

# CITY OF PLACERVILLE

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*Fiscal Year 2023/24 Engineer's Report For:*

**Orchard Hill Landscaping and Lighting**

**Maintenance District No. 95-01**

**May 2023**

Prepared by:



**Corporate Headquarters**  
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**City of Placerville  
Orchard Hill Lighting and Landscaping  
Maintenance District No. 95-01  
3101 Center Street  
Placerville, California 95667  
Phone - (530) 642-5223  
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**City Council**

Michael Saragosa, Mayor

Jackie Neau, Vice Mayor

John Clerici, Councilmember

Nicole Gotberg, Councilmember

David Yarbrough, Councilmember

**City Staff**

M. Cleve Morris, City Manager

Mona Ebrahimi, City Attorney

Dave Warren, Assistant City Manager/Director of Finance

**NBS**

Sara Mares, Client Services Director

Adina McCargo, Project Manager

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# 1. INTRODUCTION

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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 City 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
<b>Maximum Assessment Per Parcel</b>	<b>\$198.68</b>
<b>Total Assessment Per Parcel</b>	<b>\$198.68</b>

## 2. ESTIMATE OF COSTS

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The budget for Fiscal Year 2023/24 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
<b>Balance to Levy:</b>	<b>\$20,464.04</b>

### 3. METHOD OF APPORTIONMENT

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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 last five fiscal years, including Fiscal Year 2023/24.

Fiscal Year	Maximum Rate	Actual Rate
2019/20	198.68	198.68
2020/21	198.68	198.68
2021/22	198.68	198.68
2022/23	198.68	198.68
2023/24	198.68	198.68

#### 3.2 Current Year Rate

The current year rate is calculated as follows:

$$\text{Balance to Levy} / \text{Total Number of Parcels} = \text{Total Assessment Per Parcel}$$

$$\$20,464.04 / 103 = \$198.68 \text{ per parcel}$$

#### 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

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### 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.

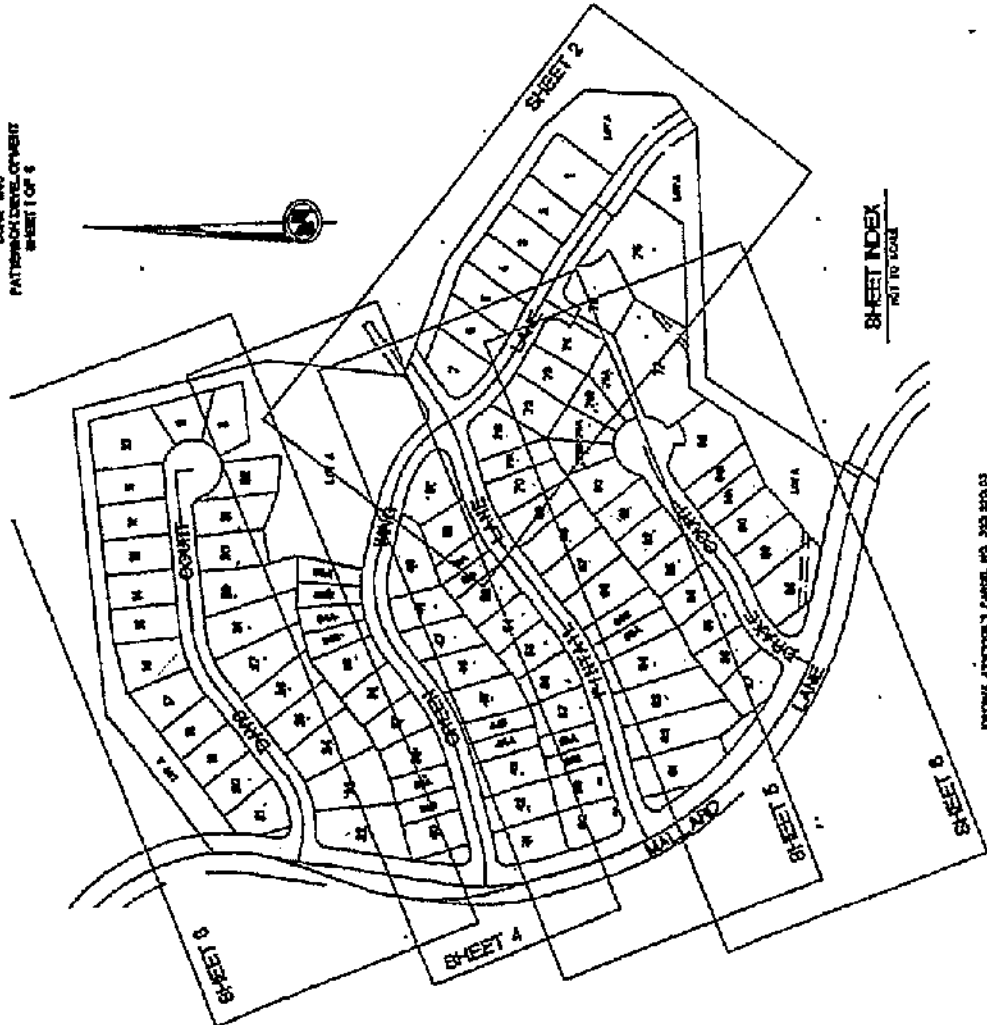
### 4.2 Diagram

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.

