

# CERTIFICATES OF FILING

## CITY OF LEMOORE LANDSCAPING and LIGHTING MAINTENANCE DISTRICT NO. 1 ZONES 4, 6, 7 & 11

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated: \_\_\_\_\_, 2006

By: \_\_\_\_\_  
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_ day of \_\_\_\_\_, 2006.

Nanci Lima  
City Clerk of the City of Lemoore  
Kings County, California

By: \_\_\_\_\_

I HEREBY CERTIFY that the subsequent assessments together with the diagrams attached thereto, were recorded in my office on \_\_\_\_\_, 2006.

Tom Hernandez

By: \_\_\_\_\_

Director of Parks and Recreation, City of Lemoore  
Kings County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagrams thereto attached, was approved and confirmed by the City Council of the City of Lemoore, California, on the \_\_\_\_ day of \_\_\_\_\_, 2006, by adoption of Resolution No. \_\_\_\_\_

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Nanci Lima  
City Clerk of the City of Lemoore  
King's County, California

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagrams thereto attached, was filed with the County Auditor of the County of Kings, on the \_\_\_\_ day of \_\_\_\_\_, 2006.

Dan Vrtis  
Director of Finance County of Kings  
King's County, California

By: \_\_\_\_\_

## INTRODUCTION

The City Council of the City of Lemoore adopted its General Plan with various elements to provide guidelines for orderly development within the community. The City Council further adopted ordinances and regulations governing the development of land providing for the installation and construction of certain lighting, landscaping and appurtenant facilities to enhance the quality of life and to benefit the value of property.

The requirement for the installation of lighting, landscaping and appurtenant facilities is a condition of development provided for in the City's Subdivision Ordinance and is a requirement of issuance of a permit for construction of commercial, residential, and planned unit development. Lighting, landscaping and appurtenant facilities generally include street lights, trees, shrubs, plants, turf, irrigation systems and necessary appurtenances including monumentations, fencing located in public rights-of-ways, medians, parkways, and/or easements adjacent to public rights-of-ways, in and along major thoroughfares, primary and secondary arterials as defined in the General Plan's Circulation Element.

The installation of street lights, landscaping and appurtenant facilities is the responsibility of the property owner/applicant, triggered by the approval of a development application. When on any given street of the approved system, a majority of the required landscaping has been provided, and it has been determined that landscaping in front of, or adjacent to certain already developed properties is required to bridge missing gaps, and/or where the future development or redevelopment of existing property is not likely to occur in a foreseeable future, the City Council may deem it appropriate to retrofit or fill such gaps.

After installation, it is City policy that the servicing, operation, maintenance, repair and replacement of the lighting, landscaping and appurtenant facilities in turn become the financial responsibility of the properties that specially benefit from the facilities.

The City's lighting, landscape, local street paving and parks maintenance and replacement program is administered according to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Part 2, Division 15) (the "Act"), including if applicable provisions of Proposition 218 (Article XIID of the California Constitution), the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 through 53754).

The City cannot feasibly fund by any other method the maintenance and required periodic replacement of such facilities which must be installed with new development. Therefore, the City has determined that such maintenance, operation, repair and replacement should be funded through usage of the assessments provided under this District. The property owners in said District thereby enjoy a particular, distinct special benefit from these facilities and the assessments levied under this District funds such benefit.

In consultation with the City staff, it has been determined that the four Zones which are the subject of this Engineer's Report are those in the District which are most under funded for the required maintenance, servicing and operation of the facilities which specially benefit the properties within the Zones. The annual assessments for the lots and parcels in these Zones are therefore proposed to be increased, commencing with fiscal year 2006-07, to cover the additional costs of maintenance, servicing and operating such facilities, as provided in this Engineer's Report. The proposed revised assessments are based on the actual

estimated costs of such maintenance, servicing and operation for improvements specially benefiting such properties.

Payment of the assessment will be made in the same manner and at the same time in conjunction with the ad valorem tax for each lot or parcel.

