

CITY OF PLACERVILLE

Fiscal Year 2024/25 Engineer's Report For:

**Orchard Hill Landscaping and Lighting
Maintenance District No. 95-01**

April 2024

City of Placerville
Orchard Hill Lighting and Landscaping
Maintenance District No. 95-01
3101 Center Street
Placerville, California 95667
Phone - (530) 642-5223
Fax - (530) 642-5255

City Council

Jackie Neau, Mayor

John Clerici, Vice Mayor

Michael Saragosa, 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

Danielle Wood, Client Services Director

Adina McCargo, Project Manager

TABLE OF CONTENTS

1.	Introduction.....	1
2.	Estimate of Costs	2
3.	Method of Apportionment	3
3.1	Historical Rates.....	3
3.2	Current Year Rate	3
3.3	Annual Inflator	3
4.	Assessment Diagram	4
4.1	Boundary.....	4
4.2	Diagram.....	4
5.	Assessment Roll.....	5

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 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
Maximum Assessment Per Parcel	\$198.68
Total Assessment Per Parcel	\$198.68

2. ESTIMATE OF COSTS

The budget for Fiscal Year 2024/25 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
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 last five fiscal years, including Fiscal Year 2024/25.

Fiscal Year	Maximum Rate	Actual Rate
2020/21	\$198.68	\$198.68
2021/22	198.68	198.68
2022/23	198.68	198.68
2023/24	198.68	198.68
2024/25	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

4.1 Boundary

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

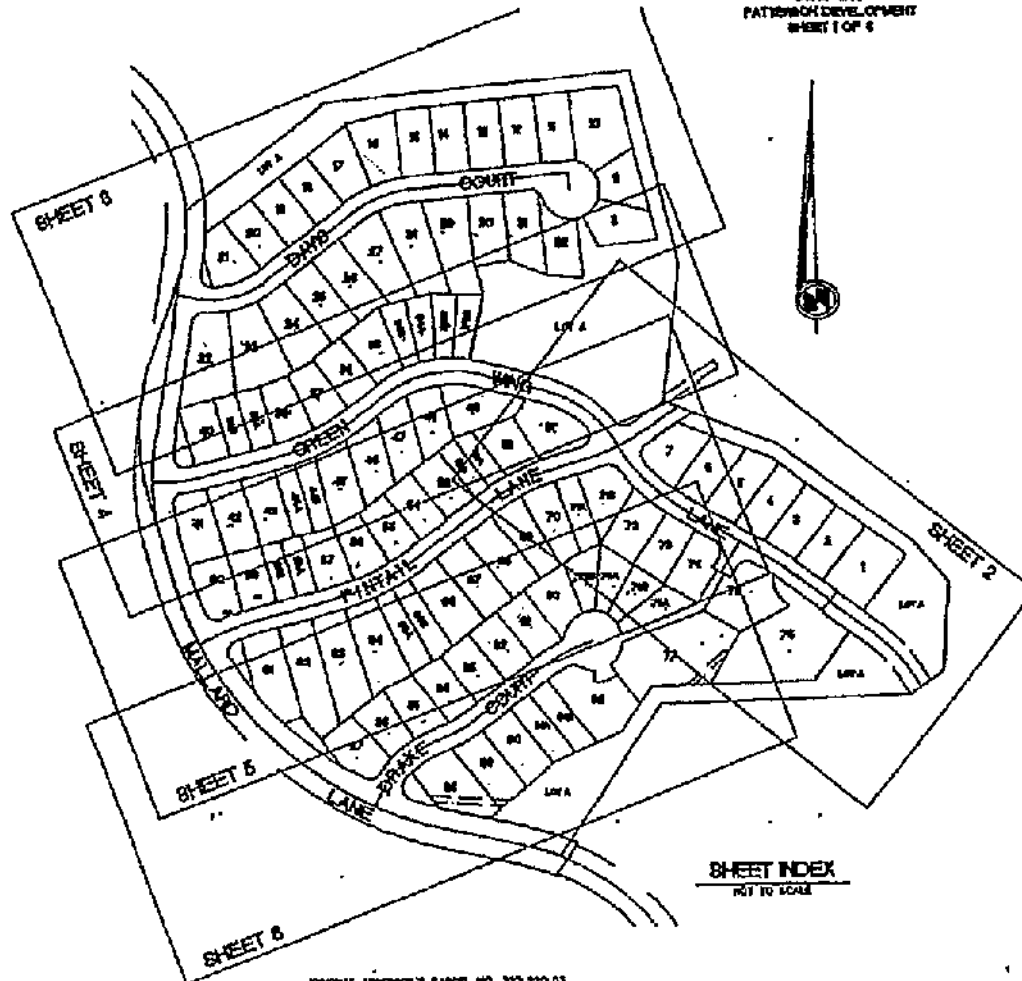
There are no proposed changes to the boundaries of the District.