**ASSESSMENT DIAGRAM  
ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95 - 01**

BING A PORTION OF SECTION 11 AND 14 T10N, R10E, M04E,  
BING PARCEL 2 OF PARCEL MAP 42-148

CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA  
JUNE 1990  
PATERSON & ASSOCIATES, ENGINEERS  
SHEET 1 OF 2



**CITY ENGINEER'S CERTIFICATE**

RECORDED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF PLACERVILLE,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.

PAUL R. BROWN, CITY ENGINEER  
CITY OF PLACERVILLE

**CITY CLERK'S CERTIFICATE**

A RESOLUTION WAS PASSED BY THE CITY COUNCIL OF THE CITY OF PLACERVILLE ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_, WHEREBY THE CITY ENGINEER WAS AUTHORIZED TO  
PREPARE AND RECORD THIS ASSESSMENT MAP. THE CITY ENGINEER HAS REVIEWED THE  
ASSESSMENT MAP AND THE ASSESSMENT ROLL, AND HAS DETERMINED THAT THE  
ASSESSMENT MAP AND THE ASSESSMENT ROLL COMPLY WITH THE REQUIREMENTS OF THE  
CITY CHARTER AND THE CITY CODE. THE CITY ENGINEER HAS REVIEWED THE  
ASSESSMENT MAP AND THE ASSESSMENT ROLL, AND HAS DETERMINED THAT THE  
ASSESSMENT MAP AND THE ASSESSMENT ROLL COMPLY WITH THE REQUIREMENTS OF THE  
CITY CHARTER AND THE CITY CODE. THE CITY ENGINEER HAS REVIEWED THE  
ASSESSMENT MAP AND THE ASSESSMENT ROLL, AND HAS DETERMINED THAT THE  
ASSESSMENT MAP AND THE ASSESSMENT ROLL COMPLY WITH THE REQUIREMENTS OF THE  
CITY CHARTER AND THE CITY CODE.

ROSEMARY J. BROWN, CITY CLERK  
CITY OF PLACERVILLE

**COUNTY RECORDER'S CERTIFICATE**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_, AT THE OFFICE OF THE  
COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA.  
I, \_\_\_\_\_, COUNTY RECORDER, DO HEREBY CERTIFY THAT THE  
FORWARDING OF THIS MAP TO THE COUNTY RECORDER'S OFFICE IS IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE CITY CHARTER AND THE CITY CODE.

WILLIAM E. BROWN, COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO  
STATE OF CALIFORNIA