The proceedings will be conducted under the Landscaping and Lighting Act of 1972, Sections 22500 through 22679, Part 2, Division 15, of the Streets and Highways Code of the State of California.

The City Council of the City of Lemoore will set times and places for a public meeting and public hearing in the Resolution of Intention.

Each property owner who will have an increase in assessment as a result of these proceedings will be notified by First Class mail. Said notice will include a description of the property owner's parcel by proposed Assessor's Parcel Number or subdivision map and will indicate the total increase in assessments to be charged the entire applicable Zone, the proposed increase in assessment for said parcel, the duration of assessment payments, the reason for the increase in assessment, the basis for calculating the increase in assessment and other information required by Proposition 218 and the Proposition 218 Omnibus Implementation Act. Notices will be addressed to each property owner within the affected Zones, as listed in the last equalized assessment roll in the office of the Assessor of the County of Kings, as available at the time the notices are given, the latest State Board of Equalization assessment roll, or as may be otherwise known to the City.

For properties that have changed ownership and/or where forwarding mailing addresses are no longer maintained at the original post office location, notice may not reach the most current property owner. Notification to the property owner of record as listed on the Assessor's records satisfies the provisions of the Act.

After reviewing testimony, as well as the current and projected year's costs for the servicing, maintenance, repair and replacement of the facilities in Zones 4, 6, 7 and 11 the District as herein described, and if the proposed increase in assessments is not defeated by a majority vote of the property owners in the respective Zones, the City Council will set and levy the assessment for fiscal year 2006-07, which runs between July 1 and June 30, at the increased level proposed herein. If the proposed increase in one of these Zones is defeated by majority vote of the property owners, the City Council will set and levy the assessment for fiscal year 2006-07 at the same level as previous fiscal years.

This report contains the necessary data required to conduct the proceedings and is submitted to the Clerk of the City for filing.

# ENGINEER OF WORK STATEMENT

## CITY OF LEMOORE LANDSCAPING and LIGHTING MAINTENANCE DISTRICT NO. 1 ZONES 4, 6, 7 & 11

I, Harry A. Tow, Engineer of Work for Landscaping and Lighting Maintenance District No. 1, City of Lemoore, Kings County, California, make this report, as directed by the City Council, pursuant to Section 22565-22574 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

### **Description of Improvements**

The improvements to be installed, maintained, repaired, operated, serviced or replaced, which are subject to this report include, planting, shrubbery, trees, turf, irrigation systems, entry monuments, hardscapes, walls, street lights, fencing, drainage detention and retention facilities, drainage structures, including percolation wells and appurtenant facilities in public right-of-way and easements within the proposed boundary of Zones 4, 6, 7 and 11 of said Assessment District.

This report consists of five parts as follows:

### **Exhibit "A"**

Description of Improvements

### **Exhibit "B"**

Engineer's Estimate: An estimate of the costs of maintenance and periodic replacement of the improvements.

### **Exhibit "C"**

Method of Apportionment: A statement of the method by which the undersigned has determined the increased amount proposed to be assessed against each parcel.

### **Exhibit "D"**

Assessment Roll: An assessment of the estimated cost of maintenance and periodic replacement of the improvements benefiting each parcel of land within the assessment district.

### **Exhibit "E"**

Assessment Diagram: A diagram showing Zones 4, 6, 7 and 11 location and all of the parcels of the real property within this Assessment District.

Respectfully submitted

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Engineer of Work

# DESCRIPTION OF IMPROVEMENTS

## CITY OF LEMOORE LANDSCAPE and LIGHTING MAINTENANCE DISTRICT NO. 1 ZONES 4, 6, 7 & 11

(Pursuant to the Landscaping and Lighting Act of 1972)

### Location of Landscaping, Lighting and Appurtenant Facilities

The location of lighting, landscaping and appurtenant facilities are depicted on the Assessment Diagram as shown in Exhibit "E" herein and which diagram includes the following subdivisions, lots and/or parcels:

#### **Zone 4**

Boundaries of *Zone 4* include the following properties:

Tract No. 662, Running Springs, recorded in Volume 15 of Licensed Surveyors' Plats, at Page 55, Kings County Records.

