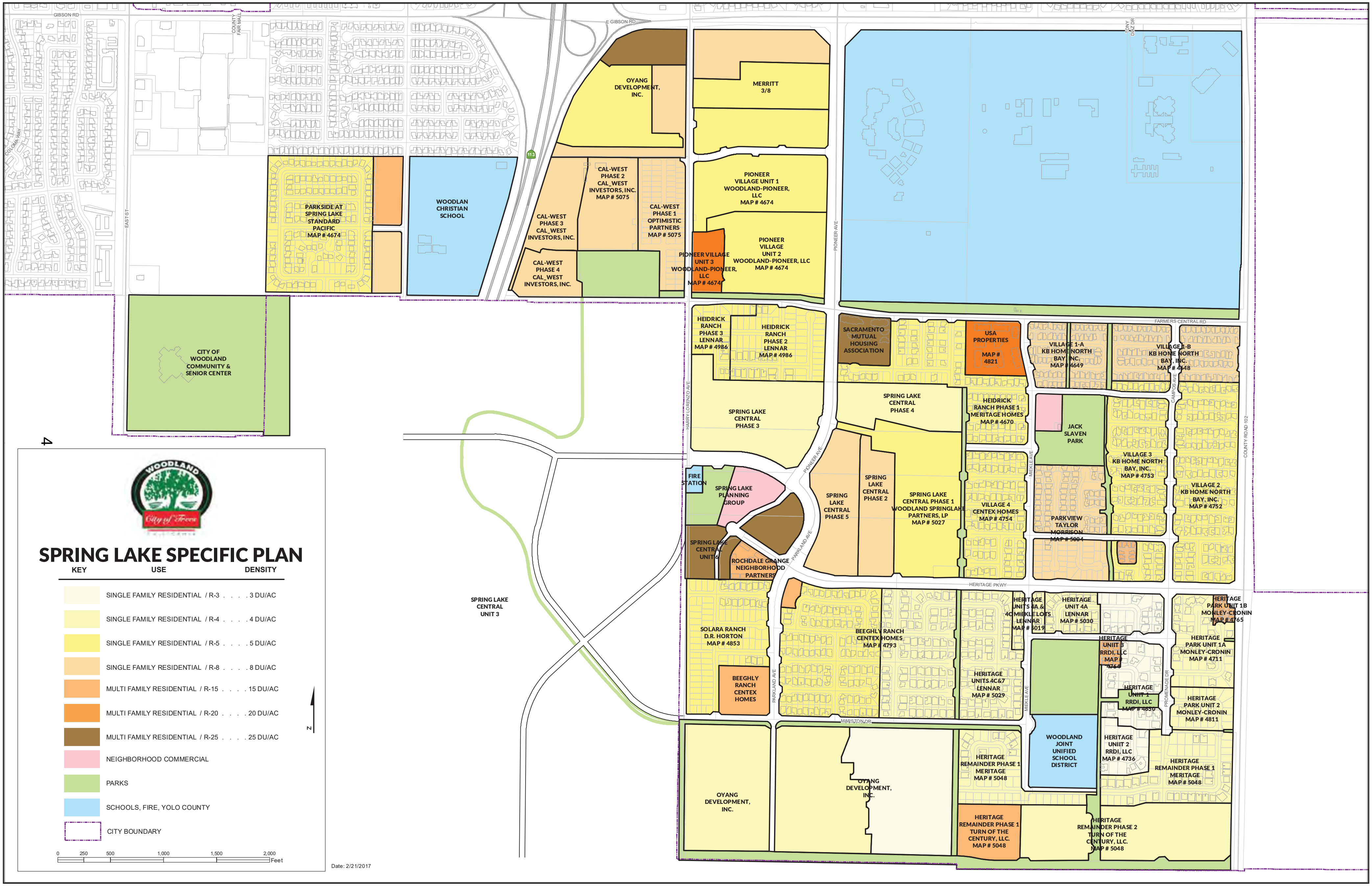
Table 1
2017 SLIF Nexus Study Update
SLIF History

SLIF Adoption Date	SLIF Single-Family	SLIF Multifamily	SLIF Commercial	**Reasons for Update**
	per dwelling unit		*per bldg. sq. ft.*	
July 2004	$ 29,149	$ 18,628	$ 26.86	Original SLIF
September 2004	$ 31,332	$ 20,025	$ 28.87	Park land cost changes
November 2006	$ 42,610	$ 27,240	$ 39.27	Facility cost changes
March 2007	$ 43,362	$ 27,719	$ 39.97	Park development and land cost changes
December 2008	$ 35,295	$ 23,295	$ 27.18	Land use, DUE, and infrastructure cost changes
January 2010	$ 36,104	$ 23,829	$ 27.80	Land use, infrastructure cost, funding sources, and financing methodology changes
February 2016	$ 42,917	$ 28,324	$ 32.63	Park development and land cost changes
January 2017	$ 44,662	$ 29,477	$ 34.39	Park development cost changes
November 2017 (proposed)	$ 44,648	$ 29,468	$ 34.38	Land use, facilities, and infrastructure cost changes

slif_history

Source: City of Woodland

Map 1
Spring Lake Specific Plan Land Use Plan



The SLSP was originally part of a larger 1,748-acre Master Plan area that the City identified in its 1996 General Plan as the area where future growth would occur. In addition to the SLSP, the Master Plan area included a bordering 621-acre area referred to as the Master Plan Remainder Area (MPRA). In the City's current General Plan (adopted earlier this year), the MPRA has been expanded to include additional land to the south and west and has been renamed as Specific Plan Area 1 (SP-1). SP-1 is composed of three subareas: SP-1A, SP-1B, and SP-1C. **Map 2** is the land use plan for the entire City and shows the SLSP in context with the rest of the City, including SP-1.

The SLIF applies only to the SLSP, although the SLIF Program does include some improvements that will benefit both the SLSP and SP-1 and for which there will be shared funding. These improvements and the shared funding arrangement are detailed in **Chapter 3** of this report. When SP-1 is ready to develop, an SP-1 Financing Plan will be prepared. This Financing Plan will identify public improvements necessary to serve SP-1 and recommend appropriate financing mechanisms.

SLIF Update

Summary

Table 2 shows the proposed SLIF per unit for each land use category in the SLSP. **Table 3** details the fees by public facility type and includes a separate ongoing administration component. The proposed SLIF has been updated from the current level to account for cost changes, land use changes, and inclusion of the Fire Facilities and Program Contingency costs.

Facility costs have been updated to reflect the updated 2017 CIP. Buildout land uses have been changed to reflect zoning changes that have occurred since the last comprehensive SLIF Update in 2010.

AB 1600 Nexus Requirements

To update the SLIF, the City is required to demonstrate the nexus between the projected new development in the SLSP and the necessary backbone infrastructure and public facilities to be funded by the SLIF. This nexus requirement was established under California Assembly Bill 1600 (AB 1600) legislation, as codified by California Government Section 66000 *et seq*. This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."[1]

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

Map 2
City of Woodland Land Use Plan

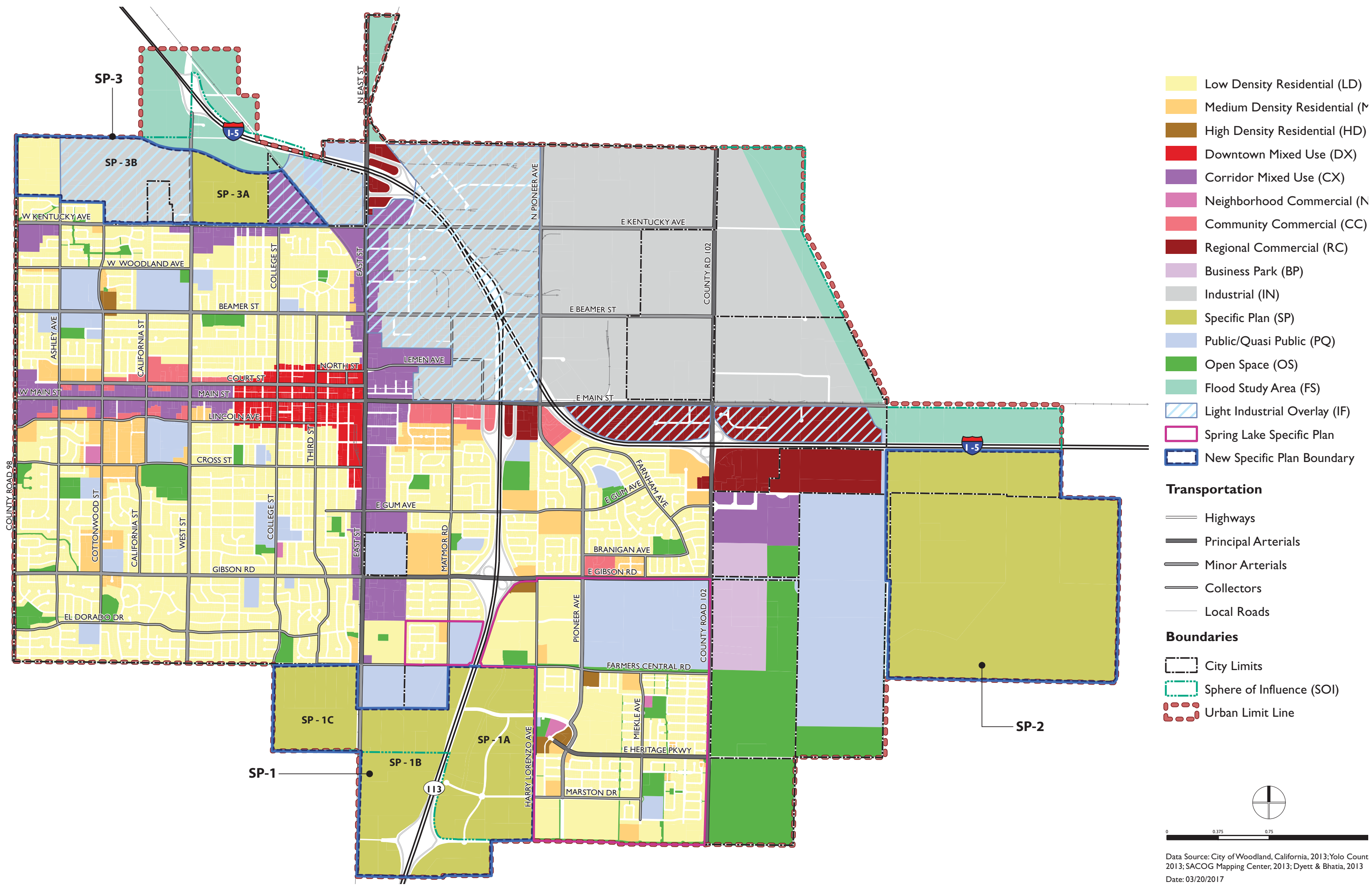

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Table 2
2017 SLIF Nexus Study Update
2017 SLIF by Land Use

Land Use Category	Proposed 2017 SLIF
Single-Family Units	*Per Unit*
R-3	$44,648
R-4	$44,648
R-5	$44,648
R-8	$44,648
Multifamily Units	
R-15	$29,468
R-20	$29,468
R-25	$29,468
	Per Bldg. Sq. Ft.
Commercial	$34.38

all_totalsum

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Table 3
2017 SLIF Nexus Study Update
SLIF Detail by Public Facility Type (2017$)

Land Use Category	Roadways [2]	Water	Sewer	Drainage	Fire Station	Parks	Ongoing Admin. [3]	Total
	Fee per Unit or Bldg. Sq. Ft. [1]							
Single-Family Units				*Per Unit*				
R-3	$19,405	$2,154	$2,775	$10,059	$808	$7,986	$1,461	**$44,648**
R-4	$19,405	$2,154	$2,775	$10,059	$808	$7,986	$1,461	**$44,648**
R-5	$19,405	$2,154	$2,775	$10,059	$808	$7,986	$1,461	**$44,648**
R-8	$19,405	$2,154	$2,775	$10,059	$808	$7,986	$1,461	**$44,648**
Multifamily Units				*Per Unit*				
R-15	$12,807	$1,421	$1,831	$6,639	$534	$5,271	$964	**$29,468**
R-20	$12,807	$1,421	$1,831	$6,639	$534	$5,271	$964	**$29,468**
R-25	$12,807	$1,421	$1,831	$6,639	$534	$5,271	$964	**$29,468**
				Per Bldg. Sq. Ft.				
Commercial	$14.94	$1.66	$2.14	$7.75	$0.62	$6.15	$1.13	**$34.38**

fee_by_type

[1] See Table 14 for calculation.
[2] Includes planning and administration (for program formation and planning) and program contingency costs.
[3] Ongoing district administration costs estimated at 4% of other SLIF costs (excluding planning and administration, Gibson Road, and Program Contingency costs).

Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

This report details the updated development projections, SLIF-funded costs, and cost allocations that result in the proposed changes to the SLIF, as well as the AB 1600 nexus findings needed to update the SLIF. The original AB 1600 nexus findings needed to establish the SLIF rates for each of the original SLIF components were detailed in the 2004 SLIF Nexus Study and subsequently updated to reflect cost allocation methodology changes from the 2008 SLIF Nexus Study Update. These nexus findings have been reviewed and continue to be valid.

Appendix A of this report includes the nexus findings for all 2017 SLIF components. In addition, **Appendix A** details the associated calculation of the cost allocation factors for each SLIF component, as well as the overall weighted average DUE factor used to establish the total SLIF for each land use.

Reconciliation Update

Development in the SLSP has been subject to the 2002 SLSP Building Unit Allocation (BUA) Ordinance (amended in 2004), which established a program for the timed release of single-family market-rate units (referred to as BUAs) in the SLSP. The BUA Ordinance specified a maximum number of single-family market-rate building permits that could be issued in each of three dwelling unit releases. Since various facilities are needed to serve development before enough SLIF revenue is collected to fund the facilities, the developers participating in each BUA release have been required to advance-fund facilities in the SLSP. After providing advance-funding, the developers are granted SLIF fee credits up to the advance-funded amount. After accounting for fee credits used, if a developer’s contribution still exceeds the developer’s total SLIF obligation (or “fair share”) then that developer will be owed a reimbursement from SLIF fees collected from other SLSP development.

The purpose of a Reconciliation Update is to update the fee credits and reimbursements owed to each developer after the SLIF is updated. The proposed SLIF is used to recalculate each developer’s total SLIF obligation for all development in a particular BUA release. If the SLIF increases, then each developer’s SLIF obligation also will increase. The updated SLIF obligation is compared to the amount of advance funding less any credits already used or reimbursements already made to arrive at the updated credits and/or reimbursements still owed to the developer.

The BUA Ordinance requires a SLIF Update and Reconciliation Update before each BUA release to recalculate the amount owed to the prior release. All BUA releases have now occurred, so the BUA Ordinance is no longer in effect, and Reconciliation Updates related to BUA releases are no longer required. However, since the first release is still owed reimbursements, a Reconciliation Update must be prepared to update the reimbursement amounts owed to the first release developers. The City has already partially reimbursed the first release developers for advance funding and plans to fully reimburse them as soon as possible after the SLIF Update and Reconciliation Update. A preliminary summary level Reconciliation Update for the first release developers as a group is summarized in **Chapter 6**. A detailed Reconciliation Update that updates the credits and reimbursements owed to each first release developer will be prepared after adoption of this 2017 SLIF Nexus Study Update.

Report Layout

This report is divided into six chapters and three appendices:

- **Chapter 1** includes this introduction and executive summary.
- **Chapter 2** details the land use assumptions used in the SLIF Program.
- **Chapter 3** details the SLIF-funded costs.
- **Chapter 4** discusses the implementation and administration of the SLIF Program and Reconciliation Update.
- **Chapter 5** describes additional SLSP development impact fees that are not part of the SLIF.
- **Appendix A** details both the AB 1600 nexus requirements for all SLIF components and the calculation of the weighted average DUE factors used to establish the total SLIF for each land use.
- **Appendix B** details the analysis used to determine the level of the City set-aside requirement discussed in **Chapter 4**.
- **Appendix C** summarizes the cost estimates and funding sources for all required backbone infrastructure and other public facilities for the SLSP.
- **Appendix D** details the inflation calculation used to adjust developer advances that remain to be reimbursed.

2. LAND USES AND DEVELOPMENT STATUS

This chapter summarizes the SLSP land uses and development status. **Table 4** summarizes the projected single family and multifamily dwelling units and commercial building square feet in the SLSP at buildout A land use contingency factor of 96 percent is applied to the total planned development to estimate the adjusted anticipated buildout development. The adjusted development projections account for the likelihood that full buildout may not occur and that properties may be rezoned to less dense uses, as has occurred in recent years. In particular, it is likely that not all planned multi-family and commercial land uses will be developed.

It is important to note that the 96-percent factor does not allow individual developers to construct fewer than their planned units if they rezone their property to less dense uses. If a zoning amendment results in fewer DUESs than planned, then the developer will be required to pay a SLIF shortfall funding fee to account for the lost SLIF revenue as a result of the rezoning.

A total of 4,179 dwelling units and 45,549 commercial building square feet are currently planned at buildout. After applying the 96 percent land use contingency factor, it is estimated that there will be 4,012 dwelling units and 43,727 commercial building square feet at buildout. Note that several properties have been rezoned since the last SLIF Nexus Study Update in 2010, which led to an increase in planned single-family units and a decrease in planned multifamily units and commercial development.

Table 5 summarizes the development that has occurred in the SLSP and the estimated remaining development. As of August 1, 2017, building permits had been issued for 1,976 of the 4,012 expected dwelling units at buildout, leaving an estimated 2,036 dwelling units still to develop. No commercial development has yet occurred.

Note that for residential uses, **Table 4** and **Table 5** detail the development status by BUA release and distinguish between single-family BUAs and other single-family units (e.g., duplexes, and affordable units). This level of detail is not needed for the SLIF Update, but it is needed for the Reconciliation Update and the City set-aside analysis, which are discussed later in the report.

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Table 4
2017 SLIF Nexus Study Update
SLSP Developable Land Use Summary

Land Use Category	FAR	Acres	Dwelling Units Total	Dwelling Units Adjusted Total	Building Square Feet Total	Building Square Feet Adjusted Total
Land Use Contingency				*96%*		*96%*
Single-Family (R-3 - R-8)						
First Release BUAs			1,282			
First Release Other (duplexes and affordable)			114			
Second and Third Release BUAs			1,505			
Second and Third Release Other			253			
Subtotal Single Family			**3,154**	**3,028**		
Multifamily Units (R-15 - R-25) [1]						
First Release			681			
Second and Third Release			344			
Subtotal			**1,025**	**984**		
Total Residential			**4,179**	**4,012**		
Commercial	**0.15**	**6.971**			**45,549**	**43,727**

land_use

Source: Spring Lake Specific Plan and City of Woodland

[1] The actual number of units may vary. Includes affordable cluster units.

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Table 5
2017 SLIF Nexus Study Update
Development Status

Item	Total at Buildout	Development Status: Adjusted Total [1]	Building Permits Through 08/01/17	Remaining
Land Use Contingency		*96%*		
		Dwelling Units		
Single-Family				
First Release BUAs	1,282			
Other Single-Family (duplexes and affordable)	367			
Subtotal First Release BUAs and Other	**1,649**	**1,583**	**1,268**	**315**
Second and Third Release BUAs	1,505	1,445	417	1,028
Total Single-Family	**3,154**	**3,028**	**1,685**	**1,343**
Multifamily (including affordable clusters)	**1,025**	**984**	**291**	**693**
Total Dwelling Units	**4,179**	**4,012**	**1,976**	**2,036**
		Building Square Feet		
Total Commercial Building Square Feet	**45,549**	**43,727**	**0**	**43,727**

dev_stat

Source: City of Woodland

[1] Assumes land use contingency applies equally to all units. In actuality, the percentage could differ by BUA release.

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3. Backbone Infrastructure and Public Facility Costs

Introduction

Cunningham Engineering Corporation (CEC) and Ponticello Enterprises Consulting Engineers, Inc. (PE) completed an updated Capital Improvement Plan (CIP) in November 2017 that serves as the basis of the facilities requirements and improvement costs. The updated CIP reflects actual costs expended to date and new cost estimates in 2017 dollars for remaining backbone infrastructure projects. The SLIF will fund either a portion or the entire cost of each required facility, depending on the cost share for that particular facility. Any costs not funded by the SLIF are funded by other sources such as the City, County, and school district, as detailed in the CIP. **Table 6** summarizes the updated CIP costs and funding sources, as well as the parks costs and funding sources (which were updated in January 2017). The backbone infrastructure and public facility costs total $231.1 million. The amount to be funded by the SLIF is estimated at $141.6 million. This chapter describes this SLIF-funded portion of the costs only. The SLIF-funded costs are divided into the following infrastructure, public facilities, and administration categories:

- Roadways
- Water
- Sewer
- Drainage
- Parks
- Fire Station
- Ongoing SLIF Administration

Some of the facilities constructed and funded by the SLSP will be oversized for the future benefit of SP-1, whereas other facilities that benefit the SLSP will be constructed and funded by SP-1 (see discussion of equitable swap later in this chapter). The difference between these two costs represents the SLSP's net oversizing cost for the benefit of SP-1 and totals approximately $5.6 million. Because of the uncertainty of future funding by SP-1, the net oversizing cost incurred by the SLSP is included in the SLIF-funded costs. Thus, the SLIF is based on the cost of improvements actually funded and constructed by the SLSP. Appropriate reimbursement from SP-1 to the SLIF program will be determined when SP-1 is entitled for development.

Table 7 compares the facility and land acquisition costs currently included in the SLIF Program to the estimated costs in the 2010 SLIF Update (the most recent comprehensive SLIF Update). Since 2010, the total SLIF-Funded costs have increased by approximately 14.4 percent, excluding the parks costs.

The parks costs were excluded from the percentage change calculation because the basis of the costs differed in the 2010 SLIF Nexus Study and this current 2017 SLIF Nexus Study. The parks costs in this report are equivalent to the parks cost in the January 2017 SLIF Nexus Study Update—Parks Component (Parks SLIF Nexus Study). In the Parks SLIF Nexus Study, the fee

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Table 6
2017 SLIF Nexus Study Update
Sources and Uses of Funds for SLSP Backbone Infrastructure and Other Public Facilities (2017$)

Description	Total Facility and Land Acquisition Costs	Funding Sources: SLIF [1]	Shortfall Funding [1]	City of Woodland	Collector Improvements [2]	SP-1 [3]	WJUSD [4]	Yolo County	Woodland College
Backbone Infrastructure									
Roadway [5]	$124,672,000	$66,265,246	$436,754	$4,880,000	$20,529,000	$31,881,000	$25,000	$355,000	$300,000
Water	$9,081,000	$7,354,613	$60,387	$34,000	$1,486,000	$0	$137,000	$9,000	$0
Sewer	$14,648,000	$9,474,952	$94,048	$216,000	$1,373,000	$3,422,000	$68,000	$0	$0
Drainage	$58,328,200	$34,348,646	$284,354	$9,144,000	$2,119,000	$11,681,000	$0	$751,200	$0
Subtotal Backbone Infrastructure	**$206,729,200**	**$117,443,457**	**$875,543**	**$14,274,000**	**$25,507,000**	**$46,984,000**	**$230,000**	**$1,115,200**	**$300,000**
Public Facilities									
Fire Station	**$3,000,000**	$3,000,000	$0	$0	$0	$0	$0	$0	$0
Parks	**$15,940,000**	$15,736,808	$203,192	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Subtotal Public Facilities	**$18,940,000**	**$18,736,808**	**$203,192**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Ongoing SLIF District Administration [6]	**$5,466,000**	$5,422,844	$43,156	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL	**$231,135,200**	**$141,603,109**	**$1,121,891**	**$14,274,000**	**$25,507,000**	**$46,984,000**	**$230,000**	**$1,115,200**	**$300,000**

summary

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

[1] See Table 8.
[2] Collector Improvements consist of non-SLIF backbone infrastructure components, constructed and paid for by subdivision builders.
[3] Includes improvements to be constructed by SP-1 and improvements oversized by SLSP for SP-1 that are part of the SP-1 fair share.
[4] Includes costs allocated to the high school.
[5] Includes Planning and Administration and Program Contingency costs.
[6] District Administration costs cover the costs of ongoing SLIF implementation and administration and are estimated as 4% of SLIF backbone infrastructure and other public facilities costs, excluding Gibson Road, Planning and Administration, and Program Contingency costs.

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Table 7
2017 SLIF Nexus Study Update
SLIF-Funded Cost Comparison

Item	Total SLIF-Funded Cost [1]			
	Updated Cost for 2017 Fee (2017 $) [2]	Estimated Cost for 2010 Fee (2009 $)	Difference	Percentage Change
Backbone Infrastructure				
Roadway [3]	$66,265,246	$52,225,978	$14,039,268	26.9%
Water	$7,354,613	$7,220,000	$134,613	1.9%
Sewer	$9,474,952	$11,245,000	($1,770,048)	(15.7%)
Drainage	$34,348,646	$34,000,846	$347,800	1.0%
Subtotal Backbone Infrastructure	**$117,443,457**	**$104,691,824**	**$12,751,633**	**12.2%**
Public Facilities				
Fire Station	$3,000,000	$0	$3,000,000	NA
Parks [4]	$15,736,808	$23,107,821	($7,371,013)	NA
Subtotal Public Facilities	**$18,736,808**	**$23,107,821**	**($4,371,013)**	**(18.9%)**
Total Backbone Infrastructure and Public Facilities	**$136,180,265**	**$127,799,645**	**$8,380,620**	**6.6%**
Total Backbone Infr. & Public Facilities excl. Parks	**$120,443,457**	**$104,691,824**	**$15,751,633**	**15.0%**
Ongoing SLIF Administration Costs	**$5,422,844**	**$5,299,000**	**$123,844**	2.3%
TOTAL	**$141,603,109**	**$133,098,645**	**$8,504,464**	
TOTAL excluding Parks [5]	**$125,866,301**	**$109,990,824**	**$15,875,477**	**14.4%**

slif_cost

Source: Cunningham Engineering, Ponticello Enterprises, City of Woodland

[1] Excludes inflation on developer advance funding.
[2] See Table 6.
[3] Includes Planning and Administration and Program Contingency costs.
[4] Current Parks cost is remaining amount, consistent with the recent Parks SLIF update. The Parks cost in previous updates was the total Parks cost estimate. The two costs are not comparable so a percentage change is not included.
[5] Pct. change calculated on all costs excluding parks. The 2010 and 2017 parks costs are not comparable as explained in note [4].

calculation methodology was changed for the parks SLIF component only to be based on remaining parks improvement costs allocated to remaining SLSP development. The previous methodology, and the methodology that continues to be used for all other SLIF components, calculates the fees by allocating buildout costs (both already incurred and estimated remaining costs) to buildout development. Since the parks costs in this report are remaining costs, and the parks costs in the 2010 report were total buildout costs, the two parks cost estimates are not comparable and are not included in the percentage change estimate.

The SLIF-funded costs for each of the cost categories listed above, as well as the equitable swap, are discussed in the remainder of this chapter. **Appendix C** further details the cost estimates and funding sources for all SLIF-funded costs.

SLIF-Funded Costs

Roadways

New residential and commercial development in the SLSP will generate vehicular trips and the need for additional roadway capacity to maintain adequate levels of service. City staff and engineering consultants designed roadway improvements according to General Plan and Specific Plan policy guidelines. Roadway improvements funded by the SLIF include both on- and off-site backbone roadway facilities. On-site facilities are those included in the SLSP. Off-site facilities are roadway improvements designed to improve traffic circulation throughout the neighborhood area. The Highway 113 overpass is an example of an off-site improvement.

The SLIF-funded cost of roadway improvements and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP at $66.3 million. This amount represents an increase of approximately 26.9 percent over the 2010 cost and also includes the estimates for both the SLIF Program Formation costs and the SLIF Program Contingency costs, which were added for this update.

Because of administrative difficulties dealing with the reimbursement of these costs as separate SLIF Program components, this SLIF Nexus Study Update includes such costs in the SLIF roadway fee component. Two reasons warrant such treatment of this cost category. First, these costs benefit all land uses in the SLSP and should be allocated to all land uses, like the roadway costs. Second, as the roadway fee component is the largest fee component, and the primary basis for the City to implement the Fee Program, inclusion of Program Formation and Program Contingency costs into this component accelerates repayment of costs advanced by the City and developers.

The Program Formation and Program Contingency costs are summarized below.

SLIF Program Formation Costs

The SLIF Program Formation costs include all costs associated with developing and implementing the SLIF Program. These costs do not include the costs of the on-going SLIF Program administration, which currently are estimated to be approximately 4 percent of the other SLIF costs and constitute a separate SLIF component. The SLIF Program Formation costs currently are estimated at $8.4 million. The City developed the SLIF Program to insure public facilities are provided, on a reasonable basis, to new development that requires such improvements. The City staff and its engineering and financial consultants have collected land use information and calculated public facility cost estimates to provide necessary studies and supporting information to implement and update the SLIF Program.

SLIF Program Contingency Costs

For this SLIF Update, the City added an overall Program Contingency to the SLIF Program. In recent years, development costs have been higher than anticipated or estimated in the SLIF CIP. Consequently, the City owes developers who have provided advance funding greater reimbursements than originally anticipated. As a protection against future cost overruns, the City added a Program Contingency cost of $3.0 million to the SLIF Program.

Water Facilities

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

New water distribution pipelines are required in the SLSP to serve new growth. Facilities will be sized to provide delivery capacity to meet water demands during peak conditions and at the same time meet fire protection needs. Individual subdivisions will be required to loop water mains as they build out.

The SLIF-funded cost of water improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP at $7.4 million. This amount represents an increase of approximately 1.9 percent over the 2010 cost.

Sewer Facilities

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

The SLIF-funded cost of sewer improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP at $9.5 million. This amount represents a decrease of approximately 15.7 percent from the 2010 cost. One reason for the decrease was that some facilities were deferred until SP-1 development begins.

Drainage Facilities

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

The SLIF-funded cost of drainage improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP at $34.3 million. This amount represents an increase of approximately 1.0 percent over the 2010 cost.

Park Facilities

New residential development in the SLSP will generate the need for additional park and recreation services and the associated need for park facilities. The SLSP has an established park standard of 5.0 park acres per thousand population. There are five parks, comprising 70 acres, planned to serve the SLSP area. These parks include three neighborhood parks, a central park, and a Sports Park, as listed below:

- Sports Park: 40 acres[2]
- Neighborhood Park 1: 8 acres
- Jack Slaven Park (Neighborhood Park 2): 8 acres
- Neighborhood Park 3: 10 acres
- Spring Lake Central Park: 4 acres

The Sports Park is designed to serve the entire SLSP as well as the remainder of the City. The three neighborhood parks will serve as focal points for each of the individual neighborhoods in the SLSP. The Spring Lake Central Park is proposed to serve as a focal point for the entire SLSP. All parks will be linked by an off-street pedestrian/bicycle loop pathway system constructed in greenbelts or in the right-of-way of identified streets. Further linkages will be provided at the subdivision level with additional trail connections.

As discussed earlier in this chapter, the estimated parks costs in this report were obtained from the 2017 Parks SLIF Nexus Study and represent remaining costs, rather than total buildout costs, because of a change to the methodology used to calculate the parks SLIF component. The costs from the 2010 Nexus Study were total buildout costs, and thus, the 2017 SLIF-funded parks costs decreased significantly from the 2010 parks costs. A percentage difference was not calculated since the basis of the costs differed for the 2010 SLIF Nexus Study Update and the current report, making the costs incomparable.

Note that the fee methodology change to base the Parks SLIF component on remaining costs allocated to remaining development applies only to the Park SLIF component. All other SLIF components continue to be calculated by allocating buildout costs to buildout development.

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[2] Only a portion of this land is funded by the SLIF and is considered a part of the 5.0 acres per thousand population calculation for the SLSP.

Fire Station

This report includes the SLSP's contribution to a fire station. The fire station is an improvement that had not previously been included in the SLIF Program. It had previously only been included in the Citywide Major Projects Financing Plan (MPFP) Fee Program. In 2004, however, the Woodland City Council approved a recommendation that a fire station be opened in the SLSP area by occupancy of 1,010 single family dwelling units. Building permits for nearly 1,700 single family units have now been issued, but a new fire station has not been built because of a lack of funding. The new fire station would serve not only the SLSP but also the remainder of the SP-1 area. The City estimates the cost of the portion of the station needed to serve the SLSP at $3.0 million and has included this cost in the SLIF Program.

Administration Costs

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

The ongoing administration costs currently are estimated by the City staff to be approximately 4 percent of all other SLIF costs, or $5.4 million.[3] This amount represents an increase of approximately 2.3 percent over the 2010 cost.

Oversizing for Future Uses and Equitable Swap

The SLSP developers are required to oversize the backbone infrastructure facilities to benefit future development in SP-1. The 2017 SLSP CIP contains approximately $17.1 million in SLIF-funded improvements that will be over-sized to benefit SP-1. This amount includes $3.7 million in road improvements, $3.0 million in sewer improvements, and $10.4 million in drainage improvements, as summarized in **Table 8** and detailed in **Appendix C**.