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**
BEING A PORTION OF SECTION 11 AND 14 T.10N, R.10E, M.D.M.
BEING PARCEL 2 OF PARCEL MAP 42-148
CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA

JUNE 1990
PATRIBON DEVELOPMENT
SHEET 1 OF 6



ENTIRE ASSOCIATION'S PARCEL NO. 252 250.03

CITY ENGINEER'S CERTIFICATE

RECORDED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF PLACERVILLE,
ON THE ____ DAY OF ____ 19__

PATRIC RYAN, 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__ AND THE RESOLUTION WAS RECORDED IN THE
OFFICE OF THE CITY CLERK OF THE CITY OF PLACERVILLE ON THE ____ DAY
OF ____ 19__ WHEREBY IT WAS ORDERED THAT THE CITY ENGINEER
RECORD IN THE OFFICE OF THE CITY ENGINEER FOR THE EXACT AMOUNT OF EACH
ASSESSMENT LIES AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

SUSAN STELL, COUNTY CITY CLERK
CITY OF PLACERVILLE

COUNTY RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF ____ 19__ AT THE HOUR OF ____
O'CLOCK ____ A.M. BOOK ____ OF MAPS OF ASSESSMENT AND
COMMUNITY SERVICE DISTRICTS AT PAGE ____ IN THE OFFICE OF THE COUNTY RECORDER
OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA.
DOCUMENT NO. _____

