Atascadero City Council
Staff Report – Administrative Services Department

Woodridge (Las Lomas) Assessment Districts

RECOMMENDATIONS:

Council:

1. Adopt Draft Resolution A approving the final Engineer’s Report regarding the Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto for fiscal year 2008/2009.
2. Adopt Draft Resolution B ordering the levy and collection of assessments for fiscal year 2008/2009 for Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas).
3. Adopt Draft Resolution C approving the final Engineer’s Report regarding the Landscaping and Lighting District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto in fiscal year 2008/2009.

DISCUSSION:

The City Council formed and began assessing Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas) in 2005. This district was formed to provide funding for future routine maintenance of the streets, storm drains and sidewalks in the Woodridge (Las Lomas) subdivision.

The City Council also formed and began assessing Landscaping and Lighting Maintenance District No. 02 – Woodridge (Las Lomas) in 2005. This district was formed to provide for funding and maintenance of street trees, open space, park area, medians, walkways, paths and other landscape and lighting improvements within the Woodridge (Las Lomas) subdivision.

The Woodridge subdivision is now known as Las Lomas. The Assessment Districts were formed and named when the area was known as the Woodridge development. All
references to Woodridge are now understood to mean the development known as Las Lomas.

Muni-Financial, an independent financial consultant, was hired to prepare the Engineer’s Reports for the two districts. The Engineer’s Reports and the levies must be approved by Council annually. This is done in a two-step process. Last month, three resolutions for each district (a total of 6 resolutions in all) were passed to begin the process of continuing the levies. At that time, the Engineer’s Reports were preliminarily approved, proceedings were initiated for the levy, and the date of tonight’s public hearing was established. The resolutions that are before you tonight are for the final approval of the Engineer’s Reports and for the approval of the annual levies.

The proposed assessments for fiscal year 2008/2009 are less than the Maximum Assessment Rate. In accordance with the formula voters of the district adopted in 2005, the City may increase the Maximum Assessment Rate for inflation by the greater of the Consumer Price Index (CPI) or 3.0%. The Maximum Assessment Rate was increased by 3.0% this year for both districts. The proposed assessments for the both districts are less than the maximum levies.

<table>
<thead>
<tr>
<th>District</th>
<th>Amount Per EBU Maximum Assessment Fiscal Year 2008-09</th>
<th>Amount Per EBU Proposed Assessment Fiscal Year 2008-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atascadero Street and Storm Drain Maintenance District No. 02 Las Lomas</td>
<td>$545.21</td>
<td>$176.14</td>
</tr>
<tr>
<td>Atascadero Landscaping and Lighting Maintenance District No. 02 Las Lomas</td>
<td>$1,353.90</td>
<td>$676.95</td>
</tr>
</tbody>
</table>

**FISCAL IMPACT:**

Annual assessments for 2008/2009 will total $40,820 for road/drainage system maintenance and $156,885 for landscaping and lighting maintenance. These amounts will be assessed to the owners of parcels in Woodridge (Las Lomas). The City General Fund will contribute $3,769 toward the cost of the trails, once these improvements are accepted by the City.

**ATTACHMENTS:**

1. **Draft Resolution A** - approving the final Engineer’s Report regarding the Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto for fiscal year 2008/2009
2. **Draft Resolution B** - ordering the levy and collection of assessments for fiscal year 2008/2009 for Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas)

3. **Engineer's Annual Levy Report** - for the levy and collection of fiscal year 2008/2009 assessments for Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas)

4. **Draft Resolution C** - approving the final Engineer's Report regarding the Landscaping and Lighting District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto in fiscal year 2008/2009

5. **Draft Resolution D** - ordering the levy and collection of assessments for fiscal year 2008/2009 for Landscaping and Lighting District No. 02 – Woodridge (Las Lomas)