To be equitable and simplify the timing of reimbursements from the SP-1 developers, the 2003 SLSP Financing Plan proposed an "equitable swap" of infrastructure improvements. As outlined in **Tables 8** and **9**, in exchange for funding the oversizing of improvements specified above, the SLSP would transfer $11.5 million of SLIF program improvements that are scheduled to be constructed during development of SP-1 to the SP-1 funding program. This amount includes $9.6 million in roadways costs, $1.2 million in storm drainage costs, and $0.7 in sewer costs. The details of the transferred costs are shown in **Table 10**.

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[3] Gibson Road, Program Formation, and the Program Contingency costs are excluded from the ongoing administration costs calculation.

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Table 8
2017 SLIF Nexus Study Update
Spring Lake Infrastructure Fee-Funded Facilities - Buildout (2017$)

Item	SLSP and SP-1 Shared Improvements: SLSP Fair Share Allocation	Improvements Oversized for SP-1 by SLSP [1]	Total Backbone Infrastructure Cost	Less: Facilities Transferred to SP-1 [2]	Improvements Constructed by SLSP	Less: Shortfall Funding	Total SLIF-Funded Costs
BACKBONE INFRASTRUCTURE	**A**	**B**	**C=A+B**	**D**	**E=C-D**		
Roadway							
Package A	$11,671,000	$0	$11,671,000	$0	$11,671,000		
Package B	$4,610,000	$925,000	$5,535,000	$0	$5,535,000		
Package C	$2,805,000	$805,000	$3,610,000	$0	$3,610,000		
Other Projects	$39,101,000	$1,894,000	$40,995,000	($9,603,000)	$31,392,000		
Onsite Land Acquisition	$2,256,000	$69,000	$2,325,000	$0	$2,325,000		
Gibson Road	$804,000	$0	$804,000	$0	$804,000		
Program Formation Costs	$8,365,000	$0	$8,365,000	$0	$8,365,000		
Program Contingency	$3,000,000	$0	$3,000,000	$0	$3,000,000		
Total Roadway	**$72,612,000**	**$3,693,000**	**$76,305,000**	**($9,603,000)**	**$66,702,000**	**($436,754)**	**$66,265,246**
Water							
Package A	$2,364,000	$0	$2,364,000	$0	$2,364,000		
Package B	$857,000	$0	$857,000	$0	$857,000		
Package C	$509,000	$0	$509,000	$0	$509,000		
Other Projects	$3,486,000	$0	$3,486,000	$0	$3,486,000		
Water Well	$199,000	$0	$199,000	$0	$199,000		
Total Water	**$7,415,000**	**$0**	**$7,415,000**	**$0**	**$7,415,000**	**($60,387)**	**$7,354,613**
Sewer							
Package A	$1,365,000	$758,000	$2,123,000	$0	$2,123,000		
Package B	$211,000	$330,000	$541,000	$0	$541,000		
Package C	$67,000	$59,000	$126,000	$0	$126,000		
Other Projects	$1,124,000	$223,000	$1,347,000	$0	$1,347,000		
Off-site	$4,503,000	$1,648,000	$6,151,000	($719,000)	$5,432,000		
Total Sewer	**$7,270,000**	**$3,018,000**	**$10,288,000**	**($719,000)**	**$9,569,000**	**($94,048)**	**$9,474,952**
Drainage							
Package A	$4,555,000	$903,000	$5,458,000	$0	$5,458,000		
Package B	$1,053,000	$652,000	$1,705,000	$0	$1,705,000		
Package C	$282,000	$0	$282,000	$0	$282,000		
Other Projects	$5,850,000	$665,000	$6,515,000	$0	$6,515,000		
Habitat Conservation Easement	$684,000	$462,000	$1,146,000	$0	$1,146,000		
Off-site	$13,024,000	$7,746,000	$20,770,000	($1,243,000)	$19,527,000		
Total Drainage	**$25,448,000**	**$10,428,000**	**$35,876,000**	**($1,243,000)**	**$34,633,000**	**($284,354)**	**$34,348,646**
TOTAL BACKBONE INFRASTRUCTURE	**$112,745,000**	**$17,139,000**	**$129,884,000**	**($11,565,000)**	**$118,319,000**	**($875,543)**	**$117,443,457**
PUBLIC FACILITIES							
Fire Station	**$3,000,000**	**$0**	**$3,000,000**	**$0**	**$3,000,000**	**$0**	**$3,000,000**
Parks (facilities and land acquisition)							
Neighborhood Park N1	$6,200,000	$0	$6,200,000	$0	$6,200,000		
Neighborhood Park N2	$530,000	$0	$530,000	$0	$530,000		
Neighborhood Park N3	$6,770,000	$0	$6,770,000	$0	$6,770,000		
Central Park	$2,372,047	$0	$2,372,047	$0	$2,372,047		
Sports Park	$3,487,700	$0	$3,487,700	$0	$3,487,700		
Less Parks Fund Balance	($3,422,574)	$0	($3,422,574)	$0	($3,422,574)		
Total Parks	**$15,940,000**	**$0**	**$15,940,000**	**$0**	**$15,940,000**	**($203,192)**	**$15,736,808**
TOTAL PUBLIC FACILITIES	**$18,940,000**	**$0**	**$18,940,000**	**$0**	**$18,940,000**	**($203,192)**	**$18,736,808**
Ongoing SLIF Administration [3]	$5,466,000	$0	$5,466,000	$0	$5,466,000	($43,156)	$5,422,844
TOTAL COST	**$137,151,000**	**$17,139,000**	**$154,290,000**	**($11,565,000)**	**$142,725,000**	**($1,121,891)**	**$141,603,109**
Outstanding Receivable from MPRA					($5,574,000)		
Reconciliation to Fair Share					$137,151,000		

SwapSL

Source: Cunningham Engineering, Ponticello Enterprises, City of Woodland

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

Table 9
2017 SLIF Nexus Study Update
SP-1 Constructed Facilities - Buildout (2017$)

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Item	SP-1 Fair Share Allocation of Costs: SP-1 Direct Improvements	Improvements Shared with SLSP	Total Fair Share Allocation	Less: Facilities Constructed by SLSP [1]	Plus: Facilities Transferred from SLSP [2]	Improvements Constructed by SP-1
BACKBONE INFRASTRUCTURE	**A**	**B**	**C=A+B**	**D**	**E**	**F=C+D+E**
Roadway						
Package A	$0	$0	$0	$0	$0	$0
Package B	$0	$925,000	$925,000	($925,000)	$0	$0
Package C	$0	$805,000	$805,000	($805,000)	$0	$0
Other Projects	$27,120,000	$1,894,000	$29,014,000	($1,894,000)	$9,603,000	$36,723,000
Onsite Land Acquisition	$1,068,000	$69,000	$1,137,000	($69,000)	$0	$1,068,000
Gibson Road	$0	$0	$0	$0	$0	$0
Program Formation Costs	$0	$0	$0	$0	$0	$0
Program Contingency	$0	$0	$0	$0	$0	$0
Total Roadway	**$28,188,000**	**$3,693,000**	**$31,881,000**	**($3,693,000)**	**$9,603,000**	**$37,791,000**
Water						
Package A	$0	$0	$0	$0	$0	$0
Package B	$0	$0	$0	$0	$0	$0
Package C	$0	$0	$0	$0	$0	$0
Other Projects	$0	$0	$0	$0	$0	$0
Water Well	$0	$0	$0	$0	$0	$0
Total Water	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Sewer						
Package A	$0	$758,000	$758,000	($758,000)	$0	$0
Package B	$0	$330,000	$330,000	($330,000)	$0	$0
Package C	$0	$59,000	$59,000	($59,000)	$0	$0
Other Projects	$0	$223,000	$223,000	($223,000)	$0	$0
Off-site	$404,000	$1,648,000	$2,052,000	($1,648,000)	$719,000	$1,123,000
Total Sewer	**$404,000**	**$3,018,000**	**$3,422,000**	**($3,018,000)**	**$719,000**	**$1,123,000**
Drainage						
Package A	$0	$903,000	$903,000	($903,000)	$0	$0
Package B	$0	$652,000	$652,000	($652,000)	$0	$0
Package C	$0	$0	$0	$0	$0	$0
Other Projects	$0	$665,000	$665,000	($665,000)	$0	$0
Habitat Conservation Easement	$0	$462,000	$462,000	($462,000)	$0	$0
Off-site	$1,253,000	$7,746,000	$8,999,000	($7,746,000)	$1,243,000	$2,496,000
Total Drainage	**$1,253,000**	**$10,428,000**	**$11,681,000**	**($10,428,000)**	**$1,243,000**	**$2,496,000**
TOTAL BACKBONE INFRASTRUCTURE	**$29,845,000**	**$17,139,000**	**$46,984,000**	**($17,139,000)**	**$11,565,000**	**$41,410,000**
PUBLIC FACILITIES						
Fire Station	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Parks (facilities and land acquisition)						
Neighborhood Park N1	$0	$0	$0	$0	$0	$0
Neighborhood Park N2	$0	$0	$0	$0	$0	$0
Neighborhood Park N3	$0	$0	$0	$0	$0	$0
Central Park	$0	$0	$0	$0	$0	$0
Sports Park	$0	$0	$0	$0	$0	$0
Less Parks Fund Balance	$0	$0	$0	$0	$0	$0
Total Parks	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PUBLIC FACILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Ongoing SLIF Administration [3]	$0	$0	$0	$0	$0	$0
TOTAL COST	**$29,845,000**	**$17,139,000**	**$46,984,000**	**($17,139,000)**	**$11,565,000**	**$41,410,000**
Outstanding Receivable from SP-1						**$5,574,000**
Reconciliation to Fair Share						**$46,984,000**

SwapSP1

Source: Cunningham Engineering, Ponticello Enterprises, City of Woodland

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

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Table 10
2017 SLIF Nexus Study Update
Summary of Costs Transferred from the SLSP to SP-1 (2017$) [1]

Item	Additional Cost Percent [2]	Direct Costs	Additional Costs	Land Acquisition	Total
Formula	*a*	*b*	*a*b*		
Roadways					
Signalized Intersection Parkway & Road 101	50%	$150,000	$75,000	$0	$225,000
Parkland Avenue (East St. to County Road 101)	50%	$3,107,995	$1,553,997	$485,000	$5,147,000
County Road 25A (Parkland to Promenade)	34%	$1,371,182	$466,202	$0	$1,837,000
Rd 25A/Highway 113 N. & S. Bound Signals	50%	$1,484,716	$742,358	$167,000	$2,394,000
Subtotal Roadway		**$6,113,892**	**$2,837,557**	**$652,000**	**$9,603,000**
Offsite Storm Drainage					
South Regional Pump Station- Phase 2 (120CFS) (Three Additional Pumps)	54%	$154,553	$83,458	$0	$238,000
Future 5MM Pump Screening	54%	$390,690	$210,973	$0	$602,000
Outfall Outlet Improvements	65%	$64,624	$42,006	$0	$107,000
Outfall Channel Improvements (North and South Area)	65%	$179,391	$116,604	$0	$296,000
Subtotal Drainage		**$789,258**	**$453,041**	**$0**	**$1,243,000**
Offsite Sewer					
24" Gravity Pipelines (City Cost Opinion-dated 9/30/2016)	54%	$338,832	$182,969	$0	$522,000
Pump Station - Third Standby Pump - Deferred from Project 02-37	54%	$128,000	$69,120	$0	$197,000
Subtotal Sewer		**$466,832**	**$252,089**	**$0**	**$719,000**
Total Costs Transferred		**$7,369,982**	**$3,542,687**	**$652,000**	**$11,565,000**

xfer_costs

Source: Cunningham Engineering, Ponticello Enterprises

[1] These facilities will be constructed during SP-1 buildout.
[2] Percent of direct costs for contingency and soft costs.

The difference between the $17.1 million of oversizing for the benefit of SP-1 and the $11.5 million in SLIF improvements transferred to SP-1 totals approximately $5.6 million and will be included in the SLIF-funded costs. SP-1 will be required to reimburse this shortfall amount to the SLIF Program at the time that SP-1 is entitled for development.

In addition to adjusting the SLIF-funded costs to include the $5.6 million of improvements in excess of the SLSP's fair share, the SLIF-funded costs were also adjusted to deduct amount of shortfall funding required of some SLSP developers. This adjustment was shown in **Table 8** and is discussed in the following section.

Because the infrastructure requirements of the SP-1 area may differ from those originally identified for the MPRA, the City may choose to update the equitable swap costs once the full SP-1 costs are known. It is anticipated that the SP-1 infrastructure requirements and number of DUEs will likely increase (as the SP-1 area is larger than the MPRA). The shared infrastructure costs will likely be greater, but the SLSP cost share will likely be smaller. These changes could cause an increase or decrease in the equitable swap amounts.

Shortfall Funding

One of the funding sources in **Table 6** is identified as "Shortfall Funding." This funding source is a new source that was added in this SLIF Update. In recent years, some developers have been granted zoning amendments that resulted in fewer DUEs and potentially less future SLIF revenue. To compensate for the lost SLIF revenue, developers have been conditioned to pay a shortfall fee at the issuance of each single-family building permit. Currently, it is estimated that shortfall fees will provide $1.1 million in revenue by buildout of the SLSP.

Table 11 shows the distribution of the SLIF shortfall funding among the different SLIF categories. The total $1.1 million in shortfall funding is distributed to all SLIF components except the Fire Station, since the fire station was not part of the SLIF Program when the shortfall fee requirement was instituted. **Table 8** showed the reduction in SLIF-funded costs to account for the shortfall funding.

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Table 11
2017 SLIF Nexus Study Update
Shortfall Funding (2017$)

Description	Current Single-Family SLIF	Percentage of Total SLIF	Shortfall Funding
Backbone Infrastructure			
Roadway	$17,387	39%	$436,754
Water	$2,404	5%	$60,387
Sewer	$3,744	8%	$94,048
Drainage	$11,320	25%	$284,354
Subtotal Backbone Infrastructure	**$34,855**	**78%**	**$875,543**
Public Facilities			
Fire Station	$0	0%	$0
Parks	$8,089	18%	$203,192
Subtotal Public Facilities	**$8,089**	**18%**	**$203,192**
Ongoing SLIF District Administration	**$1,718**	**4%**	**$43,156**
TOTAL	**$44,662**	**100%**	**$1,121,891**

shortfall

Source: City of Woodland and EPS

4. SLIF UPDATE

This chapter details the SLIF Program assumptions and describes the calculation of the SLIF to adjust for the updated development projections and SLIF-funded cost estimates.

SLIF Assumptions

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

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

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

SLIF Update Methodology

Overview

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

- Infrastructure
- Park Facilities
- Administration Costs

Further, the 2004 Nexus Study states that the SLIF Updates will be performed as follows. For each component, the updated SLIF per dwelling unit equivalent (DUE) will be calculated as the total estimated SLIF-funded costs for that component divided by the total number of DUEs. Depending on the land use, the SLIF per DUE will be multiplied by the appropriate average DUE factor to calculate the SLIF per residential dwelling unit or commercial building square foot. These steps are detailed in the remainder of this chapter.

SLIF-Funded Costs

The SLIF-funded costs include backbone infrastructure and public facilities costs, as well as estimated inflation on those costs that were funded by developer cash contributions. **Chapter 3** discussed the updated backbone infrastructure and public facilities costs included in the SLIF program. These costs are detailed in the 2017 SLSP CIP, which is summarized in **Appendix C**. In addition, costs that were funded by developer advances will be inflated to approximate costs in current year dollars. The SLIF will fund these inflated costs as well as estimated future costs for remaining improvements. Developers who advance-fund costs will receive fee credits or reimbursements for those costs and the inflation associated with those costs.

Table 12 shows the total estimated SLIF-funded costs (both already incurred and remaining) by facility type after adjusting for the inflation on developer advances. The total inflation amount of $10.2 million is divided proportionately among the different infrastructure components. After adjusting for inflation, the SLIF-funded costs total $151.8 million.

The calculation of the total inflation amount in **Table 12** is shown in **Appendix D**. Inflation was calculated annually on the outstanding developer advances after adjusting for fee credits or reimbursements received. The annual inflation factors were estimated as the percentage change in the average of the San Francisco for 20-city Construction Cost Indices (CCI) as reported in the Engineering News Record (ENR) from October of one year to October of the next year. These inflation factors are consistent with the inflation factor used to perform annual inflation updates of the SLIF.

The annual inflation adjustment was calculated on the outstanding developer cash contributions only. An inflation adjustment for the bond proceeds was not made because developers were not required to front any cash for the bond proceeds. Rather, the bond proceeds are paid off by annual taxes over 30 years.

DUE Factors / DUEs

DUE factors are used to equitably allocate costs for each improvement type to the benefitting land uses. They represent the level of facility usage generated by each land use as compared to the usage from a single-family dwelling unit. For the residential uses, the DUE factors represent the level of facility usage generated by a dwelling unit as compared to a single-family dwelling unit. For the commercial use, the DUE factors represent the level of facility usage generated by 1,000 building square feet as compared to a single-family dwelling unit. For example, the SLIF Program multifamily average DUE factor is 0.66, indicating that one multifamily unit has an impact on backbone infrastructure that is equivalent to the impact generated by 0.66 of a single-family unit. Thus, on average, one multifamily unit would equate to 0.66 of a DUE.

To provide a reasonable level of simplicity for the Fee Program administration, the 2004 SLIF Nexus Study calculated average DUE factors across all facilities for each land use category single-family, multifamily, and commercial) to be used in the periodic SLIF Updates. These average DUE factors were modified slightly for the 2008 SLIF Update to be consistent with the DUE factors used for the Citywide MPFP fees.

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Table 12
2017 SLIF Nexus Study Update
SLIF-Funded Costs Adjusted for Inflation on Developer Advance Funding (2017 $)

Item	SLIF-Funded Cost [1]	Inflation [2]	Total SLIF-Funded Cost
Infrastructure			
Roadways	$66,265,246	$5,748,762	$72,014,008
Water	$7,354,613	$638,041	$7,992,654
Sewer	$9,474,952	$821,988	$10,296,940
Drainage	$34,348,646	$2,979,876	$37,328,522
Subtotal	**$117,443,457**	**$10,188,666**	**$127,632,123**
Public Facilities			
Fire Station	$3,000,000	**$0**	$3,000,000
Parks	$15,736,808	**$0**	$15,736,808
Subtotal	**$18,736,808**	**$0**	**$18,736,808**
Ongoing SLIF Administration	**$5,422,844**	**$0**	**$5,422,844**
TOTAL	**$141,603,109**	**$10,188,666**	**$151,791,775**

slif_cost_adjusted

Source: City of Woodland and EPS

[1] See Table 6.
[2] Total inflation is inflation on developer advance funding from Table C-1.
The inflation is allocated to facilities in proportion to their relative SLIF-funded costs.

The following steps summarize the methodology that was used to calculate the average DUE factors, and **Appendix A** provides detailed backup tables:

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

The average DUE factors are summarized below:

Land Use	DUE Factor	
Single-Family	1.00	per dwelling unit
Multifamily	0.66	per dwelling unit
Commercial	0.77	per 1,000 building square feet

Using these average DUE factors, **Table 13** shows the calculation of the total number of DUEs. The DUEs are calculated by land use as the total number of dwelling units or 1,000 building square feet for the land use multiplied by the appropriate DUE factor. There are a total estimated 3,711 DUEs in the SLSP.

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Table 13
2017 SLIF Nexus Study Update
SLSP Dwelling Unit Equivalents (DUEs)

Land Use Category	Dwelling Units [1]	Building Square Feet [1]	Average DUE Factor	DUEs
Single-Family	3,028		1.00	3,028
Multifamily (incl. affordable cluster)	984		0.66	649
Total Residential Units	**4,012**			**3,677**
Commercial Building Square Feet		**43,727**	**0.77**	**34**
Total	**4,012**	**43,727**		**3,711**

due

Source: City of Woodland

[1] See Table 4.

Updated SLIF

Table 14 details the calculation of the updated SLIF by land use. The following steps are taken to calculate the SLIF levels for each facility type:

1. The SLIF per DUE is calculated as the facility cost estimate divided by the 3,711 total DUEs.
2. The SLIF per dwelling unit for each residential land use is calculated as the SLIF per DUE multiplied by the appropriate DUE factor.
3. The SLIF per commercial building square foot is calculated as the SLIF per DUE multiplied by the appropriate DUE factor and divided by 1,000 (since the commercial DUE factor applies to 1,000 building square feet).

The SLIF rates for each land use are summed across facility types to arrive at the total proposed SLIF by land use, as summarized below.

Land Use	**Proposed SLIF**	
Single-Family	$44,648	per dwelling unit
Multifamily	$29,468	per dwelling unit
Commercial	$34.38	per building square foot

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Table 14
2017 SLIF Nexus Study Update
SLIF-Funded Cost per Unit or Square Foot (2017$)

				Single-Family (R-3, R-4, R-5, R-8)		Multifamily (R-15, R-20, R-25)		Commercial	
Item	**Total SLIF-Funded Cost [1]**	**DUEs [2]**	**Cost per DUE**	DUE Factor [2]	Cost per Unit	DUE Factor [2]	Cost per Unit	DUE Factor [2]	Cost per Bldg. Sq. Ft.
Formula	*a*	*b*	*c=a/b*	*d*	*c*d*	*e*	*c*e*	*f*	*c*f/1000*
Backbone Infrastructure									
Roadways	$72,014,008	3,711	$19,405	1.00	$19,405	0.66	$12,807	0.77	$14.94
Water	$7,992,654	3,711	$2,154	1.00	$2,154	0.66	$1,421	0.77	$1.66
Sewer	$10,296,940	3,711	$2,775	1.00	$2,775	0.66	$1,831	0.77	$2.14
Drainage	$37,328,522	3,711	$10,059	1.00	$10,059	0.66	$6,639	0.77	$7.75
Subtotal	**$127,632,123**		**$34,392**		**$34,392**		**$22,699**		**$26.48**
Public Facilities									
Fire Station	$3,000,000	3,711	$808	1.00	$808	0.66	$534	0.77	$0.62
Parks	$15,736,808	1,971	$7,986	1.00	$7,986	0.66	$5,271	0.77	$6.15
Subtotal	**$18,736,808**		**$8,795**		**$8,795**		**$5,804**		**$6.77**
Ongoing SLIF Administration	**$5,422,844**	3,711	**$1,461**	1.00	**$1,461**	0.66	**$964**	0.77	**$1.13**
TOTAL	**$151,791,775**		**$44,648**		**$44,648**		**$29,468**		**$34.38**

costalloc

Source: City of Woodland and EPS

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

5. IMPLEMENTATION

Please note that this chapter is similar to the Implementation chapter from the 2010 SLIF Nexus Study, which reflected an updated financing strategy adopted that year. This chapter has only been updated slightly to account for development, cost, and fee changes that have occurred since 2010.

Introduction and Background

As is typical with development impact fee programs, many of the public infrastructure facilities in the SLSP have been required and constructed before adequate revenue from the SLIF program has been available to fund such improvements. Consequently, interim private funding has been required in the form of land secured bonds and private developer funding.

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

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

Implementation and Administration

Fee Program Adoption and Updates

The SLIF applies only to the SLSP. Projects located in SP-1 will adopt a separate Financing Plan before development begins.

The SLIF program includes the following three types of updates, which are described in detail on the following pages.

- Annual Automatic Inflation Update.
- Periodic Update for significant cost adjustments.
- Reconciliation Update before each release of Building Unit Allocations (no longer required).

Annual Automatic Inflation Update

The SLIF includes automatic annual adjustments to account for the inflation of public facilities design, construction, installation, and acquisition costs unless there is a Periodic Update that year. In January of each calendar year, the SLIF will be increased by the average of the San Francisco and 20-city CCI as reported in the ENR for the 12-month period ending October of the previous year. This Nexus Study Update contains cost estimates in 2017 dollars.

Periodic Update for Significant Cost Adjustments

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

- Changes in land use in the SLSP.
- Changes in public facility requirements.
- Adjustment to development forecasts.
- New cost information based on actual construction costs or updated engineering estimates.
- Additional revenues from public entities for their fair share of costs.
- New funding source data.
- Changes to the methodology for computing the SLIF, or other adjustments such as the SLIF set-aside approach.

The City anticipated a need for a major revision to the SLIF following the completion of the Initial Financing Requirement (IFR) for the first release of units. The first periodic SLIF Update was performed and new SLIF rates adopted in November 2006 to reflect actual IFR costs and estimated cost increases for the remaining facilities. As detailed in **Chapter 1**, a number of subsequent periodic SLIF Updates have been performed to account for changes in development, DUE factors, SLIF Program costs, funding sources, and financing methodologies. The current update is being performed to adjust for land use and facilities cost changes. Beyond those revisions, the City will continually monitor the SLIF program revenue collections and expenditures to ensure that the SLIF is updated as necessary.

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

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

Reconciliation Update before Each Release of Building Unit Allocations

All BUA releases have now occurred, so the BUA Ordinance is no longer in effect, and a Reconciliation Update is not required. However, since the first release is still owed reimbursements, a Reconciliation Update must be prepared to update the reimbursement amounts owed to the first release developers. This section describes Reconciliation Updates and includes a preliminary summary level Reconciliation Update for first release developers.

A detailed Reconciliation Update that updates the credits and reimbursements owed to each first release developer will be prepared after adoption of this SLIF Nexus Study Update report.

Before the second and third releases of units, the City was required to update the SLIF to account for actual infrastructure construction costs, updated future construction costs, and an inflation adjustment used to bring the costs of developer advance funding into current dollars. The Reconciliation Updates adjust the SLIF for each land use category and recalculate the developers' SLIF obligation and reimbursement account balances on the basis of the updated SLIF amounts. This report contains a summary reconciliation for all of the developers as a group. A separate report will detail individual developer reconciliations.

For the Reconciliation Updates, the City performs the following tasks:

- Establish the actual or updated construction costs for all SLIF-funded facilities. For the facilities that have been constructed and advance funded by developers, the advance funding amounts are adjusted to the current year dollars. For the facilities that still have to be constructed, the costs are based on updated engineering estimates.
- Recalculate the SLIF.
- Recompute each developer's SLIF obligation at buildout as the new SLIF multiplied by the number of buildout DUEs.
- Recompute each developer's advance funding amount as the sum of the original advance funding amount and the inflation on the outstanding advance funding that has not been credited or reimbursed.
- Recompute each developer's reimbursement amount owed to or from the developer at buildout (after credits) as the SLIF obligation less the advance funding amount.
- Adjust each developer's reimbursement account balance (either owed to or from the developer) based on the reimbursements made, fee credits taken, and SLIF paid during the development process.

It should be noted that the multifamily, single-family very low- and low-income units, and commercial development in the SLSP, that do not participate in the advance funding and construction of the infrastructure and public facilities and only pay the SLIF in cash, will not participate in the Reconciliation Updates. These projects will pay the SLIF that is effective at the time building permits are issued. Any reimbursement shortages caused by fees collected prior to a fee update will be adjusted in the Reconciliation Update for the participating developers.

Preliminary Reconciliation Update

Table 15 provides a preliminary summary level Reconciliation Update for the first release developers. This Reconciliation Update summarizes the total recalculated SLIF obligation and reimbursements due to the developers at buildout. The example presented here is based on the current estimates of first release development at buildout, developer advance funding, and the inflation associated with these developer advances. These amounts are based on information from the City as of August 2017 and are subject to change.

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Table 15
2017 SLIF Nexus Study Update
First Release Oversizing Estimates at Buildout

Item	DUE Factor	Maximum Units	DUEs	Amount
Proposed SLIF Per DUE (excl. parks and admin.)				**$35,200**
First Release DUEs [1]				
Single Family BUAs	1.00	1,282	1,282	
Other Single Family	1.00	114	114	
Multifamily	0.66	681	449	
		2,077	**1,845**	
First Release Contributions				
Bond Proceeds				$27,674,441
Cash Calls				$32,091,324
Inflation [2]				$10,188,666
Other (infrastructure funding, set-aside)				$3,623,993
Total				**$73,578,424**
SLIF Obligation				**$64,960,718**
Amount Owed to First Release				**$8,617,706**
Average Oversizing per DUE				**$4,670**

recon

Source: City of Woodland and EPS

[1] See Table 4.
[2] See Table C-1.

This preliminary Reconciliation Update does not detail the updated SLIF obligation and reimbursements due to each developer. It also does not account for the partial repayment that the first release developers have already received through fee credits and reimbursements. A detailed Reconciliation Update that provides individual developer account updates will be provided in a separate Reconciliation Update report.

As a group, after accounting for the updated SLIF and the inflation on outstanding developer advances, the first release developers have contributed an estimated $8.6 million more than their fair share SLIF obligation. This amount is equivalent to approximately $4,670 per first release DUE. The first release developers have already been repaid a portion of this amount through cash reimbursements.

Fee Components and Collection

The SLIF will be collected at building permit issuance from developers of residential and nonresidential property located in the SLSP who do not have fee credits available to use. The City will administer the SLIF program and collect the SLIF. The SLIF will be collected as one fee and will be divided by the City into the following three components:

- Infrastructure (Roadways, Water, Sewer, Drainage, Fire Station)
- Parks
- Administration

Average DUE Factors For Future SLIF Updates

To provide a reasonable level of simplicity for the Fee Program administration, the 2004 Nexus Study calculated average DUE factors for different land use categories in the SLSP. These average DUE factors were modified for the December 2008 update to be consistent with the DUE factors by facility used for the Citywide MPFP fee program. These average DUE factors will be used in the future Periodic and Reconciliation SLIF Updates. Even though the distribution of costs for SLIF infrastructure items may vary in the future, all SLIF cost calculations will be allocated to new development in the SLSP according to the following DUE factors:

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

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

Calculation of the updated SLIF per DUE will be as follows:

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

Divided by

Total Numbers of DUEs

Equals

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

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

Calculation of the Fair Share SLIF Obligation

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

Below is a SLIF calculation example for a residential development application:

- A developer files a tentative map and an application with the City for approval of a residential development project with a Specific Plan density range of R-3-5.
- The tentative map submitted to the City contains three zoning categories, R-3, R-4, and R-5.
- The submitted tentative map contains 29 units in R-3 zoning, 112 units in R-4 zoning, and 45 units in R-5 zoning. The City multiplies the fee per unit for each zoning category by the actual planned units for each zoning category to derive the SLIF, including the parks and administration fee components (calculation shown below).

Land Use Classification	Planned Units	2017 SLIF Per Unit [1]	Total SLIF Due
R-3	29	$44,648	$1,294,784
R-4	112	$44,648	$5,000,546
R-5	45	$44,648	$2,009,148
Total	**186**	**$44,648**	**$8,304,478**

1] SLIF fee amounts are for illustrative purposes only.

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

Oversizing and Reimbursement Process

Introduction

In 2010, the City has instituted a Pay-As-You-Go (PAYGO) financing strategy to facilitate continuing development in the SLSP. Because of the economic downturn, the second and third release developers' participation in bond financing was uncertain, and the City needed to find another way to facilitate infrastructure financing so that development could occur. Thus, the City has moved to a PAYGO system with the following principles:

- Specific development projects will be responsible through conditions on tentative map for constructing and financing specific infrastructure depending on when and where the development projects occur. The developers will be repaid for this infrastructure through SLIF credits and reimbursements.

- Construction of certain remaining infrastructure will be the responsibility of the City (City-constructed facilities).

Before 2010, developers could receive 100 percent credits against the Infrastructure Component for providing advance funding. The City did not have funds available to finance the City-constructed facilities because the first BUA release developers had been using fee credits to repay their advances, and thus had not been paying SLIF fees to the City. Consequently, the City implemented a SLIF set-aside requirement, whereby a certain percentage of SLIF fees ware set aside for use in financing the City-constructed facilities. Developers are now required to pay a certain portion of their SLIF obligation, which is set aside for funding of City-constructed facilities.

Facilities Oversizing

Many of the first release developers have funded oversized facilities and provided funding beyond their SLIF obligation. Other developers benefiting from the oversized facilities will be required to reimburse those developers in addition to funding, acquiring, or constructing the facilities necessary to serve their own projects.

SLIF credits and reimbursements can be used to repay developers who oversize facilities. Fee credits may be used to offset all but the City set-aside portion of the SLIF obligation of the Infrastructure Component due at the time of building permit application submittal (see discussion in fee credits section below). In addition, SLIF revenue collected from developers who are not owed reimbursements will be used to reimburse the developers who are owed reimbursements.

Reimbursement Accounts and Fee Credits

Functioning and Maintenance of Reimbursement Accounts

To ensure proper tracking of and accounting for the fee obligation, fee credits, and reimbursements, the City maintains a reimbursement account for each developer who dedicates land, constructs facilities, or advances funds for the construction of facilities included in the SLIF. Reimbursement accounts have been established for the Infrastructure component of the SLIF.

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

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

Once a developer dedicates land, advances funds, or submits a schedule of eligible costs reviewed and approved by the City Engineer or a designee, the developer's account will be credited for that amount to offset the developer's fair share SLIF obligation. The advancement of funds may be in the form of cash, Mello-Roos bond proceeds, or some other form that is mutually acceptable for the City and the developer. Approved costs, dedicated land, and advanced funds will constitute the basis for fee credits that will be used to satisfy the fair share SLIF obligation. Fee credits for Mello-Roos bond proceeds are determined based on the actual amount of the proceeds generated by each property, which is a function of the estimated annual debt service.

