

CITY OF PLACERVILLE

Orchard Hill Landscaping and Lighting Maintenance District No. 95-01 Fiscal Year 2018/19 Engineer's Report April 2018

OFFICE LOCATIONS:

Temecula – Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592

San Francisco – Regional Office
870 Market Street, Suite 1223
San Francisco, CA 94102

California Satellite Offices
Atascadero, Davis,
Huntington Beach,
Joshua Tree, Riverside,
Sacramento, San Jose

Prepared by:



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1. INTRODUCTION

The City of Placerville (the “City”) formed and levied assessments upon certain parcels within the Orchard Hill Landscaping and Lighting Maintenance District No. 95-01 (the “District”) to pay the costs of maintenance, operations, and servicing of the improvements. The improvements are generally described as street lighting, landscaping maintenance, irrigation, and park maintenance for Lot A of the Orchard Hill Subdivision, and maintenance of landscaping in the Mallard Lane right-of-way. The improvements are more fully described in the plans and specifications prepared by Patterson Development dated March 22, 1995. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated herein by reference.

The following assessment is made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received:

Description	Amount
Balance to Levy	\$20,464.04
Total Number of Parcels	103
Maximum Assessment Per Parcel	\$198.68
Total Assessment Per Parcel	\$198.68

2. ESTIMATE OF COSTS

The budget for Fiscal Year 2018/19 is as follows:

Description	Budget Amount
Servicing & Maintenance / Site #1 Orchard Hill Park	\$9,845.00
Servicing & Maintenance / Site #2 On-site Landscape Areas	6,092.00
Servicing & Maintenance / Site #3 Off-site Landscape Areas	1,927.04
Lighting / Energy Costs	2,000.00
Lighting / Maintenance Costs	600.00
Subtotal Direct Costs:	\$20,464.04
Balance to Levy:	\$20,464.04

3. METHOD OF APPORTIONMENT

Pursuant to the Landscaping and Lighting Act of 1972 (“the Act”), the costs of the District may be apportioned by any formula or method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefit to be received by each such parcel from the maintenance, servicing and operation of the improvements. The formula used for the District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on the estimated benefits to each parcel.

Each parcel within the District is deemed to receive equal benefit from the improvements, therefore each parcel is assessed an equal share of the costs. The amount assessed upon each parcel is calculated by determining the total assessment and dividing that by the total number of parcels.

3.1 Historical Rates

The following table provides the maximum and actual levy rates per parcel for the past five Fiscal Years:

Fiscal Year	Maximum Rate	Actual Rate
2014/15	\$198.68	\$198.68
2015/16	198.68	198.68
2016/17	198.68	198.68
2017/18	198.68	198.68
2018/19	198.68	198.68

3.2 Current Year Rate

The current year rate is calculated as follows:

$$\text{Balance to Levy } (\$20,464.04) / \text{Total Parcels } (103) = \$198.68 \text{ per parcel}$$

3.3 Annual Inflator

There is no annual inflator for the District. Any increase to the rate would require additional notice, protest, and hearing proceedings pursuant to Article XIII D of the California Constitution.

4. ASSESSMENT DIAGRAM

4.1 Boundary

The District is generally located in the western portion of the City in the Orchard Hill Subdivision, east of Mallard Lane.

There are no proposed changes to the boundaries of the District.

4.2 Diagram

The following pages contain the assessment diagram for the District. The lines and dimensions shown on maps of the County Assessor of the County of El Dorado for the current year are incorporated herein by reference and are made part of this Report.