Parcel B of a Parcel Map as recorded in Book 11 of Parcel Maps, at Page 79, Kings County Records.

#### **Zone 6**

Boundaries of *Zone 6* include the following properties:

Tract No. 700, Capistrano, Phase 1, recorded in Volume 16 of Licensed Surveyors' Plats, at Page 38, Kings County Records.

Tract No. 700, Capistrano, Phase 2, recorded in Volume 16 of Licensed Surveyors' Plats, at Page 67, Kings County Records.

Tract No. 700, Capistrano, Phases 3 and 4, recorded in Volume 16 of Licensed Surveyors' Plats, at Page 95, Kings County Records.

#### **Zone 7**

Boundaries of *Zone 7* include the following properties:

Tract No. 687, Silverado Estates, recorded in Volume 16 of Licensed Surveyors' Plats, at Page 87, Kings County Records.

#### **Zone 11**

Boundaries of *Zone 11* include the following properties:

Tract No. 656, Self Help, recorded in Volume 15 of Licensed Surveyors' Plats, at Page 95, Kings County Records.

## **Plans and Specifications**

The plans and specifications for the landscaping, lighting and appurtenant improvements to be maintained by the Public Works Department of the City of Lemoore are incorporated herein by reference. Said plans are a part of the improvement plans which were required by the City of Lemoore as a condition of approval of each development. Such detailed plans have been prepared by the various project developers, are on file with the Public Works Department of the City of Lemoore, and are incorporated herein by reference. Where landscaping plans are not available, the areas to be landscaped and the associated maintenance costs have been estimated.

## **Description of Work**

The work includes maintaining and servicing landscaping, street lights and appurtenant facilities described as follows:

Plants, shrubbery, trees, turf, irrigation systems, entry monuments, hardscapes, walls, fencing, street lights and appurtenant facilities in public rights-of-way and easements within the proposed boundary of Zones 4, 6, 7 and 11 of said Assessment District. The location of such facilities, as previously described, are within the boundaries of the District, and within or appurtenant to the boundaries of the assessed Zones 4, 6, 7 and 11 in accord with this report as shown on the Assessment Diagram, Exhibit "E" herein.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of, the lighting landscaping and appurtenant facilities. Maintenance for landscaping means including, but not limited to, the repair, removal or replacement of landscaping and walls providing for the life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury and the removal of trimmings, rubbish, debris and other solid waste. Maintenance for street lights means, but is not limited to, the furnishing of services and materials for the ordinary and usual maintenance and repair of street lights including lens and bulb replacement.

Operating and servicing for landscaping improvements means but is not limited to the furnishing of water and electricity for irrigation of the landscaping and the maintenance of any of the appurtenant facilities. For lighting facilities, operating means but is not limited to furnishing the utility power necessary for energizing of electroliers.

For purposes of apportioning the assessment, the Assessment District is divided into thirteen (13) benefit Zones. The specific areas included in Zones 4, 6, 7 and 11 of the District which are the subject of this Engineer's Report, are depicted on the diagrams prepared for each Zone and apportioned separately as described in Exhibit "C" Method of Apportionment, herein.

## ENGINEER'S ESTIMATE

Actual cost of maintenance, operation, servicing and required periodic replacement of improvements have been determined by the Engineer of Work in consultation with the city staff. Such costs are reflected, to the extent currently appropriate and feasible, in the proposed increased assessments for Zones 4, 6, 7 and 11. Concurrently with these cost determinations, it has been determined that the Government Employees Cost Index corresponding to the date of this report, and thus serving as the basis for future assessments for Zones 4, 6, 7 and 11, is 100.5.

Table 1 details unit costs for maintenance and replacement. Table 2 (utilizing data from Exhibit C) shows the total costs to be assessed to each Zone subject to this Engineer's Report. Table 3 estimates the incidental costs (engineering, legal, city staff) required to process the assessment for these zones.