Fee credits are assigned to land owners and/or developers who dedicate land, advance funds, or incur costs that became the basis for the credits. If land is sold, a request needs to be filed with the City by the seller to set up a new reimbursement account for the buyer and transfer the fee credits from the seller's account to the buyer's account. The request will specify the amount of the fee credits to be transferred. Fee credits resulting from the issuance of bonds against the property are required to be transferred with the sale of any land. Fee credits resulting from other sources can be transferred at the owner's discretion through completion of the appropriate request with the City.

Fee Credits General Principles

Fee credits may be used to offset a portion of the SLIF obligation of the Infrastructure Component due at the time of building permit application submittal. In 2010, the City instituted a SLIF set-aside requirement for City-constructed facilities. The following table summarizes the proposed set-aside amounts.

Item	SLIF Set-Aside Percent	SLIF Set-Aside Amount per DUE
First Release BUAs	10%	$3,520
Second and Third Release BUAs	21%	$7,392
All Other Units [1]	10%	$3,520

[1] All dwelling units that are not single-family market rate BUAs
(e.g., affordable units, duplexes, and multifamily units)

The analysis that resulted in these percentages is presented in **Appendix B** of this report. Each project will be required to pay either 10 percent (first release BUAs and all non-BUA units) or 21 percent (future release projects) of its SLIF obligation as a set-aside, regardless of whether or not the developer still has credits available. In addition, the applicable set-aside percentage will be required for shortfall fees (discussed in **Chapter 3**), regardless of available credits. Commercial development will not pay the set-aside. Available fee credits may be used to offset the remaining SLIF obligation.

When an applicant is ready to apply for the building permit(s), the following steps will occur:

1. The City set-aside amount of the SLIF obligation will be paid to the City.

2. The remaining SLIF obligation will be matched with the fee credits available in the applicant's account. If the remaining fair share SLIF obligation is greater than the fee credits available, the applicant will pay the difference in cash at the time of the permit application submittal. If the accumulated fee credits exceed the amount of the remaining fair share SLIF obligation, the SLIF obligation will be deemed satisfied for the parcel and the applicant will not be required to pay anything else towards the SLIF Infrastructure Component and will be owed a reimbursement.

3. The Reimbursement Account will be updated to reflect the issuance of the building permit, the payment of SLIF amounts, the use of fee credits, and the corresponding reduction in the remaining fair share SLIF obligation and available fee credits.

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

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

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

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

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

Eligibility for Fee Credits and Reimbursements by SLIF Component

Infrastructure Component

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

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

Fee credits/reimbursements will only be granted for public facilities that meet the aforementioned criteria and are identified as eligible public facility improvements in the SLIF. The City Engineer or designee will evaluate all submittals for reimbursement prepared by developers or developer's engineers. The City Engineer, in his or her sole discretion, may accept the developer's statement of eligible construction costs or may make adjustments to the construction cost statement if he or she determines that certain items were not eligible for reimbursement or the costs were over- or under-stated.

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

Once all criteria are met, fee credits may be taken against the SLIF payable at building permit. **Table 16** shows an example of how the City would apply fee credits for water facilities constructed in the SLIF. In this example, the first release developer who advance-funded eligible water facilities would be eligible to take a fee credit up to 90 percent of the SLIF Infrastructure Component, but not to exceed the amount of the advance funded costs. Here it is assumed that the advance funded costs are less than the total amount of the SLIF due. Following fee credits, the developer would be responsible for paying the remainder of the SLIF obligation.

Parks Component

The SLIF Parks Component will be treated differently than the SLIF Infrastructure Component. The SLIF Parks Component will be due at the time of the building permit application submittal.

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

Table 16
2017 SLIF Nexus Study Update
Fee Credit Example -- Water Facilities

Item	%	Amount per Unit	Total Amount
Public Facility Construction and City Acceptance			
Developer-Funded and City-Accepted Water Facilities Eligible for Credits			$ 800,000
Maximum SLIF Credit Calculation			
R-5 Units in Final Map			100
SLIF per R-5 Unit		**$ 44,648**	**$ 4,464,800**
Less Parks and Administration Components		($ 9,447)	($ 944,745)
Subtotal		**$ 35,201**	**$ 3,520,055**
Less City Set-Aside (for First Release)	10%	($ 3,520)	($ 352,006)
Maximum SLIF Credits		**$ 31,680**	**$ 3,168,050**
Credits Utilized and Infrastructure Fee Payment (excluding set-aside payment)			
Maximum SLIF Credits			$ 3,168,050
Less Credits Utilized			($ 800,000)
Infrastructure Fee Payment			$ 2,368,050
Total SLIF Obligation			
Payment at Building Permit			
Parks and Administration Payment			$ 944,745
City Set-Aside Payment			$ 352,006
Infrastructure Fee Payment			$ 2,368,050
Subtotal			**$ 3,664,800**
Credits			**$ 800,000**
Total Obligation			**$ 4,464,800**

water_ex

Source: EPS

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

Administration Cost Component

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

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

Reimbursement Principles

Reimbursements will be due to developers who have constructed eligible facilities, advanced funds, or dedicated land in excess of their SLIF fee obligation. Developers will first obtain fee credits, up to their SLIF Infrastructure Component obligation less the City set-aside amount, and then await reimbursement from fee revenue collections from other fee payers who have not advance-funded their fair share of costs (see below for priority).

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

Reimbursements will be paid only after City acceptance of public facility improvements. It is important to note that reimbursements are an obligation of the SLIF and not an obligation of the City General Fund or any other City revenue source.

Reimbursements will be handled under the following guidelines:

- All fee credits and reimbursements will be processed by the City to ensure that they are reflected in the reimbursement accounts.
- Developers participating in the second and third releases of units, as well as the SP-1 developers, will be required to reimburse previous release developers for the oversizing costs paid above their fair share SLIF obligation. This requirement is part of the Master Reimbursement Agreement with developers/property owners.
- In a case when privately constructed facility costs exceed the amount anticipated in the SLIF CIP, any additional amount owed to a land owner will be handled though the reimbursement account.
- If a developer's infrastructure construction requirement is less than the fair share of the SLIF obligation in the developer's unit allocation release, that developer will be required to pay the balance of the SLIF at building permit. Such a situation may arise when a developer does not have to construct any significant improvements.

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

As SLIF payments are made and funds become available for reimbursements, developers shall be repaid in the following order:

1. The first release developers will be reimbursed first. Each developer will receive a certain percentage of the available reimbursements based on that developer's percentage of total reimbursements owed to the first release.
2. The second and third releases will be reimbursed following full reimbursement to the first release.
3. Second and third release developers who advance funds within a particular fiscal year will be grouped together, with a group that advances funds in an earlier year to be reimbursed prior to groups that advance funds in later years. Each developer within a group will receive a certain percentage of the available reimbursements based on that developer's percentage of total reimbursements owed to the group.
4. All reimbursements will be made for one group of developers before reimbursement begins for the next year's group.

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

6. *Spring Lake Specific Plan Fees Not Included in the SLIF*

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

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

These fees are not a part of the SLIF and no attempt was made to establish a nexus for these fees in this report. The fees are mentioned in this report for reference purposes only. None of the fee amounts have changed since the fees were instituted. The fees will be used to fund capital and operating expenditures of the Fire Department and regional transit, mitigate for fiscal impacts of new development, fund critical habitat monitoring and farm education, and partially subsidize the development of the 74 off-site affordable housing units. The payment of these fees is required by the Development Agreement. The fee amounts per DUE[4] are summarized in **Table 17**.

Spring Lake Regional Transit Fee

The development of new residential and commercial land uses in the SLSP will generate additional transit trips and the associated demand for transit service. The developers will be required to construct bus turnouts and bus pads and to provide access during the construction of road and street improvements. The cost of these improvements is included in the SLIF. Moreover, the SLIF covers the purchase and installation of bus stop shelters.

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

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

Table 17
2017 SLIF Nexus Study Update
Summary of Other Spring Lake Fees per DUE [1]

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

other

Source: City of Woodland

[1] These fees may be revised through individual Development Agreements.
[2] The off-site affordable housing fee is charged only on single-family market-rate units.

Spring Lake Off-Site Affordable Housing Fee

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

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

Spring Lake Fire Suppression Fee

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

Spring Lake Fiscal Deficit Mitigation Fee

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

Spring Lake Habitat Monitoring and Farm Education

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

APPENDICES:

Appendix A: Nexus Findings and Weighted Average Dwelling Unit Equivalent Factor Calculation

Appendix B: Spring Lake Infrastructure Fee Set-Aside Analysis for City-Constructed Facilities

Appendix C: Spring Lake Specific Plan Capital Improvement Plan Costs

Appendix D: Inflation on Outstanding Developer Advance Funding

APPENDIX A:

Nexus Findings and Weighted Average Dwelling Unit Equivalent Factor Calculation

APPENDIX A: NEXUS FINDINGS AND WEIGHTED AVERAGE DWELLING UNIT EQUIVALENT CALCULATION

Introduction

This appendix includes the AB 1600 nexus findings for all SLIF components. The nexus findings for all components except Fire Facilities were first established in the 2004 Nexus Study and subsequently updated to reflect updated cost allocation methodologies enacted in the 2008 Nexus Study Update. The Fire Facilities nexus findings have been established for this report. In addition to detailing the nexus findings, this appendix also details the calculation of the cost allocation DUE factors for each SLIF component and the overall weighted average DUE factors used to establish the total SLIF for each land use.

Table A-1 summarizes the calculation of the weighted average DUE factor for each land use. **Table A-2** summarizes the DUE factors and total DUEs by land use for each SLIF component that are used in the calculation of the weighted average DUE factors. **Tables A-3** through **A-9** detail the DUE factors for each SLIF component and are discussed in the following Nexus Findings section. The cost allocation factors were updated in 2008 to be consistent with the factors used in the MPFP Fee Program.

Nexus Findings

The SLIF Program allocates the costs of the backbone infrastructure and other public facilities across the land uses in the SLSP. The legal nexus findings for each type of facility are discussed below.

Roadway Facilities

Purpose of Fee: The SLIF will provide a circulation system for the SLSP as recommended by City staff and engineering consultants.

Use of Fee: Expansion of existing and construction of new roadway facilities and other improvements as summarized in **Appendix C** and detailed in the 2017 CIP.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate additional vehicular trips and the need for roadway capacity to maintain adequate levels of service on highway interchanges, thoroughfares, and arterial streets. The fees will be used to expand capacity of existing and construct new roadway improvements and facilities, which will facilitate traffic flow in a manner designed to meet those goals established by the City.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will add to the incremental need for roadway capacity. If minimum levels of service are to be maintained, the roadway system must be expanded.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee Is Imposed: DUE factors, measuring the relative benefit of roadway facilities and improvements, determine the allocation of road and freeway costs across all benefiting land uses in the entire plan area. Roadway improvement costs are allocated to the land uses based on vehicle miles travelled (VMT) factors by land use. **Table A-3** shows the roadways DUE factors calculation.

Water Facilities

Purpose of Fee: The SLIF will fund the water supply and delivery system construction and land acquisition costs for water facilities in the SLSP.

Use of Fee: Expansion of existing and construction of new water improvements and facilities as summarized in **Appendix C** and detailed in the 2017 CIP.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate increased demand for water and the need for additional water system capacity to maintain adequate levels of service. The fees will be used to expand capacity and construct new water improvements and facilities required for the development of the SLSP.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for water facilities and services. Existing facilities in the SLSP cannot provide adequate level of service for new development in the SLSP area. The City must ensure adequate funding is available to construct water facilities necessary to serve new residential and nonresidential development.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee Is Imposed: DUE factors, measuring the relative benefit of water facilities, determine the allocation of water facilities costs across all benefiting land uses in the SLSP. Water facilities costs are allocated to the land uses based on water demand per acre factors. **Table A-4** shows the water improvements DUE factors calculation.

Sewer Facilities

Purpose of Fee: The SLIF will fund the sewer treatment and transmission system construction and land acquisition costs for sewer facilities in the SLSP.

Use of Fee: Expansion of existing and construction of new sewer system improvements and facilities as summarized in **Appendix C** and detailed in the 2017 CIP.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate increased demand for additional sewer system capacity to maintain adequate levels of service. The fees will be used to expand capacity and construct new sewer improvements and facilities required for the development of the SLSP.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for sewer facilities and services. Existing facilities in the SLSP cannot provide adequate level of service for new development. The

City must ensure adequate funding is available to construct sewer facilities necessary to serve new development.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee Is Imposed: DUE factors, measuring the relative benefit of sewer facilities, determine the allocation of sewer facilities costs across all benefiting land uses in the SLSP. Sewer facilities costs are allocated to the land uses based on sewer flow factors by land use. **Table A-5** shows the sewer improvements DUE factors calculation.

Drainage Facilities

Purpose of Fee: The SLIF will fund the storm drainage collection and conveyance system construction and land acquisition costs for drainage facilities in the SLSP.

Use of Fee: Expansion of existing and construction of new drainage improvements and facilities as summarized in **Appendix C** and detailed in the 2017 CIP.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate increased demand for drainage system capacity to maintain adequate levels of service. The fees will be used to expand capacity and construct new drainage improvements and facilities required for the development of the SLSP.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for drainage facilities. Existing facilities in the SLSP cannot provide adequate level of service for new development. The City must ensure adequate funding is available to construct drainage facilities necessary to serve new development.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee is Imposed: DUE factors, measuring the relative benefit of drainage facilities, determine the allocation of drainage facilities costs across all benefiting land uses in the SLSP. Drainage facilities costs are allocated to the land uses based on average runoff coefficients per acre by land use. **Table A-6** shows the drainage improvements DUE factors calculation.

Fire Facilities

Purpose of Fee: The SLIF will fund a portion of a new fire station that is needed to serve new development in the SLSP as well as other areas of the City.

Use of Fee: Construction of a new fire station as summarized in **Appendix C**.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate increased demand for fire facilities to maintain adequate levels of service. The fees will be used to construct new fire facilities required for the development of the SLSP.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for fire services and facilities. Existing facilities in the City cannot provide adequate level of service for new SLSP development.

The City must ensure adequate funding is available to construct fire facilities necessary to serve new development.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee is Imposed: DUE factors, measuring the relative benefit of fire facilities, determine the allocation of fire facilities costs across all benefiting land uses in the SLSP. Fire facilities costs are allocated to the land uses based on persons served and building square feet by land use. **Table A-7** shows the fire facilities DUE factors calculation.

Park Facilities

Purpose of Fee: The SLIF will fund the acquisition and development of 5.0 acres of parks per thousand residential population in the SLSP.

Use of Fee: For each one thousand additional residents, the fee will be used to acquire and improve 5.0 acres of park land to include turf, landscape, and recreational amenities as summarized in **Appendix C**.

Relationship between Use of Fee and Type of Development: The development of new residential land uses in the SLSP will generate increased demand for park and recreation services and the associated need for park facilities. The fees will be used to acquire develop parkland to serve new development.

Relationship between Need for Facility and Type of Project: Each new residential development project will generate additional demand for park and recreation services and the associated need for park and recreation facilities. In order to maintain the City park standard of 5.0 park acres per thousand population with improved parkland, the SLSP must develop 5.0 acres of neighborhood parkland per thousand residential population of new development.

Relationship between Amount of Fee and Cost of Portion of Facility Attributed to New Development: DUE factors, measuring the relative benefit of park improvements, determine the allocation of park land acquisition and development costs across all benefiting land uses in the SLSP. Park costs are allocated to the land uses based on potential park usage time per household for each land use category. **Table A-8** shows the park improvements DUE factors calculation.

Administration Costs

Purpose of Fee: The SLIF will fund the on-going administration costs of the SLIF Program required for the construction of the backbone infrastructure and other public facilities in the SLSP.

Use of Fee: Funding of City's on-going administration costs of the SLIF Program as summarized in **Appendix C**.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate additional need for backbone infrastructure and other public facilities. The City will administer the Fee Program to fund the construction of the improvements. The fees will be used to pay for the on-going administration costs of the Fee Program.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for backbone infrastructure and other public facilities. The City must ensure adequate funding is available to construct the necessary improvements.

Relationship between Amount of Fee and Cost of Portion of Facility Attributed to New Development: DUE factors, measuring the relative benefit of the improvements included in the Fee Program, determine the allocation of the on-going administration costs across all benefiting land uses in the SLSP. Ongoing administration costs are allocated to the land uses based on the average demand for all other SLIF Program improvements by land use. **Table A-9** shows the administration cost DUE factors calculation.

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Table A-1
2017 SLIF Nexus Study Update
Average DUE Factor Calculation [1]

	Cost per DUE			DUE Factors [3]			Cost per Unit/Building Square Foot		
Item	Total Cost [2]	Total DUEs [3]	Cost per DUE	Single-Family	Multi-family	Commercial	Single-Family	Multi-family	Commercial
Roadways	$41,818,000	4,019	$10,405	1.00	0.73	1.22	$10,405	$7,614	$12.72
Water	$5,182,000	3,648	$1,420	1.00	0.61	0.27	$1,420	$872	$0.39
Sewer	$4,754,000	3,966	$1,199	1.00	0.83	0.49	$1,199	$999	$0.59
Drainage	$25,412,000	3,521	$7,216	1.00	0.39	0.87	$7,216	$2,814	$6.30
Fire	$3,000,000	3,909	$768	1.00	0.75	0.67	$768	$576	$0.51
Parks	$21,624,000	3,849	$5,618	1.00	0.83	-	$5,618	$4,682	$0.00
TOTAL	**$101,790,000**		**$26,626**				**$26,626**	**$17,556**	**$20.50**
Average DUE Factor							**1.00**	**0.66**	**0.77**

avg due factor

Source: City of Woodland and EPS.

[1] Costs, DUEs, DUE factors, and average DUE calculation from 2010 Nexus Study Update for all infrastructure items except Fire, which is a new component for this 2017 Update. Fire DUE factors are equivalent to Fire factors in 2008 MPFP Fee Nexus Study Update.
[2] Costs for all infrastructure components except Fire are equal to the SLIF fair share amount from 2004 Nexus Study. Fire costs were estimated by the City in 2017.
[3] See Table A-2.
[4] See Tables A-3 - A-9.

Table A-2
2017 SLIF Nexus Study Update
DUEs for Average DUE Calculation

Item	Single-Family [1]	Multifamily [1]	Commercial	TOTAL
Units/Building Square Feet	2,840	1,211	239,580	
DUE Factors [2]	*per unit*	*per unit*	*per 1,000 sq. ft.*	
Roadways	1.00	0.73	1.22	
Water	1.00	0.61	0.27	
Sewer	1.00	0.83	0.49	
Drainage	1.00	0.39	0.87	
Fire	1.00	0.75	0.67	
Parks	1.00	0.83	0.00	
Administration	1.00	0.66	0.77	
DUEs [3]				
Roadways	2,840	886	293	**4,019**
Water	2,840	743	65	**3,648**
Sewer	2,840	1,009	117	**3,966**
Drainage	2,840	472	209	**3,521**
Fire	2,840	908	161	**3,909**
Parks	2,840	1,009	0	**3,849**
Administration	2,840	799	184	**3,824**

dues by facility

Source: City of Woodland and EPS

[1] DUE calculations equivalent to calculations from 2010 Nexus Study Update (using units, bldg. sq. ft., and DUE factors from 2010 Study) for all infrastructure items except Fire, which is a new component for this 2017 Update. Fire DUE factors are equivalent to Fire factors in the 2008 MPFP Fee Nexus Study Update.
[2] See **Tables A-3** - **A-9.**
[3] Units*DUE Factor or Bldg. Sq. Ft.*DUE Factor/1,000

Table A-3
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Roadway Improvements

Land Use Category	Units	PM Peak Hour Trip Rate per Unit [1]	Trip Length [2]	Percentage of New Trips [3]	VMT per Land Use Unit	DUE Factor
		A	*B*	*C*	*D=A*B*C*	*E=D/D for SF*
Single-Family	Dwelling Unit	1.22	3.17	100%	3.87	1.00
Multifamily	Dwelling Unit	0.89	3.18	100%	2.83	0.73
Commercial	1,000 Sq. Ft.	3.75	1.91	66%	4.73	1.22

road_due

A-8

Sources
Fehr & Peers provided the trip rate, trip length, and percent new trips data, which were obtained from the following sources.
[1] Average p.m. peak hour trip rates based on following categories contained in *Trip Generation* , 7th Edition, ITE, 2003.
- SF Residential = Derived from the City of Woodland Travel Demand Model
- MF Residential = Derived from the City of Woodland Travel Demand Model
- Commercial factors reflect retail factors. Retail = Shopping Center (ITE Code 820)

[2] Estimated using City of Woodland Travel Demand Model.
[3] Average percent new trips based on *Trip Generation Handbook* , ITE, March 2001.

VMT = Vehicle Miles of Travel

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Table A-4
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Water Improvements

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

water_due

Source: City of Woodland

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

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Table A-5
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Wastewater Improvements

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

sewer_due

Source: City of Woodland

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

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Table A-6
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Drainage Improvements

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

drain_due

Source: City of Woodland

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

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Table A-7
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Fire Facilities

		Persons per Land Use Unit Factors				**Bldg. Sq. Ft. per Land Use Unit Factors**				
Land Use Category	**Units**	Persons per Land Use Unit	DUE Factor	Weighting Factor [1]	Weighted DUE	Sq. Ft. per Land Use Unit [2]	DUE Factor	Weighting Factor [1]	Weighted DUE	**DUE Factor**
		A	*B=A/A for SF*	*C*	*D=B*C*	*E*	*=E/E for S*	*G*	*H=F*G*	*D+H*
Single-Family	Dwelling Unit	3.00	1.00	50%	0.50	2,000	1.00	50%	0.50	1.00
Multifamily	Dwelling Unit	2.50	0.83	50%	0.42	1,333	0.67	50%	0.33	0.75
Commercial	1000 sq. ft.	2.50	0.83	50%	0.42	1,000	0.50	50%	0.25	0.67

fire_due

Source: City of Woodland

[1] According to the City Fire Department, the weighting factors are 50% for medical aid (persons per land use unit) and 50% for fires (sq. ft. per land use unit) .
[2] Based on the June 1998 Major Projects Finance Plan Update.

Prepared by EPS 12/8/2017

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Table A-8
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Park and Recreation Facilities

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

park_due

Source: City of Woodland

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

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Table A-9
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Ongoing Administration Costs

Land Use Category	Units	All SLIF Facilities Cost per Unit	DUE Factor
		A	*B=A/A for SF*
Single-Family	Dwelling Unit	$43,186	1.00
Multifamily	Dwelling Unit	$28,503	0.66
Commercial	1,000 Sq. Ft.	$33,254	0.77

admin_due

APPENDIX B:

Spring Lake Infrastructure Fee
Set-Aside Analysis for City-Constructed Facilities

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Table B-1
2017 SLIF Nexus Study Update
Residential Development Summary

Item	DUE Factor	Remaining Dwelling Units [1] *(as of Aug. 1, 2017)*	Remaining DUEs
Land Use Contingency			
Single-Family			
First-Release BUAs and Other Single-Family	1.00	315	315
Second- and Third-Release BUAs	1.00	1,028	1,028
Total Single-Family		**1,343**	**1,343**
Multifamily (including affordable clusters)	0.66	**693**	**457**
Total Units		**2,036**	**1,800**

dev_rem

Source: City of Woodland

[1] See Table 5.

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Table B-2
2017 SLIF Nexus Study Update
City-Constructed SLIF Improvements to be Funded by Set-Aside Revenue

Improvement	Cost
Heritage Parkway (Parkland to 102)	$ 340,285
Parkland Avenue (Harry Lorenzo to Pioneer)	$ 225,000
Pioneer Avenue (Parkland to Farmer's Central - West Half)	$ 263,000
Farmer's Central Road (Pioneer to 102)	$ 225,000
Gibson Road Pedestrian Path (Highway 113 to Pioneer)	$ 1,356,000
County Road 25A (Miekle to Promenade)	$ 1,677,795
Offsite Pipeline Improvements Remaining	$ 836,346
Offsite Storm Drainage Remaining	$ 8,958,476
On-site Land Acquisition (50% of total remaining acquisitions)	$ 676,000
Spring Lake Fire Station	$ 3,000,000
Future Planning and Administration	$ 1,178,000
Subtotal	**$ 18,735,902**
Less Bond Funding for Offsite Storm Drainage Improvements	($ 4,000,000)
Total Remaining Set-Aside Requirement	**$ 14,735,902**

city_impr

Source: Cunningham Engineering, Ponticello Enterprises, City of Woodland

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Table B-3
2017 SLIF Nexus Study Update
City Set-Aside Cash Flow Summary

Item	Set-Aside Percentage	Set-Aside per DUE	Remaining DUEs *as of 8/1/17*	Set-Aside Cash Flow
DUEs				
First Release BUAs, Other Single-Family, and Multifamily				
First Release BUAs and Other Single-Family			315	
Multifamily and Affordable Clusters			457	
Subtotal First Release			**772**	
Second and Third Release BUAs			**1,028**	
TOTAL			**1,800**	
City Infrastructure Cash Flow				
SLIF for Set-Aside Calculation (excluding Parks and Admin.)				
Set-Aside Collected Through 8/1/17				**$ 4,304,987**
Estimated Future City Set-Aside				
Proposed Fee per DUE (excluding Parks and Admin.)		*$ 35,200*		
First Release BUAs, Other SF, and Multifamily	10%	$3,520		$ 2,718,778
Second & Third Release BUAs	21%	$7,392		$ 7,598,976
Shortfall Funding [1]				$ 183,864
Subtotal Set-Aside				**$ 10,501,618**
Total Funds Available for Set-Aside				**$ 14,806,604**
Less City Improvements				($ 14,735,902)
Ending Balance Before Reimbursements				**$ 70,702**
Less Reimbursements				($ 70,702)
Ending Balance After Reimbursements				**$ 0**

sa

Source: City of Woodland and EPS

[1] See Table B-4.

Table B-4
2017 SLIF Nexus Study Update
Shortfall Set-Aside Revenue (2017$)

Description	Amount
Total Shortfall Fee Funding	$1,121,891
Less Parks	($203,192)
Less Administration	($43,156)
Shortfall Funding Excluding Parks and Administration	**$875,543**
Set-Aside Percentage	21%
Shortfall Set-Aside Revenue	**$183,864**

s_sa

Source: City of Woodland and EPS

APPENDIX C:

Spring Lake Specific Plan
Capital Improvement Plan Costs

Table C-1
2017 SLIF Nexus Study Update
SLSP CIP Summary

			Spring Lake Specific Plan								Oversized for MPRA				
Item	**Pct.**	**TOTAL COST**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**	**Fire**	**Parks**	**Admin.**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**
Package A															
Facilities		$ 17,728,432	$ 17,306,601	$ 9,344,758	$ 1,892,748	$ 1,699,433	$ 4,369,662	$ 0	$ 0	$ 0	$ 1,335,532	$ 0	$ 0	$ 609,517	$ 726,015
Soft Costs		$ 4,328,497	$ 4,308,660	$ 2,326,475	$ 471,219	$ 423,092	$ 1,087,873	$ 0	$ 0	$ 0	$ 326,078	$ 0	$ 0	$ 148,817	$ 177,261
Subtotal		**$ 22,058,000**	**$ 21,616,000**	**$ 11,671,000**	**$ 2,364,000**	**$ 2,123,000**	**$ 5,458,000**	**$ 0**	**$ 0**	**$ 0**	**$ 1,662,000**	**$ 0**	**$ 0**	**$ 758,000**	**$ 903,000**
Package B															
Facilities		$ 10,612,928	$ 8,772,230	$ 6,188,924	$ 713,695	$ 450,260	$ 1,419,352	$ 0	$ 0	$ 0	$ 1,537,351	$ 745,988	$ 0	$ 265,952	$ 525,411
Soft Costs		$ 2,193,520	$ 1,765,777	$ 1,245,779	$ 143,661	$ 90,634	$ 285,704	$ 0	$ 0	$ 0	$ 368,964	$ 179,037	$ 0	$ 63,829	$ 126,099
Less Pioneer Widening [1]		($ 1,900,178)	($ 1,900,178)	($ 1,900,178)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 10,906,000**	**$ 8,638,000**	**$ 5,535,000**	**$ 857,000**	**$ 541,000**	**$ 1,705,000**	**$ 0**	**$ 0**	**$ 0**	**$ 1,906,000**	**$ 925,000**	**$ 0**	**$ 330,000**	**$ 652,000**
Package C															
Facilities		$ 4,354,240	$ 3,653,849	$ 2,914,100	$ 410,700	$ 101,706	$ 227,342	$ 0	$ 0	$ 0	$ 697,023	$ 649,221	$ 0	$ 47,802	$ 0
Soft Costs		$ 1,040,248	$ 872,154	$ 695,580	$ 98,032	$ 24,277	$ 54,265	$ 0	$ 0	$ 0	$ 167,285	$ 155,813	$ 0	$ 11,472	$ 0
Subtotal		**$ 5,395,000**	**$ 4,527,000**	**$ 3,610,000**	**$ 509,000**	**$ 126,000**	**$ 282,000**	**$ 0**	**$ 0**	**$ 0**	**$ 864,000**	**$ 805,000**	**$ 0**	**$ 59,000**	**$ 0**
Other															
Facilities		$ 79,262,311	$ 39,028,721	$ 30,567,136	$ 2,599,077	$ 1,004,637	$ 4,857,871	$ 0	$ 0	$ 0	$ 2,021,000	$ 1,376,000	$ 0	$ 162,000	$ 483,000
Contingency	10%	$ 5,063,100	$ 2,617,700	$ 2,050,172	$ 174,323	$ 67,382	$ 325,823	$ 0	$ 0	$ 0	$ 275,727	$ 187,729	$ 0	$ 22,102	$ 65,896
Contingency - Set Aside	20%	$ 363,000	$ 321,000	$ 251,406	$ 21,377	$ 8,263	$ 39,955	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 3,091,600	$ 919,000	$ 719,757	$ 61,200	$ 23,656	$ 114,387	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs - Set Aside	30%	$ 4,597,700	$ 1,859,500	$ 1,456,353	$ 123,831	$ 47,865	$ 231,450	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Actual Soft Costs		$ 2,008,722	$ 1,046,832	$ 819,875	$ 69,713	$ 26,946	$ 130,298	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 12,886,452	$ 6,551,032	$ 5,130,742	$ 436,259	$ 168,630	$ 815,401	$ 0	$ 0	$ 0	$ 485,040	$ 330,240	$ 0	$ 38,880	$ 115,920
Subtotal		**$ 107,272,000**	**$ 52,343,000**	**$ 40,995,000**	**$ 3,486,000**	**$ 1,347,000**	**$ 6,515,000**	**$ 0**	**$ 0**	**$ 0**	**$ 2,782,000**	**$ 1,894,000**	**$ 0**	**$ 223,000**	**$ 665,000**
Habitat Conservation Easement		**$ 1,183,000**	**$ 1,146,000**	**$ 0**	**$ 0**	**$ 0**	**$ 1,146,000**	**$ 0**	**$ 0**	**$ 0**	**$ 462,000**	**$ 0**	**$ 0**	**$ 0**	**$ 462,000**
Storm Drainage															
Off-site		$ 14,524,255	$ 14,167,658	$ 0	$ 0	$ 0	$ 14,167,658	$ 0	$ 0	$ 0	$ 4,102,000	$ 0	$ 0	$ 0	$ 4,102,000
East Regional Det. Pond (off-site)		$ 417,625	$ 401,897	$ 0	$ 0	$ 0	$ 401,897	$ 0	$ 0	$ 0	$ 148,090	$ 0	$ 0	$ 0	$ 148,090
Remaining Off-site		$ 20,597,150	$ 10,200,775	$ 0	$ 0	$ 0	$ 10,200,775	$ 0	$ 0	$ 0	$ 3,495,701	$ 0	$ 0	$ 0	$ 3,495,701
Less Portion of Off-Site Remaining [1]		($ 4,000,000)	($ 4,000,000)	$ 0	$ 0	$ 0	($ 4,000,000)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 31,539,000**	**$ 20,770,000**	**$ 0**	**$ 0**	**$ 0**	**$ 20,770,000**	**$ 0**	**$ 0**	**$ 0**	**$ 7,746,000**	**$ 0**	**$ 0**	**$ 0**	**$ 7,746,000**
Sewer															
Off-site		$ 5,615,000	$ 5,315,000	$ 0	$ 0	$ 5,315,000	$ 0	$ 0	$ 0	$ 0	$ 1,606,000	$ 0	0	$ 1,606,000	$ 0
Remaining Off-site		$ 1,240,740	$ 836,346	$ 0	$ 0	$ 836,346	$ 0	$ 0	$ 0	$ 0	$ 42,273	$ 0	0	$ 42,273	$ 0
Subtotal		**$ 6,856,000**	**$ 6,151,000**	**$ 0**	**$ 0**	**$ 6,151,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 1,648,000**	**$ 0**	**$ 0**	**$ 1,648,000**	**$ 0**
Fire Station		**$ 3,000,000**	**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks [2]															
Neighborhood Park N1		$ 6,200,000	$ 6,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 6,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 530,000	$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 6,770,000	$ 6,770,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 6,770,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 2,372,047	$ 2,372,047	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,372,047	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 3,487,700	$ 3,487,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,487,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Less Fund Balance		($ 3,422,574)	($ 3,422,574)	$ 0	$ 0	$ 0	$ 0	$ 0	($ 3,422,574)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 15,940,000**	**$ 15,940,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 15,940,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 199,000**	**$ 199,000**	**$ 0**	**$ 199,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 3,393,000**	**$ 2,325,000**	**$ 2,325,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 69,000**	**$ 69,000**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 207,740,000**	**$ 136,655,000**	**$ 64,136,000**	**$ 7,415,000**	**$ 10,288,000**	**$ 35,876,000**	**$ 3,000,000**	**$ 15,940,000**	**$ 0**	**$ 17,139,000**	**$ 3,693,000**	**$ 0**	**$ 3,018,000**	**$ 10,428,000**
District Administration [3]	4%	**$ 5,466,000**	**$ 5,466,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 5,466,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 991,000**	**$ 804,000**	**$ 804,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 8,365,000**	**$ 8,365,000**	**$ 8,365,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Program Contingency		**$ 3,000,000**	**$ 3,000,000**	**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 225,562,000**	**$ 154,290,000**	**$ 76,305,000**	**$ 7,415,000**	**$ 10,288,000**	**$ 35,876,000**	**$ 3,000,000**	**$ 15,940,000**	**$ 5,466,000**	**$ 17,139,000**	**$ 3,693,000**	**$ 0**	**$ 3,018,000**	**$ 10,428,000**

cost_detail

Source: June 30, 2017 SLSP CIP prepared by Cunningham Engineering and Ponticello Enterprises.