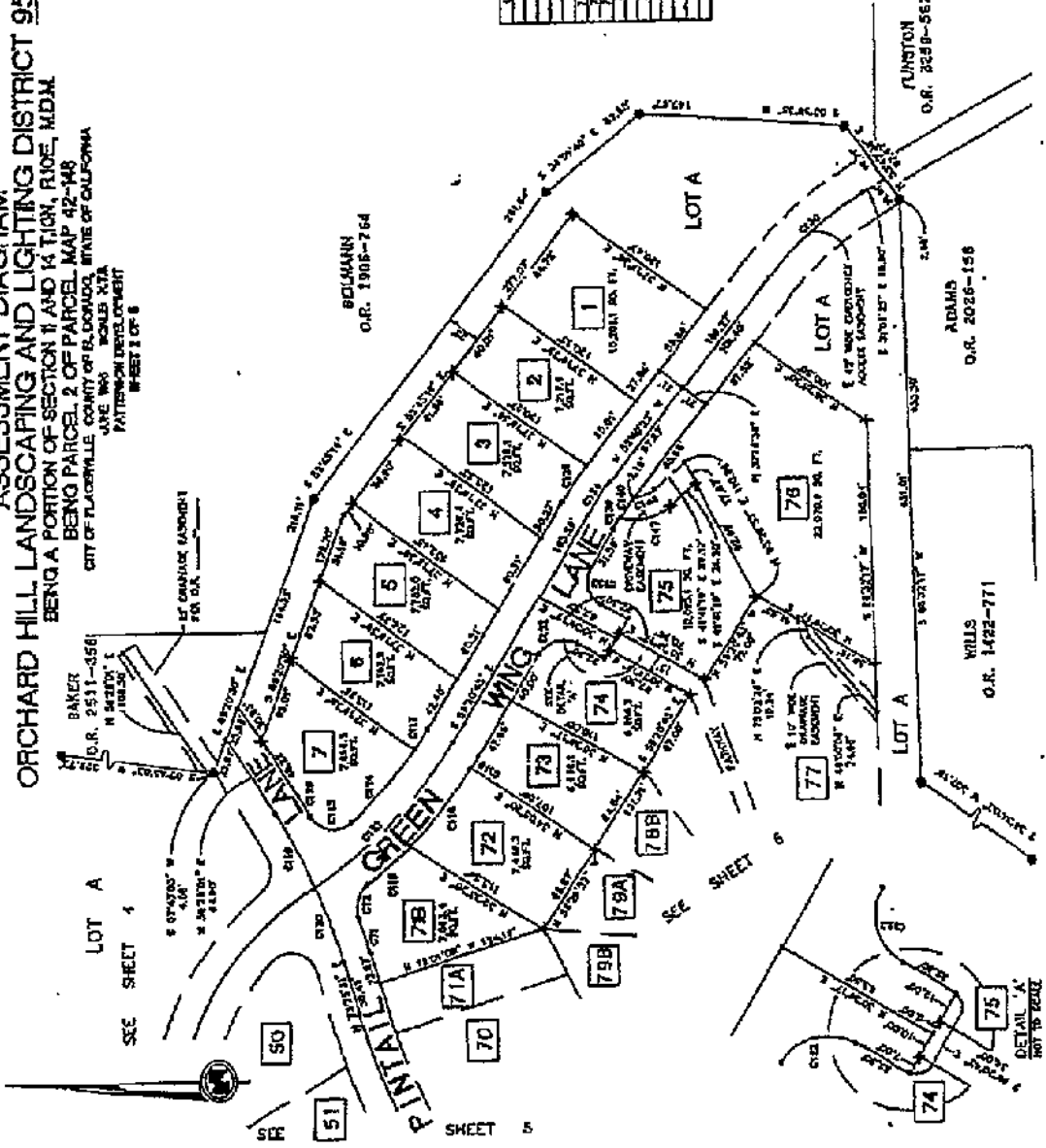
BEING A PORTION OF SECTION 11 AND 14 T10N, R10E, M2M.
BEING PARCEL 2 OF PARCEL MAP 42-148
CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA

BAKER
D.R. 2511-3581
M 2511-3581

LEGEND

72 - ATTACHMENT: WILSON

REF ID: A62110

[illegible][illegible]

ENTRANCE ASSOCIATES, INC., 2720 27TH ST. N.E.,
ALBUQUERQUE, NM 87110-1019

CITY OF PLACERVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA
 BEING PARCEL 2 OF PARCEL MAP NO. 7270
 JUNE 1994 SCALED NTA
 ZATTEWICH DEVELOPMENT
 MAPS & CO. S