FORWARDED TO THE COUNTY RECORDER ON MAY 10, 1990 APPROVED BY JANUARY 20, 1990

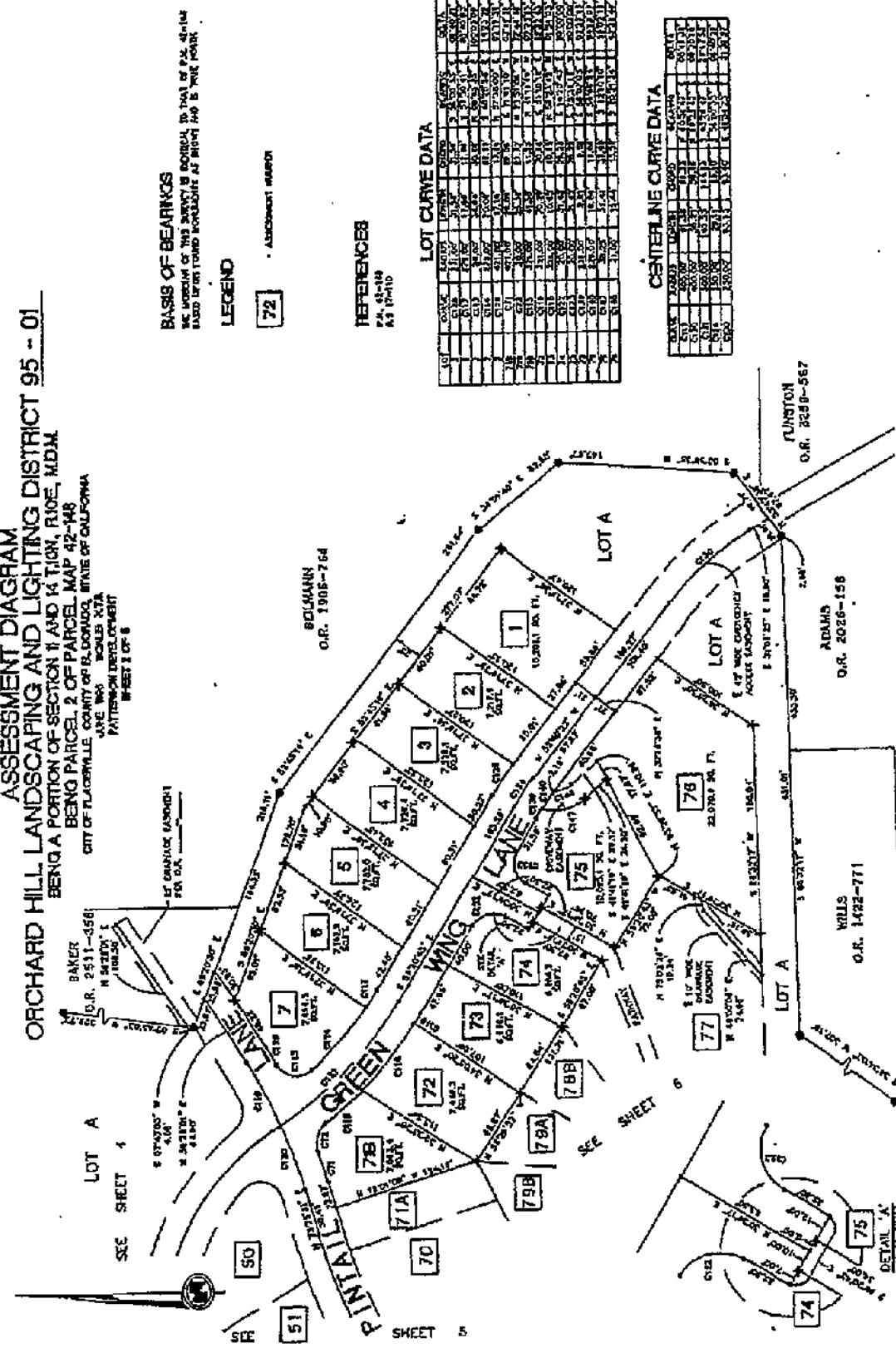
ENGINEER'S PARCEL MAP 42-148-01



# ASSESSMENT DIAGRAM

## ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95 - 01

BENQ A PORTION OF SECTION 11 AND 14 T10N, R10E, M3M  
 BEING PARCEL 2 OF PARCEL MAP 42-148  
 CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA  
 JANE MAY KOELES X7A  
 PATTERN DEVELOPMENT  
 SHEET 5 OF 6



**BASIS OF BEARINGS**  
 THE BEARING OF THIS SURVEY IS CONTROLLED BY THE 1943-44-45  
 ALSO BEARING POINTS LOCATED AT POINT 100 & 105 POINT

**LEGEND**

72 - ASSIGNMENT NUMBER

**REFERENCES**

PA 42-148  
 AS 17-140

**LOT CURVE DATA**

LOT	CHORD	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
2	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
3	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
4	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
5	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
6	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
7	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
8	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
71A	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
72	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
73	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
74	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
75	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
76	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
77	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
78	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
79A	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
79B	100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00

**CENTERLINE CURVE DATA**

CHORD	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00
100.00	S 89° 59' 54" W	100.00	179° 59' 48"	100.00

DATE OF SUBMISSION MAY 10, 1941 APPROVED ON JANUARY 23, 1941

ENGINE ASSOCIATION OF CALIFORNIA, NO. 208-23061

**ASSESSMENT DIAGRAM**  
**ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95 - 01**  
 BEING A PORTION OF SECTION 11 AND 14 T10N, 15E, 100M,  
 BEING PARCEL 2 OF PARCEL MAP 42-148

**BASIS OF BEARINGS**  
 BEING A PORTION OF THE SURVEY IS REFERRED TO THAT OF  
 PARCEL MAP 42-148 BEING LAYED UPON TOWNSHIP AND RANGE  
 AND IS TRUE NORTH.

**CITY OF PLACERVILLE**  
 COUNTY OF BUTTE, STATE OF CALIFORNIA  
 JAMES W. HALL, Mayor  
 PATRICK J. DEWOLFE, City Engineer  
 SHEET 8 OF 8