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

BY _____
DEPUTY

FOR FURTHER INFORMATION MAP NO. 95-01 APPROVED ON JANUARY 22, 1994

ASSESSMENT DIAGRAM ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95 - 01

BENQ A PORTION OF SECTION 11 AND 14 T10N, R10E, M2M

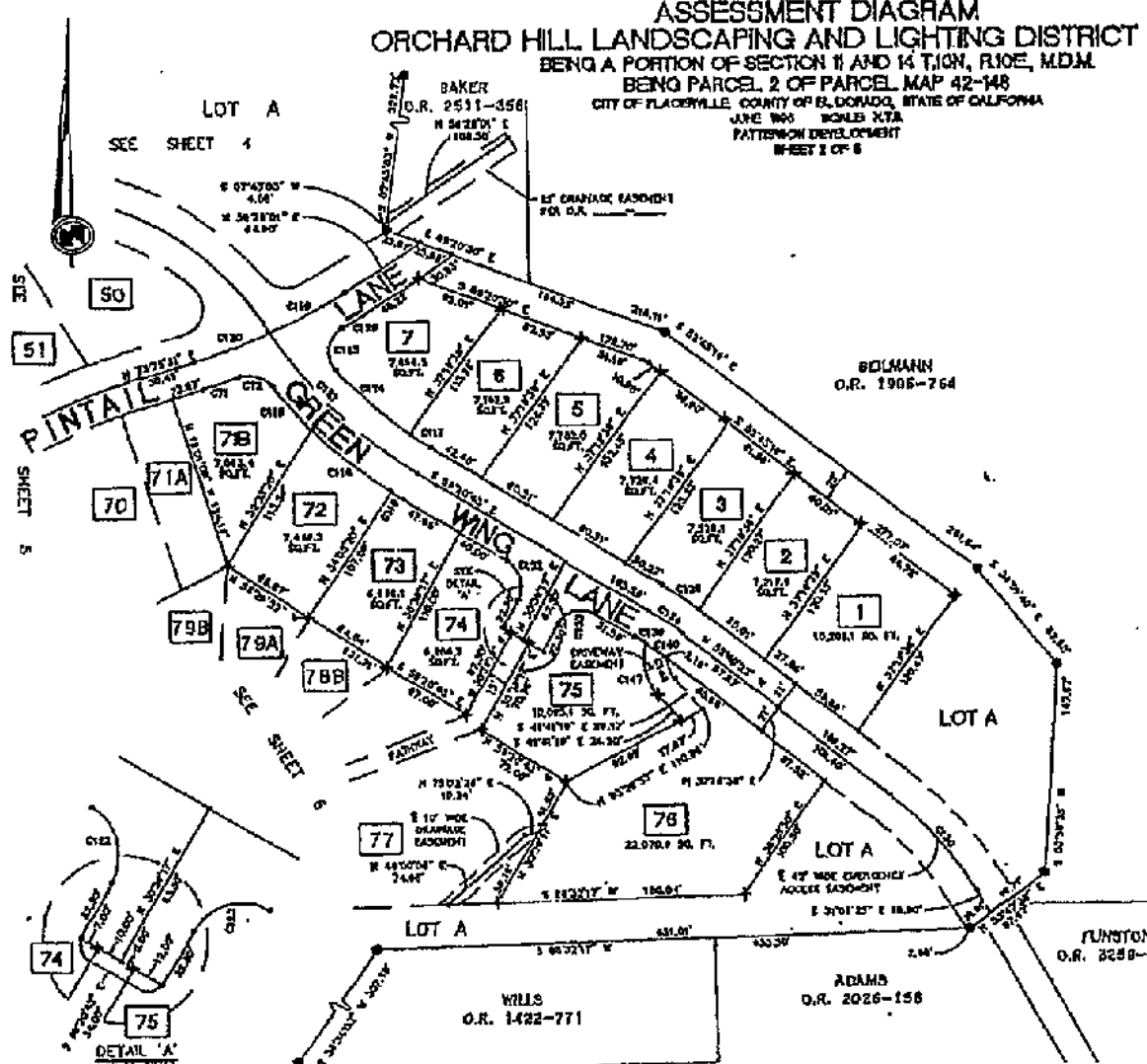
BENQ PARCEL 2 OF PARCEL MAP 42-148

CITY OF FLAGLERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA

JUNE 1995 RONALD X.T.A.

PATTERSON DEVELOPMENT

SHEET 2 OF 6



BASIS OF BEARINGS

THE MEDIUM OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 42-148
BASED UPON TURNED BENCHMARKS AS SHOWN AND IS TRUE NORTH

LEGEND

72 - ASSESSMENT MAP

REFERENCES

P.M. 42-148
A.S. 17-110

LOT CURVE DATA

LOT	CURVE	RADIUS	CHORD	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
2	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
3	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
4	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
5	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
6	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
7	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
8	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
9	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
10	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
11	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
12	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
13	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
14	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
15	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
16	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
17	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
18	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
19	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
20	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
21	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
22	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
23	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
24	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
25	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
26	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
27	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
28	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
29	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
30	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
31	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
32	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
33	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
34	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
35	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
36	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
37	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
38	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
39	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
40	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
41	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
42	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
43	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
44	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
45	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
46	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
47	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
48	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
49	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
50	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
51	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
52	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
53	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
54	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
55	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
56	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
57	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
58	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
59	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
60	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
61	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
62	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
63	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
64	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
65	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
66	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
67	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
68	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
69	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
70	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
71	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
72	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
73	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
74	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
75	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
76	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
77	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
78	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'
79	C10	11.40'	11.40'	S 89° 50' 00" E	11.40'	S 89° 50' 00" E	11.40'

CENTERLINE CURVE DATA

NAME	STATION	LENGTH	CHORD	CHORD BEARING	CHORD DISTANCE
C10	200.00	11.40'	11.40'	S 89° 50' 00" E	11.40'
C10	200.00	11.40'	11.40'	S 89° 50' 00" E	11.40'
C10	200.00	11.40'	11.40'	S 89° 50' 00" E	11.40'
C10	200.00	11.40'	11.40'	S 89° 50' 00" E	11.40'
C10	200.00	11.40'	11.40'	S 89° 50' 00" E	11.40'

BASIS OF BEARINGS

THE BEARING OF THIS SURVEY IS IDENTICAL TO THAT OF
P.L. 42-148 BASED UPON FOUND MONUMENTS AS SHOWN
AND IS TRUE NORTH.

ASSESSMENT DIAGRAM ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95 - 01

BEING A PORTION OF SECTION 11 AND 14 TION, R10E, MDM.