[1] Constructed and funded by other sources.
[2] SLIF funded amounts only from January 2017 SLIF Nexus Study Update -- Parks Component prepared by EPS.
[3] Differs from CIP amount, which does not include amount for Parks or adjust for projects funded by other sources (Pioneer and Off-site Sewer).

		TOTAL	Transferred to MPRA				MPRA					City					
Item	**Pct.**	**COST**	**TOTAL**	**Roads**	**Sewer**	**Drainage**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**	**Parks**
Package A																	
Facilities		$ 17,728,432	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 81,249	$ 0	$ 0	$ 81,249	$ 0	$ 0
Soft Costs		$ 4,328,497	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 19,837	$ 0	$ 0	$ 19,837	$ 0	$ 0
Subtotal		**$ 22,058,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 101,000**	**$ 0**	**$ 0**	**$ 101,000**	**$ 0**	**$ 0**
Package B																	
Facilities		$ 10,612,928	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 447,075	$ 419,451	$ 27,624	$ 0	$ 0	$ 0
Soft Costs		$ 2,193,520	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 107,298	$ 100,668	$ 6,630	$ 0	$ 0	$ 0
Less Pioneer Widening [1]		($ 1,900,178)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 10,906,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 554,000**	**$ 520,000**	**$ 34,000**	**$ 0**	**$ 0**	**$ 0**
Package C																	
Facilities		$ 4,354,240	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs		$ 1,040,248	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 5,395,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Other																	
Facilities		$ 79,262,311	$ 9,603,000	$ 9,603,000	$ 0	$ 0	$ 19,271,000	$ 19,271,000	$ 0	$ 0	$ 0	$ 3,073,700	$ 2,994,700	$ 0	$ 79,000	$ 0	$ 0
Contingency	10%	$ 5,063,100	$ 0	$ 0	$ 0	$ 0	$ 1,117,000	$ 1,117,000	$ 0	$ 0	$ 0	$ 9,200	$ 8,964	$ 0	$ 236	$ 0	$ 0
Contingency - Set Aside	20%	$ 363,000	$ 0	$ 0	$ 0	$ 0	$ 30,000	$ 30,000	$ 0	$ 0	$ 0	$ 12,000	$ 11,692	$ 0	$ 308	$ 0	$ 0
Contingency	20%	$ 3,091,600	$ 0	$ 0	$ 0	$ 0	$ 1,590,800	$ 1,590,800	$ 0	$ 0	$ 0	$ 581,800	$ 566,847	$ 0	$ 14,953	$ 0	$ 0
Soft Costs - Set Aside	30%	$ 4,597,700	$ 0	$ 0	$ 0	$ 0	$ 2,431,200	$ 2,431,200	$ 0	$ 0	$ 0	$ 307,000	$ 299,110	$ 0	$ 7,890	$ 0	$ 0
Actual Soft Costs		$ 2,008,722	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 1,569	$ 1,529	$ 0	$ 40	$ 0	$ 0
Soft Costs	24%	$ 12,886,452	$ 0	$ 0	$ 0	$ 0	$ 2,680,000	$ 2,680,000	$ 0	$ 0	$ 0	$ 489,380	$ 476,802	$ 0	$ 12,578	$ 0	$ 0
Subtotal		**$ 107,272,000**	**$ 9,603,000**	**$ 9,603,000**	**$ 0**	**$ 0**	**$ 27,120,000**	**$ 27,120,000**	**$ 0**	**$ 0**	**$ 0**	**$ 4,475,000**	**$ 4,360,000**	**$ 0**	**$ 115,000**	**$ 0**	**$ 0**
Habitat Conservation Easement		**$ 1,183,000**	**$ 0**	**$ 0**		**$ 0**	**$ 0**	**$ 0**			**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Storm Drainage																	
Off-site		$ 14,524,255	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 417,625	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 20,597,150	$ 1,243,000	$ 0	$ 0	$ 1,243,000	$ 1,252,535	$ 0	$ 0	$ 0	$ 1,252,535	$ 9,143,840	$ 0	$ 0	$ 0	9,143,840	$ 0
Less Portion of Off-Site Remaining [1]		($ 4,000,000)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 31,539,000**	**$ 1,243,000**	**$ 0**	**$ 0**	**$ 1,243,000**	**$ 1,253,000**	**$ 0**	**$ 0**	**$ 0**	**$ 1,253,000**	**$ 9,144,000**	**$ 0**	**$ 0**	**$ 0**	**$ 9,144,000**	**$ 0**
Sewer																	
Off-site		$ 5,615,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 1,240,740	$ 719,000	$ 0	$ 719,000	$ 0	$ 404,393	$ 0	$ 0	$ 404,393	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 6,856,000**	**$ 719,000**	**$ 0**	**$ 719,000**	**$ 0**	**$ 404,000**	**$ 0**	**$ 0**	**$ 404,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Fire Station		**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks [2]																	
Neighborhood Park N1		$ 6,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 6,770,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 2,372,047	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 3,487,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Less Fund Balance		($ 3,422,574)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 15,940,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 199,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 3,393,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 1,068,000**	**$ 1,068,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 207,740,000**	**$ 11,565,000**	**$ 9,603,000**	**$ 719,000**	**$ 1,243,000**	**$ 29,845,000**	**$ 28,188,000**	**$ 0**	**$ 404,000**	**$ 1,253,000**	**$ 14,274,000**	**$ 4,880,000**	**$ 34,000**	**$ 216,000**	**$ 9,144,000**	**$ 0**
District Administration [3]	4%	**$ 5,466,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 991,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 8,365,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Program Contingency		**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 225,562,000**	**$ 11,565,000**	**$ 9,603,000**	**$ 719,000**	**$ 1,243,000**	**$ 29,845,000**	**$ 28,188,000**	**$ 0**	**$ 404,000**	**$ 1,253,000**	**$ 14,274,000**	**$ 4,880,000**	**$ 34,000**	**$ 216,000**	**$ 9,144,000**	**$ 0**

cost_detail

Source: June 30, 2017 SLSP CIP prepared by Cunningham Engineering and Ponticello Enterprises.

[1] Constructed and funded by other sources.
[2] SLIF funded amounts only from January 2017 SLIF Nexus Study Update -- Parks Component prepared by EPS.
[3] Differs from CIP amount, which does not include amount for Parks or adjust for projects funded by other sources (Pioneer and Off-site Sewer).

Table C-1
2017 SLIF Nexus Study Update
SLSP CIP Summary

Item	Pct.	TOTAL COST	Collector Improvements TOTAL	Collector Improvements Roads	Collector Improvements Water	Collector Improvements Sewer	Collector Improvements Drainage	WJUSD TOTAL	WJUSD Roads	WJUSD Water	WJUSD Sewer	Yolo County TOTAL	Yolo County Roads	Yolo County Water	Yolo County Drainage	Woodland College TOTAL	Woodland College Sewer
Package A																	
Facilities		$ 17,728,432	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 340,582	$ 0	$ 0	$ 340,582	$ 0	$ 0
Soft Costs		$ 4,328,497	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 22,058,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 341,000**	**$ 0**	**$ 0**	**$ 341,000**	**$ 0**	**$ 0**
Package B																	
Facilities		$ 10,612,928	$ 1,229,679	$ 183,411	$ 56,075	$ 114,946	$ 875,247	$ 0	$ 0	$ 0	$ 0	$ 163,944	$ 155,683	$ 7,104	$ 1,157	$ 0	$ 0
Soft Costs		$ 2,193,520	$ 281,099	$ 41,927	$ 12,818	$ 26,276	$ 200,077	$ 0	$ 0	$ 0	$ 0	$ 39,347	$ 37,364	$ 1,705	$ 278	$ 0	$ 0
Less Pioneer Widening [1]		($ 1,900,178)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 10,906,000**	**$ 1,511,000**	**$ 225,000**	**$ 69,000**	**$ 141,000**	**$ 1,075,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 203,000**	**$ 193,000**	**$ 9,000**	**$ 1,000**	**$ 0**	**$ 0**
Package C																	
Facilities		$ 4,354,240	$ 700,391	$ 442,843	$ 79,175	$ 70,750	$ 107,623	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs		$ 1,040,248	$ 168,094	$ 106,282	$ 19,002	$ 16,980	$ 25,830	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 5,395,000**	**$ 868,000**	**$ 549,000**	**$ 98,000**	**$ 88,000**	**$ 133,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Other																	
Facilities		$ 79,262,311	$ 17,735,890	$ 15,148,430	$ 1,011,694	$ 877,441	$ 698,325	$ 153,000	$ 0	$ 102,000	$ 51,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 5,063,100	$ 1,303,900	$ 1,113,676	$ 74,377	$ 64,507	$ 51,339	$ 15,300	$ 0	$ 10,200	$ 5,100	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency - Set Aside	20%	$ 363,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 3,091,600	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs - Set Aside	30%	$ 4,597,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Actual Soft Costs		$ 2,008,722	$ 960,321	$ 820,221	$ 54,779	$ 47,510	$ 37,811	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 12,886,452	$ 3,129,320	$ 2,672,789	$ 178,503	$ 154,816	$ 123,212	$ 36,720	$ 0	$ 24,480	$ 12,240	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 107,272,000**	**$ 23,129,000**	**$ 19,755,000**	**$ 1,319,000**	**$ 1,144,000**	**$ 911,000**	**$ 205,000**	**$ 0**	**$ 137,000**	**$ 68,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Habitat Conservation Easement		**$ 1,183,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 37,000**	**$ 0**	**$ 0**	**$ 37,200**	**$ 0**	**$ 0**
Storm Drainage																	
Off-site		$ 14,524,255	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 356,597	$ 0	$ 0	$ 356,597	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 417,625	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 15,728	$ 0	$ 0	$ 15,728	$ 0	$ 0
Remaining Off-site		$ 20,597,150	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Less Portion of Off-Site Remaining [1]		($ 4,000,000)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 31,539,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 372,000**	**$ 0**	**$ 0**	**$ 372,000**	**$ 0**	**$ 0**
Sewer																	
Off-site		$ 5,615,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 300,000	$ 300,000
Remaining Off-site		$ 1,240,740	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 6,856,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 300,000**	**$ 300,000**
Fire Station		**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks [2]																	
Neighborhood Park N1		$ 6,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 6,770,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 2,372,047	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 3,487,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Less Fund Balance		($ 3,422,574)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 15,940,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 199,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 3,393,000**	**$ 0**	**0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 207,740,000**	**$ 25,508,000**	**$ 20,529,000**	**$ 1,486,000**	**$ 1,373,000**	**$ 2,119,000**	**$ 205,000**	**$ 0**	**$ 137,000**	**$ 68,000**	**$ 953,000**	**$ 193,000**	**$ 9,000**	**$ 751,200**	**$ 300,000**	**$ 300,000**
District Administration [3]	4%	**$ 5,466,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 991,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 25,000**	**$ 25,000**	**$ 0**	**$ 0**	**$ 162,000**	**$ 162,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 8,365,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Program Contingency		**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 225,562,000**	**$ 25,508,000**	**$ 20,529,000**	**$ 1,486,000**	**$ 1,373,000**	**$ 2,119,000**	**$ 230,000**	**$ 25,000**	**$ 137,000**	**$ 68,000**	**$ 1,115,000**	**$ 355,000**	**$ 9,000**	**$ 751,200**	**$ 300,000**	**$ 300,000**

cost_detail

Source: June 30, 2017 SLSP CIP prepared by Cunningham Engineering and Ponticello Enterprises.

[1] Constructed and funded by other sources.
[2] SLIF funded amounts only from January 2017 SLIF Nexus Study Update -- Parks Component prepared by EPS.
[3] Differs from CIP amount, which does not include amount for Parks or adjust for projects funded by other sources (Pioneer and Off-site Sewer).

APPENDIX D:

Inflation on Outstanding Developer Advance Funding

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Table D-1
2017 SLIF Nexus Study Update
Inflation on Outstanding Developer Advance Funding for Infrastructure [1]

			Fiscal Year			
Item	*Formula*	**TOTAL**	2013/14	2014/15	2015/16	2016/17 *through 12/31/16*
First Release Beginning Balance	*a*	**$ 30,577,052**	**$ 30,577,052**	**$ 29,565,161**	**$ 31,421,344**	**$ 24,306,531**
Inflation						
Inflation through 2013/14 [2]	*b*	$ 8,232,073	$ 0	$ 8,232,073	$ 0	$ 0
Inflation 2014/15 +	*(a+b)*c*	$ 1,956,593	$ 0	$ 382,483	$ 761,591	$ 812,519
Total Inflation		**$ 10,188,666**	**$ 0**	**$ 8,614,556**	**$ 761,591**	**$ 812,519**
Account Adjustments						
Miscellaneous		$ 148,452	$ 0	$ 201,591	($ 53,139)	$ 0
Infrastructure		$ 2,439,007	$ 2,144,193	$ 54,795	$ 83,331	$ 156,688
Credits Used		($ 8,688,175)	($ 3,156,083)	($ 999,216)	($ 2,988,616)	($ 1,544,260)
Reimbursements		($ 10,933,524)	$ 0	($ 6,015,544)	($ 4,917,981)	$ 0
Total Adjustments		**($ 17,034,241)**	**($ 1,011,891)**	**($ 6,758,373)**	**($ 7,876,405)**	**($ 1,387,572)**
Ending Balance		**$ 23,731,478**	**$ 29,565,161**	**$ 31,421,344**	**$ 24,306,531**	**$ 23,731,478**
Annual Inflation Factor [3]	*c*			*1.01%*	*2.42%*	*3.34%*

inflation

Source: City of Woodland and EPS

[1] Inflation calculated on First Release account balances only. For future releases, the developer contributions are through bond proceeds, which are excluded from the inflation calculation. It is also assumed that all first release bond proceed contributions have been repaid through credits/reimbursements, so there are no remaining first release bond proceeds to exclude from the inflation calculation.
[2] In 2014/15, City increased developer accounts for the cumulative inflation through 2013/14.
[3] Annual inflation factor is average of change in the San Francisco and 20-City Construction Cost Index (CCI) as reported in the Engineering News Record (ENR) for the period between

D-1

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Table D-2
2017 SLIF Nexus Study Update
Inflation Factors

Fiscal Year	Date	Construction Cost Index Value 20-City	Construction Cost Index Value San Francisco	Percentage Change in CCI 20-City	Percentage Change in CCI San Francisco	Percentage Change in CCI Average
	October 2004	7,313.88	8,194.52			
2005-2006	October 2005	7,562.50	8,403.59	3.40%	2.55%	2.98%
2006-2007	October 2006	7,882.53	9,098.89	4.23%	8.27%	6.25%
2007-2008	October 2007	8,045.14	9,079.42	2.06%	(0.21%)	0.92%
2008-2009	October 2008	8,623.22	9,853.42	7.19%	8.52%	7.86%
2009-2010	October 2009	8,596.31	9,719.17	(0.31%)	(1.36%)	(0.84%)
2010-2011	October 2010	8,920.54	10,115.04	3.77%	4.07%	3.92%
2011-2012	October 2011	9,146.95	10,119.29	2.54%	0.04%	1.29%
2012-2013	October 2012	9,375.52	10,367.34	2.50%	2.45%	2.48%
2013-2014	October 2013	9,688.86	10,909.09	3.34%	5.23%	4.28%
2014-2015	October 2014	9,886.06	10,907.84	2.04%	(0.01%)	1.01%
2015-2016	October 2015	10,128.32	11,169.31	2.45%	2.40%	2.42%
2016-2017	October 2016	10,434.56	11,578.33	3.02%	3.66%	3.34%
Average						2.99%

inflation_factor

Source: Engineering News-Record

The Economics of Land Use

Final Report

Spring Lake Infrastructure Fee Nexus Study Update

Prepared for:

City of Woodland

Prepared by:

Economic & Planning Systems, Inc. (EPS)

December 2017

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1. INTRODUCTION AND EXECUTIVE SUMMARY

Purpose

The Spring Lake Infrastructure Fee (SLIF) Program was established in July 2004 to fund backbone infrastructure and other public facilities required to serve development in the Spring Lake Specific Plan (SLSP) area in the City of Woodland (City). Since 2004, the City has adopted a number of periodic updates to the SLIF Program to reflect changes in land uses, facilities requirements and costs, funding sources, and the fee calculation methodology. The last SLIF Nexus Study Update and comprehensive SLIF Program Update were adopted by the City in January 2010.

The purpose of this 2017 SLIF Nexus Study Update is to perform another comprehensive update to the SLIF Program to account for updated development projections, facilities requirements, and improvement costs. Cunningham Engineering Corporation (CEC) and Ponticello Enterprises Consulting Engineers, Inc. (PE) completed an updated Capital Improvement Plan (CIP) in November 2017 that serves as the basis of the facilities requirements and improvement costs. In addition, the City provided updated current and buildout development estimates for the SLSP. These development estimates reflect the current development status in the SLSP, as well as the rezoning of several properties.

Background

The SLIF Program was established based on findings in the 2004 SLIF Nexus Study prepared by Economic & Planning Systems, Inc. (EPS). The SLIF Program allocates the cost of necessary backbone infrastructure and other public facilities to benefiting land uses in the SLSP.

The SLIF Program development impact fees are collected at building permit issuance from developers of SLSP residential and commercial property. The City administers the SLIF program and collects the SLIF. The SLIF is divided into the following components and subcomponents.

- Infrastructure
  - Roadways
  - Water Facilities
  - Sewer Facilities
  - Drainage Facilities
  - Fire Facilities
- Parks
- Administration

The 2004 Nexus Study established the required nexus between the projected development in the SLSP and the necessary public facilities to be funded by the SLIF Program. Initial fees for all above fee components and subcomponents, except for Fire Facilities, were established based on the findings in the 2004 report. The cost allocation methodologies on which the findings were based were subsequently updated in the 2008 Nexus Study Update to be consistent with the cost allocations used in the Citywide Major Projects Financing Plan (MPFP) Fee Program. These updates were carried through to the 2010 Nexus Study Report and this 2017 Nexus Study Update. The written nexus findings from the 2004 Nexus Study have been updated to reflect the current cost allocation methodologies used to establish the SLIF and are included in this document as **Appendix A**. **Appendix A** also includes findings for Fire Facilities, which are included in this 2017 SLIF Update. The Fire Facilities subcomponent will fund a portion of a proposed new fire station that is needed to serve the SLSP, as well as other areas of the City.

In addition, the City added an overall Program Contingency for this SLIF Update. The Program Contingency will provide funding for potential construction cost overruns and is included in the Roadways component of the SLIF.

SLSP developers have been required to provide advance funding for backbone infrastructure that is needed prior to enough fee revenue being collected to pay for the infrastructure. These developers may utilize fee credits, to the extent available, to satisfy most of their SLIF obligation. However, developers may not take credits for the following SLIF components, which must be paid at the issuance of a building permit.

- Parks
- Administration
- City Set-Aside

The City is responsible for acquiring all park land, constructing all park facilities, and administering the SLIF program. The developers satisfy their obligation toward these facilities through payment of the SLIF. In addition, the City is responsible for the construction of some specified infrastructure. To ensure adequate funding for these improvements, in 2010, the City instituted a set-aside requirement that obligates developers to pay a certain percentage of the SLIF at building issuance regardless of whether or not they are using SLIF fee credits.

Since the SLIF Program was established in July 2004, the SLIF has been updated annually for inflation. It has also been updated periodically to adjust for changes to: projected development, dwelling unit equivalent (DUE) factors, required facilities, facilities costs, funding sources, and financing methodologies. The last comprehensive SLIF Update was prepared in 2010. The costs for that update were based on the 2009 SLIF CIP prepared by CEC and PE. 2009 was the last time the CIP was updated prior to the recent 2017 update. **Table 1** summarizes the history of the SLIF Updates, excluding the annual inflationary updates.

SLIF Program Boundaries

The 1,097-acre SLSP is located in the southeast portion of the City approximately 3 miles from the downtown. The majority of the SLSP is bounded on the north by East Gibson Road, on the west by Harry Lorenzo Boulevard, on the south by County Road 25A, and on the east by County Road 102. The SLSP also includes a portion in the northern part of the project that that extends from Harry Lorenzo Boulevard on the east to west of State Route 113. **Map 1** details the SLSP land use plan.

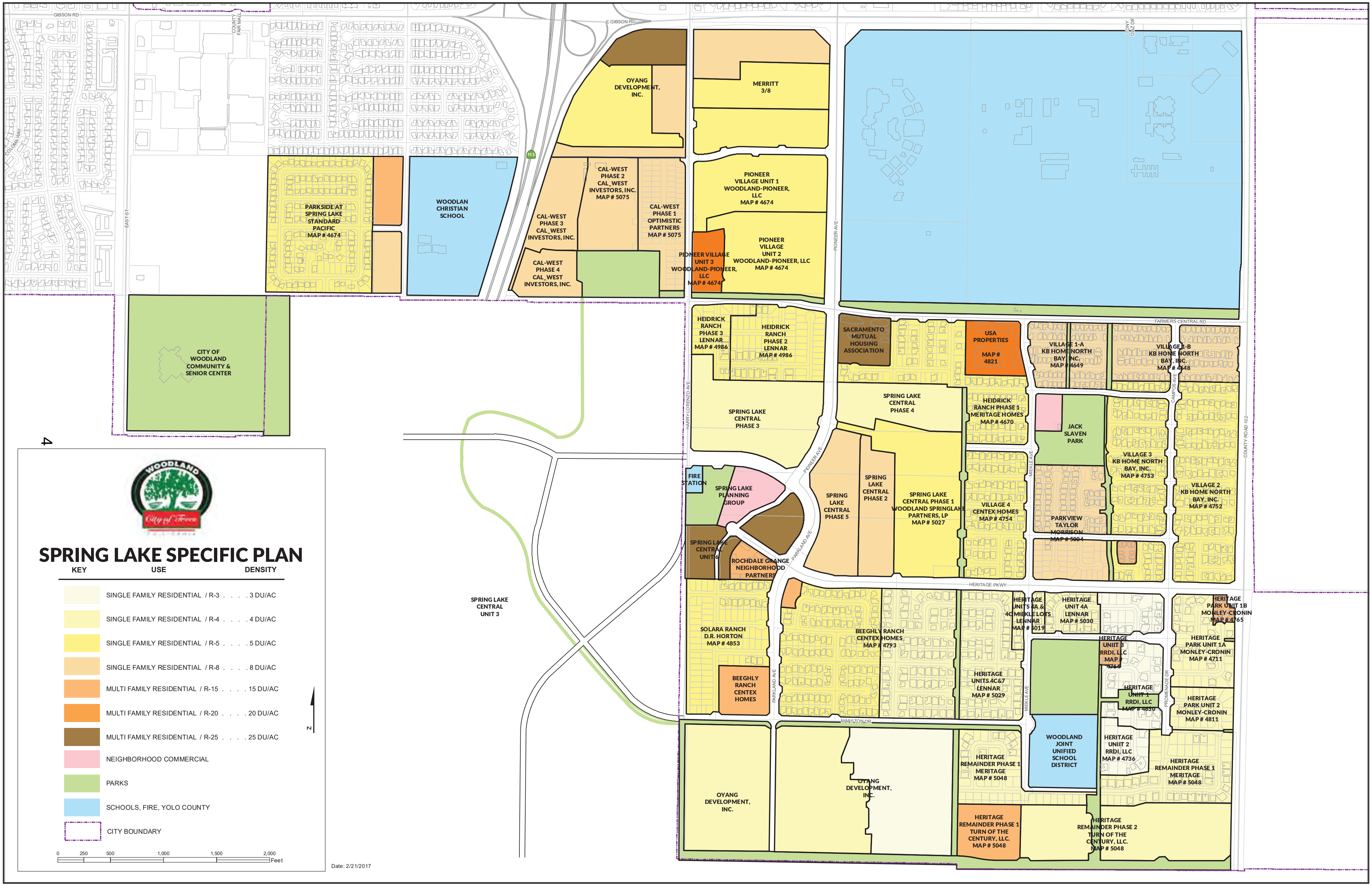
Table 1
2017 SLIF Nexus Study Update
SLIF History

SLIF Adoption Date	SLIF Single-Family	SLIF Multifamily	SLIF Commercial	Reasons for Update
	per dwelling unit		*per bldg. sq. ft.*	
July 2004	$ 29,149	$ 18,628	$ 26.86	Original SLIF
September 2004	$ 31,332	$ 20,025	$ 28.87	Park land cost changes
November 2006	$ 42,610	$ 27,240	$ 39.27	Facility cost changes
March 2007	$ 43,362	$ 27,719	$ 39.97	Park development and land cost changes
December 2008	$ 35,295	$ 23,295	$ 27.18	Land use, DUE, and infrastructure cost changes
January 2010	$ 36,104	$ 23,829	$ 27.80	Land use, infrastructure cost, funding sources, and financing methodology changes
February 2016	$ 42,917	$ 28,324	$ 32.63	Park development and land cost changes
January 2017	$ 44,662	$ 29,477	$ 34.39	Park development cost changes
November 2017 (proposed)	$ 44,648	$ 29,468	$ 34.38	Land use, facilities, and infrastructure cost changes

slif_history

Source: City of Woodland

Map 1
Spring Lake Specific Plan Land Use Plan



The SLSP was originally part of a larger 1,748-acre Master Plan area that the City identified in its 1996 General Plan as the area where future growth would occur. In addition to the SLSP, the Master Plan area included a bordering 621-acre area referred to as the Master Plan Remainder Area (MPRA). In the City's current General Plan (adopted earlier this year), the MPRA has been expanded to include additional land to the south and west and has been renamed as Specific Plan Area 1 (SP-1). SP-1 is composed of three subareas: SP-1A, SP-1B, and SP-1C. **Map 2** is the land use plan for the entire City and shows the SLSP in context with the rest of the City, including SP-1.

The SLIF applies only to the SLSP, although the SLIF Program does include some improvements that will benefit both the SLSP and SP-1 and for which there will be shared funding. These improvements and the shared funding arrangement are detailed in **Chapter 3** of this report. When SP-1 is ready to develop, an SP-1 Financing Plan will be prepared. This Financing Plan will identify public improvements necessary to serve SP-1 and recommend appropriate financing mechanisms.

SLIF Update

Summary

Table 2 shows the proposed SLIF per unit for each land use category in the SLSP. **Table 3** details the fees by public facility type and includes a separate ongoing administration component. The proposed SLIF has been updated from the current level to account for cost changes, land use changes, and inclusion of the Fire Facilities and Program Contingency costs.

Facility costs have been updated to reflect the updated 2017 CIP. Buildout land uses have been changed to reflect zoning changes that have occurred since the last comprehensive SLIF Update in 2010.

AB 1600 Nexus Requirements

To update the SLIF, the City is required to demonstrate the nexus between the projected new development in the SLSP and the necessary backbone infrastructure and public facilities to be funded by the SLIF. This nexus requirement was established under California Assembly Bill 1600 (AB 1600) legislation, as codified by California Government Section 66000 *et seq*. This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."[1]

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

Map 2
City of Woodland Land Use Plan

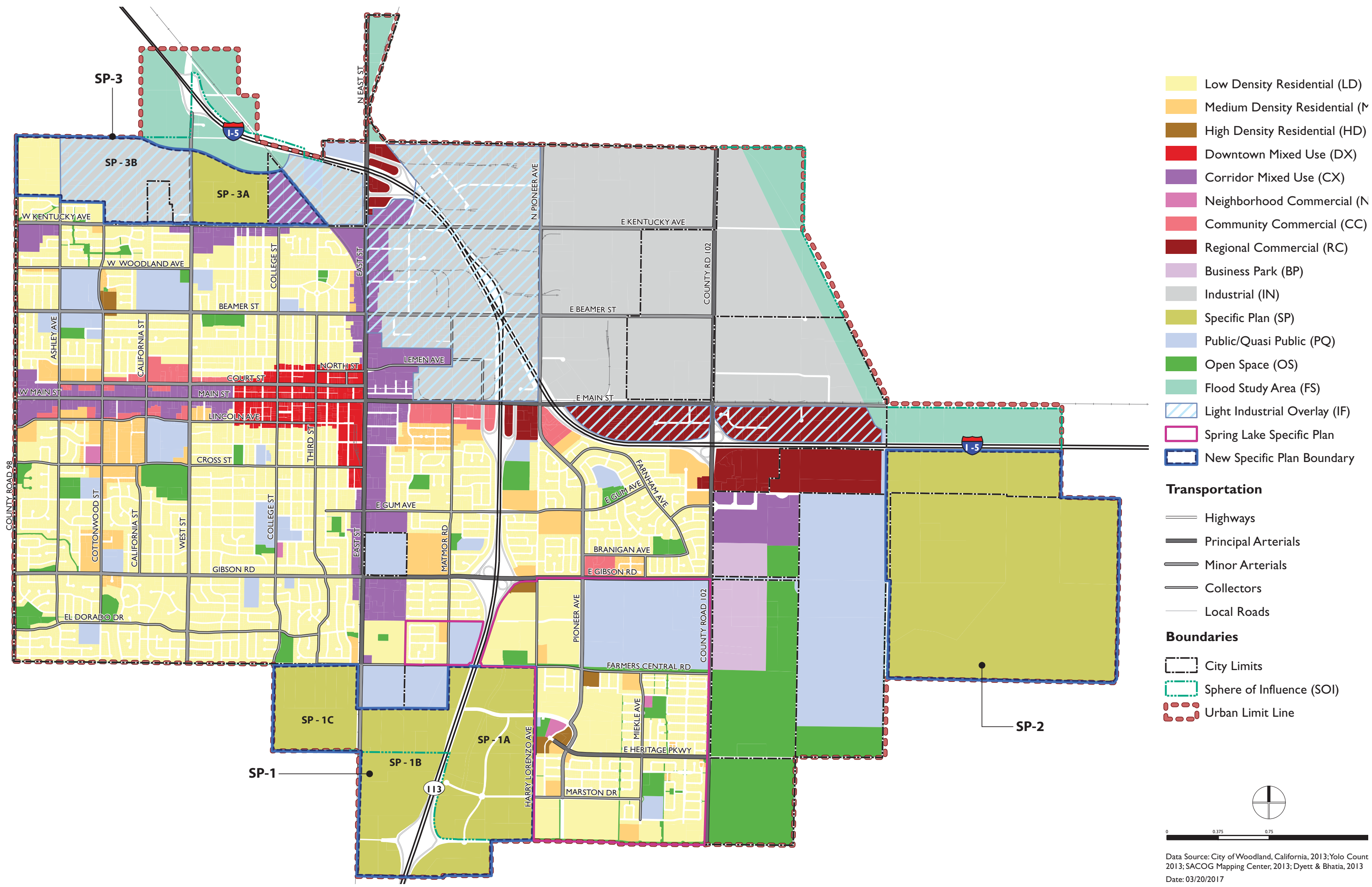


Table 2
2017 SLIF Nexus Study Update
2017 SLIF by Land Use

Land Use Category	Proposed 2017 SLIF
Single-Family Units	*Per Unit*
R-3	$44,648
R-4	$44,648
R-5	$44,648
R-8	$44,648
Multifamily Units	
R-15	$29,468
R-20	$29,468
R-25	$29,468
	Per Bldg. Sq. Ft.
Commercial	$34.38

all_totalsum

Table 3
2017 SLIF Nexus Study Update
SLIF Detail by Public Facility Type (2017$)

	Fee per Unit or Bldg. Sq. Ft. [1]							
Land Use Category	Roadways [2]	Water	Sewer	Drainage	Fire Station	Parks	Ongoing Admin. [3]	**Total**
Single-Family Units				*Per Unit*				
R-3	$19,405	$2,154	$2,775	$10,059	$808	$7,986	$1,461	**$44,648**
R-4	$19,405	$2,154	$2,775	$10,059	$808	$7,986	$1,461	**$44,648**
R-5	$19,405	$2,154	$2,775	$10,059	$808	$7,986	$1,461	**$44,648**
R-8	$19,405	$2,154	$2,775	$10,059	$808	$7,986	$1,461	**$44,648**
Multifamily Units				*Per Unit*				
R-15	$12,807	$1,421	$1,831	$6,639	$534	$5,271	$964	**$29,468**
R-20	$12,807	$1,421	$1,831	$6,639	$534	$5,271	$964	**$29,468**
R-25	$12,807	$1,421	$1,831	$6,639	$534	$5,271	$964	**$29,468**
				Per Bldg. Sq. Ft.				
Commercial	$14.94	$1.66	$2.14	$7.75	$0.62	$6.15	$1.13	**$34.38**

fee_by_type

[1] See Table 14 for calculation.
[2] Includes planning and administration (for program formation and planning) and program contingency costs.
[3] Ongoing district administration costs estimated at 4% of other SLIF costs (excluding planning and administration, Gibson Road, and Program Contingency costs).

Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

This report details the updated development projections, SLIF-funded costs, and cost allocations that result in the proposed changes to the SLIF, as well as the AB 1600 nexus findings needed to update the SLIF. The original AB 1600 nexus findings needed to establish the SLIF rates for each of the original SLIF components were detailed in the 2004 SLIF Nexus Study and subsequently updated to reflect cost allocation methodology changes from the 2008 SLIF Nexus Study Update. These nexus findings have been reviewed and continue to be valid.

Appendix A of this report includes the nexus findings for all 2017 SLIF components. In addition, **Appendix A** details the associated calculation of the cost allocation factors for each SLIF component, as well as the overall weighted average DUE factor used to establish the total SLIF for each land use.

Reconciliation Update

Development in the SLSP has been subject to the 2002 SLSP Building Unit Allocation (BUA) Ordinance (amended in 2004), which established a program for the timed release of single-family market-rate units (referred to as BUAs) in the SLSP. The BUA Ordinance specified a maximum number of single-family market-rate building permits that could be issued in each of three dwelling unit releases. Since various facilities are needed to serve development before enough SLIF revenue is collected to fund the facilities, the developers participating in each BUA release have been required to advance-fund facilities in the SLSP. After providing advance-funding, the developers are granted SLIF fee credits up to the advance-funded amount. After accounting for fee credits used, if a developer's contribution still exceeds the developer's total SLIF obligation (or “fair share”) then that developer will be owed a reimbursement from SLIF fees collected from other SLSP development.

The purpose of a Reconciliation Update is to update the fee credits and reimbursements owed to each developer after the SLIF is updated. The proposed SLIF is used to recalculate each developer's total SLIF obligation for all development in a particular BUA release. If the SLIF increases, then each developer's SLIF obligation also will increase. The updated SLIF obligation is compared to the amount of advance funding less any credits already used or reimbursements already made to arrive at the updated credits and/or reimbursements still owed to the developer.

The BUA Ordinance requires a SLIF Update and Reconciliation Update before each BUA release to recalculate the amount owed to the prior release. All BUA releases have now occurred, so the BUA Ordinance is no longer in effect, and Reconciliation Updates related to BUA releases are no longer required. However, since the first release is still owed reimbursements, a Reconciliation Update must be prepared to update the reimbursement amounts owed to the first release developers. The City has already partially reimbursed the first release developers for advance funding and plans to fully reimburse them as soon as possible after the SLIF Update and Reconciliation Update. A preliminary summary level Reconciliation Update for the first release developers as a group is summarized in **Chapter 6**. A detailed Reconciliation Update that updates the credits and reimbursements owed to each first release developer will be prepared after adoption of this 2017 SLIF Nexus Study Update.

Report Layout

This report is divided into six chapters and three appendices:

- **Chapter 1** includes this introduction and executive summary.
- **Chapter 2** details the land use assumptions used in the SLIF Program.
- **Chapter 3** details the SLIF-funded costs.
- **Chapter 4** discusses the implementation and administration of the SLIF Program and Reconciliation Update.
- **Chapter 5** describes additional SLSP development impact fees that are not part of the SLIF.
- **Appendix A** details both the AB 1600 nexus requirements for all SLIF components and the calculation of the weighted average DUE factors used to establish the total SLIF for each land use.
- **Appendix B** details the analysis used to determine the level of the City set-aside requirement discussed in **Chapter 4**.
- **Appendix C** summarizes the cost estimates and funding sources for all required backbone infrastructure and other public facilities for the SLSP.
- **Appendix D** details the inflation calculation used to adjust developer advances that remain to be reimbursed.

2. LAND USES AND DEVELOPMENT STATUS

This chapter summarizes the SLSP land uses and development status. **Table 4** summarizes the projected single family and multifamily dwelling units and commercial building square feet in the SLSP at buildout A land use contingency factor of 96 percent is applied to the total planned development to estimate the adjusted anticipated buildout development. The adjusted development projections account for the likelihood that full buildout may not occur and that properties may be rezoned to less dense uses, as has occurred in recent years. In particular, it is likely that not all planned multi-family and commercial land uses will be developed.

It is important to note that the 96-percent factor does not allow individual developers to construct fewer than their planned units if they rezone their property to less dense uses. If a zoning amendment results in fewer DUESs than planned, then the developer will be required to pay a SLIF shortfall funding fee to account for the lost SLIF revenue as a result of the rezoning.

A total of 4,179 dwelling units and 45,549 commercial building square feet are currently planned at buildout. After applying the 96 percent land use contingency factor, it is estimated that there will be 4,012 dwelling units and 43,727 commercial building square feet at buildout. Note that several properties have been rezoned since the last SLIF Nexus Study Update in 2010, which led to an increase in planned single-family units and a decrease in planned multifamily units and commercial development.

Table 5 summarizes the development that has occurred in the SLSP and the estimated remaining development. As of August 1, 2017, building permits had been issued for 1,976 of the 4,012 expected dwelling units at buildout, leaving an estimated 2,036 dwelling units still to develop. No commercial development has yet occurred.

Note that for residential uses, **Table 4** and **Table 5** detail the development status by BUA release and distinguish between single-family BUAs and other single-family units (e.g., duplexes, and affordable units). This level of detail is not needed for the SLIF Update, but it is needed for the Reconciliation Update and the City set-aside analysis, which are discussed later in the report.

Table 4
2017 SLIF Nexus Study Update
SLSP Developable Land Use Summary

			Dwelling Units		Building Square Feet	
Land Use Category	**FAR**	**Acres**	Total	Adjusted Total	Total	Adjusted Total
Land Use Contingency				*96%*		*96%*
Single-Family (R-3 - R-8)						
First Release BUAs			1,282			
First Release Other (duplexes and affordable)			114			
Second and Third Release BUAs			1,505			
Second and Third Release Other			253			
Subtotal Single Family			**3,154**	**3,028**		
Multifamily Units (R-15 - R-25) [1]						
First Release			681			
Second and Third Release			344			
Subtotal			**1,025**	**984**		
Total Residential			**4,179**	**4,012**		
Commercial	**0.15**	**6.971**			**45,549**	**43,727**

land_use

Source: Spring Lake Specific Plan and City of Woodland

[1] The actual number of units may vary. Includes affordable cluster units.

Table 5
2017 SLIF Nexus Study Update
Development Status

Item	Total at Buildout	Development Status: Adjusted Total [1]	Development Status: Building Permits Through 08/01/17	Development Status: Remaining
Land Use Contingency		*96%*		
	Dwelling Units			
Single-Family				
First Release BUAs	1,282			
Other Single-Family (duplexes and affordable)	367			
Subtotal First Release BUAs and Other	**1,649**	**1,583**	**1,268**	**315**
Second and Third Release BUAs	1,505	1,445	417	1,028
Total Single-Family	**3,154**	**3,028**	**1,685**	**1,343**
Multifamily (including affordable clusters)	**1,025**	**984**	**291**	**693**
Total Dwelling Units	**4,179**	**4,012**	**1,976**	**2,036**
	Building Square Feet			
Total Commercial Building Square Feet	**45,549**	**43,727**	**0**	**43,727**

dev_stat

Source: City of Woodland

[1] Assumes land use contingency applies equally to all units. In actuality, the percentage could differ by BUA release.

3. BACKBONE INFRASTRUCTURE AND PUBLIC FACILITY COSTS

Introduction

Cunningham Engineering Corporation (CEC) and Ponticello Enterprises Consulting Engineers, Inc. (PE) completed an updated Capital Improvement Plan (CIP) in November 2017 that serves as the basis of the facilities requirements and improvement costs. The updated CIP reflects actual costs expended to date and new cost estimates in 2017 dollars for remaining backbone infrastructure projects. The SLIF will fund either a portion or the entire cost of each required facility, depending on the cost share for that particular facility. Any costs not funded by the SLIF are funded by other sources such as the City, County, and school district, as detailed in the CIP. **Table 6** summarizes the updated CIP costs and funding sources, as well as the parks costs and funding sources (which were updated in January 2017). The backbone infrastructure and public facility costs total $231.1 million. The amount to be funded by the SLIF is estimated at $141.6 million. This chapter describes this SLIF-funded portion of the costs only. The SLIF-funded costs are divided into the following infrastructure, public facilities, and administration categories:

- Roadways
- Water
- Sewer
- Drainage
- Parks
- Fire Station
- Ongoing SLIF Administration

Some of the facilities constructed and funded by the SLSP will be oversized for the future benefit of SP-1, whereas other facilities that benefit the SLSP will be constructed and funded by SP-1 (see discussion of equitable swap later in this chapter). The difference between these two costs represents the SLSP's net oversizing cost for the benefit of SP-1 and totals approximately $5.6 million. Because of the uncertainty of future funding by SP-1, the net oversizing cost incurred by the SLSP is included in the SLIF-funded costs. Thus, the SLIF is based on the cost of improvements actually funded and constructed by the SLSP. Appropriate reimbursement from SP-1 to the SLIF program will be determined when SP-1 is entitled for development.

Table 7 compares the facility and land acquisition costs currently included in the SLIF Program to the estimated costs in the 2010 SLIF Update (the most recent comprehensive SLIF Update). Since 2010, the total SLIF-Funded costs have increased by approximately 14.4 percent, excluding the parks costs.

The parks costs were excluded from the percentage change calculation because the basis of the costs differed in the 2010 SLIF Nexus Study and this current 2017 SLIF Nexus Study. The parks costs in this report are equivalent to the parks cost in the January 2017 SLIF Nexus Study Update—Parks Component (Parks SLIF Nexus Study). In the Parks SLIF Nexus Study, the fee

Table 6
2017 SLIF Nexus Study Update
Sources and Uses of Funds for SLSP Backbone Infrastructure and Other Public Facilities (2017$)

Description	Total Facility and Land Acquisition Costs	Funding Sources							
		SLIF [1]	Shortfall Funding [1]	City of Woodland	Collector Improvements [2]	SP-1 [3]	WJUSD [4]	Yolo County	Woodland College
Backbone Infrastructure									
Roadway [5]	$124,672,000	$66,265,246	$436,754	$4,880,000	$20,529,000	$31,881,000	$25,000	$355,000	$300,000
Water	$9,081,000	$7,354,613	$60,387	$34,000	$1,486,000	$0	$137,000	$9,000	$0
Sewer	$14,648,000	$9,474,952	$94,048	$216,000	$1,373,000	$3,422,000	$68,000	$0	$0
Drainage	$58,328,200	$34,348,646	$284,354	$9,144,000	$2,119,000	$11,681,000	$0	$751,200	$0
Subtotal Backbone Infrastructure	**$206,729,200**	**$117,443,457**	**$875,543**	**$14,274,000**	**$25,507,000**	**$46,984,000**	**$230,000**	**$1,115,200**	**$300,000**
Public Facilities									
Fire Station	**$3,000,000**	$3,000,000	$0	$0	$0	$0	$0	$0	$0
Parks	**$15,940,000**	$15,736,808	$203,192	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Subtotal Public Facilities	**$18,940,000**	**$18,736,808**	**$203,192**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Ongoing SLIF District Administration [6]	**$5,466,000**	$5,422,844	$43,156	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL	**$231,135,200**	**$141,603,109**	**$1,121,891**	**$14,274,000**	**$25,507,000**	**$46,984,000**	**$230,000**	**$1,115,200**	**$300,000**

summary

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

[1] See Table 8.
[2] Collector Improvements consist of non-SLIF backbone infrastructure components, constructed and paid for by subdivision builders.
[3] Includes improvements to be constructed by SP-1 and improvements oversized by SLSP for SP-1 that are part of the SP-1 fair share.
[4] Includes costs allocated to the high school.
[5] Includes Planning and Administration and Program Contingency costs.
[6] District Administration costs cover the costs of ongoing SLIF implementation and administration and are estimated as 4% of SLIF backbone infrastructure and other public facilities costs, excluding Gibson Road, Planning and Administration, and Program Contingency costs.

Table 7
2017 SLIF Nexus Study Update
SLIF-Funded Cost Comparison

Item	Total SLIF-Funded Cost [1]			
	Updated Cost for 2017 Fee (2017 $) [2]	Estimated Cost for 2010 Fee (2009 $)	Difference	Percentage Change
Backbone Infrastructure				
Roadway [3]	$66,265,246	$52,225,978	$14,039,268	26.9%
Water	$7,354,613	$7,220,000	$134,613	1.9%
Sewer	$9,474,952	$11,245,000	($1,770,048)	(15.7%)
Drainage	$34,348,646	$34,000,846	$347,800	1.0%
Subtotal Backbone Infrastructure	**$117,443,457**	**$104,691,824**	**$12,751,633**	**12.2%**
Public Facilities				
Fire Station	$3,000,000	$0	$3,000,000	NA
Parks [4]	$15,736,808	$23,107,821	($7,371,013)	NA
Subtotal Public Facilities	**$18,736,808**	**$23,107,821**	**($4,371,013)**	**(18.9%)**
Total Backbone Infrastructure and Public Facilities	**$136,180,265**	**$127,799,645**	**$8,380,620**	**6.6%**
Total Backbone Infr. & Public Facilities excl. Parks	**$120,443,457**	**$104,691,824**	**$15,751,633**	**15.0%**
Ongoing SLIF Administration Costs	**$5,422,844**	**$5,299,000**	**$123,844**	2.3%
TOTAL	**$141,603,109**	**$133,098,645**	**$8,504,464**	
TOTAL excluding Parks [5]	**$125,866,301**	**$109,990,824**	**$15,875,477**	**14.4%**

slif_cost

Source: Cunningham Engineering, Ponticello Enterprises, City of Woodland

[1] Excludes inflation on developer advance funding.
[2] See Table 6.
[3] Includes Planning and Administration and Program Contingency costs.
[4] Current Parks cost is remaining amount, consistent with the recent Parks SLIF update. The Parks cost in previous updates was the total Parks cost estimate. The two costs are not comparable so a percentage change is not included.
[5] Pct. change calculated on all costs excluding parks. The 2010 and 2017 parks costs are not comparable as explained in note [4].

calculation methodology was changed for the parks SLIF component only to be based on remaining parks improvement costs allocated to remaining SLSP development. The previous methodology, and the methodology that continues to be used for all other SLIF components, calculates the fees by allocating buildout costs (both already incurred and estimated remaining costs) to buildout development. Since the parks costs in this report are remaining costs, and the parks costs in the 2010 report were total buildout costs, the two parks cost estimates are not comparable and are not included in the percentage change estimate.

The SLIF-funded costs for each of the cost categories listed above, as well as the equitable swap, are discussed in the remainder of this chapter. **Appendix C** further details the cost estimates and funding sources for all SLIF-funded costs.

SLIF-Funded Costs

Roadways

New residential and commercial development in the SLSP will generate vehicular trips and the need for additional roadway capacity to maintain adequate levels of service. City staff and engineering consultants designed roadway improvements according to General Plan and Specific Plan policy guidelines. Roadway improvements funded by the SLIF include both on- and off-site backbone roadway facilities. On-site facilities are those included in the SLSP. Off-site facilities are roadway improvements designed to improve traffic circulation throughout the neighborhood area. The Highway 113 overpass is an example of an off-site improvement.

The SLIF-funded cost of roadway improvements and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP at $66.3 million. This amount represents an increase of approximately 26.9 percent over the 2010 cost and also includes the estimates for both the SLIF Program Formation costs and the SLIF Program Contingency costs, which were added for this update.

Because of administrative difficulties dealing with the reimbursement of these costs as separate SLIF Program components, this SLIF Nexus Study Update includes such costs in the SLIF roadway fee component. Two reasons warrant such treatment of this cost category. First, these costs benefit all land uses in the SLSP and should be allocated to all land uses, like the roadway costs. Second, as the roadway fee component is the largest fee component, and the primary basis for the City to implement the Fee Program, inclusion of Program Formation and Program Contingency costs into this component accelerates repayment of costs advanced by the City and developers.

The Program Formation and Program Contingency costs are summarized below.

SLIF Program Formation Costs

The SLIF Program Formation costs include all costs associated with developing and implementing the SLIF Program. These costs do not include the costs of the on-going SLIF Program administration, which currently are estimated to be approximately 4 percent of the other SLIF costs and constitute a separate SLIF component. The SLIF Program Formation costs currently are estimated at $8.4 million. The City developed the SLIF Program to insure public facilities are provided, on a reasonable basis, to new development that requires such improvements. The City staff and its engineering and financial consultants have collected land use information and calculated public facility cost estimates to provide necessary studies and supporting information to implement and update the SLIF Program.

SLIF Program Contingency Costs

For this SLIF Update, the City added an overall Program Contingency to the SLIF Program. In recent years, development costs have been higher than anticipated or estimated in the SLIF CIP. Consequently, the City owes developers who have provided advance funding greater reimbursements than originally anticipated. As a protection against future cost overruns, the City added a Program Contingency cost of $3.0 million to the SLIF Program.

Water Facilities

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

New water distribution pipelines are required in the SLSP to serve new growth. Facilities will be sized to provide delivery capacity to meet water demands during peak conditions and at the same time meet fire protection needs. Individual subdivisions will be required to loop water mains as they build out.

The SLIF-funded cost of water improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP at $7.4 million. This amount represents an increase of approximately 1.9 percent over the 2010 cost.

Sewer Facilities

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

The SLIF-funded cost of sewer improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP at $9.5 million. This amount represents a decrease of approximately 15.7 percent from the 2010 cost. One reason for the decrease was that some facilities were deferred until SP-1 development begins.

Drainage Facilities

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

The SLIF-funded cost of drainage improvements, facilities, and right-of-way land acquisitions required to serve the development in the SLSP is estimated in the CIP at $34.3 million. This amount represents an increase of approximately 1.0 percent over the 2010 cost.

Park Facilities

New residential development in the SLSP will generate the need for additional park and recreation services and the associated need for park facilities. The SLSP has an established park standard of 5.0 park acres per thousand population. There are five parks, comprising 70 acres, planned to serve the SLSP area. These parks include three neighborhood parks, a central park, and a Sports Park, as listed below:

- Sports Park: 40 acres[2]
- Neighborhood Park 1: 8 acres
- Jack Slaven Park (Neighborhood Park 2): 8 acres
- Neighborhood Park 3: 10 acres
- Spring Lake Central Park: 4 acres

The Sports Park is designed to serve the entire SLSP as well as the remainder of the City. The three neighborhood parks will serve as focal points for each of the individual neighborhoods in the SLSP. The Spring Lake Central Park is proposed to serve as a focal point for the entire SLSP. All parks will be linked by an off-street pedestrian/bicycle loop pathway system constructed in greenbelts or in the right-of-way of identified streets. Further linkages will be provided at the subdivision level with additional trail connections.

As discussed earlier in this chapter, the estimated parks costs in this report were obtained from the 2017 Parks SLIF Nexus Study and represent remaining costs, rather than total buildout costs, because of a change to the methodology used to calculate the parks SLIF component. The costs from the 2010 Nexus Study were total buildout costs, and thus, the 2017 SLIF-funded parks costs decreased significantly from the 2010 parks costs. A percentage difference was not calculated since the basis of the costs differed for the 2010 SLIF Nexus Study Update and the current report, making the costs incomparable.

Note that the fee methodology change to base the Parks SLIF component on remaining costs allocated to remaining development applies only to the Park SLIF component. All other SLIF components continue to be calculated by allocating buildout costs to buildout development.

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[2] Only a portion of this land is funded by the SLIF and is considered a part of the 5.0 acres per thousand population calculation for the SLSP.

Fire Station

This report includes the SLSP's contribution to a fire station. The fire station is an improvement that had not previously been included in the SLIF Program. It had previously only been included in the Citywide Major Projects Financing Plan (MPFP) Fee Program. In 2004, however, the Woodland City Council approved a recommendation that a fire station be opened in the SLSP area by occupancy of 1,010 single family dwelling units. Building permits for nearly 1,700 single family units have now been issued, but a new fire station has not been built because of a lack of funding. The new fire station would serve not only the SLSP but also the remainder of the SP-1 area. The City estimates the cost of the portion of the station needed to serve the SLSP at $3.0 million and has included this cost in the SLIF Program.

Administration Costs

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

The ongoing administration costs currently are estimated by the City staff to be approximately 4 percent of all other SLIF costs, or $5.4 million.[3] This amount represents an increase of approximately 2.3 percent over the 2010 cost.

Oversizing for Future Uses and Equitable Swap

The SLSP developers are required to oversize the backbone infrastructure facilities to benefit future development in SP-1. The 2017 SLSP CIP contains approximately $17.1 million in SLIF-funded improvements that will be over-sized to benefit SP-1. This amount includes $3.7 million in road improvements, $3.0 million in sewer improvements, and $10.4 million in drainage improvements, as summarized in **Table 8** and detailed in **Appendix C**.

To be equitable and simplify the timing of reimbursements from the SP-1 developers, the 2003 SLSP Financing Plan proposed an "equitable swap" of infrastructure improvements. As outlined in **Tables 8** and **9**, in exchange for funding the oversizing of improvements specified above, the SLSP would transfer $11.5 million of SLIF program improvements that are scheduled to be constructed during development of SP-1 to the SP-1 funding program. This amount includes $9.6 million in roadways costs, $1.2 million in storm drainage costs, and $0.7 in sewer costs. The details of the transferred costs are shown in **Table 10**.

[3] Gibson Road, Program Formation, and the Program Contingency costs are excluded from the ongoing administration costs calculation.

Table 8
2017 SLIF Nexus Study Update
Spring Lake Infrastructure Fee-Funded Facilities - Buildout (2017$)

	SLSP and SP-1 Shared Improvements			Less:			
Item	SLSP Fair Share Allocation	Improvements Oversized for SP-1 by SLSP [1]	Total Backbone Infrastructure Cost	Facilities Transferred to SP-1 [2]	Improvements Constructed by SLSP	Less: Shortfall Funding	Total SLIF-Funded Costs
BACKBONE INFRASTRUCTURE	**A**	**B**	**C=A+B**	**D**	**E=C-D**		
Roadway							
Package A	$11,671,000	$0	$11,671,000	$0	$11,671,000		
Package B	$4,610,000	$925,000	$5,535,000	$0	$5,535,000		
Package C	$2,805,000	$805,000	$3,610,000	$0	$3,610,000		
Other Projects	$39,101,000	$1,894,000	$40,995,000	($9,603,000)	$31,392,000		
Onsite Land Acquisition	$2,256,000	$69,000	$2,325,000	$0	$2,325,000		
Gibson Road	$804,000	$0	$804,000	$0	$804,000		
Program Formation Costs	$8,365,000	$0	$8,365,000	$0	$8,365,000		
Program Contingency	$3,000,000	$0	$3,000,000	$0	$3,000,000		
Total Roadway	**$72,612,000**	**$3,693,000**	**$76,305,000**	**($9,603,000)**	**$66,702,000**	**($436,754)**	**$66,265,246**
Water							
Package A	$2,364,000	$0	$2,364,000	$0	$2,364,000		
Package B	$857,000	$0	$857,000	$0	$857,000		
Package C	$509,000	$0	$509,000	$0	$509,000		
Other Projects	$3,486,000	$0	$3,486,000	$0	$3,486,000		
Water Well	$199,000	$0	$199,000	$0	$199,000		
Total Water	**$7,415,000**	**$0**	**$7,415,000**	**$0**	**$7,415,000**	**($60,387)**	**$7,354,613**
Sewer							
Package A	$1,365,000	$758,000	$2,123,000	$0	$2,123,000		
Package B	$211,000	$330,000	$541,000	$0	$541,000		
Package C	$67,000	$59,000	$126,000	$0	$126,000		
Other Projects	$1,124,000	$223,000	$1,347,000	$0	$1,347,000		
Off-site	$4,503,000	$1,648,000	$6,151,000	($719,000)	$5,432,000		
Total Sewer	**$7,270,000**	**$3,018,000**	**$10,288,000**	**($719,000)**	**$9,569,000**	**($94,048)**	**$9,474,952**
Drainage							
Package A	$4,555,000	$903,000	$5,458,000	$0	$5,458,000		
Package B	$1,053,000	$652,000	$1,705,000	$0	$1,705,000		
Package C	$282,000	$0	$282,000	$0	$282,000		
Other Projects	$5,850,000	$665,000	$6,515,000	$0	$6,515,000		
Habitat Conservation Easement	$684,000	$462,000	$1,146,000	$0	$1,146,000		
Off-site	$13,024,000	$7,746,000	$20,770,000	($1,243,000)	$19,527,000		
Total Drainage	**$25,448,000**	**$10,428,000**	**$35,876,000**	**($1,243,000)**	**$34,633,000**	**($284,354)**	**$34,348,646**
TOTAL BACKBONE INFRASTRUCTURE	**$112,745,000**	**$17,139,000**	**$129,884,000**	**($11,565,000)**	**$118,319,000**	**($875,543)**	**$117,443,457**
PUBLIC FACILITIES							
Fire Station	**$3,000,000**	**$0**	**$3,000,000**	**$0**	**$3,000,000**	**$0**	**$3,000,000**
Parks (facilities and land acquisition)							
Neighborhood Park N1	$6,200,000	$0	$6,200,000	$0	$6,200,000		
Neighborhood Park N2	$530,000	$0	$530,000	$0	$530,000		
Neighborhood Park N3	$6,770,000	$0	$6,770,000	$0	$6,770,000		
Central Park	$2,372,047	$0	$2,372,047	$0	$2,372,047		
Sports Park	$3,487,700	$0	$3,487,700	$0	$3,487,700		
Less Parks Fund Balance	($3,422,574)	$0	($3,422,574)	$0	($3,422,574)		
Total Parks	**$15,940,000**	**$0**	**$15,940,000**	**$0**	**$15,940,000**	**($203,192)**	**$15,736,808**
TOTAL PUBLIC FACILITIES	**$18,940,000**	**$0**	**$18,940,000**	**$0**	**$18,940,000**	**($203,192)**	**$18,736,808**
Ongoing SLIF Administration [3]	$5,466,000	$0	$5,466,000	$0	$5,466,000	($43,156)	$5,422,844
TOTAL COST	**$137,151,000**	**$17,139,000**	**$154,290,000**	**($11,565,000)**	**$142,725,000**	**($1,121,891)**	**$141,603,109**
Outstanding Receivable from MPRA					($5,574,000)		
Reconciliation to Fair Share					$137,151,000		

SwapSL

Source: Cunningham Engineering, Ponticello Enterprises, City of Woodland

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

Table 9
2017 SLIF Nexus Study Update
SP-1 Constructed Facilities - Buildout (2017$)

	SP-1 Fair Share Allocation of Costs					
Item	SP-1 Direct Improvements	Improvements Shared with SLSP	Total Fair Share Allocation	**Less: Facilities Constructed by SLSP [1]**	**Plus: Facilities Transferred from SLSP [2]**	**Improvements Constructed by SP-1**
BACKBONE INFRASTRUCTURE	**A**	**B**	**C=A+B**	**D**	**E**	**F=C+D+E**
Roadway						
Package A	$0	$0	$0	$0	$0	$0
Package B	$0	$925,000	$925,000	($925,000)	$0	$0
Package C	$0	$805,000	$805,000	($805,000)	$0	$0
Other Projects	$27,120,000	$1,894,000	$29,014,000	($1,894,000)	$9,603,000	$36,723,000
Onsite Land Acquisition	$1,068,000	$69,000	$1,137,000	($69,000)	$0	$1,068,000
Gibson Road	$0	$0	$0	$0	$0	$0
Program Formation Costs	$0	$0	$0	$0	$0	$0
Program Contingency	$0	$0	$0	$0	$0	$0
Total Roadway	**$28,188,000**	**$3,693,000**	**$31,881,000**	**($3,693,000)**	**$9,603,000**	**$37,791,000**
Water						
Package A	$0	$0	$0	$0	$0	$0
Package B	$0	$0	$0	$0	$0	$0
Package C	$0	$0	$0	$0	$0	$0
Other Projects	$0	$0	$0	$0	$0	$0
Water Well	$0	$0	$0	$0	$0	$0
Total Water	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Sewer						
Package A	$0	$758,000	$758,000	($758,000)	$0	$0
Package B	$0	$330,000	$330,000	($330,000)	$0	$0
Package C	$0	$59,000	$59,000	($59,000)	$0	$0
Other Projects	$0	$223,000	$223,000	($223,000)	$0	$0
Off-site	$404,000	$1,648,000	$2,052,000	($1,648,000)	$719,000	$1,123,000
Total Sewer	**$404,000**	**$3,018,000**	**$3,422,000**	**($3,018,000)**	**$719,000**	**$1,123,000**
Drainage						
Package A	$0	$903,000	$903,000	($903,000)	$0	$0
Package B	$0	$652,000	$652,000	($652,000)	$0	$0
Package C	$0	$0	$0	$0	$0	$0
Other Projects	$0	$665,000	$665,000	($665,000)	$0	$0
Habitat Conservation Easement	$0	$462,000	$462,000	($462,000)	$0	$0
Off-site	$1,253,000	$7,746,000	$8,999,000	($7,746,000)	$1,243,000	$2,496,000
Total Drainage	**$1,253,000**	**$10,428,000**	**$11,681,000**	**($10,428,000)**	**$1,243,000**	**$2,496,000**
TOTAL BACKBONE INFRASTRUCTURE	**$29,845,000**	**$17,139,000**	**$46,984,000**	**($17,139,000)**	**$11,565,000**	**$41,410,000**
PUBLIC FACILITIES						
Fire Station	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Parks (facilities and land acquisition)						
Neighborhood Park N1	$0	$0	$0	$0	$0	$0
Neighborhood Park N2	$0	$0	$0	$0	$0	$0
Neighborhood Park N3	$0	$0	$0	$0	$0	$0
Central Park	$0	$0	$0	$0	$0	$0
Sports Park	$0	$0	$0	$0	$0	$0
Less Parks Fund Balance	$0	$0	$0	$0	$0	$0
Total Parks	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL PUBLIC FACILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Ongoing SLIF Administration [3]	$0	$0	$0	$0	$0	$0
TOTAL COST	**$29,845,000**	**$17,139,000**	**$46,984,000**	**($17,139,000)**	**$11,565,000**	**$41,410,000**
Outstanding Receivable from SP-1						**$5,574,000**
Reconciliation to Fair Share						**$46,984,000**

SwapSP1

Source: Cunningham Engineering, Ponticello Enterprises, City of Woodland

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

Table 10
2017 SLIF Nexus Study Update
Summary of Costs Transferred from the SLSP to SP-1 (2017$) [1]

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Item	Additional Cost Percent [2]	Direct Costs	Additional Costs	Land Acquisition	Total
Formula	*a*	*b*	*a*b*		
Roadways					
Signalized Intersection Parkway & Road 101	50%	$150,000	$75,000	$0	$225,000
Parkland Avenue (East St. to County Road 101)	50%	$3,107,995	$1,553,997	$485,000	$5,147,000
County Road 25A (Parkland to Promenade)	34%	$1,371,182	$466,202	$0	$1,837,000
Rd 25A/Highway 113 N. & S. Bound Signals	50%	$1,484,716	$742,358	$167,000	$2,394,000
Subtotal Roadway		**$6,113,892**	**$2,837,557**	**$652,000**	**$9,603,000**
Offsite Storm Drainage					
South Regional Pump Station- Phase 2 (120CFS) (Three Additional Pumps)	54%	$154,553	$83,458	$0	$238,000
Future 5MM Pump Screening	54%	$390,690	$210,973	$0	$602,000
Outfall Outlet Improvements	65%	$64,624	$42,006	$0	$107,000
Outfall Channel Improvements (North and South Area)	65%	$179,391	$116,604	$0	$296,000
Subtotal Drainage		**$789,258**	**$453,041**	**$0**	**$1,243,000**
Offsite Sewer					
24" Gravity Pipelines (City Cost Opinion-dated 9/30/2016)	54%	$338,832	$182,969	$0	$522,000
Pump Station - Third Standby Pump - Deferred from Project 02-37	54%	$128,000	$69,120	$0	$197,000
Subtotal Sewer		**$466,832**	**$252,089**	**$0**	**$719,000**
Total Costs Transferred		**$7,369,982**	**$3,542,687**	**$652,000**	**$11,565,000**

xfer_costs

Source: Cunningham Engineering, Ponticello Enterprises

[1] These facilities will be constructed during SP-1 buildout.
[2] Percent of direct costs for contingency and soft costs.