**CITY OF PLACERVILLE**  
 O.R. 0823-357

**BAKER**  
 O.R. 2511-356

**BEHANNI**  
 O.R. 1995-764

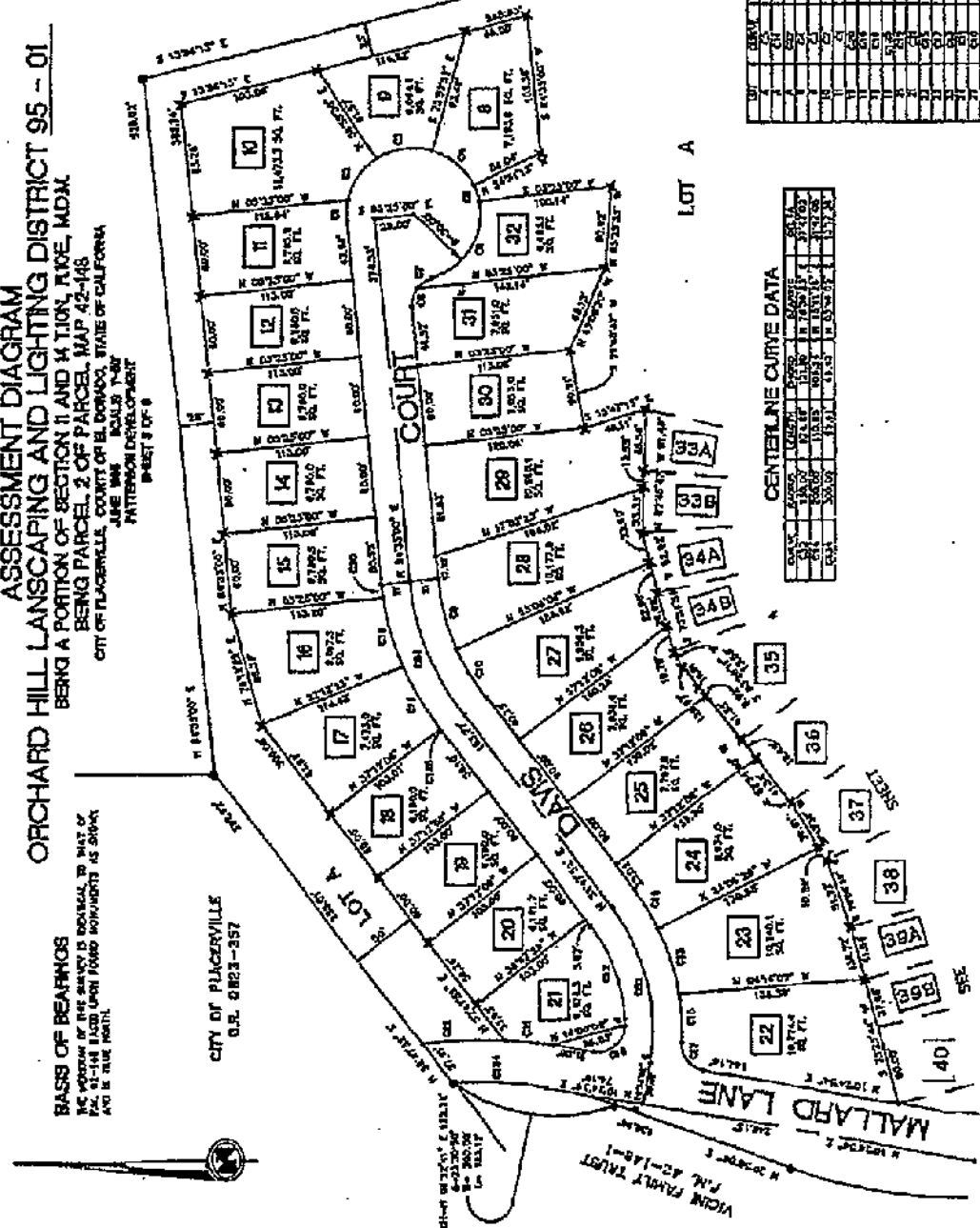
**LEGEND**

72

APPENDIX NUMBER

**REFERENCES**

P.A. 42-148  
 P. 7-110



**LOT CURVE DATA**

LOT	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
7	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
8	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
9	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
10	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
11	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
12	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
13	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
14	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
15	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
16	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
17	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
18	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
19	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
20	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
21	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
22	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
23	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
24	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
25	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
26	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
27	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
28	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
29	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
30	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
31	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
32	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
33	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
34	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
35	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
36	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
37	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
38	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
39	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00
40	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00	N 89° 00' 00" E	100.00	S 89° 00' 00" W	100.00

**CENTERLINE CURVE DATA**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
2	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
3	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
4	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
5	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
6	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
7	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
8	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
9	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
10	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
11	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
12	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
13	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
14	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
15	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
16	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
17	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
18	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
19	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
20	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
21	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
22	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
23	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
24	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
25	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
26	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
27	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
28	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
29	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
30	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
31	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
32	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
33	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
34	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
35	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
36	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
37	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
38	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00
39	N 89° 00' 00" E	100.00	N 89° 00' 00" E	100.00
40	S 89° 00' 00" W	100.00	S 89° 00' 00" W	100.00