BEING PARCEL 2 OF PARCEL MAP 42-148

CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA

JUNE 1996 SCALE: 1"=50'

PATTERSON DEVELOPMENT

SHEET 2 OF 2

LEGEND

72

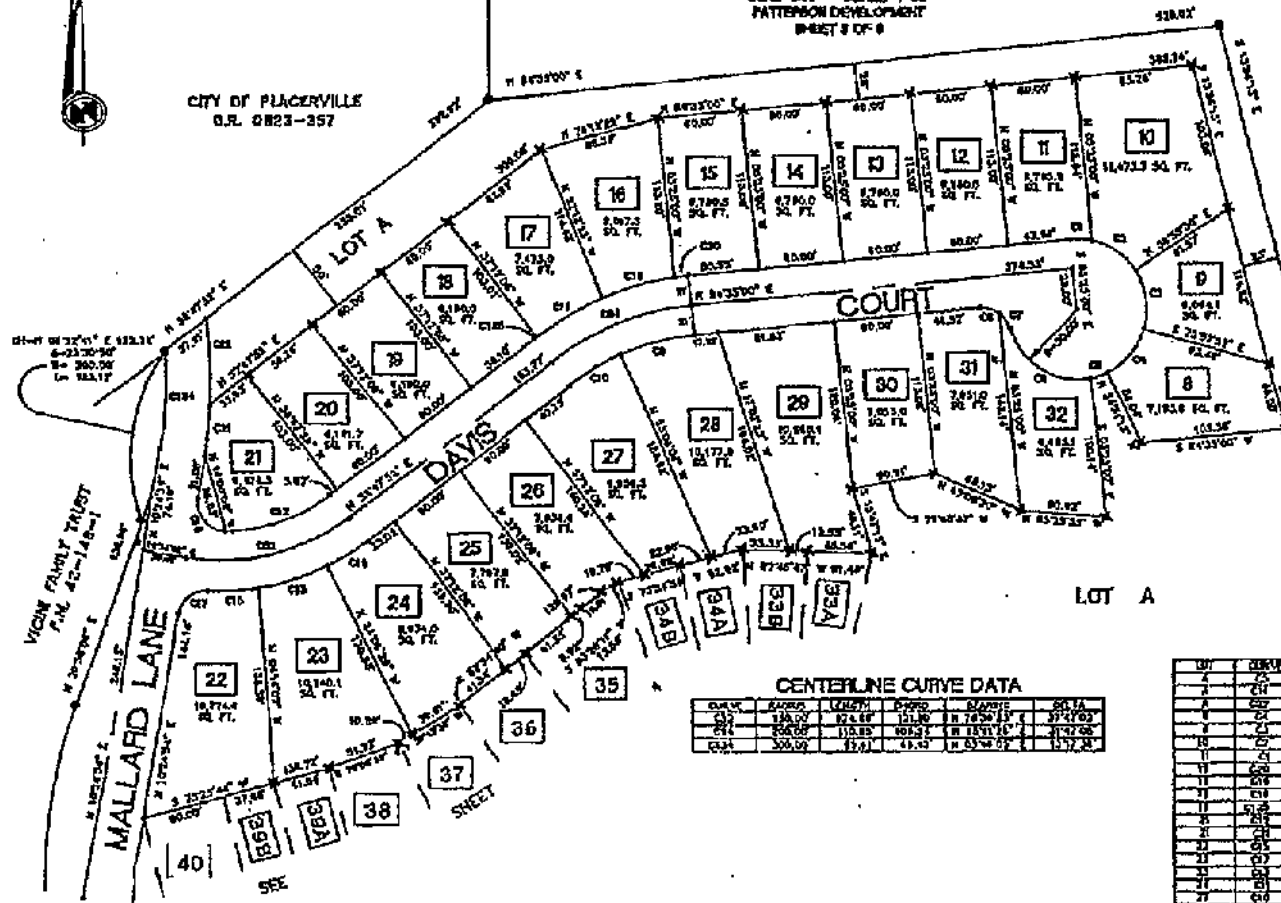
ASSESSMENT NUMBER

REFERENCES

P.L. 42-148
R.2 17-110

BAKER
O.R. 2511-258

BEILMANN
