

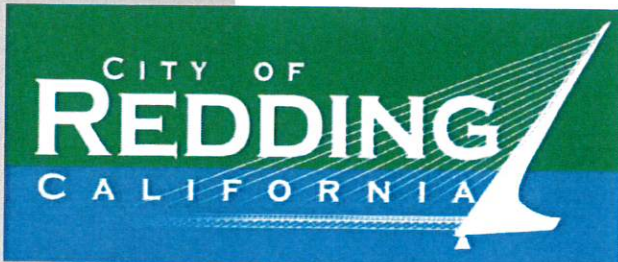
Landscape Maintenance District 01-23

Rancho Road Industrial Park

Engineer's Report

Fiscal Year 2023-24

Prepared under the provisions of the
City of Redding Municipal Code and
the Landscaping & Lighting Act of 1972
of the California Streets & Highways Code




Prepared by
Chuck Aukland, PE
City Engineer
January 2023

Attachment: Engineer's Report - LMD 01-23 Rancho Road Industrial Park (6.1--Public Hearing LMD 01-23 (Rancho Industrial Park) Formation)

Certificates

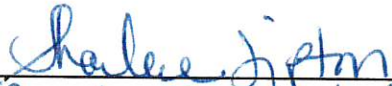
The undersigned respectfully submits the enclosed Engineer's Report as directed by the City Council.

DATED: 2/7, 2023

By: 
Chuck Aukland, PE
Assistant Director of Public Works/City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report and Assessment Diagram was filed with me on March 21, 2023.

City Clerk of the City of Redding
County of Shasta

By: 
for Pamela Mize, City Clerk

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll thereto attached, was approved and confirmed by the City Council of the City of Redding, on _____, 2023.

City Clerk of the City of Redding
County of Shasta

By: _____

Overview

The purpose of this report is the formation of Landscape Maintenance District 01-23 "District" and setting the budget and assessments for the upcoming fiscal year. The District is authorized and will be administered under provisions of the City of Redding Municipal Code Section 17.60.130, the "Landscaping & Lighting Act of 1972" (California Streets & Highway Code §22500 et. seq.), "Proposition 218" (Article XIID of the California Constitution), and the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919). The aforementioned are collectively referred to as "Assessment Law."

This Engineer's Report addresses the annual maintenance of identified improvements and storm drain management areas within the District.

Part A: Assessment Map (See Part A Attachment)

The District is located in the City of Redding, County of Shasta, State of California. The District boundary generally encompasses the Airport and Rancho Industrial Parcel Map PM-2018-01476 (Parcel Map) and is depicted on the Part A Attachment.

Part B: District Improvements and Estimated Maintenance Expenses (See Part B-1 and B-2 Attachments)

The estimated maintenance expenses for the District include the total costs of maintaining and servicing landscaping amenities, block walls and stormwater treatment features within the District's improved areas. Table 1 provides a summary of the general improvements in the District.

Table 1: General Improvements

Description	Approximate Dimensions
Landscape amenities at entrance and along South parkway of Rancho Road	29,590 S.F.
Block / sound wall	1,600 L.F.
Stormwater Treatment Features	15,770 S.F.

The plans and specifications for the identified improvements are on file in the City's Development Services Department. The plans depict the stormwater treatment facilities, block walls, plant materials, irrigation system, and other facilities and appurtenances. The plans and specifications are hereby incorporated into this report by reference. In addition, the improvements are conceptually depicted on the Part A Attachment.

The day-to-day landscape maintenance is generally accomplished through a contract with a private landscape maintenance company and includes, but is not necessarily limited to weed control, replacement of mulch, plant and tree maintenance and replacement. In addition, other estimated landscape maintenance costs include electric/water usage, and irrigation repair. The maintenance costs included in the Part B Attachment are estimates. The actual costs may vary and will be determined based on the needs by the City of Redding Parks Superintendent.

The Stormwater Treatment Facilities consist of two features contained on Lot 10 and Lot 21 of the Parcel Map. General maintenance will be performed by City of Redding Storm Drain Utility crews and will consist of high pressure washing of the perforated pipes and replacing inlet screens every three years. Three associated catch basins will be cleaned by a vacuum truck twice a year. When required, a full replacement of the Stormwater Treatment Facilities will be performed through a contract with a private contractor. The replacement will include replacement of 1 ½" drain rock, non-woven filter fabric, perforated pipe and 3 catch basins. The estimated life of the Stormwater Treatment Facilities is 25 years.

The initial expense to install the improvements will be borne by the developer at time of development. No bonds will be issued in connection with this District.