**TABLE 1  
UNIT COST ESTIMATES**

<b>Item</b>	<b>Unit</b>	<b>O&amp;M</b>	<b>Replacement</b>
Street Lights	EA	\$1.26	\$23.95
Trees	EA	\$131.25	\$5.75
Turf	Square Foot.	\$1,067	\$0.046
Planter	Square Foot.	\$1,067	\$0.0575
Dump Fee	Square Foot.	\$.02	0
Block Wall	Square Foot.	0	\$.575
Water/Electricity	Square Foot.	\$.24	\$.0575

Note: The above costs are based on an Employment Cost Index for total compensation for State and local government workers of 100.5 (U.S. Bureau of Labor Statistics, March, 2006).

**TABLE 2  
ESTIMATED COST TO ASSESSMENT  
2006-2007**

<b>Zone</b>	<b>EDU</b>	<b>Lots</b>
<b>4</b>	<b>39</b>	<b>39</b>

1. Landscape Maintenance Costs	\$2,253.54
2. Incidental Costs (See Table 2)	101.66
3. Noticing	0.00
4. County Processing Fee (\$1.00 per Lot)	39.00

Total Costs to Assessment \$2,394.20

<b>2006-07 Assessment - Zone 4</b>	<b>\$2,394.20</b>
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<b>Zone</b>	<b>EDU</b>	<b>Lots</b>
<b>6</b>	<b>126</b>	<b>126</b>

1. Landscape Maintenance Costs	\$8,185.38
2. Incidental Costs (See Table 2)	328.44
3. Noticing	0.00
4. County Processing Fee (\$1.00 per Lot)	126.00

Total Costs to Assessment \$8,639.90

<b>2006-07 Assessment - Zone 6</b>	<b>\$8,639.90</b>
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<b>Zone</b>	<b>EDU</b>	<b>Lot</b>		
<b>7</b>	<b>53</b>	<b>53</b>	1. Landscape Maintenance Costs	\$18,200.38
			2. Incidental Costs (See Table 2)	138.15
			3. Noticing	0.00
			4. County Processing Fee (\$1.00 per Lot)	53.00
			Total Costs to Assessment	\$18,391.41

<b>2006-07 Assessment - Zone 7</b>	<b>\$18,391.53</b>
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<b>Zone</b>	<b>EDU</b>	<b>Lot</b>		
<b>11</b>	<b>36</b>	<b>36</b>	1. Landscape Maintenance Costs	\$13,807.56
			2. Incidental Costs (See Table 2)	93.84
			3. Noticing	0.00
			4. County Processing Fee (\$1.00 per Lot)	36.00
			Total Costs to Assessment	\$13,937.40

<b>2006-07 Assessment - Zone 11</b>	<b>\$13,937.52</b>
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<b>TOTAL</b>	<b>EDU</b>	<b>Lots</b>
	<b>254</b>	<b>254</b>

**TABLE 3**  
**ESTIMATED INCIDENTAL COSTS TO ASSESSMENT**  
**APRIL 2006 THROUGH MARCH 2007**

	<b>Estimated Cost</b>
Engineering Fees	\$3,500.00
Legal fees	1,000.00
City Administrative Costs	1,000.00
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<b>Total Incidental Costs</b>	<b>\$5,500.00</b>

# METHOD OF APPORTIONMENT

## CITY OF LEMOORE LANDSCAPE and LIGHTING MAINTENANCE DISTRICT NO. 1 ZONES 4, 6, 7 & 11

### General Discussion

The improvements described in Exhibit “A” for each of Zones 4, 6, 7 and 11 provide a particular, distinct special benefit directly received by each lot or parcel in that respective Zone of the Assessment District, above the benefit received by the public generally. Each lot or parcel has been determined to directly and specially benefit proportionally from the maintaining, servicing, operating and periodic replacement of such improvements by Equivalent Dwelling Unit (EDU).