O.R. 1996-764



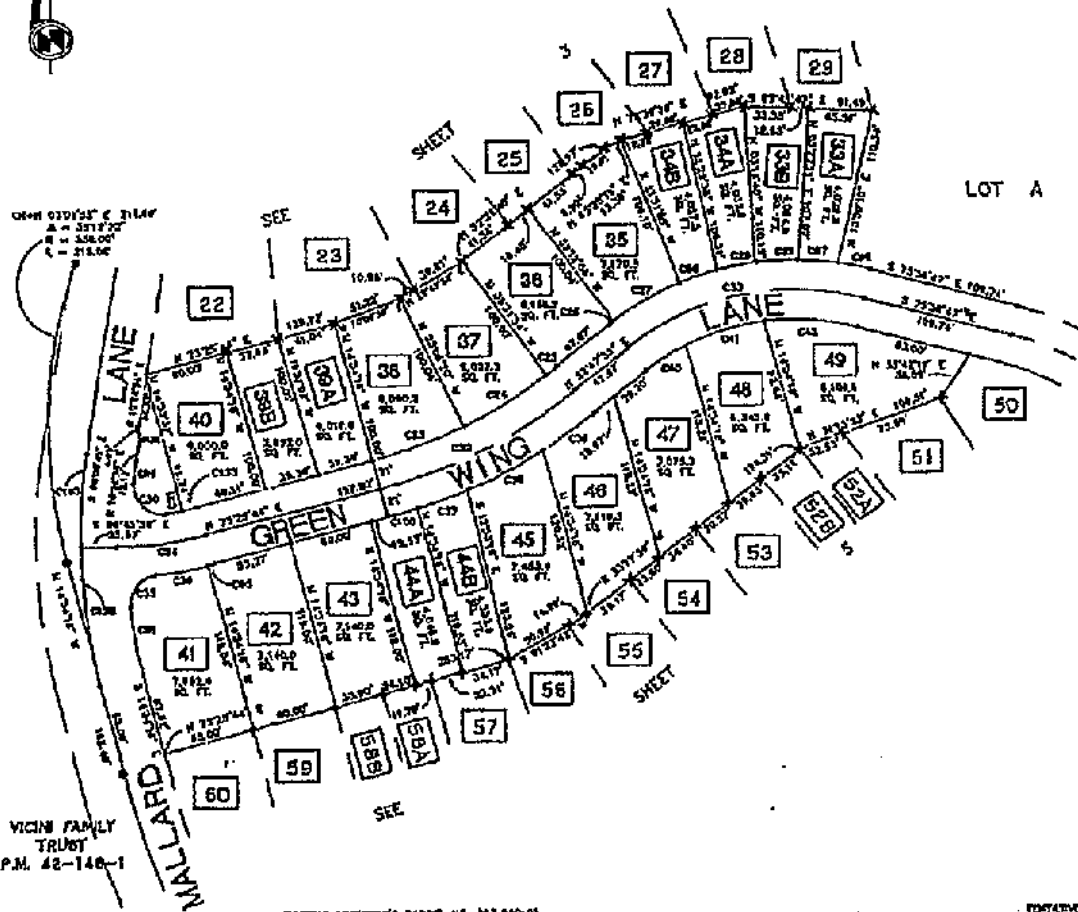
CENTERLINE CURVE DATA

STATION	BEARING	LENGTH	PI	PC	PT	CHORD
1+00.00	N 87°45'00" E	111.85	111.85	1+00.00	1+111.85	111.85
2+111.85	S 87°45'00" W	111.85	111.85	2+111.85	2+223.70	223.70
3+223.70	N 87°45'00" E	111.85	111.85	3+223.70	3+335.55	335.55