The difference between the $17.1 million of oversizing for the benefit of SP-1 and the $11.5 million in SLIF improvements transferred to SP-1 totals approximately $5.6 million and will be included in the SLIF-funded costs. SP-1 will be required to reimburse this shortfall amount to the SLIF Program at the time that SP-1 is entitled for development.

In addition to adjusting the SLIF-funded costs to include the $5.6 million of improvements in excess of the SLSP's fair share, the SLIF-funded costs were also adjusted to deduct amount of shortfall funding required of some SLSP developers. This adjustment was shown in **Table 8** and is discussed in the following section.

Because the infrastructure requirements of the SP-1 area may differ from those originally identified for the MPRA, the City may choose to update the equitable swap costs once the full SP-1 costs are known. It is anticipated that the SP-1 infrastructure requirements and number of DUEs will likely increase (as the SP-1 area is larger than the MPRA). The shared infrastructure costs will likely be greater, but the SLSP cost share will likely be smaller. These changes could cause an increase or decrease in the equitable swap amounts.

Shortfall Funding

One of the funding sources in **Table 6** is identified as "Shortfall Funding." This funding source is a new source that was added in this SLIF Update. In recent years, some developers have been granted zoning amendments that resulted in fewer DUEs and potentially less future SLIF revenue. To compensate for the lost SLIF revenue, developers have been conditioned to pay a shortfall fee at the issuance of each single-family building permit. Currently, it is estimated that shortfall fees will provide $1.1 million in revenue by buildout of the SLSP.

Table 11 shows the distribution of the SLIF shortfall funding among the different SLIF categories. The total $1.1 million in shortfall funding is distributed to all SLIF components except the Fire Station, since the fire station was not part of the SLIF Program when the shortfall fee requirement was instituted. **Table 8** showed the reduction in SLIF-funded costs to account for the shortfall funding.

Table 11
2017 SLIF Nexus Study Update
Shortfall Funding (2017$)

Description	Current Single-Family SLIF	Percentage of Total SLIF	Shortfall Funding
Backbone Infrastructure			
Roadway	$17,387	39%	$436,754
Water	$2,404	5%	$60,387
Sewer	$3,744	8%	$94,048
Drainage	$11,320	25%	$284,354
Subtotal Backbone Infrastructure	**$34,855**	**78%**	**$875,543**
Public Facilities			
Fire Station	$0	0%	$0
Parks	$8,089	18%	$203,192
Subtotal Public Facilities	**$8,089**	**18%**	**$203,192**
Ongoing SLIF District Administration	**$1,718**	**4%**	**$43,156**
TOTAL	**$44,662**	**100%**	**$1,121,891**

shortfall

Source: City of Woodland and EPS

4. SLIF UPDATE

This chapter details the SLIF Program assumptions and describes the calculation of the SLIF to adjust for the updated development projections and SLIF-funded cost estimates.

SLIF Assumptions

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

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

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

SLIF Update Methodology

Overview

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

- Infrastructure
- Park Facilities
- Administration Costs

Further, the 2004 Nexus Study states that the SLIF Updates will be performed as follows. For each component, the updated SLIF per dwelling unit equivalent (DUE) will be calculated as the total estimated SLIF-funded costs for that component divided by the total number of DUEs. Depending on the land use, the SLIF per DUE will be multiplied by the appropriate average DUE factor to calculate the SLIF per residential dwelling unit or commercial building square foot. These steps are detailed in the remainder of this chapter.

SLIF-Funded Costs

The SLIF-funded costs include backbone infrastructure and public facilities costs, as well as estimated inflation on those costs that were funded by developer cash contributions. **Chapter 3** discussed the updated backbone infrastructure and public facilities costs included in the SLIF program. These costs are detailed in the 2017 SLSP CIP, which is summarized in **Appendix C**. In addition, costs that were funded by developer advances will be inflated to approximate costs in current year dollars. The SLIF will fund these inflated costs as well as estimated future costs for remaining improvements. Developers who advance-fund costs will receive fee credits or reimbursements for those costs and the inflation associated with those costs.

Table 12 shows the total estimated SLIF-funded costs (both already incurred and remaining) by facility type after adjusting for the inflation on developer advances. The total inflation amount of $10.2 million is divided proportionately among the different infrastructure components. After adjusting for inflation, the SLIF-funded costs total $151.8 million.

The calculation of the total inflation amount in **Table 12** is shown in **Appendix D**. Inflation was calculated annually on the outstanding developer advances after adjusting for fee credits or reimbursements received. The annual inflation factors were estimated as the percentage change in the average of the San Francisco for 20-city Construction Cost Indices (CCI) as reported in the Engineering News Record (ENR) from October of one year to October of the next year. These inflation factors are consistent with the inflation factor used to perform annual inflation updates of the SLIF.

The annual inflation adjustment was calculated on the outstanding developer cash contributions only. An inflation adjustment for the bond proceeds was not made because developers were not required to front any cash for the bond proceeds. Rather, the bond proceeds are paid off by annual taxes over 30 years.

DUE Factors / DUEs

DUE factors are used to equitably allocate costs for each improvement type to the benefitting land uses. They represent the level of facility usage generated by each land use as compared to the usage from a single-family dwelling unit. For the residential uses, the DUE factors represent the level of facility usage generated by a dwelling unit as compared to a single-family dwelling unit. For the commercial use, the DUE factors represent the level of facility usage generated by 1,000 building square feet as compared to a single-family dwelling unit. For example, the SLIF Program multifamily average DUE factor is 0.66, indicating that one multifamily unit has an impact on backbone infrastructure that is equivalent to the impact generated by 0.66 of a single-family unit. Thus, on average, one multifamily unit would equate to 0.66 of a DUE.

To provide a reasonable level of simplicity for the Fee Program administration, the 2004 SLIF Nexus Study calculated average DUE factors across all facilities for each land use category single-family, multifamily, and commercial) to be used in the periodic SLIF Updates. These average DUE factors were modified slightly for the 2008 SLIF Update to be consistent with the DUE factors used for the Citywide MPFP fees.

Table 12
2017 SLIF Nexus Study Update
SLIF-Funded Costs Adjusted for Inflation on Developer Advance Funding (2017 $)

Item	SLIF-Funded Cost [1]	Inflation [2]	Total SLIF-Funded Cost
Infrastructure			
Roadways	$66,265,246	$5,748,762	$72,014,008
Water	$7,354,613	$638,041	$7,992,654
Sewer	$9,474,952	$821,988	$10,296,940
Drainage	$34,348,646	$2,979,876	$37,328,522
Subtotal	**$117,443,457**	**$10,188,666**	**$127,632,123**
Public Facilities			
Fire Station	$3,000,000	**$0**	$3,000,000
Parks	$15,736,808	**$0**	$15,736,808
Subtotal	**$18,736,808**	**$0**	**$18,736,808**
Ongoing SLIF Administration	**$5,422,844**	**$0**	**$5,422,844**
TOTAL	**$141,603,109**	**$10,188,666**	**$151,791,775**

slif_cost_adjusted

Source: City of Woodland and EPS

[1] See Table 6.
[2] Total inflation is inflation on developer advance funding from Table C-1.
The inflation is allocated to facilities in proportion to their relative SLIF-funded costs.

The following steps summarize the methodology that was used to calculate the average DUE factors, and **Appendix A** provides detailed backup tables:

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

The average DUE factors are summarized below:

Land Use	**DUE Factor**	
Single-Family	1.00	per dwelling unit
Multifamily	0.66	per dwelling unit
Commercial	0.77	per 1,000 building square feet

Using these average DUE factors, **Table 13** shows the calculation of the total number of DUEs. The DUEs are calculated by land use as the total number of dwelling units or 1,000 building square feet for the land use multiplied by the appropriate DUE factor. There are a total estimated 3,711 DUEs in the SLSP.

Table 13
2017 SLIF Nexus Study Update
SLSP Dwelling Unit Equivalents (DUEs)

Land Use Category	Dwelling Units [1]	Building Square Feet [1]	Average DUE Factor	DUEs
Single-Family	3,028		1.00	3,028
Multifamily (incl. affordable cluster)	984		0.66	649
Total Residential Units	**4,012**			**3,677**
Commercial Building Square Feet		**43,727**	**0.77**	**34**
Total	**4,012**	**43,727**		**3,711**

due

Source: City of Woodland

[1] See Table 4.

Updated SLIF

Table 14 details the calculation of the updated SLIF by land use. The following steps are taken to calculate the SLIF levels for each facility type:

1. The SLIF per DUE is calculated as the facility cost estimate divided by the 3,711 total DUEs.
2. The SLIF per dwelling unit for each residential land use is calculated as the SLIF per DUE multiplied by the appropriate DUE factor.
3. The SLIF per commercial building square foot is calculated as the SLIF per DUE multiplied by the appropriate DUE factor and divided by 1,000 (since the commercial DUE factor applies to 1,000 building square feet).

The SLIF rates for each land use are summed across facility types to arrive at the total proposed SLIF by land use, as summarized below.

Land Use	Proposed SLIF	
Single-Family	$44,648	per dwelling unit
Multifamily	$29,468	per dwelling unit
Commercial	$34.38	per building square foot

Table 14
2017 SLIF Nexus Study Update
SLIF-Funded Cost per Unit or Square Foot (2017$)

Item	Total SLIF-Funded Cost [1]	DUEs [2]	Cost per DUE	Single-Family (R-3, R-4, R-5, R-8) DUE Factor [2]	Single-Family (R-3, R-4, R-5, R-8) Cost per Unit	Multifamily (R-15, R-20, R-25) DUE Factor [2]	Multifamily (R-15, R-20, R-25) Cost per Unit	Commercial DUE Factor [2]	Commercial Cost per Bldg. Sq. Ft.
Formula	*a*	*b*	*c=a/b*	*d*	*c*d*	*e*	*c*e*	*f*	*c*f/1000*
Backbone Infrastructure									
Roadways	$72,014,008	3,711	$19,405	1.00	$19,405	0.66	$12,807	0.77	$14.94
Water	$7,992,654	3,711	$2,154	1.00	$2,154	0.66	$1,421	0.77	$1.66
Sewer	$10,296,940	3,711	$2,775	1.00	$2,775	0.66	$1,831	0.77	$2.14
Drainage	$37,328,522	3,711	$10,059	1.00	$10,059	0.66	$6,639	0.77	$7.75
Subtotal	**$127,632,123**		**$34,392**		**$34,392**		**$22,699**		**$26.48**
Public Facilities									
Fire Station	$3,000,000	3,711	$808	1.00	$808	0.66	$534	0.77	$0.62
Parks	$15,736,808	1,971	$7,986	1.00	$7,986	0.66	$5,271	0.77	$6.15
Subtotal	**$18,736,808**		**$8,795**		**$8,795**		**$5,804**		**$6.77**
Ongoing SLIF Administration	**$5,422,844**	3,711	**$1,461**	1.00	**$1,461**	0.66	**$964**	0.77	**$1.13**
TOTAL	**$151,791,775**		**$44,648**		**$44,648**		**$29,468**		**$34.38**

costalloc

Source: City of Woodland and EPS

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

5. IMPLEMENTATION

Please note that this chapter is similar to the Implementation chapter from the 2010 SLIF Nexus Study, which reflected an updated financing strategy adopted that year. This chapter has only been updated slightly to account for development, cost, and fee changes that have occurred since 2010.

Introduction and Background

As is typical with development impact fee programs, many of the public infrastructure facilities in the SLSP have been required and constructed before adequate revenue from the SLIF program has been available to fund such improvements. Consequently, interim private funding has been required in the form of land secured bonds and private developer funding.

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

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

Implementation and Administration

Fee Program Adoption and Updates

The SLIF applies only to the SLSP. Projects located in SP-1 will adopt a separate Financing Plan before development begins.

The SLIF program includes the following three types of updates, which are described in detail on the following pages.

- Annual Automatic Inflation Update.
- Periodic Update for significant cost adjustments.
- Reconciliation Update before each release of Building Unit Allocations (no longer required).

Annual Automatic Inflation Update

The SLIF includes automatic annual adjustments to account for the inflation of public facilities design, construction, installation, and acquisition costs unless there is a Periodic Update that year. In January of each calendar year, the SLIF will be increased by the average of the San Francisco and 20-city CCI as reported in the ENR for the 12-month period ending October of the previous year. This Nexus Study Update contains cost estimates in 2017 dollars.

Periodic Update for Significant Cost Adjustments

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

- Changes in land use in the SLSP.
- Changes in public facility requirements.
- Adjustment to development forecasts.
- New cost information based on actual construction costs or updated engineering estimates.
- Additional revenues from public entities for their fair share of costs.
- New funding source data.
- Changes to the methodology for computing the SLIF, or other adjustments such as the SLIF set-aside approach.

The City anticipated a need for a major revision to the SLIF following the completion of the Initial Financing Requirement (IFR) for the first release of units. The first periodic SLIF Update was performed and new SLIF rates adopted in November 2006 to reflect actual IFR costs and estimated cost increases for the remaining facilities. As detailed in **Chapter 1**, a number of subsequent periodic SLIF Updates have been performed to account for changes in development, DUE factors, SLIF Program costs, funding sources, and financing methodologies. The current update is being performed to adjust for land use and facilities cost changes. Beyond those revisions, the City will continually monitor the SLIF program revenue collections and expenditures to ensure that the SLIF is updated as necessary.

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

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

Reconciliation Update before Each Release of Building Unit Allocations

All BUA releases have now occurred, so the BUA Ordinance is no longer in effect, and a Reconciliation Update is not required. However, since the first release is still owed reimbursements, a Reconciliation Update must be prepared to update the reimbursement amounts owed to the first release developers. This section describes Reconciliation Updates and includes a preliminary summary level Reconciliation Update for first release developers.

A detailed Reconciliation Update that updates the credits and reimbursements owed to each first release developer will be prepared after adoption of this SLIF Nexus Study Update report.

Before the second and third releases of units, the City was required to update the SLIF to account for actual infrastructure construction costs, updated future construction costs, and an inflation adjustment used to bring the costs of developer advance funding into current dollars. The Reconciliation Updates adjust the SLIF for each land use category and recalculate the developers' SLIF obligation and reimbursement account balances on the basis of the updated SLIF amounts. This report contains a summary reconciliation for all of the developers as a group. A separate report will detail individual developer reconciliations.

For the Reconciliation Updates, the City performs the following tasks:

- Establish the actual or updated construction costs for all SLIF-funded facilities. For the facilities that have been constructed and advance funded by developers, the advance funding amounts are adjusted to the current year dollars. For the facilities that still have to be constructed, the costs are based on updated engineering estimates.
- Recalculate the SLIF.
- Recompute each developer's SLIF obligation at buildout as the new SLIF multiplied by the number of buildout DUEs.
- Recompute each developer's advance funding amount as the sum of the original advance funding amount and the inflation on the outstanding advance funding that has not been credited or reimbursed.
- Recompute each developer's reimbursement amount owed to or from the developer at buildout (after credits) as the SLIF obligation less the advance funding amount.
- Adjust each developer's reimbursement account balance (either owed to or from the developer) based on the reimbursements made, fee credits taken, and SLIF paid during the development process.

It should be noted that the multifamily, single-family very low- and low-income units, and commercial development in the SLSP, that do not participate in the advance funding and construction of the infrastructure and public facilities and only pay the SLIF in cash, will not participate in the Reconciliation Updates. These projects will pay the SLIF that is effective at the time building permits are issued. Any reimbursement shortages caused by fees collected prior to a fee update will be adjusted in the Reconciliation Update for the participating developers.

Preliminary Reconciliation Update

Table 15 provides a preliminary summary level Reconciliation Update for the first release developers. This Reconciliation Update summarizes the total recalculated SLIF obligation and reimbursements due to the developers at buildout. The example presented here is based on the current estimates of first release development at buildout, developer advance funding, and the inflation associated with these developer advances. These amounts are based on information from the City as of August 2017 and are subject to change.

Table 15
2017 SLIF Nexus Study Update
First Release Oversizing Estimates at Buildout

Item	DUE Factor	Maximum Units	DUEs	Amount
Proposed SLIF Per DUE (excl. parks and admin.)				**$35,200**
First Release DUEs [1]				
Single Family BUAs	1.00	1,282	1,282	
Other Single Family	1.00	114	114	
Multifamily	0.66	681	449	
		2,077	**1,845**	
First Release Contributions				
Bond Proceeds				$27,674,441
Cash Calls				$32,091,324
Inflation [2]				$10,188,666
Other (infrastructure funding, set-aside)				$3,623,993
Total				**$73,578,424**
SLIF Obligation				**$64,960,718**
Amount Owed to First Release				**$8,617,706**
Average Oversizing per DUE				**$4,670**

recon

Source: City of Woodland and EPS

[1] See Table 4.
[2] See Table C-1.

This preliminary Reconciliation Update does not detail the updated SLIF obligation and reimbursements due to each developer. It also does not account for the partial repayment that the first release developers have already received through fee credits and reimbursements. A detailed Reconciliation Update that provides individual developer account updates will be provided in a separate Reconciliation Update report.

As a group, after accounting for the updated SLIF and the inflation on outstanding developer advances, the first release developers have contributed an estimated $8.6 million more than their fair share SLIF obligation. This amount is equivalent to approximately $4,670 per first release DUE. The first release developers have already been repaid a portion of this amount through cash reimbursements.

Fee Components and Collection

The SLIF will be collected at building permit issuance from developers of residential and nonresidential property located in the SLSP who do not have fee credits available to use. The City will administer the SLIF program and collect the SLIF. The SLIF will be collected as one fee and will be divided by the City into the following three components:

- Infrastructure (Roadways, Water, Sewer, Drainage, Fire Station)
- Parks
- Administration

Average DUE Factors For Future SLIF Updates

To provide a reasonable level of simplicity for the Fee Program administration, the 2004 Nexus Study calculated average DUE factors for different land use categories in the SLSP. These average DUE factors were modified for the December 2008 update to be consistent with the DUE factors by facility used for the Citywide MPFP fee program. These average DUE factors will be used in the future Periodic and Reconciliation SLIF Updates. Even though the distribution of costs for SLIF infrastructure items may vary in the future, all SLIF cost calculations will be allocated to new development in the SLSP according to the following DUE factors:

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

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

Calculation of the updated SLIF per DUE will be as follows:

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

Divided by

Total Numbers of DUEs

Equals

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

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

Calculation of the Fair Share SLIF Obligation

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

Below is a SLIF calculation example for a residential development application:

- A developer files a tentative map and an application with the City for approval of a residential development project with a Specific Plan density range of R-3-5.
- The tentative map submitted to the City contains three zoning categories, R-3, R-4, and R-5.
- The submitted tentative map contains 29 units in R-3 zoning, 112 units in R-4 zoning, and 45 units in R-5 zoning. The City multiplies the fee per unit for each zoning category by the actual planned units for each zoning category to derive the SLIF, including the parks and administration fee components (calculation shown below).

Land Use Classification	Planned Units	2017 SLIF Per Unit [1]	Total SLIF Due
R-3	29	$44,648	$1,294,784
R-4	112	$44,648	$5,000,546
R-5	45	$44,648	$2,009,148
Total	**186**	**$44,648**	**$8,304,478**

1] SLIF fee amounts are for illustrative purposes only.

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

Oversizing and Reimbursement Process

Introduction

In 2010, the City has instituted a Pay-As-You-Go (PAYGO) financing strategy to facilitate continuing development in the SLSP. Because of the economic downturn, the second and third release developers' participation in bond financing was uncertain, and the City needed to find another way to facilitate infrastructure financing so that development could occur. Thus, the City has moved to a PAYGO system with the following principles:

- Specific development projects will be responsible through conditions on tentative map for constructing and financing specific infrastructure depending on when and where the development projects occur. The developers will be repaid for this infrastructure through SLIF credits and reimbursements.
- Construction of certain remaining infrastructure will be the responsibility of the City (City-constructed facilities).

Before 2010, developers could receive 100 percent credits against the Infrastructure Component for providing advance funding. The City did not have funds available to finance the City-constructed facilities because the first BUA release developers had been using fee credits to repay their advances, and thus had not been paying SLIF fees to the City. Consequently, the City implemented a SLIF set-aside requirement, whereby a certain percentage of SLIF fees ware set aside for use in financing the City-constructed facilities. Developers are now required to pay a certain portion of their SLIF obligation, which is set aside for funding of City-constructed facilities.

Facilities Oversizing

Many of the first release developers have funded oversized facilities and provided funding beyond their SLIF obligation. Other developers benefiting from the oversized facilities will be required to reimburse those developers in addition to funding, acquiring, or constructing the facilities necessary to serve their own projects.

SLIF credits and reimbursements can be used to repay developers who oversize facilities. Fee credits may be used to offset all but the City set-aside portion of the SLIF obligation of the Infrastructure Component due at the time of building permit application submittal (see discussion in fee credits section below). In addition, SLIF revenue collected from developers who are not owed reimbursements will be used to reimburse the developers who are owed reimbursements.

Reimbursement Accounts and Fee Credits

Functioning and Maintenance of Reimbursement Accounts

To ensure proper tracking of and accounting for the fee obligation, fee credits, and reimbursements, the City maintains a reimbursement account for each developer who dedicates land, constructs facilities, or advances funds for the construction of facilities included in the SLIF. Reimbursement accounts have been established for the Infrastructure component of the SLIF.

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

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

Once a developer dedicates land, advances funds, or submits a schedule of eligible costs reviewed and approved by the City Engineer or a designee, the developer's account will be credited for that amount to offset the developer's fair share SLIF obligation. The advancement of funds may be in the form of cash, Mello-Roos bond proceeds, or some other form that is mutually acceptable for the City and the developer. Approved costs, dedicated land, and advanced funds will constitute the basis for fee credits that will be used to satisfy the fair share SLIF obligation. Fee credits for Mello-Roos bond proceeds are determined based on the actual amount of the proceeds generated by each property, which is a function of the estimated annual debt service.

Fee credits are assigned to land owners and/or developers who dedicate land, advance funds, or incur costs that became the basis for the credits. If land is sold, a request needs to be filed with the City by the seller to set up a new reimbursement account for the buyer and transfer the fee credits from the seller's account to the buyer's account. The request will specify the amount of the fee credits to be transferred. Fee credits resulting from the issuance of bonds against the property are required to be transferred with the sale of any land. Fee credits resulting from other sources can be transferred at the owner's discretion through completion of the appropriate request with the City.

Fee Credits General Principles

Fee credits may be used to offset a portion of the SLIF obligation of the Infrastructure Component due at the time of building permit application submittal. In 2010, the City instituted a SLIF set-aside requirement for City-constructed facilities. The following table summarizes the proposed set-aside amounts.

Item	SLIF Set-Aside Percent	SLIF Set-Aside Amount per DUE
First Release BUAs	10%	$3,520
Second and Third Release BUAs	21%	$7,392
All Other Units [1]	10%	$3,520

[1] All dwelling units that are not single-family market rate BUAs
(e.g., affordable units, duplexes, and multifamily units)

The analysis that resulted in these percentages is presented in **Appendix B** of this report. Each project will be required to pay either 10 percent (first release BUAs and all non-BUA units) or 21 percent (future release projects) of its SLIF obligation as a set-aside, regardless of whether or not the developer still has credits available. In addition, the applicable set-aside percentage will be required for shortfall fees (discussed in **Chapter 3**), regardless of available credits. Commercial development will not pay the set-aside. Available fee credits may be used to offset the remaining SLIF obligation.

When an applicant is ready to apply for the building permit(s), the following steps will occur:

1. The City set-aside amount of the SLIF obligation will be paid to the City.

2. The remaining SLIF obligation will be matched with the fee credits available in the applicant's account. If the remaining fair share SLIF obligation is greater than the fee credits available, the applicant will pay the difference in cash at the time of the permit application submittal. If the accumulated fee credits exceed the amount of the remaining fair share SLIF obligation, the SLIF obligation will be deemed satisfied for the parcel and the applicant will not be required to pay anything else towards the SLIF Infrastructure Component and will be owed a reimbursement.

3. The Reimbursement Account will be updated to reflect the issuance of the building permit, the payment of SLIF amounts, the use of fee credits, and the corresponding reduction in the remaining fair share SLIF obligation and available fee credits.

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

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

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

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

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

Eligibility for Fee Credits and Reimbursements by SLIF Component

Infrastructure Component

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

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

Fee credits/reimbursements will only be granted for public facilities that meet the aforementioned criteria and are identified as eligible public facility improvements in the SLIF. The City Engineer or designee will evaluate all submittals for reimbursement prepared by developers or developer's engineers. The City Engineer, in his or her sole discretion, may accept the developer's statement of eligible construction costs or may make adjustments to the construction cost statement if he or she determines that certain items were not eligible for reimbursement or the costs were over- or under-stated.

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

Once all criteria are met, fee credits may be taken against the SLIF payable at building permit. **Table 16** shows an example of how the City would apply fee credits for water facilities constructed in the SLIF. In this example, the first release developer who advance-funded eligible water facilities would be eligible to take a fee credit up to 90 percent of the SLIF Infrastructure Component, but not to exceed the amount of the advance funded costs. Here it is assumed that the advance funded costs are less than the total amount of the SLIF due. Following fee credits, the developer would be responsible for paying the remainder of the SLIF obligation.

Parks Component

The SLIF Parks Component will be treated differently than the SLIF Infrastructure Component. The SLIF Parks Component will be due at the time of the building permit application submittal.

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

Table 16
2017 SLIF Nexus Study Update
Fee Credit Example -- Water Facilities

Item	%	Amount per Unit	Total Amount
Public Facility Construction and City Acceptance			
Developer-Funded and City-Accepted Water Facilities Eligible for Credits			$ 800,000
Maximum SLIF Credit Calculation			
R-5 Units in Final Map			100
SLIF per R-5 Unit		**$ 44,648**	**$ 4,464,800**
Less Parks and Administration Components		($ 9,447)	($ 944,745)
Subtotal		**$ 35,201**	**$ 3,520,055**
Less City Set-Aside (for First Release)	10%	($ 3,520)	($ 352,006)
Maximum SLIF Credits		**$ 31,680**	**$ 3,168,050**
Credits Utilized and Infrastructure Fee Payment (excluding set-aside payment)			
Maximum SLIF Credits			$ 3,168,050
Less Credits Utilized			($ 800,000)
Infrastructure Fee Payment			$ 2,368,050
Total SLIF Obligation			
Payment at Building Permit			
Parks and Administration Payment			$ 944,745
City Set-Aside Payment			$ 352,006
Infrastructure Fee Payment			$ 2,368,050
Subtotal			**$ 3,664,800**
Credits			**$ 800,000**
Total Obligation			**$ 4,464,800**

water_ex

Source: EPS

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

Administration Cost Component

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

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

Reimbursement Principles

Reimbursements will be due to developers who have constructed eligible facilities, advanced funds, or dedicated land in excess of their SLIF fee obligation. Developers will first obtain fee credits, up to their SLIF Infrastructure Component obligation less the City set-aside amount, and then await reimbursement from fee revenue collections from other fee payers who have not advance-funded their fair share of costs (see below for priority).

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

Reimbursements will be paid only after City acceptance of public facility improvements. It is important to note that reimbursements are an obligation of the SLIF and not an obligation of the City General Fund or any other City revenue source.

Reimbursements will be handled under the following guidelines:

- All fee credits and reimbursements will be processed by the City to ensure that they are reflected in the reimbursement accounts.
- Developers participating in the second and third releases of units, as well as the SP-1 developers, will be required to reimburse previous release developers for the oversizing costs paid above their fair share SLIF obligation. This requirement is part of the Master Reimbursement Agreement with developers/property owners.
- In a case when privately constructed facility costs exceed the amount anticipated in the SLIF CIP, any additional amount owed to a land owner will be handled though the reimbursement account.
- If a developer's infrastructure construction requirement is less than the fair share of the SLIF obligation in the developer's unit allocation release, that developer will be required to pay the balance of the SLIF at building permit. Such a situation may arise when a developer does not have to construct any significant improvements.

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

As SLIF payments are made and funds become available for reimbursements, developers shall be repaid in the following order:

1. The first release developers will be reimbursed first. Each developer will receive a certain percentage of the available reimbursements based on that developer's percentage of total reimbursements owed to the first release.
2. The second and third releases will be reimbursed following full reimbursement to the first release.
3. Second and third release developers who advance funds within a particular fiscal year will be grouped together, with a group that advances funds in an earlier year to be reimbursed prior to groups that advance funds in later years. Each developer within a group will receive a certain percentage of the available reimbursements based on that developer's percentage of total reimbursements owed to the group.
4. All reimbursements will be made for one group of developers before reimbursement begins for the next year's group.

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

6. *Spring Lake Specific Plan Fees Not Included in the SLIF*

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

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

These fees are not a part of the SLIF and no attempt was made to establish a nexus for these fees in this report. The fees are mentioned in this report for reference purposes only. None of the fee amounts have changed since the fees were instituted. The fees will be used to fund capital and operating expenditures of the Fire Department and regional transit, mitigate for fiscal impacts of new development, fund critical habitat monitoring and farm education, and partially subsidize the development of the 74 off-site affordable housing units. The payment of these fees is required by the Development Agreement. The fee amounts per DUE[4] are summarized in **Table 17**.

Spring Lake Regional Transit Fee

The development of new residential and commercial land uses in the SLSP will generate additional transit trips and the associated demand for transit service. The developers will be required to construct bus turnouts and bus pads and to provide access during the construction of road and street improvements. The cost of these improvements is included in the SLIF. Moreover, the SLIF covers the purchase and installation of bus stop shelters.

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

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

Table 17
2017 SLIF Nexus Study Update
Summary of Other Spring Lake Fees per DUE [1]

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

other

Source: City of Woodland

[1] These fees may be revised through individual Development Agreements.
[2] The off-site affordable housing fee is charged only on single-family market-rate units.

Spring Lake Off-Site Affordable Housing Fee

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

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

Spring Lake Fire Suppression Fee

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

Spring Lake Fiscal Deficit Mitigation Fee

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

Spring Lake Habitat Monitoring and Farm Education

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

APPENDICES:

Appendix A: Nexus Findings and Weighted Average Dwelling Unit Equivalent Factor Calculation

Appendix B: Spring Lake Infrastructure Fee Set-Aside Analysis for City-Constructed Facilities

Appendix C: Spring Lake Specific Plan Capital Improvement Plan Costs

Appendix D: Inflation on Outstanding Developer Advance Funding

APPENDIX A:

Nexus Findings and Weighted Average Dwelling Unit Equivalent Factor Calculation

APPENDIX A: NEXUS FINDINGS AND WEIGHTED AVERAGE DWELLING UNIT EQUIVALENT CALCULATION

Introduction

This appendix includes the AB 1600 nexus findings for all SLIF components. The nexus findings for all components except Fire Facilities were first established in the 2004 Nexus Study and subsequently updated to reflect updated cost allocation methodologies enacted in the 2008 Nexus Study Update. The Fire Facilities nexus findings have been established for this report. In addition to detailing the nexus findings, this appendix also details the calculation of the cost allocation DUE factors for each SLIF component and the overall weighted average DUE factors used to establish the total SLIF for each land use.

Table A-1 summarizes the calculation of the weighted average DUE factor for each land use. **Table A-2** summarizes the DUE factors and total DUEs by land use for each SLIF component that are used in the calculation of the weighted average DUE factors. **Tables A-3** through **A-9** detail the DUE factors for each SLIF component and are discussed in the following Nexus Findings section. The cost allocation factors were updated in 2008 to be consistent with the factors used in the MPFP Fee Program.

Nexus Findings

The SLIF Program allocates the costs of the backbone infrastructure and other public facilities across the land uses in the SLSP. The legal nexus findings for each type of facility are discussed below.

Roadway Facilities

Purpose of Fee: The SLIF will provide a circulation system for the SLSP as recommended by City staff and engineering consultants.

Use of Fee: Expansion of existing and construction of new roadway facilities and other improvements as summarized in **Appendix C** and detailed in the 2017 CIP.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate additional vehicular trips and the need for roadway capacity to maintain adequate levels of service on highway interchanges, thoroughfares, and arterial streets. The fees will be used to expand capacity of existing and construct new roadway improvements and facilities, which will facilitate traffic flow in a manner designed to meet those goals established by the City.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will add to the incremental need for roadway capacity. If minimum levels of service are to be maintained, the roadway system must be expanded.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee Is Imposed: DUE factors, measuring the relative benefit of roadway facilities and improvements, determine the allocation of road and freeway costs across all benefiting land uses in the entire plan area. Roadway improvement costs are allocated to the land uses based on vehicle miles travelled (VMT) factors by land use. **Table A-3** shows the roadways DUE factors calculation.