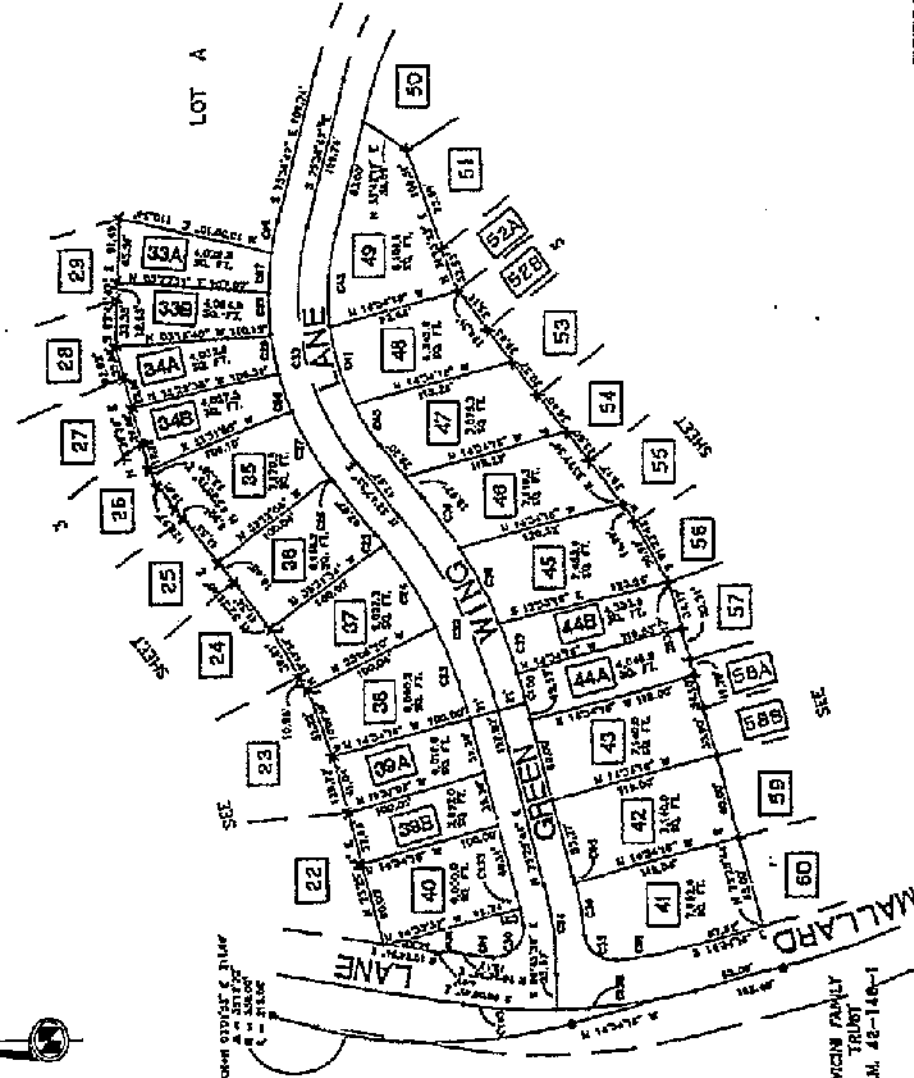
TOTALING SURROUNDING MAP NO. 81405 APPROVED ON JANUARY 21, 1994

BEARING AND DISTANCE PARCEL NO. 200-00000

# ASSESSMENT DIAGRAM

## ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95 - 01

BEING A PORTION OF SECTION 11 AND 14 T.10N. R.10E. M.10A.  
 BEING PARCEL 2 OF PARCEL MAP 42-148  
 CITY OF YACONVILLE, COUNTY OF EL DODDGE, STATE OF CALIFORNIA  
 JUNE 1984    SCALES 1/8" = 1'-0"  
 PATTERSON DEVELOPMENT  
 SHEET 1 OF 1



**BASES OF BEARINGS**  
 THE MEASUREMENTS OF THIS MAP HAVE BEEN OBTAINED BY MEANS OF THE METHOD OF TRIANGULATION AND IS TRUE NORTH.

**LEGEND**

72 ASSESSMENT NUMBER

**REFERENCES**

P.M. 42-148  
 ACS 11-10-81

**LOT CURVE DATA**

LOT	AREA	PERCENT	BEARING	LENGTH	AREA	PERCENT	BEARING	LENGTH
22	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
23	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
24	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
25	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
26	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
27	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
28	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
29	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
30	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
31	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
32	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
33	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
34	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
35	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
36	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
37	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
38	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
39	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
40	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
41	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
42	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
43	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
44	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
45	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
46	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
47	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
48	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
49	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
50	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
51	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
52	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
53	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
54	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
55	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
56	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
57	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
58	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
59	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00
60	1.00	100.00	N 00° 00' 00" E	100.00	1.00	100.00	N 00° 00' 00" E	100.00

**CENTERLINE CURVE DATA**

STATION	CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
2+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
3+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
4+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
5+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
6+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
7+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
8+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
9+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
10+00	100.00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00