Part C: Landscape Maintenance District Assessment and Levy Calculation

The assessments are authorized to be indexed (increased) annually based on the published 20 Cities Construction Cost Index compiled by Engineering News Record.

The actual per lot levy is the lesser of the amount calculated to be needed for each benefit unit (total funds needed divided by number of benefit units) and the maximum authorized assessment. The levy is the amount that will be assessed on each benefit unit and will be calculated on a yearly basis.

In the event that assessment revenues are insufficient to cover the cost of annual maintenance activities, services may be reduced to avoid a deficit.

Part D: Analysis of Benefits of Properties Being Assessed

Consistent with City Council Policy Number 1705 (Procedures and Policies Governing Landscape Maintenance Districts), construction and maintenance of the identified improvements were conditions of development for the subdivision. The landscaping amenities beautify the community by improving the unpaved areas that would otherwise become overgrown and unsightly. The improvements are comprised of landscaped areas with a mixture of trees, shrubs, drain rock, mulch, an irrigation system and other associated amenities (requiring ongoing maintenance, repair, and weed abatement). Stormwater treatment facilities remove oils, chemicals and sediment from stormwater before it is discharged to ground and surface water. Improvements contribute both to the beautification and the marketability of the lots within the subdivision.

These are the special benefits conferred upon each assessed lot within the District. These "special benefits" received by the identified parcels are above and beyond the City's standard level of service and are exclusive of the general benefits provided to the public at large or properties located outside the District.

Part E: Method of Apportionment

The law does not require lots to be contiguous to the improvements, only that the assessment is distributed across all lots in proportion to the degree of special benefit received from the improvements. The proposed apportionment methodology is based on a uniform special benefit and assessment over all developable lots within the District. The total number of benefit units (lots) may vary from fiscal year to fiscal year due to parcel changes and/or land use reclassifications.

The total number of benefit units is 21. The total estimated expense from the Part B-1 and B-2 attachments is \$64,510. Therefore, the maximum assessment per benefit unit is \$3071.90.

Part F: Assessed Parcels

(See Part F Attachment)

The Part F Attachment contains a list of the Shasta County Assessor's Parcel numbers within the Assessment District for Fiscal Year 2023-24. The Assessment Roll is filed in the Office of the City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Shasta County Assessor, which are incorporated herein by reference.

PART A ATTACHMENT

NOTE: For the precise nature and location of improvements maintained by the District, refer to documents and mapping on file with the City's Engineering Division.