LOT CURVE DATA

LOT	STATION	BEARING	LENGTH	PI	PC	PT	CHORD
1	1+00.00	N 87°45'00" E	111.85	111.85	1+00.00	1+111.85	111.85
2	2+111.85	S 87°45'00" W	111.85	111.85	2+111.85	2+223.70	223.70
3	3+223.70	N 87°45'00" E	111.85	111.85	3+223.70	3+335.55	335.55
4	4+335.55	S 87°45'00" W	111.85	111.85	4+335.55	4+447.40	447.40
5	5+447.40	N 87°45'00" E	111.85	111.85	5+447.40	5+559.25	559.25
6	6+559.25	S 87°45'00" W	111.85	111.85	6+559.25	6+671.10	671.10
7	7+671.10	N 87°45'00" E	111.85	111.85	7+671.10	7+782.95	782.95
8	8+782.95	S 87°45'00" W	111.85	111.85	8+782.95	8+894.80	894.80
9	9+894.80	N 87°45'00" E	111.85	111.85	9+894.80	9+1006.65	1006.65
10	10+1006.65	S 87°45'00" W	111.85	111.85	10+1006.65	10+1118.50	1118.50
11	11+1118.50	N 87°45'00" E	111.85	111.85	11+1118.50	11+1230.35	1230.35
12	12+1230.35	S 87°45'00" W	111.85	111.85	12+1230.35	12+1342.20	1342.20
13	13+1342.20	N 87°45'00" E	111.85	111.85	13+1342.20	13+1454.05	1454.05
14	14+1454.05	S 87°45'00" W	111.85	111.85	14+1454.05	14+1565.90	1565.90
15	15+1565.90	N 87°45'00" E	111.85	111.85	15+1565.90	15+1677.75	1677.75
16	16+1677.75	S 87°45'00" W	111.85	111.85	16+1677.75	16+1789.60	1789.60
17	17+1789.60	N 87°45'00" E	111.85	111.85	17+1789.60	17+1901.45	1901.45
18	18+1901.45	S 87°45'00" W	111.85	111.85	18+1901.45	18+2013.30	2013.30
19	19+2013.30	N 87°45'00" E	111.85	111.85	19+2013.30	19+2125.15	2125.15
20	20+2125.15	S 87°45'00" W	111.85	111.85	20+2125.15	20+2237.00	2237.00
21	21+2237.00	N 87°45'00" E	111.85	111.85	21+2237.00	21+2348.85	2348.85
22	22+2348.85	S 87°45'00" W	111.85	111.85	22+2348.85	22+2460.70	2460.70
23	23+2460.70	N 87°45'00" E	111.85	111.85	23+2460.70	23+2572.55	2572.55
24	24+2572.55	S 87°45'00" W	111.85	111.85	24+2572.55	24+2684.40	2684.40
25	25+2684.40	N 87°45'00" E	111.85	111.85	25+2684.40	25+2796.25	2796.25
26	26+2796.25	S 87°45'00" W	111.85	111.85	26+2796.25	26+2908.10	2908.10
27	27+2908.10	N 87°45'00" E	111.85	111.85	27+2908.10	27+3019.95	3019.95
28	28+3019.95	S 87°45'00" W	111.85	111.85	28+3019.95	28+3131.80	3131.80
29	29+3131.80	N 87°45'00" E	111.85	111.85	29+3131.80	29+3243.65	3243.65
30	30+3243.65	S 87°45'00" W	111.85	111.85	30+3243.65	30+3355.50	3355.50
31	31+3355.50	N 87°45'00" E	111.85	111.85	31+3355.50	31+3467.35	3467.35
32	32+3467.35	S 87°45'00" W	111.85	111.85	32+3467.35	32+3579.20	3579.20
33	33+3579.20	N 87°45'00" E	111.85	111.85	33+3579.20	33+3691.05	3691.05
34	34+3691.05	S 87°45'00" W	111.85	111.85	34+3691.05	34+3802.90	3802.90
35	35+3802.90	N 87°45'00" E	111.85	111.85	35+3802.90	35+3914.75	3914.75
36	36+3914.75	S 87°45'00" W	111.85	111.85	36+3914.75	36+4026.60	4026.60
37	37+4026.60	N 87°45'00" E	111.85	111.85	37+4026.60	37+4138.45	4138.45
38	38+4138.45	S 87°45'00" W	111.85	111.85	38+4138.45	38+4250.30	4250.30
39	39+4250.30	N 87°45'00" E	111.85	111.85	39+4250.30	39+4362.15	4362.15
40	40+4362.15	S 87°45'00" W	111.85	111.85	40+4362.15	40+4474.00	4474.00

ASSESSMENT DIAGRAM
ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95 - 01
 BEING A PORTION OF SECTION 11 AND 14 T.10N., R.10E., M.D.M.
 BEING PARCEL 2 OF PARCEL MAP 42-148
 CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA
 JUNE 1995 SCALE: 1/2" = 10'
 PATTERSON DEVELOPMENT
 SHEET 4 OF 5



BASIS OF BEARINGS

THE BEGINNING OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 42-148
 BASED UPON FIXED MONUMENTS AS SHOWN AND IS TRUE NORTH.