ENGINEER'S EXAMINATION MAP NO. 95-01 APPROVED ON JANUARY 23, 1984

ENGINEER'S EXAMINATION'S PARCEL NO. 95-01-001

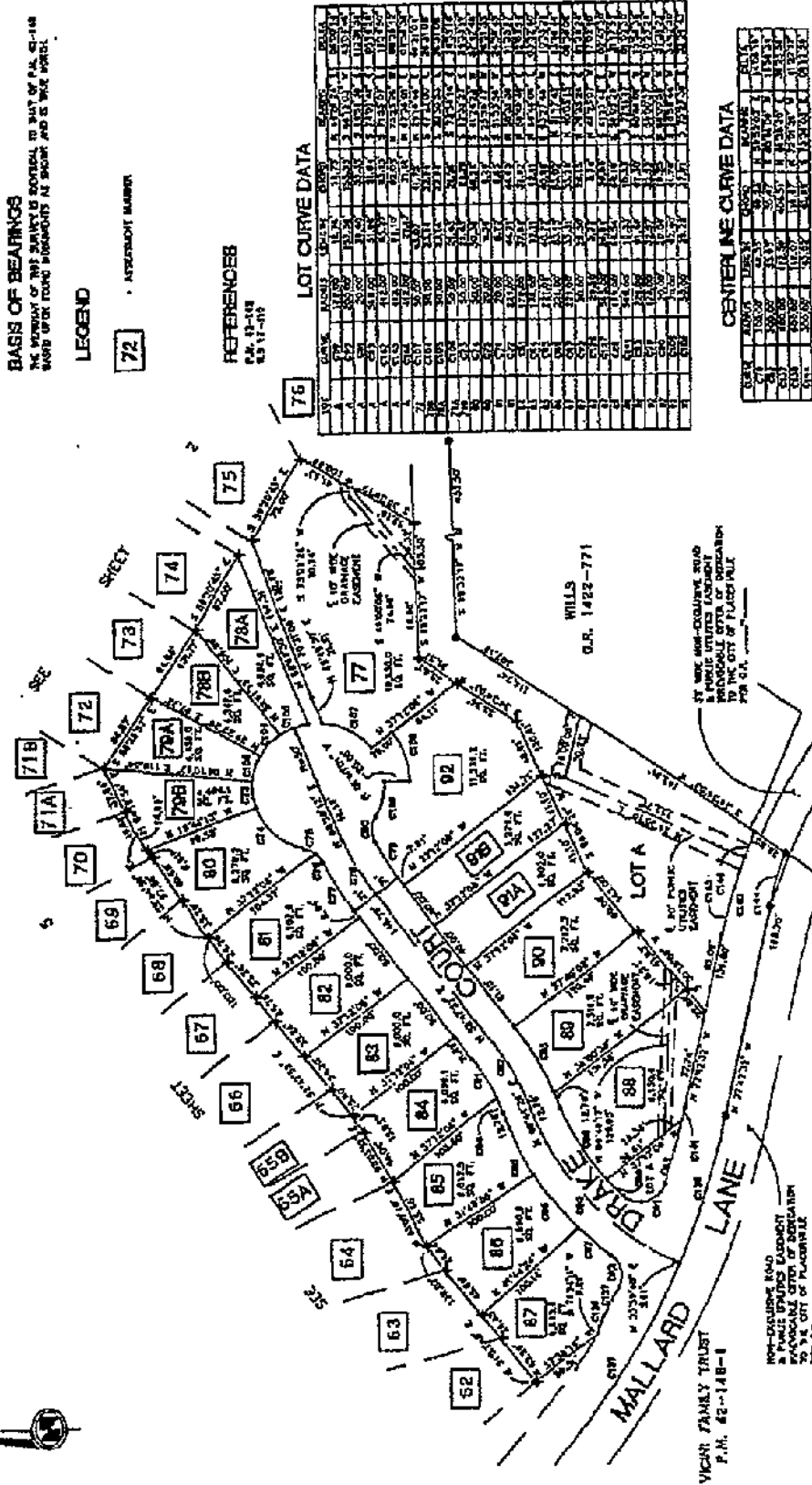
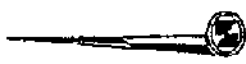
VICIN FAMILY TRUST  
 P.M. 42-148-1



# ASSESSMENT DIAGRAM

## ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95-01

BEING A PORTION OF SECTION 31 AND 34, T19N4, R16E, MDJM,  
 BEING PARCEL 2 OF PARCEL MAP 42-148  
 CITY OF PLACERVILLE, COUNTY OF BUTTE, STATE OF CALIFORNIA  
 JUNE 1994  
 ATTORNEY GENERAL  
 MAP 95-01



**BASIS OF BEARINGS**  
 THE BEARING OF THIS SURVEY IS REFERRED TO THAT OF P.M. 42-148  
 WHICH BEING FOUND SUBORDINATE IN ORDER AND IS MADE CORRECT.