BASIS OF BEARINGS

THOMAS JOHN STONE JR. WORKS IN SOUTHERN PACIFIC RAILROAD COMPANY
OFFICE AND LIVES IN TULLOCH IN ALABAMA 36688

LEED

WORTHINGTON UNIVERSITY

72

BEFORE

245-1457
1947-48

LOT CURVE DATA

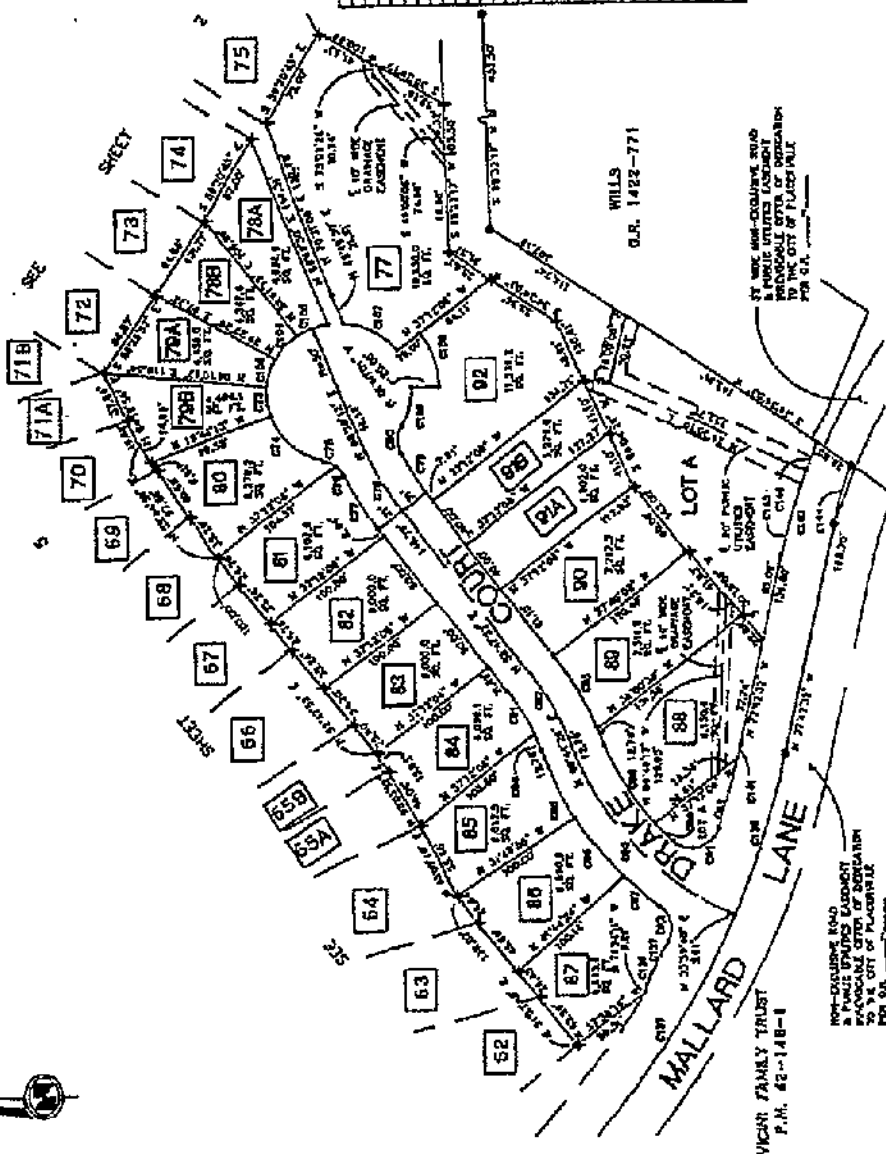
[illegible]

CENTERLINE CURVE DATA

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/00	OPENING BALANCE		100.00
1/15/00	PAYROLL	10.00	90.00
2/1/00	RECEIVED	20.00	110.00
2/15/00	PAYROLL	10.00	100.00
3/1/00	RECEIVED	30.00	130.00
3/15/00	PAYROLL	10.00	120.00
4/1/00	RECEIVED	40.00	160.00
4/15/00	PAYROLL	10.00	150.00
5/1/00	RECEIVED	50.00	200.00
5/15/00	PAYROLL	10.00	190.00
6/1/00	RECEIVED	60.00	250.00
6/15/00	PAYROLL	10.00	240.00
7/1/00	RECEIVED	70.00	310.00
7/15/00	PAYROLL	10.00	300.00
8/1/00	RECEIVED	80.00	380.00
8/15/00	PAYROLL	10.00	370.00
9/1/00	RECEIVED	90.00	460.00
9/15/00	PAYROLL	10.00	450.00
10/1/00	RECEIVED	100.00	550.00
10/15/00	PAYROLL	10.00	540.00
11/1/00	RECEIVED	110.00	650.00
11/15/00	PAYROLL	10.00	640.00
12/1/00	RECEIVED	120.00	760.00
12/15/00	PAYROLL	10.00	750.00
1/1/01	CLOSING BALANCE		750.00

will be a priority for the Commission in the coming months.

