Atascadero City Council
Staff Report – Administrative Services Department
Las Lomas (Woodridge) Assessment Districts

(Annual approval and notice of Public Hearing on June 26th.)

RECOMMENDATIONS:

Council:

1. Adopt Draft Resolution A initiating proceedings for the levy and collection of annual assessments for Street and Storm Drain Maintenance District No. 02 – Woodridge for fiscal year 2007/2008; and
2. Adopt Draft Resolution B accepting and preliminarily approving the Engineer’s Annual Levy Report regarding the Street and Storm Drain Maintenance District No. 02 – Woodridge; and
3. Adopt Draft Resolution C declaring the City’s intention to levy and collect annual assessments within Street and Storm Drain Maintenance District No. 02 – Woodridge in fiscal year 2007/2008, and to appoint a time and place for the public hearing on these matters; and
4. Adopt Draft Resolution D initiating proceedings for annual levy of assessments for the Atascadero Landscaping and Lighting Maintenance District No. 02 – Woodridge for fiscal year 2007/2008 pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code; and
5. Adopt Draft Resolution E for preliminary approval of the Annual Engineer’s Levy Report for the Atascadero Landscaping and Lighting Maintenance District No. 02 – Woodridge for fiscal year 2007/2008; and

REPORT-IN-BRIEF:

The City Council formed and began assessing Street and Storm Drain Maintenance District Number 2 – Woodridge in 2005. This district was formed to provide funding for future routine maintenance of the streets, storm drains and sidewalks in the Woodridge subdivision.
The City Council also formed and began assessing Landscape and Lighting Maintenance District Number 2 – Woodridge 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 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 report for the two districts. The engineer’s report and the levies must be approved by Council annually. This is done in a two-step process. Tonight, there are three resolutions for each district (a total of 6 resolutions in all) that must be passed in order to continue the assessments within the districts. The resolutions passed tonight will also establish the date and time for the public hearing. The public hearing is tentatively scheduled for June 26, 2007, at 7:00 p.m., at which time the final resolutions will be presented to the Council for passage.

The proposed assessments for fiscal year 2007/2008 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 CPI of 3.2% this year for both districts, though the actual assessments for the Street and Storm Drain District remain constant from the prior year. The Landscape and Lighting District has not yet been dedicated to the City, and the developer does not expect to do so until July of 2008. Therefore, no assessments are proposed for the Landscaping and Lighting District for fiscal year 2007/2008.

**FISCAL IMPACT:**

Annual assessments for 2007/2008 will total $39,629 for road/drainage system maintenance. These amounts will be assessed to the owners of parcels in Woodridge. There is no fiscal impact to general residents within the City.

**ATTACHMENTS:**

1. **Draft Resolution A** - initiating proceedings for the levy and collection of annual assessments for Street and Storm Drain Maintenance District No. 02 – Woodridge for fiscal year 2007/2008
2. **Draft Resolution B** - accepting and preliminarily approving the Engineer’s Annual Levy Report regarding the Street and Storm Drain Maintenance District No. 02 – Woodridge
3. **Draft Resolution C** - declaring the City’s intention to levy and collect annual assessments within Street and Storm Drain Maintenance District No. 02 – Woodridge in fiscal year 2007/2008, and to appoint a time and place for the public hearing on these matters
4. **Engineer’s Annual Levy Report** - for the levy and collection of fiscal year 2007/2008 assessments for Street and Storm Drain Maintenance District No. 02 – Woodridge

5. **Draft Resolution D** - initiating proceedings for annual levy of assessments for the Atascadero Landscaping and Lighting Maintenance District No. 02 – Woodridge for fiscal year 2007/2008 pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code


7. **Draft Resolution F** - declaring the City’s intention to levy and collect assessments for the Atascadero Landscaping and Lighting Maintenance District No. 02 – Woodridge for fiscal year 2007/2008