**LEGEND**

72 ADJUSTMENT MARK

**REFERENCES**  
 P.M. 42-148  
 P.M. 42-148

**LOT CURVE DATA**

LOT	DATE	ACRES	AREA	PERCENT	BEARING	DISTANCE	AREA	PERCENT	BEARING	DISTANCE
52	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
53	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
54	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
55	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
56	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
57	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
58	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
59	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
60	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
61	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
62	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
63	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
64	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
65	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
66	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
67	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
68	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
69	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
70	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
71A	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
71B	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
72	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
73	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
74	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
75	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
76	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
77	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
78A	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
78B	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
79A	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
79B	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
80	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
81	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
82	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
83	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
84	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
85	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
86	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
87	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
88	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
89	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
90	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
91A	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
91B	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00
92	1/15/94	0.00	0.00	0.00	N 89° 59' 59" W	0.00	0.00	0.00	N 89° 59' 59" W	0.00

**CENTERLINE CURVE DATA**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	PI POINT	PC POINT	PT POINT
1+00	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+00	1+00	1+00
1+01	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+01	1+01	1+01
1+02	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+02	1+02	1+02
1+03	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+03	1+03	1+03
1+04	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+04	1+04	1+04
1+05	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+05	1+05	1+05
1+06	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+06	1+06	1+06
1+07	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+07	1+07	1+07
1+08	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+08	1+08	1+08
1+09	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+09	1+09	1+09
1+10	N 89° 59' 59" W	0.00	N 89° 59' 59" W	0.00	1+10	1+10	1+10

THIS PLAN, SPECIFICATIONS AND NO. 95-01 APPROVED ON JANUARY 23, 1994

COURT REPORTER'S FUNDING NO. 202 230 10

VICAR FAMILY TRUST  
 P.M. 42-148-1  
 NON-EXCLUSIVE ROAD  
 A PUBLIC UTILITY EASEMENT  
 IN FAVOR OF THE CITY OF PLACERVILLE  
 FOR 60'

WILLS 1422-771  
 IT BEING NON-EXCLUSIVE ROAD  
 A PUBLIC UTILITY EASEMENT  
 IN FAVOR OF THE CITY OF PLACERVILLE  
 FOR 60'

## 5. ASSESSMENT ROLL

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The following pages contain the Fiscal Year 2023/24 assessment roll for the District.

**City of Placerville**  
**Orchard Hill LLMD 95-01**  
**Assessment Roll for Fiscal Year 2023/24**

Assessor's Parcel Number	Site Address	Units	FY 2023/24 Assessment
323-621-001-000	2395 GREEN WING LN	1	\$198.68
323-621-002-000	2391 GREEN WING LN	1	198.68
323-621-003-000	2385 GREEN WING LN	1	198.68
323-621-004-000	2383 GREEN WING LN	1	198.68
323-621-005-000	2379 GREEN WING LN	1	198.68
323-621-006-000	2375 GREEN WING LN	1	198.68
323-621-007-000	2369 GREEN WING LN	1	198.68
323-621-008-000	2384 GREEN WING LN	1	198.68
323-621-009-000	2388 GREEN WING LN	1	198.68
323-621-010-000	2364 DRAKE CT	1	198.68
323-621-011-000	2360 DRAKE CT	1	198.68
323-621-012-000	2356 DRAKE CT	1	198.68
323-621-013-000	2354 DRAKE CT	1	198.68
323-621-014-000	2348 DRAKE CT	1	198.68
323-621-015-000	2344 DRAKE CT	1	198.68
323-621-016-000	2340 DRAKE CT	1	198.68
323-622-001-000	2310 PINTAIL LN	1	198.68
323-622-002-000	2314 PINTAIL LN	1	198.68
323-622-003-000	2320 PINTAIL LN	1	198.68
323-622-004-000	2324 PINTAIL LN	1	198.68
323-622-005-000	2326 PINTAIL LN	1	198.68
323-622-006-000	2328 PINTAIL LN	1	198.68
323-622-007-000	2332 PINTAIL LN	1	198.68
323-622-008-000	2338 PINTAIL LN	1	198.68
323-622-009-000	2342 PINTAIL LN	1	198.68
323-622-010-000	2346 PINTAIL LN	1	198.68
323-622-011-000	2350 PINTAIL LN	1	198.68
323-622-012-000	2354 PINTAIL LN	1	198.68
323-622-013-000	2356 PINTAIL LN	1	198.68
323-622-014-000	2368 GREEN WING LN	1	198.68
323-622-015-000	2374 GREEN WING LN	1	198.68
323-622-016-000	2378 GREEN WING LN	1	198.68
323-622-017-000	2366 DRAKE CT	1	198.68
323-622-018-000	2368 DRAKE CT	1	198.68
323-622-019-000	2367 DRAKE CT	1	198.68
323-622-020-000	2365 DRAKE CT	1	198.68
323-622-021-000	2363 DRAKE CT	1	198.68
323-622-022-000	2361 DRAKE CT	1	198.68
323-622-023-000	2355 DRAKE CT	1	198.68
323-622-024-000	2351 DRAKE CT	1	198.68
323-622-025-000	2345 DRAKE CT	1	198.68