Water Facilities

Purpose of Fee: The SLIF will fund the water supply and delivery system construction and land acquisition costs for water facilities in the SLSP.

Use of Fee: Expansion of existing and construction of new water improvements and facilities as summarized in **Appendix C** and detailed in the 2017 CIP.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate increased demand for water and the need for additional water system capacity to maintain adequate levels of service. The fees will be used to expand capacity and construct new water improvements and facilities required for the development of the SLSP.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for water facilities and services. Existing facilities in the SLSP cannot provide adequate level of service for new development in the SLSP area. The City must ensure adequate funding is available to construct water facilities necessary to serve new residential and nonresidential development.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee Is Imposed: DUE factors, measuring the relative benefit of water facilities, determine the allocation of water facilities costs across all benefiting land uses in the SLSP. Water facilities costs are allocated to the land uses based on water demand per acre factors. **Table A-4** shows the water improvements DUE factors calculation.

Sewer Facilities

Purpose of Fee: The SLIF will fund the sewer treatment and transmission system construction and land acquisition costs for sewer facilities in the SLSP.

Use of Fee: Expansion of existing and construction of new sewer system improvements and facilities as summarized in **Appendix C** and detailed in the 2017 CIP.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate increased demand for additional sewer system capacity to maintain adequate levels of service. The fees will be used to expand capacity and construct new sewer improvements and facilities required for the development of the SLSP.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for sewer facilities and services. Existing facilities in the SLSP cannot provide adequate level of service for new development. The

City must ensure adequate funding is available to construct sewer facilities necessary to serve new development.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee Is Imposed: DUE factors, measuring the relative benefit of sewer facilities, determine the allocation of sewer facilities costs across all benefiting land uses in the SLSP. Sewer facilities costs are allocated to the land uses based on sewer flow factors by land use. **Table A-5** shows the sewer improvements DUE factors calculation.

Drainage Facilities

Purpose of Fee: The SLIF will fund the storm drainage collection and conveyance system construction and land acquisition costs for drainage facilities in the SLSP.

Use of Fee: Expansion of existing and construction of new drainage improvements and facilities as summarized in **Appendix C** and detailed in the 2017 CIP.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate increased demand for drainage system capacity to maintain adequate levels of service. The fees will be used to expand capacity and construct new drainage improvements and facilities required for the development of the SLSP.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for drainage facilities. Existing facilities in the SLSP cannot provide adequate level of service for new development. The City must ensure adequate funding is available to construct drainage facilities necessary to serve new development.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee is Imposed: DUE factors, measuring the relative benefit of drainage facilities, determine the allocation of drainage facilities costs across all benefiting land uses in the SLSP. Drainage facilities costs are allocated to the land uses based on average runoff coefficients per acre by land use. **Table A-6** shows the drainage improvements DUE factors calculation.

Fire Facilities

Purpose of Fee: The SLIF will fund a portion of a new fire station that is needed to serve new development in the SLSP as well as other areas of the City.

Use of Fee: Construction of a new fire station as summarized in **Appendix C**.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate increased demand for fire facilities to maintain adequate levels of service. The fees will be used to construct new fire facilities required for the development of the SLSP.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for fire services and facilities. Existing facilities in the City cannot provide adequate level of service for new SLSP development.

The City must ensure adequate funding is available to construct fire facilities necessary to serve new development.

Relationship between Amount of Fee and Cost of or Portion of Facility Attributed to Development Upon Which Fee is Imposed: DUE factors, measuring the relative benefit of fire facilities, determine the allocation of fire facilities costs across all benefiting land uses in the SLSP. Fire facilities costs are allocated to the land uses based on persons served and building square feet by land use. **Table A-7** shows the fire facilities DUE factors calculation.

Park Facilities

Purpose of Fee: The SLIF will fund the acquisition and development of 5.0 acres of parks per thousand residential population in the SLSP.

Use of Fee: For each one thousand additional residents, the fee will be used to acquire and improve 5.0 acres of park land to include turf, landscape, and recreational amenities as summarized in **Appendix C**.

Relationship between Use of Fee and Type of Development: The development of new residential land uses in the SLSP will generate increased demand for park and recreation services and the associated need for park facilities. The fees will be used to acquire develop parkland to serve new development.

Relationship between Need for Facility and Type of Project: Each new residential development project will generate additional demand for park and recreation services and the associated need for park and recreation facilities. In order to maintain the City park standard of 5.0 park acres per thousand population with improved parkland, the SLSP must develop 5.0 acres of neighborhood parkland per thousand residential population of new development.

Relationship between Amount of Fee and Cost of Portion of Facility Attributed to New Development: DUE factors, measuring the relative benefit of park improvements, determine the allocation of park land acquisition and development costs across all benefiting land uses in the SLSP. Park costs are allocated to the land uses based on potential park usage time per household for each land use category. **Table A-8** shows the park improvements DUE factors calculation.

Administration Costs

Purpose of Fee: The SLIF will fund the on-going administration costs of the SLIF Program required for the construction of the backbone infrastructure and other public facilities in the SLSP.

Use of Fee: Funding of City's on-going administration costs of the SLIF Program as summarized in **Appendix C**.

Relationship between Use of Fee and Type of Development: The development of new residential and commercial land uses in the SLSP will generate additional need for backbone infrastructure and other public facilities. The City will administer the Fee Program to fund the construction of the improvements. The fees will be used to pay for the on-going administration costs of the Fee Program.

Relationship between Need for Facility and Type of Project: Each new development project (residential and nonresidential) will generate additional demand for backbone infrastructure and other public facilities. The City must ensure adequate funding is available to construct the necessary improvements.

Relationship between Amount of Fee and Cost of Portion of Facility Attributed to New Development: DUE factors, measuring the relative benefit of the improvements included in the Fee Program, determine the allocation of the on-going administration costs across all benefiting land uses in the SLSP. Ongoing administration costs are allocated to the land uses based on the average demand for all other SLIF Program improvements by land use. **Table A-9** shows the administration cost DUE factors calculation.

Table A-1
2017 SLIF Nexus Study Update
Average DUE Factor Calculation [1]

	Cost per DUE			DUE Factors [3]			Cost per Unit/Building Square Foot		
Item	Total Cost [2]	Total DUEs [3]	Cost per DUE	Single-Family	Multi-family	Commercial	Single-Family	Multi-family	Commercial
Roadways	$41,818,000	4,019	$10,405	1.00	0.73	1.22	$10,405	$7,614	$12.72
Water	$5,182,000	3,648	$1,420	1.00	0.61	0.27	$1,420	$872	$0.39
Sewer	$4,754,000	3,966	$1,199	1.00	0.83	0.49	$1,199	$999	$0.59
Drainage	$25,412,000	3,521	$7,216	1.00	0.39	0.87	$7,216	$2,814	$6.30
Fire	$3,000,000	3,909	$768	1.00	0.75	0.67	$768	$576	$0.51
Parks	$21,624,000	3,849	$5,618	1.00	0.83	-	$5,618	$4,682	$0.00
TOTAL	**$101,790,000**		**$26,626**				**$26,626**	**$17,556**	**$20.50**
Average DUE Factor							**1.00**	**0.66**	**0.77**

avg due factor

Source: City of Woodland and EPS.

[1] Costs, DUEs, DUE factors, and average DUE calculation from 2010 Nexus Study Update for all infrastructure items except Fire, which is a new component for this 2017 Update. Fire DUE factors are equivalent to Fire factors in 2008 MPFP Fee Nexus Study Update.
[2] Costs for all infrastructure components except Fire are equal to the SLIF fair share amount from 2004 Nexus Study. Fire costs were estimated by the City in 2017.
[3] See Table A-2.
[4] See Tables A-3 - A-9.

Table A-2
2017 SLIF Nexus Study Update
DUEs for Average DUE Calculation

Item	Single-Family [1]	Multifamily [1]	Commercial	TOTAL
Units/Building Square Feet	2,840	1,211	239,580	
DUE Factors [2]	*per unit*	*per unit*	*per 1,000 sq. ft.*	
Roadways	1.00	0.73	1.22	
Water	1.00	0.61	0.27	
Sewer	1.00	0.83	0.49	
Drainage	1.00	0.39	0.87	
Fire	1.00	0.75	0.67	
Parks	1.00	0.83	0.00	
Administration	1.00	0.66	0.77	
DUEs [3]				
Roadways	2,840	886	293	**4,019**
Water	2,840	743	65	**3,648**
Sewer	2,840	1,009	117	**3,966**
Drainage	2,840	472	209	**3,521**
Fire	2,840	908	161	**3,909**
Parks	2,840	1,009	0	**3,849**
Administration	2,840	799	184	**3,824**

dues by facility

Source: City of Woodland and EPS

[1] DUE calculations equivalent to calculations from 2010 Nexus Study Update (using units, bldg. sq. ft., and DUE factors from 2010 Study) for all infrastructure items except Fire, which is a new component for this 2017 Update. Fire DUE factors are equivalent to Fire factors in the 2008 MPFP Fee Nexus Study Update.
[2] See **Tables A-3** - **A-9.**
[3] Units*DUE Factor or Bldg. Sq. Ft.*DUE Factor/1,000

Table A-3
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Roadway Improvements

Land Use Category	Units	PM Peak Hour Trip Rate per Unit [1]	Trip Length [2]	Percentage of New Trips [3]	VMT per Land Use Unit	DUE Factor
		A	*B*	*C*	*D=A*B*C*	*E=D/D for SF*
Single-Family	Dwelling Unit	1.22	3.17	100%	3.87	1.00
Multifamily	Dwelling Unit	0.89	3.18	100%	2.83	0.73
Commercial	1,000 Sq. Ft.	3.75	1.91	66%	4.73	1.22

road_due

Sources
Fehr & Peers provided the trip rate, trip length, and percent new trips data, which were obtained from the following sources.
[1] Average p.m. peak hour trip rates based on following categories contained in *Trip Generation* , 7th Edition, ITE, 2003.
- SF Residential = Derived from the City of Woodland Travel Demand Model
- MF Residential = Derived from the City of Woodland Travel Demand Model
- Commercial factors reflect retail factors. Retail = Shopping Center (ITE Code 820)

[2] Estimated using City of Woodland Travel Demand Model.
[3] Average percent new trips based on *Trip Generation Handbook* , ITE, March 2001.

VMT = Vehicle Miles of Travel

Table A-4
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Water Improvements

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

water_due

Source: City of Woodland

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

Table A-5
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Wastewater Improvements

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

sewer_due

Source: City of Woodland

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

Table A-6
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Drainage Improvements

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

drain_due

Source: City of Woodland

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

Table A-7
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Fire Facilities

		Persons per Land Use Unit Factors				Bldg. Sq. Ft. per Land Use Unit Factors				
Land Use Category	**Units**	Persons per Land Use Unit	DUE Factor	Weighting Factor [1]	Weighted DUE	Sq. Ft. per Land Use Unit [2]	DUE Factor	Weighting Factor [1]	Weighted DUE	**DUE Factor**
		A	*B=A/A for SF*	*C*	*D=B*C*	*E*	*F=E/E for SF*	*G*	*H=F*G*	*D+H*
Single-Family	Dwelling Unit	3.00	1.00	50%	0.50	2,000	1.00	50%	0.50	1.00
Multifamily	Dwelling Unit	2.50	0.83	50%	0.42	1,333	0.67	50%	0.33	0.75
Commercial	1000 sq. ft.	2.50	0.83	50%	0.42	1,000	0.50	50%	0.25	0.67

fire_due

Source: City of Woodland

[1] According to the City Fire Department, the weighting factors are 50% for medical aid (persons per land use unit) and 50% for fires (sq. ft. per land use unit) .
[2] Based on the June 1998 Major Projects Finance Plan Update.

Table A-8
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Park and Recreation Facilities

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

park_due

Source: City of Woodland

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

Table A-9
2017 SLIF Nexus Study Update
Dwelling Unit Equivalent Factors - Ongoing Administration Costs

Land Use Category	Units	All SLIF Facilities Cost per Unit	DUE Factor
		A	*B=A/A for SF*
Single-Family	Dwelling Unit	$43,186	1.00
Multifamily	Dwelling Unit	$28,503	0.66
Commercial	1,000 Sq. Ft.	$33,254	0.77

admin_due

APPENDIX B:

Spring Lake Infrastructure Fee Set-Aside Analysis for City-Constructed Facilities

Table B-1
2017 SLIF Nexus Study Update
Residential Development Summary

Item	DUE Factor	Remaining Dwelling Units [1] *(as of Aug. 1, 2017)*	Remaining DUEs
Land Use Contingency			
Single-Family			
First-Release BUAs and Other Single-Family	1.00	315	315
Second- and Third-Release BUAs	1.00	1,028	1,028
Total Single-Family		**1,343**	**1,343**
Multifamily (including affordable clusters)	0.66	**693**	**457**
Total Units		**2,036**	**1,800**

dev_rem

Source: City of Woodland

[1] See Table 5.

Table B-2
2017 SLIF Nexus Study Update
City-Constructed SLIF Improvements to be Funded by Set-Aside Revenue

Improvement	Cost
Heritage Parkway (Parkland to 102)	$ 340,285
Parkland Avenue (Harry Lorenzo to Pioneer)	$ 225,000
Pioneer Avenue (Parkland to Farmer's Central - West Half)	$ 263,000
Farmer's Central Road (Pioneer to 102)	$ 225,000
Gibson Road Pedestrian Path (Highway 113 to Pioneer)	$ 1,356,000
County Road 25A (Miekle to Promenade)	$ 1,677,795
Offsite Pipeline Improvements Remaining	$ 836,346
Offsite Storm Drainage Remaining	$ 8,958,476
On-site Land Acquisition (50% of total remaining acquisitions)	$ 676,000
Spring Lake Fire Station	$ 3,000,000
Future Planning and Administration	$ 1,178,000
Subtotal	**$ 18,735,902**
Less Bond Funding for Offsite Storm Drainage Improvements	($ 4,000,000)
Total Remaining Set-Aside Requirement	**$ 14,735,902**

city_impr

Source: Cunningham Engineering, Ponticello Enterprises, City of Woodland

Table B-3
2017 SLIF Nexus Study Update
City Set-Aside Cash Flow Summary

Item	Set-Aside Percentage	Set-Aside per DUE	Remaining DUEs *as of 8/1/17*	Set-Aside Cash Flow
DUEs				
First Release BUAs, Other Single-Family, and Multifamily				
First Release BUAs and Other Single-Family			315	
Multifamily and Affordable Clusters			457	
Subtotal First Release			**772**	
Second and Third Release BUAs			**1,028**	
TOTAL			**1,800**	
City Infrastructure Cash Flow				
SLIF for Set-Aside Calculation (excluding Parks and Admin.)				
Set-Aside Collected Through 8/1/17				**$ 4,304,987**
Estimated Future City Set-Aside				
Proposed Fee per DUE (excluding Parks and Admin.)		*$ 35,200*		
First Release BUAs, Other SF, and Multifamily	10%	$3,520		$ 2,718,778
Second & Third Release BUAs	21%	$7,392		$ 7,598,976
Shortfall Funding [1]				$ 183,864
Subtotal Set-Aside				**$ 10,501,618**
Total Funds Available for Set-Aside				**$ 14,806,604**
Less City Improvements				($ 14,735,902)
Ending Balance Before Reimbursements				**$ 70,702**
Less Reimbursements				($ 70,702)
Ending Balance After Reimbursements				**$ 0**

sa

Source: City of Woodland and EPS

[1] See Table B-4.

Table B-4
2017 SLIF Nexus Study Update
Shortfall Set-Aside Revenue (2017$)

Description	Amount
Total Shortfall Fee Funding	$1,121,891
Less Parks	($203,192)
Less Administration	($43,156)
Shortfall Funding Excluding Parks and Administration	**$875,543**
Set-Aside Percentage	21%
Shortfall Set-Aside Revenue	**$183,864**

s_sa

Source: City of Woodland and EPS

APPENDIX C:

Spring Lake Specific Plan
Capital Improvement Plan Costs

Table C-1
2017 SLIF Nexus Study Update
SLSP CIP Summary

		TOTAL	Spring Lake Specific Plan								Oversized for MPRA				
Item	**Pct.**	**COST**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**	**Fire**	**Parks**	**Admin.**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**
Package A															
Facilities		$ 17,728,432	$ 17,306,601	$ 9,344,758	$ 1,892,748	$ 1,699,433	$ 4,369,662	$ 0	$ 0	$ 0	$ 1,335,532	$ 0	$ 0	$ 609,517	$ 726,015
Soft Costs		$ 4,328,497	$ 4,308,660	$ 2,326,475	$ 471,219	$ 423,092	$ 1,087,873	$ 0	$ 0	$ 0	$ 326,078	$ 0	$ 0	$ 148,817	$ 177,261
Subtotal		**$ 22,058,000**	**$ 21,616,000**	**$ 11,671,000**	**$ 2,364,000**	**$ 2,123,000**	**$ 5,458,000**	**$ 0**	**$ 0**	**$ 0**	**$ 1,662,000**	**$ 0**	**$ 0**	**$ 758,000**	**$ 903,000**
Package B															
Facilities		$ 10,612,928	$ 8,772,230	$ 6,188,924	$ 713,695	$ 450,260	$ 1,419,352	$ 0	$ 0	$ 0	$ 1,537,351	$ 745,988	$ 0	$ 265,952	$ 525,411
Soft Costs		$ 2,193,520	$ 1,765,777	$ 1,245,779	$ 143,661	$ 90,634	$ 285,704	$ 0	$ 0	$ 0	$ 368,964	$ 179,037	$ 0	$ 63,829	$ 126,099
Less Pioneer Widening [1]		($ 1,900,178)	($ 1,900,178)	($ 1,900,178)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 10,906,000**	**$ 8,638,000**	**$ 5,535,000**	**$ 857,000**	**$ 541,000**	**$ 1,705,000**	**$ 0**	**$ 0**	**$ 0**	**$ 1,906,000**	**$ 925,000**	**$ 0**	**$ 330,000**	**$ 652,000**
Package C															
Facilities		$ 4,354,240	$ 3,653,849	$ 2,914,100	$ 410,700	$ 101,706	$ 227,342	$ 0	$ 0	$ 0	$ 697,023	$ 649,221	$ 0	$ 47,802	$ 0
Soft Costs		$ 1,040,248	$ 872,154	$ 695,580	$ 98,032	$ 24,277	$ 54,265	$ 0	$ 0	$ 0	$ 167,285	$ 155,813	$ 0	$ 11,472	$ 0
Subtotal		**$ 5,395,000**	**$ 4,527,000**	**$ 3,610,000**	**$ 509,000**	**$ 126,000**	**$ 282,000**	**$ 0**	**$ 0**	**$ 0**	**$ 864,000**	**$ 805,000**	**$ 0**	**$ 59,000**	**$ 0**
Other															
Facilities		$ 79,262,311	$ 39,028,721	$ 30,567,136	$ 2,599,077	$ 1,004,637	$ 4,857,871	$ 0	$ 0	$ 0	$ 2,021,000	$ 1,376,000	$ 0	$ 162,000	$ 483,000
Contingency	10%	$ 5,063,100	$ 2,617,700	$ 2,050,172	$ 174,323	$ 67,382	$ 325,823	$ 0	$ 0	$ 0	$ 275,727	$ 187,729	$ 0	$ 22,102	$ 65,896
Contingency - Set Aside	20%	$ 363,000	$ 321,000	$ 251,406	$ 21,377	$ 8,263	$ 39,955	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 3,091,600	$ 919,000	$ 719,757	$ 61,200	$ 23,656	$ 114,387	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs - Set Aside	30%	$ 4,597,700	$ 1,859,500	$ 1,456,353	$ 123,831	$ 47,865	$ 231,450	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Actual Soft Costs		$ 2,008,722	$ 1,046,832	$ 819,875	$ 69,713	$ 26,946	$ 130,298	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 12,886,452	$ 6,551,032	$ 5,130,742	$ 436,259	$ 168,630	$ 815,401	$ 0	$ 0	$ 0	$ 485,040	$ 330,240	$ 0	$ 38,880	$ 115,920
Subtotal		**$ 107,272,000**	**$ 52,343,000**	**$ 40,995,000**	**$ 3,486,000**	**$ 1,347,000**	**$ 6,515,000**	**$ 0**	**$ 0**	**$ 0**	**$ 2,782,000**	**$ 1,894,000**	**$ 0**	**$ 223,000**	**$ 665,000**
Habitat Conservation Easement		**$ 1,183,000**	**$ 1,146,000**	**$ 0**	**$ 0**	**$ 0**	**$ 1,146,000**	**$ 0**	**$ 0**	**$ 0**	**$ 462,000**	**$ 0**	**$ 0**	**$ 0**	**$ 462,000**
Storm Drainage															
Off-site		$ 14,524,255	$ 14,167,658	$ 0	$ 0	$ 0	$ 14,167,658	$ 0	$ 0	$ 0	$ 4,102,000	$ 0	$ 0	$ 0	$ 4,102,000
East Regional Det. Pond (off-site)		$ 417,625	$ 401,897	$ 0	$ 0	$ 0	$ 401,897	$ 0	$ 0	$ 0	$ 148,090	$ 0	$ 0	$ 0	$ 148,090
Remaining Off-site		$ 20,597,150	$ 10,200,775	$ 0	$ 0	$ 0	$ 10,200,775	$ 0	$ 0	$ 0	$ 3,495,701	$ 0	$ 0	$ 0	$ 3,495,701
Less Portion of Off-Site Remaining [1]		($ 4,000,000)	($ 4,000,000)	$ 0	$ 0	$ 0	($ 4,000,000)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 31,539,000**	**$ 20,770,000**	**$ 0**	**$ 0**	**$ 0**	**$ 20,770,000**	**$ 0**	**$ 0**	**$ 0**	**$ 7,746,000**	**$ 0**	**$ 0**	**$ 0**	**$ 7,746,000**
Sewer															
Off-site		$ 5,615,000	$ 5,315,000	$ 0	$ 0	$ 5,315,000	$ 0	$ 0	$ 0	$ 0	$ 1,606,000	$ 0	0	$ 1,606,000	$ 0
Remaining Off-site		$ 1,240,740	$ 836,346	$ 0	$ 0	$ 836,346	$ 0	$ 0	$ 0	$ 0	$ 42,273	$ 0	0	$ 42,273	$ 0
Subtotal		**$ 6,856,000**	**$ 6,151,000**	**$ 0**	**$ 0**	**$ 6,151,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 1,648,000**	**$ 0**	**$ 0**	**$ 1,648,000**	**$ 0**
Fire Station		**$ 3,000,000**	**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks [2]															
Neighborhood Park N1		$ 6,200,000	$ 6,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 6,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 530,000	$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 6,770,000	$ 6,770,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 6,770,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 2,372,047	$ 2,372,047	$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,372,047	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 3,487,700	$ 3,487,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,487,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Less Fund Balance		($ 3,422,574)	($ 3,422,574)	$ 0	$ 0	$ 0	$ 0	$ 0	($ 3,422,574)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 15,940,000**	**$ 15,940,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 15,940,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 199,000**	**$ 199,000**	**$ 0**	**$ 199,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 3,393,000**	**$ 2,325,000**	**$ 2,325,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 69,000**	**$ 69,000**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 207,740,000**	**$ 136,655,000**	**$ 64,136,000**	**$ 7,415,000**	**$ 10,288,000**	**$ 35,876,000**	**$ 3,000,000**	**$ 15,940,000**	**$ 0**	**$ 17,139,000**	**$ 3,693,000**	**$ 0**	**$ 3,018,000**	**$ 10,428,000**
District Administration [3]	4%	**$ 5,466,000**	**$ 5,466,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 5,466,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 991,000**	**$ 804,000**	**$ 804,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 8,365,000**	**$ 8,365,000**	**$ 8,365,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Program Contingency		**$ 3,000,000**	**$ 3,000,000**	**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 225,562,000**	**$ 154,290,000**	**$ 76,305,000**	**$ 7,415,000**	**$ 10,288,000**	**$ 35,876,000**	**$ 3,000,000**	**$ 15,940,000**	**$ 5,466,000**	**$ 17,139,000**	**$ 3,693,000**	**$ 0**	**$ 3,018,000**	**$ 10,428,000**

cost_detail

Source: June 30, 2017 SLSP CIP prepared by Cunningham Engineering and Ponticello Enterprises.

[1] Constructed and funded by other sources.
[2] SLIF funded amounts only from January 2017 SLIF Nexus Study Update -- Parks Component prepared by EPS.
[3] Differs from CIP amount, which does not include amount for Parks or adjust for projects funded by other sources (Pioneer and Off-site Sewer).

Table C-1
2017 SLIF Nexus Study Update
SLSP CIP Summary

Item	Pct.	TOTAL COST	Transferred to MPRA TOTAL	Transferred to MPRA Roads	Transferred to MPRA Sewer	Transferred to MPRA Drainage	MPRA TOTAL	MPRA Roads	MPRA Water	MPRA Sewer	MPRA Drainage	City TOTAL	City Roads	City Water	City Sewer	City Drainage	City Parks
Package A																	
Facilities		$ 17,728,432	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 81,249	$ 0	$ 0	$ 81,249	$ 0	$ 0
Soft Costs		$ 4,328,497	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 19,837	$ 0	$ 0	$ 19,837	$ 0	$ 0
Subtotal		**$ 22,058,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 101,000**	**$ 0**	**$ 0**	**$ 101,000**	**$ 0**	**$ 0**
Package B																	
Facilities		$ 10,612,928	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 447,075	$ 419,451	$ 27,624	$ 0	$ 0	$ 0
Soft Costs		$ 2,193,520	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 107,298	$ 100,668	$ 6,630	$ 0	$ 0	$ 0
Less Pioneer Widening [1]		($ 1,900,178)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 10,906,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 554,000**	**$ 520,000**	**$ 34,000**	**$ 0**	**$ 0**	**$ 0**
Package C																	
Facilities		$ 4,354,240	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs		$ 1,040,248	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 5,395,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Other																	
Facilities		$ 79,262,311	$ 9,603,000	$ 9,603,000	$ 0	$ 0	$ 19,271,000	$ 19,271,000	$ 0	$ 0	$ 0	$ 3,073,700	$ 2,994,700	$ 0	$ 79,000	$ 0	$ 0
Contingency	10%	$ 5,063,100	$ 0	$ 0	$ 0	$ 0	$ 1,117,000	$ 1,117,000	$ 0	$ 0	$ 0	$ 9,200	$ 8,964	$ 0	$ 236	$ 0	$ 0
Contingency - Set Aside	20%	$ 363,000	$ 0	$ 0	$ 0	$ 0	$ 30,000	$ 30,000	$ 0	$ 0	$ 0	$ 12,000	$ 11,692	$ 0	$ 308	$ 0	$ 0
Contingency	20%	$ 3,091,600	$ 0	$ 0	$ 0	$ 0	$ 1,590,800	$ 1,590,800	$ 0	$ 0	$ 0	$ 581,800	$ 566,847	$ 0	$ 14,953	$ 0	$ 0
Soft Costs - Set Aside	30%	$ 4,597,700	$ 0	$ 0	$ 0	$ 0	$ 2,431,200	$ 2,431,200	$ 0	$ 0	$ 0	$ 307,000	$ 299,110	$ 0	$ 7,890	$ 0	$ 0
Actual Soft Costs		$ 2,008,722	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 1,569	$ 1,529	$ 0	$ 40	$ 0	$ 0
Soft Costs	24%	$ 12,886,452	$ 0	$ 0	$ 0	$ 0	$ 2,680,000	$ 2,680,000	$ 0	$ 0	$ 0	$ 489,380	$ 476,802	$ 0	$ 12,578	$ 0	$ 0
Subtotal		**$ 107,272,000**	**$ 9,603,000**	**$ 9,603,000**	**$ 0**	**$ 0**	**$ 27,120,000**	**$ 27,120,000**	**$ 0**	**$ 0**	**$ 0**	**$ 4,475,000**	**$ 4,360,000**	**$ 0**	**$ 115,000**	**$ 0**	**$ 0**
Habitat Conservation Easement		**$ 1,183,000**	**$ 0**	**$ 0**		**$ 0**	**$ 0**	**$ 0**			**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Storm Drainage																	
Off-site		$ 14,524,255	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 417,625	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 20,597,150	$ 1,243,000	$ 0	$ 0	$ 1,243,000	$ 1,252,535	$ 0	$ 0	$ 0	$ 1,252,535	$ 9,143,840	$ 0	$ 0	$ 0	9,143,840	$ 0
Less Portion of Off-Site Remaining [1]		($ 4,000,000)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 31,539,000**	**$ 1,243,000**	**$ 0**	**$ 0**	**$ 1,243,000**	**$ 1,253,000**	**$ 0**	**$ 0**	**$ 0**	**$ 1,253,000**	**$ 9,144,000**	**$ 0**	**$ 0**	**$ 0**	**$ 9,144,000**	**$ 0**
Sewer																	
Off-site		$ 5,615,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Remaining Off-site		$ 1,240,740	$ 719,000	$ 0	$ 719,000	$ 0	$ 404,393	$ 0	$ 0	$ 404,393	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 6,856,000**	**$ 719,000**	**$ 0**	**$ 719,000**	**$ 0**	**$ 404,000**	**$ 0**	**$ 0**	**$ 404,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Fire Station		**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks [2]																	
Neighborhood Park N1		$ 6,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 6,770,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 2,372,047	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 3,487,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Less Fund Balance		($ 3,422,574)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 15,940,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 199,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 3,393,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 1,068,000**	**$ 1,068,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 207,740,000**	**$ 11,565,000**	**$ 9,603,000**	**$ 719,000**	**$ 1,243,000**	**$ 29,845,000**	**$ 28,188,000**	**$ 0**	**$ 404,000**	**$ 1,253,000**	**$ 14,274,000**	**$ 4,880,000**	**$ 34,000**	**$ 216,000**	**$ 9,144,000**	**$ 0**
District Administration [3]	4%	**$ 5,466,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 991,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 8,365,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Program Contingency		**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 225,562,000**	**$ 11,565,000**	**$ 9,603,000**	**$ 719,000**	**$ 1,243,000**	**$ 29,845,000**	**$ 28,188,000**	**$ 0**	**$ 404,000**	**$ 1,253,000**	**$ 14,274,000**	**$ 4,880,000**	**$ 34,000**	**$ 216,000**	**$ 9,144,000**	**$ 0**

cost_detail

Source: June 30, 2017 SLSP CIP prepared by Cunningham Engineering and Ponticello Enterprises.

[1] Constructed and funded by other sources.
[2] SLIF funded amounts only from January 2017 SLIF Nexus Study Update -- Parks Component prepared by EPS.
[3] Differs from CIP amount, which does not include amount for Parks or adjust for projects funded by other sources (Pioneer and Off-site Sewer).