LEGEND

72 ASSESSMENT NUMBER

REFERENCES

P.M. 42-148
 R.S. 17-910

LOT CURVE DATA

LOT	CURVE	BEARING	LENGTH	CHORD	AREA	PERCENT
22	120	20.00	21.31	32.25	1.00	100.00
23	120	20.00	21.31	32.25	1.00	100.00
24	120	20.00	21.31	32.25	1.00	100.00
25	120	20.00	21.31	32.25	1.00	100.00
26	120	20.00	21.31	32.25	1.00	100.00
27	120	20.00	21.31	32.25	1.00	100.00
28	120	20.00	21.31	32.25	1.00	100.00
29	120	20.00	21.31	32.25	1.00	100.00
30	120	20.00	21.31	32.25	1.00	100.00
31	120	20.00	21.31	32.25	1.00	100.00
32	120	20.00	21.31	32.25	1.00	100.00
33	120	20.00	21.31	32.25	1.00	100.00
34	120	20.00	21.31	32.25	1.00	100.00
35	120	20.00	21.31	32.25	1.00	100.00
36	120	20.00	21.31	32.25	1.00	100.00
37	120	20.00	21.31	32.25	1.00	100.00
38	120	20.00	21.31	32.25	1.00	100.00
39	120	20.00	21.31	32.25	1.00	100.00
40	120	20.00	21.31	32.25	1.00	100.00
41	120	20.00	21.31	32.25	1.00	100.00
42	120	20.00	21.31	32.25	1.00	100.00
43	120	20.00	21.31	32.25	1.00	100.00
44	120	20.00	21.31	32.25	1.00	100.00
45	120	20.00	21.31	32.25	1.00	100.00
46	120	20.00	21.31	32.25	1.00	100.00
47	120	20.00	21.31	32.25	1.00	100.00
48	120	20.00	21.31	32.25	1.00	100.00
49	120	20.00	21.31	32.25	1.00	100.00
50	120	20.00	21.31	32.25	1.00	100.00
51	120	20.00	21.31	32.25	1.00	100.00
52	120	20.00	21.31	32.25	1.00	100.00
53	120	20.00	21.31	32.25	1.00	100.00
54	120	20.00	21.31	32.25	1.00	100.00
55	120	20.00	21.31	32.25	1.00	100.00
56	120	20.00	21.31	32.25	1.00	100.00
57	120	20.00	21.31	32.25	1.00	100.00
58	120	20.00	21.31	32.25	1.00	100.00
59	120	20.00	21.31	32.25	1.00	100.00
60	120	20.00	21.31	32.25	1.00	100.00

CENTERLINE CURVE DATA

LOT	CURVE	BEARING	LENGTH	CHORD	AREA	PERCENT
22	120	20.00	21.31	32.25	1.00	100.00
23	120	20.00	21.31	32.25	1.00	100.00
24	120	20.00	21.31	32.25	1.00	100.00
25	120	20.00	21.31	32.25	1.00	100.00
26	120	20.00	21.31	32.25	1.00	100.00
27	120	20.00	21.31	32.25	1.00	100.00
28	120	20.00	21.31	32.25	1.00	100.00
29	120	20.00	21.31	32.25	1.00	100.00
30	120	20.00	21.31	32.25	1.00	100.00
31	120	20.00	21.31	32.25	1.00	100.00
32	120	20.00	21.31	32.25	1.00	100.00
33	120	20.00	21.31	32.25	1.00	100.00
34	120	20.00	21.31	32.25	1.00	100.00
35	120	20.00	21.31	32.25	1.00	100.00
36	120	20.00	21.31	32.25	1.00	100.00
37	120	20.00	21.31	32.25	1.00	100.00
38	120	20.00	21.31	32.25	1.00	100.00
39	120	20.00	21.31	32.25	1.00	100.00
40	120	20.00	21.31	32.25	1.00	100.00
41	120	20.00	21.31	32.25	1.00	100.00
42	120	20.00	21.31	32.25	1.00	100.00
43	120	20.00	21.31	32.25	1.00	100.00
44	120	20.00	21.31	32.25	1.00	100.00
45	120	20.00	21.31	32.25	1.00	100.00
46	120	20.00	21.31	32.25	1.00	100.00
47	120	20.00	21.31	32.25	1.00	100.00
48	120	20.00	21.31	32.25	1.00	100.00
49	120	20.00	21.31	32.25	1.00	100.00
50	120	20.00	21.31	32.25	1.00	100.00
51	120	20.00	21.31	32.25	1.00	100.00
52	120	20.00	21.31	32.25	1.00	100.00
53	120	20.00	21.31	32.25	1.00	100.00
54	120	20.00	21.31	32.25	1.00	100.00
55	120	20.00	21.31	32.25	1.00	100.00
56	120	20.00	21.31	32.25	1.00	100.00
57	120	20.00	21.31	32.25	1.00	100.00
58	120	20.00	21.31	32.25	1.00	100.00
59	120	20.00	21.31	32.25	1.00	100.00
60	120	20.00	21.31	32.25	1.00	100.00