— LANDSCAPE IMPROVEMENTS — 29,590 S.F. ±

- TREES
- PLANTS
- SHRUBS
- IRRIGATION SYSTEM
- COBBLE
- GRAVEL

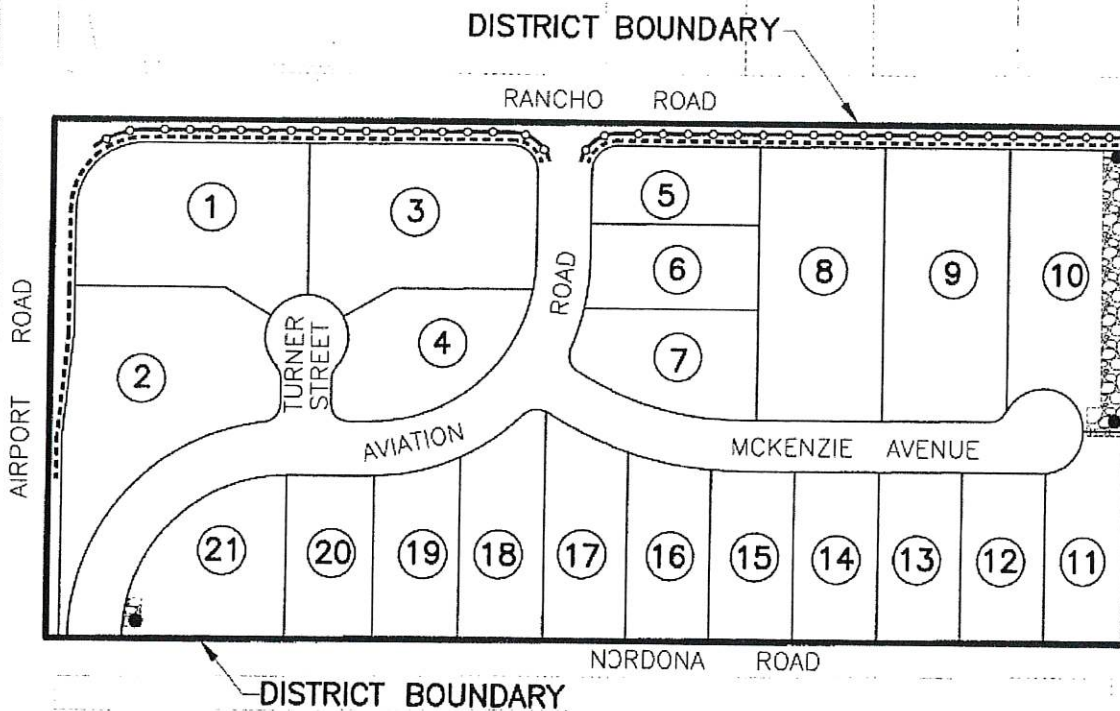
----- BLOCK WALL — 1,600 L.F. ±

■ STORM TREATMENT FACILITIES — 15,770 S.F. ±

- CATCH BASIN

NOTE: For a detailed description of the lines and dimensions of lots or parcels shown on this map, refer to the County assessor's maps which shall govern with respect to all details concerning the lines and dimensions of such lots or parcels.

ASSESSOR PARCELS: 054-200-072



SOURCE:

ENGINEERING DIVISION



DWG. NO:
LMD NO. 01-23

DATE:
JANUARY, 2023

BOUNDARY MAP

LANDSCAPE MAINTENANCE DISTRICT LMD 01-23

AIRPORT AND RANCHO INDUSTRIAL
PM-2018-01476

BENEFIT
UNITS:

21

PART B-1 ATTACHMENT
Estimated Cost of Maintenance for Fiscal Year 2023-24
Landscape Maintenance District 01-23
Rancho Road Industrial Park

FY 2023-24
Estimated Expenses

Section I **Estimated District Maintenance Expenses**

1. Estimated cost of unscheduled expenses for fiscal year (including repairs, replacement and vandalism)	
A. Miscellaneous maintenance:	11,000
B. Mulching (every other year, 50% of total):	500
C. Irrigation Repair:	500
D. Tree Maintenance (tree pruning on 5 year cycle):	1080
E. Plant replacement:	150
F. Block wall:	1,000
G. Stormwater Treatment Features (Sheet B-2):	21,157
Subtotal:	35,387
2. Electric and Water Costs:	1366
Total	36,753

Section II **Estimated District Administrative Expenses**

Administrative Costs:	
Community Services Department	
Public Works Department	
Planning Department	
Purchasing Department	
City Clerk	
City Treasurer	
Total	1200

<u>Section III</u>	<u>Contingency</u> (5% of Section I and II)	1,898
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<u>Section IV</u>	<u>County Administrative Fee</u> (1% of total assessments)	402
Total Estimated Expenses		40,253

Section III **Levy Calculation**

A. District Balance as of June 30, 2023	0
B. Total Estimated Expenses for FY 2023-24	40,253
C. District Reserve (66% of total maintenance expenses allowable)	24,257
D. Funds Needed to Provide Maintenance and Maintain District Reserve for FY 2023-24 <i>[(B: Expenses + C: Reserve) - A: Balance]</i>	64,510
E. Number of Benefit Units to be levied	21
F. Lot Assessment based on Total Funds Needed	3071.90
G. Current Lot Levy	3071.90

PART B-2 ATTACHMENT
Estimated Cost of Maintenance for Fiscal Year 2023-24
Landscape Maintenance District 01-23
Rancho Road Industrial Park
Stormwater Treatment Facilities

FY 2023-24
Estimated Expenses

Section I

Estimated District Maintenance Expenses

1. Estimated cost of unscheduled expenses for fiscal year	
A. Catch Basin Maintenance and Cleaning (semi-annual)	639
B. Wire Mesh replacement (once every 3 years, 33.3% of total):	113
C. Perforated Pipe cleaning (once every 3 years, 33.3% of total):	107
Subtotal:	859
2. Estimated Replacement Cost every 25 years	
A. Stormwater Treatment Facility (Lot 21)	
4% (Year 1 of 25 years) * 19,552 (full replacement cost)	782
B. Stormwater Treatment Facility (Lot 10)	
4% (Year 1 of 25 years) * 487,896 (full replacement cost)	19,516
Subtotal:	20,298
Total	21,157

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PART F ATTACHMENT
Assessment Roll Fiscal Year 2021-22

District	APN	Parcel Map	Benefit Units	Unit Rate	Total	Owner
01-23	054-200-072	Rancho Road Industrial Park	21	\$3071.90	\$64,510	Alan & Sherry Shufelberger Revocable Trust, Dated January 30, 2009