

CITY OF PLACERVILLE

Fiscal Year 2023/24 Engineer's Report For:

Cottonwood Park Subdivision

Landscaping and Lighting

Maintenance District No. 99-01

May 2023

Prepared by:



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Cottonwood Park Subdivision Lighting and Landscaping
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1. INTRODUCTION

The City of Placerville (the “City”) formed and levied assessments upon certain parcels within the Cottonwood Park Subdivision Lighting and Landscaping Maintenance District No. 99-01 (the “District”) to pay the costs of maintenance, operations, and servicing of the improvements. The improvements are generally described as landscaping, irrigation and park maintenance of George F. Duffey Park and street lighting within the Cottonwood Park Planned Development located north of Clay Street and Miller Way, west of Anderson Way, east of Pleasant Street, and south of Roddan Court. The improvements are more fully described in the plans and specifications prepared by Patterson Development dated December 24, 1997. These plans and specifications have been filed separately with the Clerk of the legislative body and are incorporated herein by reference.

The District is comprised of two zones. Zone 1 receives the sole benefit of the improvements. Zone 2 is unimproved and is deemed to receive no benefit from the improvements. Therefore, the total costs are assessed to Zone 1. 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 Zone 1 in proportion to the special benefit received:

Description	Amount
Balance to Levy	\$14,255.24
Total Equivalent Dwelling Units (EDU)	143
Maximum Assessment Per EDU	\$99.69
Total Assessment Per EDU⁽¹⁾	\$99.69
Total Number of Parcels	45

⁽¹⁾ Actual assessments are rounded down to the nearest even penny for submittal to the County tax roll.

2. ESTIMATE OF COSTS

The budget for Fiscal Year 2023/24 is as follows:

Description	Budget Amount
Maintenance / Open Space & Park	\$12,755.24
Service / Water & Garbage	1,000.00
Service / Electrical	500.00
Subtotal Direct Costs:	\$14,255.24
Indirect Costs	0.00
Capital Replacement Set Aside	0.00
Balance to Levy:	\$14,255.24

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.

Zone 1 will receive the sole benefit from the improvements, maintenance, and lighting provided by the District; therefore, each parcel within Zone 1 will be assessed a share of the total costs.

The total assessment apportioned to each parcel based on the total number of Equivalent Dwelling Units (“EDU”) in Zone 1 is as follows:

Phase or Unit No.	Description	Percentage of Allocation	Total EDU
One	35 Lot Subdivision	100% per Lot	35.0
Two	78 Unit Apt Complex	75% per Unit	58.5
Three	9 Lot Subdivision	100% per Lot	9.0
Five	81 Unit Senior	50% per Unit	40.5
Total			143.0

Zone 2 is unimproved and, per the original engineer’s report, will receive no benefit from the improvements, maintenance, and lighting provided by the District; therefore, all parcels within Zone 2 will not be assessed for Fiscal Year 2023/24.

3.1 Historical Rates

The following table provides the maximum and actual levy rates per EDU for the Fiscal Year 2023/24 and past five fiscal years:

Fiscal Year	Maximum Rate	Actual Rate ⁽¹⁾
2019/20	99.69	99.69
2020/21	99.69	99.69
2021/22	99.69	99.69
2022/23	99.69	99.69
2023/24	99.69	99.69

⁽¹⁾ Actual assessments are rounded down to the nearest even penny for submittal to the tax rolls.

3.2 Current Year Rate

The current year rate is calculated as follows:

$$\text{Balance to Levy} / \text{Total EDUs} = \text{Total Assessment per EDU}$$

$$\$14,255.24 / 143.0 = \$99.69 \text{ per EDU}$$

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

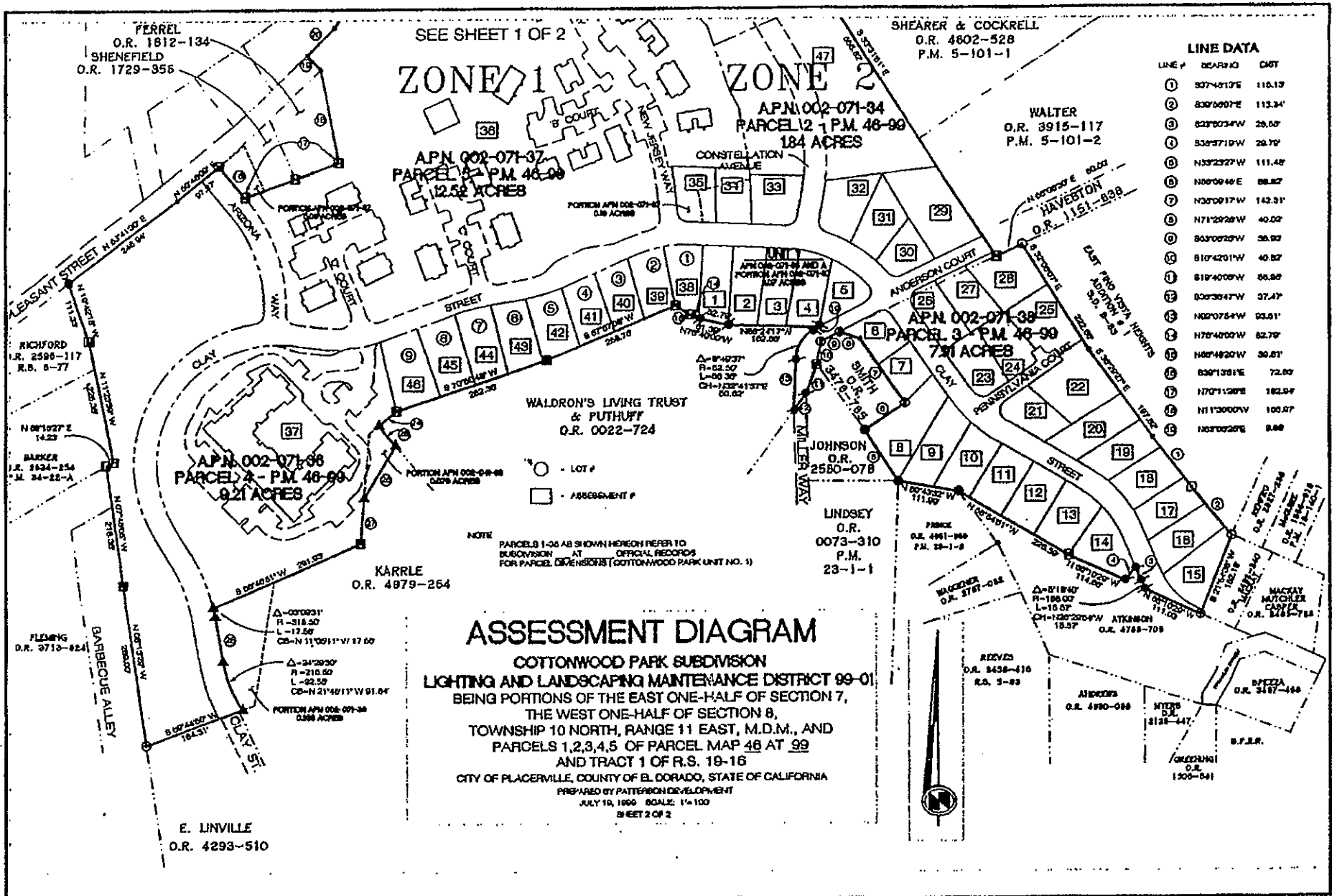
4.1 Boundary

The District is generally located north of Clay Street and Miller Way, west of Anderson Way, east of Pleasant Street, and south of Roddan Court in the Cottonwood Park Subdivision.

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.



SEE SHEET 1 OF 2

ZONE 1

ZONE 2

APN 002-071-34
PARCEL 2 P.M. 48-99
184 ACRES

APN 002-071-37
PARCEL 1 P.M. 48-99
12.52 ACRES

APN 002-071-38
PARCEL 3 P.M. 48-99
7.91 ACRES

LINE DATA

LINE #	BEARING	DIST
1	S07°40'30"E	110.13
2	S30°00'00"E	113.34
3	S23°00'34"W	26.00
4	S35°57'10"W	29.70
5	N53°23'27"W	111.48
6	N00°09'48"E	88.82
7	N30°00'17"W	142.31
8	N71°29'28"W	40.02
9	S03°00'20"W	38.93
10	S10°42'01"W	40.52
11	S18°40'00"W	86.88
12	S00°30'47"W	37.47
13	N02°07'54"W	93.01
14	N70°40'00"W	82.70
15	N08°48'20"W	30.81
16	S00°13'01"E	72.00
17	N70°11'38"E	182.94
18	N11°30'00"W	100.87
19	N03°00'20"E	8.88

ASSESSMENT DIAGRAM

COTTONWOOD PARK SUBDIVISION
LIGHTING AND LANDSCAPING MAINTENANCE DISTRICT 99-01
 BEING PORTIONS OF THE EAST ONE-HALF OF SECTION 7,
 THE WEST ONE-HALF OF SECTION 8,
 TOWNSHIP 10 NORTH, RANGE 11 EAST, M.D.M., AND
 PARCELS 1,2,3,4,5 OF PARCEL MAP 46 AT 99
 AND TRACT 1 OF R.S. 19-16
 CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA

PREPARED BY PATERSON DEVELOPMENT
 JULY 19, 1999 SCALE: 1"=100'
 SHEET 2 OF 2

E. LINVILLE
O.R. 4293-510



5. ASSESSMENT ROLL

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

City of Placerville
Cottonwood Park Subdivision LLMD 99-01
Assessment Roll for Fiscal Year 2023/24

Assessor's Parcel Number	Site Address	Units	EDU	Rounding Adj.	FY2023/24 Assessment
002-071-041-000	2788 CLAY ST	78	58.50	\$0.00	\$5,831.86
002-071-050-000		81	40.50	0.00	4,037.44
002-400-001-000	2735 CLAY ST	1	1.00	-0.01	99.68
002-400-002-000	2731 CLAY ST	1	1.00	-0.01	99.68
002-400-003-000	2725 CLAY ST	1	1.00	-0.01	99.68
002-400-004-000	2721 CLAY ST	1	1.00	-0.01	99.68
002-400-005-000	2715 CLAY ST	1	1.00	-0.01	99.68
002-400-006-000	2705 CLAY ST	1	1.00	-0.01	99.68
002-400-007-000	2701 CLAY ST	1	1.00	-0.01	99.68
002-400-008-000	2816 PENNSYLVANIA CT	1	1.00	-0.01	99.68
002-400-009-000	2810 PENNSYLVANIA CT	1	1.00	-0.01	99.68
002-400-010-000	2802 PENNSYLVANIA CT	1	1.00	-0.01	99.68
002-400-011-000		1	1.00	-0.01	99.68
002-400-012-000	1117 ANDERSON CT	1	1.00	-0.01	99.68
002-400-013-000	1113 ANDERSON CT	1	1.00	-0.01	99.68
002-400-014-000	1114 ANDERSON CT	1	1.00	-0.01	99.68
002-400-015-000	1120 ANDERSON CT	1	1.00	-0.01	99.68
002-400-016-000	2714 CLAY ST	1	1.00	-0.01	99.68
002-400-017-000	3003 CONSTELLATION AVE	1	1.00	-0.01	99.68
002-400-018-000	2728 CLAY ST	1	1.00	-0.01	99.68
002-400-019-000	2734 CLAY ST	1	1.00	-0.01	99.68
002-400-020-000	2740 CLAY ST	1	1.00	-0.01	99.68
002-410-001-000	2695 CLAY ST	1	1.00	-0.01	99.68
002-410-002-000	2691 CLAY ST	1	1.00	-0.01	99.68
002-410-003-000	2685 CLAY ST	1	1.00	-0.01	99.68
002-410-004-000	2681 CLAY ST	1	1.00	-0.01	99.68
002-410-005-000	2675 CLAY ST	1	1.00	-0.01	99.68
002-410-006-000	2671 CLAY ST	1	1.00	-0.01	99.68
002-410-008-000	2650 CLAY ST	1	1.00	-0.01	99.68
002-410-009-000	2654 CLAY ST	1	1.00	-0.01	99.68
002-410-010-000	2660 CLAY ST	1	1.00	-0.01	99.68
002-410-011-000	2664 CLAY ST	1	1.00	-0.01	99.68
002-410-012-000	2670 CLAY ST	1	1.00	-0.01	99.68
002-410-013-000	2676 CLAY ST	1	1.00	-0.01	99.68
002-410-014-000	2803 PENNSYLVANIA CT	1	1.00	-0.01	99.68
002-410-015-000	2811 PENNSYLVANIA CT	1	1.00	-0.01	99.68
002-410-016-000	2661 CLAY ST	1	1.00	-0.01	99.68
002-420-001-000	2739 CLAY ST	1	1.00	-0.01	99.68
002-420-002-000	2743 CLAY ST	1	1.00	-0.01	99.68
002-420-003-000	2747 CLAY ST	1	1.00	-0.01	99.68
002-420-004-000	2751 CLAY ST	1	1.00	-0.01	99.68

Slight variances may occur due to rounding

City of Placerville
Cottonwood Park Subdivision LLMD 99-01
Assessment Roll for Fiscal Year 2023/24

Assessor's Parcel Number	Site Address	Units	EDU	Rounding Adj.	FY2023/24 Assessment
002-420-005-000	2757 CLAY ST	1	1.00	-0.01	99.68
002-420-006-000	2761 CLAY ST	1	1.00	-0.01	99.68
002-420-007-000		2	2.00	0.00	199.38
002-420-008-000		1	1.00	-0.01	99.68
45 Accounts		203	143.00	(\$0.42)	\$14,255.24
45 Total Accounts		203	143.00	(\$0.42)	\$14,255.24