Table C-1
2017 SLIF Nexus Study Update
SLSP CIP Summary

		TOTAL	Collector Improvements					WJUSD				Yolo County				Woodland College	
Item	**Pct.**	**COST**	**TOTAL**	**Roads**	**Water**	**Sewer**	**Drainage**	**TOTAL**	**Roads**	**Water**	**Sewer**	**TOTAL**	**Roads**	**Water**	**Drainage**	**TOTAL**	**Sewer**
Package A																	
Facilities		$ 17,728,432	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 340,582	$ 0	$ 0	$ 340,582	$ 0	$ 0
Soft Costs		$ 4,328,497	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 22,058,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 341,000**	**$ 0**	**$ 0**	**$ 341,000**	**$ 0**	**$ 0**
Package B																	
Facilities		$ 10,612,928	$ 1,229,679	$ 183,411	$ 56,075	$ 114,946	$ 875,247	$ 0	$ 0	$ 0	$ 0	$ 163,944	$ 155,683	$ 7,104	$ 1,157	$ 0	$ 0
Soft Costs		$ 2,193,520	$ 281,099	$ 41,927	$ 12,818	$ 26,276	$ 200,077	$ 0	$ 0	$ 0	$ 0	$ 39,347	$ 37,364	$ 1,705	$ 278	$ 0	$ 0
Less Pioneer Widening [1]		($ 1,900,178)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 10,906,000**	**$ 1,511,000**	**$ 225,000**	**$ 69,000**	**$ 141,000**	**$ 1,075,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 203,000**	**$ 193,000**	**$ 9,000**	**$ 1,000**	**$ 0**	**$ 0**
Package C																	
Facilities		$ 4,354,240	$ 700,391	$ 442,843	$ 79,175	$ 70,750	$ 107,623	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs		$ 1,040,248	$ 168,094	$ 106,282	$ 19,002	$ 16,980	$ 25,830	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 5,395,000**	**$ 868,000**	**$ 549,000**	**$ 98,000**	**$ 88,000**	**$ 133,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Other																	
Facilities		$ 79,262,311	$ 17,735,890	$ 15,148,430	$ 1,011,694	$ 877,441	$ 698,325	$ 153,000	$ 0	$ 102,000	$ 51,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	10%	$ 5,063,100	$ 1,303,900	$ 1,113,676	$ 74,377	$ 64,507	$ 51,339	$ 15,300	$ 0	$ 10,200	$ 5,100	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency - Set Aside	20%	$ 363,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Contingency	20%	$ 3,091,600	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs - Set Aside	30%	$ 4,597,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Actual Soft Costs		$ 2,008,722	$ 960,321	$ 820,221	$ 54,779	$ 47,510	$ 37,811	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Soft Costs	24%	$ 12,886,452	$ 3,129,320	$ 2,672,789	$ 178,503	$ 154,816	$ 123,212	$ 36,720	$ 0	$ 24,480	$ 12,240	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 107,272,000**	**$ 23,129,000**	**$ 19,755,000**	**$ 1,319,000**	**$ 1,144,000**	**$ 911,000**	**$ 205,000**	**$ 0**	**$ 137,000**	**$ 68,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Habitat Conservation Easement		**$ 1,183,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 37,000**	**$ 0**	**$ 0**	**$ 37,200**	**$ 0**	**$ 0**
Storm Drainage																	
Off-site		$ 14,524,255	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 356,597	$ 0	$ 0	$ 356,597	$ 0	$ 0
East Regional Det. Pond (off-site)		$ 417,625	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 15,728	$ 0	$ 0	$ 15,728	$ 0	$ 0
Remaining Off-site		$ 20,597,150	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Less Portion of Off-Site Remaining [1]		($ 4,000,000)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 31,539,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 372,000**	**$ 0**	**$ 0**	**$ 372,000**	**$ 0**	**$ 0**
Sewer																	
Off-site		$ 5,615,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 300,000	$ 300,000
Remaining Off-site		$ 1,240,740	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 6,856,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 300,000**	**$ 300,000**
Fire Station		**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Parks [2]																	
Neighborhood Park N1		$ 6,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N2		$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Neighborhood Park N3		$ 6,770,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Central Park		$ 2,372,047	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Sports Park (Phases 1 and 2)		$ 3,487,700	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Less Fund Balance		($ 3,422,574)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
Subtotal		**$ 15,940,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Water Well		**$ 199,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
On-site Land Acquisition		**$ 3,393,000**	**$ 0**	**0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Subtotal		**$ 207,740,000**	**$ 25,508,000**	**$ 20,529,000**	**$ 1,486,000**	**$ 1,373,000**	**$ 2,119,000**	**$ 205,000**	**$ 0**	**$ 137,000**	**$ 68,000**	**$ 953,000**	**$ 193,000**	**$ 9,000**	**$ 751,200**	**$ 300,000**	**$ 300,000**
District Administration [3]	4%	**$ 5,466,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Gibson Road		**$ 991,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 25,000**	**$ 25,000**	**$ 0**	**$ 0**	**$ 162,000**	**$ 162,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Planning and Administration		**$ 8,365,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
Program Contingency		**$ 3,000,000**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**	**$ 0**
TOTAL		**$ 225,562,000**	**$ 25,508,000**	**$ 20,529,000**	**$ 1,486,000**	**$ 1,373,000**	**$ 2,119,000**	**$ 230,000**	**$ 25,000**	**$ 137,000**	**$ 68,000**	**$ 1,115,000**	**$ 355,000**	**$ 9,000**	**$ 751,200**	**$ 300,000**	**$ 300,000**

cost_detail

Source: June 30, 2017 SLSP CIP prepared by Cunningham Engineering and Ponticello Enterprises.

[1] Constructed and funded by other sources.
[2] SLIF funded amounts only from January 2017 SLIF Nexus Study Update -- Parks Component prepared by EPS.
[3] Differs from CIP amount, which does not include amount for Parks or adjust for projects funded by other sources (Pioneer and Off-site Sewer).

APPENDIX D:

Inflation on Outstanding Developer Advance Funding

Table D-1
2017 SLIF Nexus Study Update
Inflation on Outstanding Developer Advance Funding for Infrastructure [1]

Item	*Formula*	**TOTAL**	Fiscal Year 2013/14	Fiscal Year 2014/15	Fiscal Year 2015/16	Fiscal Year 2016/17 *through 12/31/16*
First Release Beginning Balance	*a*	**$ 30,577,052**	**$ 30,577,052**	**$ 29,565,161**	**$ 31,421,344**	**$ 24,306,531**
Inflation						
Inflation through 2013/14 [2]	*b*	$ 8,232,073	$ 0	$ 8,232,073	$ 0	$ 0
Inflation 2014/15 +	*(a+b)*c*	$ 1,956,593	$ 0	$ 382,483	$ 761,591	$ 812,519
Total Inflation		**$ 10,188,666**	**$ 0**	**$ 8,614,556**	**$ 761,591**	**$ 812,519**
Account Adjustments						
Miscellaneous		$ 148,452	$ 0	$ 201,591	($ 53,139)	$ 0
Infrastructure		$ 2,439,007	$ 2,144,193	$ 54,795	$ 83,331	$ 156,688
Credits Used		($ 8,688,175)	($ 3,156,083)	($ 999,216)	($ 2,988,616)	($ 1,544,260)
Reimbursements		($ 10,933,524)	$ 0	($ 6,015,544)	($ 4,917,981)	$ 0
Total Adjustments		**($ 17,034,241)**	**($ 1,011,891)**	**($ 6,758,373)**	**($ 7,876,405)**	**($ 1,387,572)**
Ending Balance		**$ 23,731,478**	**$ 29,565,161**	**$ 31,421,344**	**$ 24,306,531**	**$ 23,731,478**
Annual Inflation Factor [3]	*c*			*1.01%*	*2.42%*	*3.34%*

inflation

Source: City of Woodland and EPS

[1] Inflation calculated on First Release account balances only. For future releases, the developer contributions are through bond proceeds, which are excluded from the inflation calculation. It is also assumed that all first release bond proceed contributions have been repaid through credits/reimbursements, so there are no remaining first release bond proceeds to exclude from the inflation calculation.
[2] In 2014/15, City increased developer accounts for the cumulative inflation through 2013/14.
[3] Annual inflation factor is average of change in the San Francisco and 20-City Construction Cost Index (CCI) as reported in the Engineering News Record (ENR) for the period between

D-1

D-2

Table D-2
2017 SLIF Nexus Study Update
Inflation Factors

Fiscal Year	Date	Construction Cost Index Value		Percentage Change in CCI		
		20-City	San Francisco	20-City	San Francisco	Average
	October 2004	7,313.88	8,194.52			
2005-2006	October 2005	7,562.50	8,403.59	3.40%	2.55%	2.98%
2006-2007	October 2006	7,882.53	9,098.89	4.23%	8.27%	6.25%
2007-2008	October 2007	8,045.14	9,079.42	2.06%	(0.21%)	0.92%
2008-2009	October 2008	8,623.22	9,853.42	7.19%	8.52%	7.86%
2009-2010	October 2009	8,596.31	9,719.17	(0.31%)	(1.36%)	(0.84%)
2010-2011	October 2010	8,920.54	10,115.04	3.77%	4.07%	3.92%
2011-2012	October 2011	9,146.95	10,119.29	2.54%	0.04%	1.29%
2012-2013	October 2012	9,375.52	10,367.34	2.50%	2.45%	2.48%
2013-2014	October 2013	9,688.86	10,909.09	3.34%	5.23%	4.28%
2014-2015	October 2014	9,886.06	10,907.84	2.04%	(0.01%)	1.01%
2015-2016	October 2015	10,128.32	11,169.31	2.45%	2.40%	2.42%
2016-2017	October 2016	10,434.56	11,578.33	3.02%	3.66%	3.34%
Average						2.99%

inflation_factor

Source: Engineering News-Record

TO:	THE HONORABLE MAYOR AND CITY COUNCIL
DATE:	December 19, 2017
ITEM #:	18.
SUBJECT:	2018 ADA Improvement Project, CIP 18-03; Approve Plans and Specifications, Authorize Bid Advertisement

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2018 ADA Improvement Project, CIP 18-03, and authorizing bid advertisement.

Staff Contact:
Diana Ayón, Senior Associate Civil Engineer, (530) 661-5967, diana.ayon@cityofwoodland.org

Fiscal Impact:
The total project budget is $246,000 as identified in the current Capital Budget as CIP 18-03. The project funding is $180,000 in Community Development Block Grant (CDBG) funding with $41,000 for ADA improvements at the Community & Senior Center as well as Water Enterprise Funds in the amount of $25,000 to fund improvements associated with water utility conflicts.

The Engineer's estimate of base bid construction cost is $110,000-130,000. The difference between the total project budget and the engineer's estimate is the amount budgeted for design, construction management, inspection and construction contingency. To ensure the project does not exceed the approved funding, the project will be bid with additive alternates.

Background:
The City of Woodland applies for CDBG funds annually from the United States Department of Housing and Urban Development (HUD). CDBG funds must be used for activities that assist lower-income persons and to eliminate conditions of blight from the community.

In 2017, the Engineering Division applied for and received $180,000 in CDBG grant funding for access improvements for persons with disabilities to various locations within the City.

Discussion:
The project conforms to the requirements of the CDBG grant, the Americans with Disabilities Act (ADA), and is in conformance with the overall ADA Program/Priority Route which was identified in conjunction with the City's ADA citizen's advisory committee. Wherever reasonable, construction hours will be limited such that work is completed in a manner that minimizes disruption to local businesses, schools and residents.

The project locations were selected from the City's priority route, which is coordinated with YoloBus routes. These routes connect government buildings, medical facilities, parks, schools and other high use facilities throughout the City. Work is also included to improve ADA parking for the Community & Senior Center.

Upon Council authorization, project bids will be solicited and staff anticipates returning to Council for contract award in February 2018 for a construction start date in April 2018.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications for the 2018 ADA Improvement Project, CIP 18-03, and authorizing bid advertisement.

Prepared By: Diana Ayón, Senior Associate Civil Engineer

Reviewed By: Brent Meyer, City Engineer

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
A - Resolution	12/12/2017	Resolution

RESOLUTION NO. ______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS FOR THE 2018 ADA IMPROVEMENT PROJECT, CIP 18-03; AND AUTHORIZING BID ADVERTISEMENT

WHEREAS, the City of Woodland has a total project budget of $246,000, including $180,000 in Community Development Block Grant (CDBG), $41,000 in Measure E, and $25,000 in Water Enterprise funds identified in the Capital Budget for access improvements for persons with disabilities, referred to as the 2018 ADA Improvement Project, CIP 18-03 (the "Project"); and

WHEREAS, the City Council desires to expend the funds and to construct the Project; and

WHEREAS, the Project conforms to the requirements of the CDBG grant, the Americans with Disabilities Act (ADA), and is in conformance with the overall ADA Program/Priority Route which was identified in conjunction with the City's ADA citizen's advisory committee; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered exempt under the Existing Facilities exemption, CEQA Guideline 15301(c).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS:

<u>Section 1</u>. The City Council hereby approves the plans and specifications for the 2018 ADA Improvement Project, CIP 18-03, which are available on file with the City Clerk.

<u>Section 2</u>. The City Council authorizes City staff to advertise the 2018 ADA Improvement Project, CIP 18-03 for bids, with construction anticipated to begin in April 2018.

<u>Section 3</u>. The City Council finds that the Project is exempt from CEQA pursuant to CEQA Guideline 15301(c).

PASSED AND ADOPTED this 19th day of December 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: December 19, 2017
ITEM #: 19.
SUBJECT: Review of Draft Commercial Cannabis Permit Fees

Recommendation for Action:
Staff recommends that the City Council adopt Resolution No. _____, establishing Commercial Cannabis Permit Fees for 2018.

Staff Contact:
Paul Navazio, City Manager, (530) 661-5800, paul.navazio@cityofwoodland.org

Fiscal Impact:
Total proposed fees are intended to fully-recover staff costs associated with administering and enforcing the City's Commercial Cannabis Program. The total revenue anticipated to be generated by the proposed fees will depend entirely upon the number of Commercial Cannabis Business Permits issued by the City, limited by the caps imposed on the number of Conditional Use Permits established by the City Council.

Fee revenues are expected to be in the range of $300,000 - $500,000, depending on the number and types of permits issued by the City. Permit fee revenues will be used to offset anticipated costs associated with administering the commercial cannabis program. The City currently lacks the staff resources required to implement the Commercial Cannabis Business Program being implemented beginning in 2018.

Background:
The City Council took final action at is meeting of December 5th to implement a Commercial Cannabis Business Program via adoption of a land use and regulatory ordinance outlining both permitted and prohibited activities. Permitted activities are to include a limited number of manufacturing, processing, distribution and laboratory/testing facilities, subject to Conditional Use Permits, as well as a limited number of permitted retail delivery services, as specified. Prohibited activities include cultivation, dispensaries and Woodland-based retail deliveries.

Ensuring compliance with the strict regulatory framework will require extensive staff time (and related costs), beyond the capacity of existing staff resources. Administration and compliance efforts will affect several city departments, including:

- Community Development (Planning, Building and Code Enforcement),
- Police and Fire (public safety, site security, fire safety, background checks, and decoy operations and community outreach),
- Finance (accounting and reporting, cash handling, audit), as well as,
- Yet to be determined monitoring of product and inventory of licensed operators consistent with the requirements of the state-mandated "Track-and-Trace" program.

Staff time within the City Manager's Office and City Attorney will also be required in evaluating the overall impacts of this new industry and the efficacy of the regulations and requirements being put into place. Staff anticipates providing regular City Council updates and potential recommendations for refinement (or expansion) of program elements within the first 12-18 months after implementation.

Discussion:
Staff has developed a framework for the establishment of specific fees across each of the business types approved by the City Council. Preliminary fee proposals were presented to the City Council on November 21st for comment and feedback. The fees have been reviewed and update to reflect final Council action related to allowable business activities as well as refinement of selected enforcement-related tasks.

The following summarizes the Commercial Cannabis Business Permit Fees for 2018:

PERMITS		ANNUAL FEE
Manufacturing /Processing - Volatile		$ 46,280
Manufacturing /Processing - Non-Volatile		$ 46,280
Distribution		$ 46,280
Testing / Lab		$ 31,980
Out-of-Town Delivery Permits		$ 12,980

Regulation of cannabis businesses is new to the City, and the industry has aspects that differentiate it from other businesses (primarily a cash-only business, unknown public safety impacts, specific state regulations, inconsistencies between state/local and federal laws, etc.). Over the course of the first year of implementation, staff will review and evaluate the actual costs of administration, monitoring and enforcement, and anticipates returning to the City Council with recommendations to adjust future fees (upward or downward), as needed.

It is anticipated that certain initial costs associated with administration of cannabis regulation (staff training, for example) will decrease significantly in the second and subsequent years, but upfront costs are necessary to get a program up and running effectively.

Staff acknowledges that the proposed fees may represent a significant cost for some businesses that may seek permits to establish a cannabis operation in the City of Woodland. Some cities have established fee programs to include the option of an installment payment plan (typically 50% up-front with monthly or quarterly payments over the course of the permit year). At this time, staff would recommend requiring the payment of Cannabis Permit Fees at time of permit issuance.

The proposed annual Commercial Cannabis Business Permit Fees would be in addition to any Permit Application fee and Conditional Use Permit application fee that would be charged, on a one-time non-refundable basis, to cover costs associated with processing applications from businesses applying for a City of Woodland Commercial Cannabis Business permit.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, establishing Commercial Cannabis Permit Fees for 2018.

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
Cannabis Permit Program Elements	12/15/2017	Backup Material
Resolution	12/15/2017	Resolution
Commercial Cannabis Fee Detail	12/15/2017	Backup Material

CANNABIS PERMIT PROGRAM ELEMENTS

Training – New Commercial Cannabis Industry requires specialized training

- State Regulations
- Local Regulations
- Track-and-Trace Program
- Cash Handling / Accounting
- Safety / Security
- Site Inspections – Security / Safety / Code
- Manufacturing / Processing / Testing

Outreach – Business, Neighborhood and Community

- Respond to questions / concerns / complaints
- Public Info / Public Education

Program Oversight – Monitoring and Review of Cannabis Cultivation Program

- Monitor & Evaluate Efficacy of Program Regulations / Impacts
- Monitor & Evaluate Programs in neighboring jurisdictions
- Recommend Changes / Revisions to Program Requirements and Regulations

Public Safety – Efforts dedicated to ensure public safety and regulatory compliance of cannabis businesses operation in Woodland

- Police Inspections – Security, personnel, video surveillance; routine and unscheduled site visits
- Code Inspections – Building / site inspections, regulatory compliance
- Decoy Operations – associated with ANY retail operation; access of sales to minors

Track-and-Trace – ensure compliance with requirements for participation in County and/or State Track-and-Trace Programs

- Monitoring, reporting and audits of ALL inventory and product passing through permitted business.
- Online database AND Site Inspections

Finance – Primary functions:

- Cash Handling, receipts and accounting/reporting – annual permits, processing fees, applicable business license and monthly deposits
- Coordination with City banking institution(s) related to special handling of cannabis-related cash receipts
- Audits of Cannabis Businesses accounting records

FEE CATEGORIES

Processing Fees - Permit Applications

• Application for Cannabis Permit	$_________
• Application for Conditional Use Permit	$_________

Cannabis Business Permit Fee Categories

• Manufacturing / Processing – VOLATILE	$46,280
• Manufacturing / Process – NON-VOLATILE	$46,280
• Distribution	$46,280
• Testing / Laboratory Facility	$31,980
• Retail Delivery – Non-Woodland-based	$12,980

Background Checks - Charged based on actual cost per business (based on number of employees)

Fire Inspection Fees - Charged pursuant to Adopted Fire Inspection Fee Schedule

RESOLUTION NO. _____

A RESOLUTION OF THE WOODLAND CITY COUNCIL ADOPTING REGULATORY PERMIT FEES RELATED TO COMMERCIAL CANNABIS BUSINESSES

WHEREAS, on December 5, 2017 the City Council adopted Ordinances Nos. 1629 and 1630 amending the Municipal Code to allow for limited commercial cannabis operations within the City of Woodland, subject to both zoning and regulatory requirements, as specified; and

WHEREAS, the State of California provides that regulatory fees and services may recover costs associated with such services; and

WHEREAS, the City Council recognizes the necessity to recover costs associated with administering and enforcing the regulatory requirements of the City's Commercial Cannabis Program; and

WHEREAS, the Commercial Cannabis Business Permit Fees are intended to cover anticipated costs associated with training, public outreach, business inspections, code compliance, financial reporting and auditing functions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AS FOLLOWS: that the City Council hereby adopt the fees and charges for the provision of services related to the cannabis regulatory fees, attached hereto as Exhibit A, and shall become effective January 20, 2017; and

BE IT FURTHER RESOLVED, that staff shall initiate a regular review of activities related to administration and enforcement of Commercial Cannabis Businesses and report back to Council in no less than every six-months on permit activities, to include revenues collected and expenses incurred, along with recommended revisions to the adopted permit fees to ensure ongoing full-cost recovery.
PASSED AND ADOPTED by the City Council this 19th day of December, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Enrique Fernandez, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Kara K. Ueda, City Attorney

EXHIBIT A

Commercial Cannabis Permit Fees

PERMITS		ANNUAL FEE
Manufacturing /Processing - Volatile		$ 46,280
Manufacturing /Processing - Non-Volatile		$ 46,280
Distribution		$ 46,280
Testing / Lab		$ 31,980
Delivery Permits		$ 12,980

Cultivation Permit

	Hrs / FTE	Onetime	Annual	Semi-Annual	Qrly	Monthly	Total Hrs	PERMIT FEE
Admin. Oversight								
Training	100			8			16	1,600
Community Outreach	125					2	24	3,000
Program Oversight	175				8		32	5,600
							72	$ 10,200
Enforcement								
PD - Inspections	125					8	96	12,000
Code Inspections	100					2	24	2,400
Fire - Inspections	115						0	-
Track and Trace	100					4	48	4,800
Fin- Accounting	90					2	24	2,160
Fin - Audit	120		16				16	1,920
							208	$ 23,280
Sub-Total Cannabis Business Permit Fee							280	$ 33,480
PD - Background								

Manufacturing / Procesing Permit - VOLATILE

	$ / Hr	Onetime	Annual	Semi-Annual	Qrly	Monthly	Total Hrs	PERMIT FEE
Admin. Oversight								
Training	100			8			16	1,600
Community Outreach	100					2	24	2,400
Program Oversight	200				8		32	6,400
							72	$ 10,400
Enforcement								
PD - Inspections	175					8	96	16,800
Code Inspections	125					2	24	3,000
Fire - Inspections	150						0	-
Track and Trace	125					8	96	12,000
Fin- Accounting	90					2	24	2,160
Fin - Audit	120		16				16	1,920
							256	$ 35,880
Sub-Total Cannabis Business Permit Fee							328	$ 46,280
PD - Background								

Manufacturing / Procesing Permit - NON-VOLATILE								PERMIT FEE
	Hrs / FTE	Onetime	Annual	Semi-Annual	Qrly	Monthly	Total Hrs	
Admin. Oversight								
Training	100			8			16	1,600
Community Outreach	100					2	24	2,400
Program Oversight	200				8		32	6,400
							72	$ 10,400
Enforcement								
PD - Inspections	175					8	96	16,800
Code Inspections	125					2	24	3,000
Fire - Inspections	150						0	-
Track and Trace	125					8	96	12,000
Fin- Accounting	90					2	24	2,160
Fin - Audit	120		16				16	1,920
							256	$ 35,880
Sub-Total Cannabis Business Permit Fee							328	$ 46,280
PD - Background								

Distribution Permit								PERMIT FEE
	Hrs / FTE	Onetime	Annual	Semi-Annual	Qrly	Monthly	Total Hrs	
Admin. Oversight								
Training	100			8			16	1,600
Community Outreach	100					2	24	2,400
Program Oversight	200				8		32	6,400
							72	$ 10,400
Enforcement								
PD - Inspections	175					8	96	16,800
Code Inspections	125					2	24	3,000
Fire - Inspections	150						0	-
Track and Trace	125					8	96	12,000
Fin- Accounting	90					2	24	2,160
Fin - Audit	120		16				16	1,920
							256	$ 35,880
Sub-Total Cannabis Business Permit Fee							328	$ 46,280
PD - Background								

Testing / Lab Permit								PERMIT FEE
	Hrs / FTE	Onetime	Annual	Semi-Annual	Qrly	Monthly	Total Hrs	
Admin. Oversight								
Training	100			8			16	1,600
Community Outreach	100					1	12	1,200
Program Oversight	200				4		16	3,200
							44	$ 6,000
Enforcement								
PD - Inspections	175					4	48	8,400
Code Inspections	125					1	12	1,500
Fire - Inspections	150						0	-
Track and Trace	125					8	96	12,000
Fin- Accounting	90					2	24	2,160
Fin - Audit	120		16				16	1,920
							196	$ 25,980
Sub-Total Cannabis Business Permit Fee							240	$ 31,980
PD - Background								

Retail Delivery Permit - Out-of-Town									PERMIT FEE
	Hrs / FTE	Onetime	Annual	Semi-Annual	Qrly	Monthly	Total Hrs		
Admin. Oversight									
Training	100			1			2		200
Community Outreach	100				2		8		800
Program Oversight	200				2		8		1,600
							18	$	2,600
Enforcement									
PD - Inspect / Decoy	175					3	36		6,300
Code Inspections	125					1	12		1,500
Fire - Inspections	150						0		-
Track and Trace	125					1	12		1,500
Fin- Accounting	90					1	12		1,080
Fin - Audit	120						0		-
							72	$	10,380
Sub-Total Cannabis Business Permit Fee							90	$	12,980
PD - Background									

	TO:	THE HONORABLE MAYOR AND CITY COUNCIL
	DATE:	December 19, 2017
	ITEM #:	20.
	SUBJECT:	Council Committee / Liaison Appointments

Recommendation for Action:
Staff recommends that the Council approve selected modifications to City Council Appointments to Inter-Jurisdictional Boards, Liaison Appointments, and City Council Standing and Ad Hoc Sub-Committees for 2018.

Staff Contact:
Ana B. Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Fiscal Impact:
There is no fiscal impact from this recommendation.

Background:
The City of Woodland is represented on many regional and inter-jurisdictional governing boards and commissions through formal appointment of one or more council members. The City Council is also represented on several liaison committees that meet with counterparts from other jurisdictions as well as public and private partner agencies. In addition, the City Council has also established a number of Council sub-committees to focus on specific policy areas and engage with staff and community members and assist in the development of program and policy recommendations to be considered by the full Council. Selected bodies also require or permit appointment of "alternates" to serve when the primary appointee is unavailable in order to help ensure quorum requirements are met.

Service on these boards and committees is generally considered part of the duties and responsibilities of members of the City Council and may well involve extensive time commitments in addition to attendance at regular City Council meetings.

Discussion:
Following the rotation of Mayor and Mayor Pro Tempore, the Council typically reviews and updates slate of appointments of Council membership and participation on the various boards, commissions, and committees. As a result of input received from individual Council members and consultation with Mayor Fernandez, the following modifications to Council assignments are proposed for 2018: (*see Attachment A for full slate of assignments*).

Local Agency Formation Commission (LAFCO):
Primary: Davies (replacing Barajas)

Woodland/Davis Clean Water Agency (JPA):
Primary: Davies
Primary: Stallard (replacing Barajas)

Chamber 2x2:
Primary: Stallard
Primary: Rodriguez moves from "alternate" to primary..
.
Library 2x2:

Primary: Davies
Primary: Barajas (replacing Rodriguez)

<u>Other Changes</u>:
SUSPEND Ad Hoc Sub-Committee: (work completed)
Park Facilities Sub-Committee
Community Choice Energy Sub-Committee

MERGE: YGRIP with Public Safety Sub-Committee

<u>Conclusion</u>:
Staff recommends that the Council approve selected modifications to City Council Appointments to Inter-Jurisdictional Boards, Liaison Appointments, and City Council Standing and Ad Hoc Sub-Committees for 2018.

Paul Navazio, City Manager

<u>ATTACHMENTS:</u>

Description	Upload Date	Type
Assignments	12/14/2017	Exhibit

PROPOSED REVISIONS

CITY OF WOODLAND

CITY COUNCIL APPOINTMENTS - 2018

INTER-JURISDICTIONAL BODIES	BARAJAS	DAVIES	FERNANDEZ	RODRIGUEZ	STALLARD	MEETING DATES	MEETING TIME
LOCAL AGENCY FORMATION COMMISSION (LAFCO) [1]	~~P~~	P					
SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG)	A				P	3rd Thursday	9:00 a.m.
YOLO COUNTY TRANSPORTATION DISTRICT (YCTD)				p	A	2nd Monday	7:00 p.m.
YOLO COUNTY HOUSING AUTHORITY [2]	p					3rd Wednesday	4:00pm
YOLO SOLANO AIR QUALITY MANAGEMENT DISTRICT (YSAQMD)			A		P	2nd Wednesday	9:00 a.m.
WATER RESOURCES ASSOCIATION OF YOLO COUNTY (WRA)	A	P				5 x per yr and as needed on Monday	3:00 PM
WOODLAND/DAVIS CLEAN WATER AGENCY (JPA)	~~P~~	P			P	Quarterly 3rd Thursday	3:00 p.m.
SAC / YOLO VECTOR CONTROL AND MOSQUITO ABATEMENT DISTRICT	S. Denny					3rd Tuedsay	10:00am
YOLO COUNTY NATURAL COMMUNITIES CONSERVATION PLAN (JPA)		P		A		3rd Monday	5:30 PM

LIAISON APPOINTMENTS	**BARAJAS**	**DAVIES**	**FERNANDEZ**	**RODRIGUEZ**	**STALLARD**	**MEETING DATES**	**MEETING TIME**
YOLO COUNTY 2X2		**P**		a	**P**	4th Thursday	4:00 p.m.
WJUSD/WOODLAND COMM COLLEGE 3X2X2			**P**	**P**	a	2nd Wednesday	8:30 a.m.
CHAMBER OF COMMMERCE 2X2	~~**P**~~			**P**	**P**	1st Friday	8:30 AM
YCVB 2x2 (2)	One representative from each of Economic Development an~~d Downtown Sub-Committees~~ (per Reso. 6190)					On-call	
LIBRARY 2X2		**P**	a	**P**		On-call	
~~**YGRIP (Youth Gang Reduction and Intervention) Steering Committee**~~	~~**P**~~		~~**P**~~	~~a~~		On-call	
RECREATION FOUNDATION		**P**		**P**		4th Wed. - 5:30pm	
LEAGUE OF CALIFORNIA CITIES - VOTING DELEGATE (3)						League of Cities / Annual Conference	
VALLEY CLEAN ENERGY ALLIANCE (VCEA) JPA BOARD	**P**				**P**		

STANDING COMMITTEES	BARAJAS	DAVIES	FERNANDEZ	RODRIGUEZ	STALLARD	MEETING DATES	MEETING TIME
ECONOMIC DEVELOPMENT SUB-COMMITTEE	P				P	On-call	
DOWNTOWN REVITALIZATION SUB-COMMITTEE	*Merge with E.D. Sub-Committee*					On-call	
SUSTAINABILITY COMMITTEE			P		P	On-call	
INFRASTRUCTURE SUB-COMMITTEE	P	P				On-call	
FLOOD / WATER SUB-COMMITTEE (4)	*Merge into Infrastructure Sub-Committee*					On-call	
RAIL RELOCATION SUB-COMMITTEE (5)	*Merge int Infrastructure Sub-Committee*					On-call	
PUBLIC SAFETY SUB-COMMITTEE			P	P		On-call	
HOMELESS SUB-COMMITTEE	P		P			On-call	

AD HOC Sub-Committee							
MARIJUANA SUB-COMMITTEE (PROP 64)	P			P		On-call	
~~COMMUNITY CHOICE ENERGY (CCE)~~	~~P~~				~~P~~		

COMMISSION APPOINTMENTS	Rotating					On-Call
~~PARKS & RECREATION FACILITY NEEDS ASSESSMENT SUB-COMMITTEE~~		~~P~~		~~P~~		~~On-Call~~

A ALTERNATE Designee - fill-in when Primary not available

a Alternate - available to assist with Liaison role / Information Sharing

TO: THE HONORABLE MAYOR AND CITY COUNCIL
DATE: December 19, 2017
ITEM #: 21.
SUBJECT: City Council Meeting Schedule for 2018

Recommendation for Action:
Staff recommends that the City Council approve its meeting schedule for 2018.

Staff Contact:
Ana B Gonzalez, City Clerk, (530) 661-5806, ana.gonzalez@cityofwoodland.org

Fiscal Impact:
There is no fiscal impact resulting from this recommendation.

Background:
The City's Municipal Code provides that the City Council shall hold its regular meetings on the 1st and 3rd Tuesdays of each month. However, over the course of the calendar year these dates occasionally conflict with holidays, winter and summer recess, and other dates such as elections and out-of-town meetings or conferences.

By adopting an annual meeting calendar, we avoid the need to adjust dates as conflicts arise, and allows for the City Council and staff to plan in advance for workflow, vacations, conferences and other activities so as to minimize conflicts with the City Council meeting schedule.

In addition, the meeting calendar provides the ability for the Council to schedule one or more Special Meetings or Study Sessions, as needed. Special Meetings, which are generally restricted to a single subject, are useful when urgent Council action is needed prior to the next scheduled Regular Meeting. Study sessions are intended to provide the City Council with the opportunity to focus time and attention on a specific topic (or related topics), in a manner and setting that is impractical in the course of a Regular City Council meeting agenda.

Discussion:
Once again, the municipal code establishes, by default, that the Council's regular meetings are to be held on the 1st and 3rd Tuesday of every month. For 2018, the proposed calendar would retain this schedule, with the following possible modifications:

- New Year's Holiday
  1) Cancel meeting of January 2, 2018

- Cap-To-Cap Trip (Washington, D.C.) - April 14 – 18, 2018
  1) Hold Regular Meeting of Tuesday, April 17, OR
  2) Cancel Meeting of April 17, OR
  3) Replace April 17th with _______

- Summer Recess 2016
  1) Recess from July 18th through August 20,, 2017
    - Cancel August 7th meeting (1st Tuesday), OR
    - Hold Council meeting on August 21

- Winter Recess – December 19, 2017 through January 8, 2018
  - Retains meetings 1^{st} and 3^{rd} Tuesdays in December
  - Cancel January 1^{st}, 2019 (1^{st} Tuesday)

- Study Sessions(s)
- Staff recommends "reserving" Tuesday, March 27th for Spring Budget Workshop

Conclusion:
Staff recommends that the City Council approve its meeting schedule for 2018.

Paul Navazio, City Manager

ATTACHMENTS:

Description	Upload Date	Type
2018 Calendar	12/15/2017	Cover Memo

City Council Calendar
2018

January

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	13	13	14	15	16	17
18	20	20	21	22	23	24
25	27	27	**28**			

March

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October

Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

City Council Meeting (Regular)	Cap to Cap (Apr 14- 18)
City Council Meeting (Special)	Summer Recess (July 18 - Aug21)
Council Study Session	League of CA Cities Conference (Sept 12-14)
Holiday	Winter Recess (Dec 19 - Jan 2)

* NOTE: May 2nd - CAP to CAP/Council Meeting and July 4th - Holiday/Council Meeting