Slight variances may occur due to rounding

**City of Placerville**  
**Orchard Hill LLMD 95-01**  
**Assessment Roll for Fiscal Year 2023/24**

<b>Assessor's Parcel Number</b>	<b>Site Address</b>	<b>Units</b>	<b>FY 2023/24 Assessment</b>
323-622-026-000	2341 DRAKE CT	1	198.68
323-622-027-000	2335 DRAKE CT	1	198.68
323-622-028-000	2331 DRAKE CT	1	198.68
323-631-001-000	2354 DAVIS CT	1	198.68
323-631-002-000	2355 DAVIS CT	1	198.68
323-631-003-000	2353 DAVIS CT	1	198.68
323-631-004-000	2351 DAVIS CT	1	198.68
323-631-005-000	2345 DAVIS CT	1	198.68
323-631-006-000	2341 DAVIS CT	1	198.68
323-631-007-000	2337 DAVIS CT	1	198.68
323-631-008-000	2333 DAVIS CT	1	198.68
323-631-009-000	2329 DAVIS CT	1	198.68
323-631-010-000	2325 DAVIS CT	1	198.68
323-631-011-000	2319 DAVIS CT	1	198.68
323-631-012-000	2315 DAVIS CT	1	198.68
323-631-013-000	2309 DAVIS CT	1	198.68
323-631-014-000	2305 DAVIS CT	1	198.68
323-631-015-000	2300 DAVIS CT	1	198.68
323-631-016-000	2304 DAVIS CT	1	198.68
323-631-017-000	2306 DAVIS CT	1	198.68
323-631-018-000	2310 DAVIS CT	1	198.68
323-631-019-000	2316 DAVIS CT	1	198.68
323-631-020-000	2322 DAVIS CT	1	198.68
323-631-021-000	2330 DAVIS CT	1	198.68
323-631-022-000	2336 DAVIS CT	1	198.68
323-631-023-000	2340 DAVIS CT	1	198.68
323-631-024-000	2344 DAVIS CT	1	198.68
323-631-025-000	2350 DAVIS CT	1	198.68
323-631-026-000	2341 GREEN WING LN	1	198.68
323-631-027-000	2339 GREEN WING LN	1	198.68
323-631-028-000	2337 GREEN WING LN	1	198.68
323-631-029-000	2335 GREEN WING LN	1	198.68
323-631-030-000	2331 GREEN WING LN	1	198.68
323-631-031-000	2327 GREEN WING LN	1	198.68
323-631-032-000	2321 GREEN WING LN	1	198.68
323-631-033-000	2315 GREEN WING LN	1	198.68
323-631-034-000	2311 GREEN WING LN	1	198.68
323-631-035-000	2309 GREEN WING LN	1	198.68
323-631-036-000	2303 GREEN WING LN	1	198.68
323-632-001-000	2300 GREEN WING LN	1	198.68
323-632-002-000	2304 GREEN WING LN	1	198.68

Slight variances may occur due to rounding



**City of Placerville**  
**Orchard Hill LLMD 95-01**  
**Assessment Roll for Fiscal Year 2023/24**

Assessor's Parcel Number	Site Address	Units	FY 2023/24 Assessment
323-632-003-000	2310 GREEN WING LN	1	198.68
323-632-004-000	2312 GREEN WING LN	1	198.68
323-632-005-000	2314 GREEN WING LN	1	198.68
323-632-006-000	2320 GREEN WING LN	1	198.68
323-632-007-000	2324 GREEN WING LN	1	198.68
323-632-008-000	2330 GREEN WING LN	1	198.68
323-632-009-000	2336 GREEN WING LN	1	198.68
323-632-010-000	2340 GREEN WING LN	1	198.68
323-632-011-000	2355 PINTAIL LN	1	198.68
323-632-012-000	2351 PINTAIL LN	1	198.68
323-632-013-000	2347 PINTAIL LN	1	198.68
323-632-014-000	2345 PINTAIL LN	1	198.68
323-632-015-000	2343 PINTAIL LN	1	198.68
323-632-016-000	2339 PINTAIL LN	1	198.68
323-632-017-000	2333 PINTAIL LN	1	198.68
323-632-018-000	2327 PINTAIL LN	1	198.68
323-632-019-000	2321 PINTAIL LN	1	198.68
323-632-020-000	2317 PINTAIL LN	1	198.68
323-632-021-000	2315 PINTAIL LN	1	198.68
323-632-022-000	2311 PINTAIL LN	1	198.68
323-632-023-000	2307 PINTAIL LN	1	198.68
<b>103 Accounts</b>		<b>103</b>	<b>\$20,464.04</b>
<b>103 Total Accounts</b>		<b>103</b>	<b>\$20,464.04</b>

Slight variances may occur due to rounding