City noticing and County administrative expenses will be apportioned to each lot/parcel as one unit of assessment for each lot/parcel.

The annual maintenance, operation, repair and periodic replacement costs of the facilities and improvements benefiting the Zones of the District described in Exhibit A of this Report, are estimated in Exhibit B.

The City is unable to provide funds for the increased costs of such maintenance, operation, repair and periodic replacement of the described facilities and improvements. The facilities and improvements and their maintenance, operation, repair and periodic replacement provide equally for each lot and parcel in Zones 4, 6, 7 and 11 essential safety, lighting, security and aesthetically-pleasing public right-of-way landscaping not available to the general community. The value, appearance, safety and use of each lot and parcel in Zones 4, 6, 7 and 11 are significantly and directly enhanced by regular maintenance and periodic replacement of the facilities and improvements for that Zone. These are benefits are distinct and particular to the lots and parcels in Zones 4, 6, 7 and 11, respectively, and not realized by the general community. Therefore, annual maintenance, operation, repair and periodic replacement of the described facilities and improvements for each Zone, and the funding thereof, provide direct special benefits to the lots and parcels in Zones 4, 6, 7 and 11, respectively, over and above general benefits conferred on real property in the Zone or to the public at large.

Moreover, the Engineer has determined that each individual lot and parcel in the District established by a recorded final subdivision in each Zone is benefited equally by such annual maintenance and periodic replacement. Each assessed lot and parcel contains, or will contain in accord with the City’s development approvals, a single dwelling unit. Each lot and parcel or equivalent dwelling unit therefore derives the same proportionate special benefit from the assessed facilities and improvements and their regular maintenance and periodic replacement.

Accordingly, the individual annual assessment for fiscal year 2006-07 for each lot and parcel in Zones 4, 6, 7 and 11 is determined by dividing the total estimated costs of annual maintenance, servicing, operation and replacement and related notice and processing fees (for fiscal year 2006-07, set forth in Exhibit B) by the total number of lots and parcels in these Zones in the District. Because the costs for providing such services for these Zones has increased, the services cannot be funded by assessments at the existing (FY

2005-06) levels. Therefore, the amount of the assessment on each lot or parcel for fiscal year 2006-07 is proposed to be increased above the amount of the assessment on such lot or parcel in fiscal year 2005-06 and other previous fiscal years, to cover the increased costs of providing the services. Furthermore, the cost of such maintenance and periodic replacement will continue to increase each year. In order to assure continued adequacy of the financing of such costs and, therefore, the continued special benefits to the lots and parcels in these Zones, it is proposed that the annual assessments for each fiscal year after 2006-07 shall be comparably and automatically further increased each fiscal year to cover the maintenance and replacement cost increases. The annual increase in the annual assessments (the "Maximum Annual Assessment") shall be in accordance with increases in the Employment Cost Index for total compensation for State and Local Government Workers (the "Index"), published quarterly by the U.S. Bureau of Labor Statistics. Increases in the Index will track comparably to increases in the cost of annual maintenance and periodic replacement of the described facilities and improvements, since the majority of the maintenance and replacement work is and will be done by City employees.

For all purposes of this Report and all proceedings on the increased assessments proposed herein, all references to "increase in assessment" or similar terms shall include the above-described change in rate and method of apportionment to provide for automatic future increases in the Maximum Annual Assessment by the Index.

Therefore, the annual assessment each fiscal year on each lot and parcel in these Zones of the District shall be determined and levied according to the above rate and methodology up to, but not more than, the Maximum Annual Assessment as increased for that fiscal year by the Index. The actual annual assessments may be less than or up to the Maximum Annual Assessment, as so increased, but cannot exceed the Maximum Annual Assessment, as so increased, without approval in a landowner ballot proceeding under Proposition 218 (Article XIII D of the California Constitution) and the Omnibus Implementation Act (Government Code Sections 53750 through 537545).

The proposed increased assessment for fiscal year 2006-07 on each lot and parcel in these Zones of the District is set forth in Exhibit D of this Report.