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 17, N.Y.



5. ASSESSMENT ROLL

The following pages contain the Fiscal Year 2018/19 assessment roll for the District.

City of Placerville
Orchard Hill LLMD 95-01
Final Billing Detail Report for Fiscal Year 2018/19

Account ID	Property ID	DB	Levy	Other	Total
323-621-01-100	323-621-01-100		\$198.68	\$0.00	\$198.68
323-621-02-100	323-621-02-100		198.68	0.00	198.68
323-621-03-100	323-621-03-100		198.68	0.00	198.68
323-621-04-100	323-621-04-100		198.68	0.00	198.68
323-621-05-100	323-621-05-100		198.68	0.00	198.68
323-621-06-100	323-621-06-100		198.68	0.00	198.68
323-621-07-100	323-621-07-100		198.68	0.00	198.68
323-621-08-100	323-621-08-100		198.68	0.00	198.68
323-621-09-100	323-621-09-100		198.68	0.00	198.68
323-621-10-100	323-621-10-100		198.68	0.00	198.68
323-621-11-100	323-621-11-100		198.68	0.00	198.68
323-621-12-100	323-621-12-100		198.68	0.00	198.68
323-621-13-100	323-621-13-100		198.68	0.00	198.68
323-621-14-100	323-621-14-100		198.68	0.00	198.68
323-621-15-100	323-621-15-100		198.68	0.00	198.68
323-621-16-100	323-621-16-100		198.68	0.00	198.68
323-622-01-100	323-622-01-100		198.68	0.00	198.68
323-622-02-100	323-622-02-100		198.68	0.00	198.68
323-622-03-100	323-622-03-100		198.68	0.00	198.68
323-622-04-100	323-622-04-100		198.68	0.00	198.68
323-622-05-100	323-622-05-100		198.68	0.00	198.68
323-622-06-100	323-622-06-100		198.68	0.00	198.68
323-622-07-100	323-622-07-100		198.68	0.00	198.68
323-622-08-100	323-622-08-100		198.68	0.00	198.68
323-622-09-100	323-622-09-100		198.68	0.00	198.68
323-622-10-100	323-622-10-100		198.68	0.00	198.68
323-622-11-100	323-622-11-100		198.68	0.00	198.68
323-622-12-100	323-622-12-100		198.68	0.00	198.68
323-622-13-100	323-622-13-100		198.68	0.00	198.68
323-622-14-100	323-622-14-100		198.68	0.00	198.68
323-622-15-100	323-622-15-100		198.68	0.00	198.68
323-622-16-100	323-622-16-100		198.68	0.00	198.68
323-622-17-100	323-622-17-100		198.68	0.00	198.68
323-622-18-100	323-622-18-100		198.68	0.00	198.68
323-622-19-100	323-622-19-100		198.68	0.00	198.68
323-622-20-100	323-622-20-100		198.68	0.00	198.68
323-622-21-100	323-622-21-100		198.68	0.00	198.68
323-622-22-100	323-622-22-100		198.68	0.00	198.68
323-622-23-100	323-622-23-100		198.68	0.00	198.68

City of Placerville
Orchard Hill LLMD 95-01
Final Billing Detail Report for Fiscal Year 2018/19