### **Hearing Date**

A public information meeting is scheduled on July 20<sup>th</sup>, 2006. During the meeting there will be opportunities given to property owners to ask questions.

A protest hearing will be held at the regularly scheduled City Council meeting on August 15<sup>th</sup>, 2006. Any protests received will be submitted to Council and individuals will be allowed to give testimony. At this meeting, the assessment ballots will be tabulated and the Council will take action deemed necessary regarding the assessments. If there is no majority protest for a Zone, and if the Council elects to proceed with the levy of increased assessments in that Zone, final assessments will be levied on the Zone at this meeting and the County shall be notified of the final assessment amounts. If there is a majority protest for a Zone, i.e., a majority of the ballots submitted are against the increase in assessment, with ballots weighted by the amount of each owner's increase in assessment, the proposed increase in assessments for that Zone will not occur and the assessments will remain at their current level.

### **Protesting the Assessments**

A ballot will be included with the written notices sent to owners of properties in these Zones in the District. The Ballot will be used to tabulate votes for and against the proposed increase in assessment. Ballots may be returned to the Parks and Recreation Department by mail in the return envelope included with the notice, or may be delivered at the protest hearing. In either case, to be counted, ballots must be returned before the protest hearing is closed. The returned ballots for each Zone shall be used to determine the percentage voting for and against the increase in assessments for that Zone. If a majority of the ballots received, weighed according to the proportional financial obligation of the individual lot or parcel, are votes against the increase in assessments, the increased assessment cannot be levied. In that case, assessments for fiscal year 2006-07 will be levied on lots and parcels in that Zone in the same amount as for fiscal year 2005-06 and previous fiscal years.

### **Benefits in Each Zone**

The following are summaries of the benefits in each Zone for which assessments are levied. Analysis of these Zones' assessments reveals that in every case the actual costs of maintenance were significantly higher than the previous year's assessment.

#### **Zone 4 Running Springs & Spradling Apartments**

Maintenance of landscaping within the pedestrian easement running along the Sara Drive alignment from the south line of Tract 662 to Spring Lane; and the landscape easements along the Spring Storm Drain Lift Station (Lot 10) were included as conditions of approval of plans for Running Springs, Tract 662. Construction and long-term maintenance of landscaping within the landscape easement fronting the Spradling Apartments along the north side of Hanford-Armona Road and the pedestrian easement running along the Sara Drive alignment from Hanford-Armona Road to the south line of Tract 662 were included as conditions of approval of the Spradling Apartments. The Engineer of Work has determined that these improvements and their maintenance provide a particular and distinct special benefit to the property owners within these boundaries, over and above general benefits to the lots and parcels within these boundaries or the public at large.

There are 39 lots within Tract 662, all single-family residential. These lots benefit from landscaping along Lot 10 over and above the general benefits to these lots and the public at large. Assessments for maintenance of these improvements have been spread based upon one unit of assessment per each residential unit. Lot 10, being a public lot, derives no special benefit and is therefore non-assessable.

Parcel B, Assessment No. 41, in Book 11 at Page 79 of Kings County Records has been developed with 100 apartment units. These units receive a particular and distinct special benefit from landscaping along Hanford-Armona and from the pedestrian easement running from Hanford-Armona Road to Spring Lane over and above the general benefits to these lots and the public at large. Management of these units maintains all of the City's landscaping on their own and no assessment has been levied to the apartment parcel.

#### **Revised assessments in Zone 4 are based upon the following costs:**

<b>Item</b>	<b>Unit</b>	<b>O&amp;M</b>
Sidewalks	2,420 S.F.	\$.0472 / S.F.
Trees	4 EA	\$137 / EA.
Planters *	1,210 S.F.	\$1.067 / S.F.
Dump Fees	1,210 S.F.	.02 / S.F.
Water/Electricity **		
		Total

\* Does not include replacement

\*\* Supply costs only; does not include maintenance or replacement

### **Zone 6 Capistrano**

Construction and long-term maintenance of landscaping within the south right-of-way and landscape easement of Bush Street were included as a condition of approval of plans for Capistrano, Tract 700. The Engineer of Work has determined that these improvements and their maintenance provide a particular and distinct special benefit to the property owners within these boundaries, over and above general benefits to the lots and parcels within these boundaries or the public at large. Therefore, all property owners within these boundaries will be assessed their proportionate share of the maintenance costs.

There are 126 lots with Tract 700, all single-family residential. Assessments for maintenance of the above improvements have been spread based upon one unit of assessment per each residential lot.

#### **Revised assessments in Zone 6 are based on the following cost:**

<b>Item</b>	<b>Unit</b>	<b>O&amp;M</b>
Sidewalks	1,860 S.F.	\$.0472 / S.F.
Grass	2,848 S.F.	\$1.067 / S.F.
Trees	14	\$137 / EA.
Planters *	2,208 / S.F.	\$1.067 / S.F.
Block Wall	306 / L.F.	\$.575 / L.F.
Dump Fees	5,056 / S.F.	\$.02 / S.F.
Water/Electricity **		
		Total

\* Does not include replacement

\*\* Supply costs only; does not include maintenance or replacement

### **Zone 7 Silverado Estates**

Construction and long-term maintenance of landscaping within the north right-of-way and landscape easement of Silverado Drive and within the west right-of-way and landscape easement of 19<sup>th</sup> Avenue were included as a condition of approval of plans for Silverado Estates, Tract 687. The Engineer of the Work has determined that these improvements and their maintenance provide a particular and distinct special benefit to the property owners within these boundaries, over and above general benefits to the lots and parcels within these boundaries or the public at large. Therefore, all property owners within these boundaries will be assessed their proportionate share of the maintenance costs.

There are 53 lots within Tract 687, all single-family residential. Assessments for maintenance of the above

improvements have been spread based upon one unit of assessment per each residential lot.

<b>Item</b>	<b>Unit</b>	<b>O&amp;M</b>
Sidewalks	5,610 / S.F.	\$.0472 / S.F.
Grass	3,950 / S.F.	\$1.067 / S.F.
Trees	22	\$137 / EA.
Planters *	8,451 / S.F.	\$1.067 / S.F.
Block Wall	1,478 / L.F.	\$.575 / L.F.
Water/Electricity **		
		Total

\* Does not include replacement

\*\* Supply costs only; does not include maintenance or replacement

Note: This assessment does not include the maintenance and required periodic replacement of the improvements along the 19<sup>th</sup> Avenue boundary of the Zone.

## Zone 11 Self Help

Construction and long-term maintenance of landscaping within the west right-of-way and landscape easement of Vine Street were included as a condition of approval of plans for Self Help, Tract 656. The Engineer of Work has determined that these improvements and their maintenance provide a particular and distinct special benefit to the property owners within these boundaries, over and above general benefits to the lots and parcels within these boundaries or the public at large. Therefore, all property owners within these boundaries will be assessed their proportionate share of the maintenance cost.

There are 36 lots within Tract 656, all single-family residential. Assessments for maintenance of the above improvements have been spread based upon one unit of assessment per each residential lot.

<b>Item</b>	<b>Unit</b>	<b>O&amp;M</b>
Sidewalks	4,088 / S.F.	\$.0472 / S.F.
Grass	55.53 / S.F.	\$1.067 / S.F.
Trees	22	\$137 / EA.
Planters *	3,860 / S.F.	\$1.067 / S.F.
Block Wall	384 / L.F.	\$.575 / L.F.
Dump fees	9,413 / S.F.	\$.02 / S.F.
Water/Electricity **		
		Total

\* Does not include replacement

\*\* Supply costs only; does not include maintenance or replacement

## Individual Assessments

Individual assessments within each Zone are the sum of the assessments for Landscape Maintenance Costs and Engineering, Legal, Mailing and Processing Fees for each lot or parcel. Total assessments have been rounded to allow even splits to individual parcels.

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