Account ID	Property ID	DB	Levy	Other	Total
323-622-24-100	323-622-24-100		198.68	0.00	198.68
323-622-25-100	323-622-25-100		198.68	0.00	198.68
323-622-26-100	323-622-26-100		198.68	0.00	198.68
323-622-27-100	323-622-27-100		198.68	0.00	198.68
323-622-28-100	323-622-28-100		198.68	0.00	198.68
323-631-01-100	323-631-01-100		198.68	0.00	198.68
323-631-02-100	323-631-02-100		198.68	0.00	198.68
323-631-03-100	323-631-03-100		198.68	0.00	198.68
323-631-04-100	323-631-04-100		198.68	0.00	198.68
323-631-05-100	323-631-05-100		198.68	0.00	198.68
323-631-06-100	323-631-06-100		198.68	0.00	198.68
323-631-07-100	323-631-07-100		198.68	0.00	198.68
323-631-08-100	323-631-08-100		198.68	0.00	198.68
323-631-09-100	323-631-09-100		198.68	0.00	198.68
323-631-10-100	323-631-10-100		198.68	0.00	198.68
323-631-11-100	323-631-11-100		198.68	0.00	198.68
323-631-12-100	323-631-12-100		198.68	0.00	198.68
323-631-13-100	323-631-13-100		198.68	0.00	198.68
323-631-14-100	323-631-14-100		198.68	0.00	198.68
323-631-15-100	323-631-15-100		198.68	0.00	198.68
323-631-16-100	323-631-16-100		198.68	0.00	198.68
323-631-17-100	323-631-17-100		198.68	0.00	198.68
323-631-18-100	323-631-18-100		198.68	0.00	198.68
323-631-19-100	323-631-19-100		198.68	0.00	198.68
323-631-20-100	323-631-20-100		198.68	0.00	198.68
323-631-21-100	323-631-21-100		198.68	0.00	198.68
323-631-22-100	323-631-22-100		198.68	0.00	198.68
323-631-23-100	323-631-23-100		198.68	0.00	198.68
323-631-24-100	323-631-24-100		198.68	0.00	198.68
323-631-25-100	323-631-25-100		198.68	0.00	198.68
323-631-26-100	323-631-26-100		198.68	0.00	198.68
323-631-27-100	323-631-27-100		198.68	0.00	198.68
323-631-28-100	323-631-28-100		198.68	0.00	198.68
323-631-29-100	323-631-29-100		198.68	0.00	198.68
323-631-30-100	323-631-30-100		198.68	0.00	198.68
323-631-31-100	323-631-31-100		198.68	0.00	198.68
323-631-32-100	323-631-32-100		198.68	0.00	198.68
323-631-33-100	323-631-33-100		198.68	0.00	198.68
323-631-34-100	323-631-34-100		198.68	0.00	198.68

City of Placerville
Orchard Hill LLMD 95-01
Final Billing Detail Report for Fiscal Year 2018/19

Account ID	Property ID	DB	Levy	Other	Total
323-631-35-100	323-631-35-100		198.68	0.00	198.68
323-631-36-100	323-631-36-100		198.68	0.00	198.68
323-632-01-100	323-632-01-100		198.68	0.00	198.68
323-632-02-100	323-632-02-100		198.68	0.00	198.68
323-632-03-100	323-632-03-100		198.68	0.00	198.68
323-632-04-100	323-632-04-100		198.68	0.00	198.68
323-632-05-100	323-632-05-100		198.68	0.00	198.68
323-632-06-100	323-632-06-100		198.68	0.00	198.68
323-632-07-100	323-632-07-100		198.68	0.00	198.68
323-632-08-100	323-632-08-100		198.68	0.00	198.68
323-632-09-100	323-632-09-100		198.68	0.00	198.68
323-632-10-100	323-632-10-100		198.68	0.00	198.68
323-632-11-100	323-632-11-100		198.68	0.00	198.68
323-632-12-100	323-632-12-100		198.68	0.00	198.68
323-632-13-100	323-632-13-100		198.68	0.00	198.68
323-632-14-100	323-632-14-100		198.68	0.00	198.68
323-632-15-100	323-632-15-100		198.68	0.00	198.68
323-632-16-100	323-632-16-100		198.68	0.00	198.68
323-632-17-100	323-632-17-100		198.68	0.00	198.68
323-632-18-100	323-632-18-100		198.68	0.00	198.68
323-632-19-100	323-632-19-100		198.68	0.00	198.68
323-632-20-100	323-632-20-100		198.68	0.00	198.68
323-632-21-100	323-632-21-100		198.68	0.00	198.68
323-632-22-100	323-632-22-100		198.68	0.00	198.68
323-632-23-100	323-632-23-100		198.68	0.00	198.68
103 Accounts			\$20,464.04	\$0.00	\$20,464.04