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

EXISTING ASSessor'S PARCEL NO. 513,250-05

FOR FURTHER INFORMATION, SEE MAP NO. 91-01 APPROVED ON JANUARY 23, 1994

ASSESSMENT DIAGRAM ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95- 01 BEING A PORTION OF SECTION 11 AND 14 T.10N. R.10E. MD.M. BEING PARCEL 2 OF PARCEL MAP 42-148

CITY OF PLACENTIA, COUNTY OF EL DORADO, STATE OF CALIFORNIA
JUNE 1995 BEARDS R.T.B.
PATTERSON DEVELOPMENT
SHEET 8 OF 8

BEILMANN
O.R. 1998-756

BASIS OF BEARINGS

THE MEASURE OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 42-148
BASED UPON FOUR MONUMENTS AS SHOWN AND IS TRUE NORTH

PUBLIC UTILITIES
EASMENT

LOT A

15' WIDE
DRAINAGE EASMENT
FROM C.R.

LEGEND

72 ASSESSMENT PARCEL

REFERENCES

P.M. 42-148
R.S. 17-110

LOT CURVE DATA

LOT	CURVE	CHORD	AREA	PERIMETER	BEARING	BEARING	BEARING
1	101	101.00	101.00	101.00	101.00	101.00	101.00
2	102	102.00	102.00	102.00	102.00	102.00	102.00
3	103	103.00	103.00	103.00	103.00	103.00	103.00
4	104	104.00	104.00	104.00	104.00	104.00	104.00
5	105	105.00	105.00	105.00	105.00	105.00	105.00
6	106	106.00	106.00	106.00	106.00	106.00	106.00
7	107	107.00	107.00	107.00	107.00	107.00	107.00
8	108	108.00	108.00	108.00	108.00	108.00	108.00
9	109	109.00	109.00	109.00	109.00	109.00	109.00
10	110	110.00	110.00	110.00	110.00	110.00	110.00
11	111	111.00	111.00	111.00	111.00	111.00	111.00
12	112	112.00	112.00	112.00	112.00	112.00	112.00
13	113	113.00	113.00	113.00	113.00	113.00	113.00
14	114	114.00	114.00	114.00	114.00	114.00	114.00
15	115	115.00	115.00	115.00	115.00	115.00	115.00
16	116	116.00	116.00	116.00	116.00	116.00	116.00
17	117	117.00	117.00	117.00	117.00	117.00	117.00
18	118	118.00	118.00	118.00	118.00	118.00	118.00
19	119	119.00	119.00	119.00	119.00	119.00	119.00
20	120	120.00	120.00	120.00	120.00	120.00	120.00
21	121	121.00	121.00	121.00	121.00	121.00	121.00
22	122	122.00	122.00	122.00	122.00	122.00	122.00
23	123	123.00	123.00	123.00	123.00	123.00	123.00
24	124	124.00	124.00	124.00	124.00	124.00	124.00
25	125	125.00	125.00	125.00	125.00	125.00	125.00
26	126	126.00	126.00	126.00	126.00	126.00	126.00
27	127	127.00	127.00	127.00	127.00	127.00	127.00
28	128	128.00	128.00	128.00	128.00	128.00	128.00
29	129	129.00	129.00	129.00	129.00	129.00	129.00
30	130	130.00	130.00	130.00	130.00	130.00	130.00
31	131	131.00	131.00	131.00	131.00	131.00	131.00
32	132	132.00	132.00	132.00	132.00	132.00	132.00
33	133	133.00	133.00	133.00	133.00	133.00	133.00
34	134	134.00	134.00	134.00	134.00	134.00	134.00
35	135	135.00	135.00	135.00	135.00	135.00	135.00
36	136	136.00	136.00	136.00	136.00	136.00	136.00
37	137	137.00	137.00	137.00	137.00	137.00	137.00
38	138	138.00	138.00	138.00	138.00	138.00	138.00
39	139	139.00	139.00	139.00	139.00	139.00	139.00
40	140	140.00	140.00	140.00	140.00	140.00	140.00
41	141	141.00	141.00	141.00	141.00	141.00	141.00
42	142	142.00	142.00	142.00	142.00	142.00	142.00
43	143	143.00	143.00	143.00	143.00	143.00	143.00
44	144	144.00	144.00	144.00	144.00	144.00	144.00
45	145	145.00	145.00	145.00	145.00	145.00	145.00
46	146	146.00	146.00	146.00	146.00	146.00	146.00
47	147	147.00	147.00	147.00	147.00	147.00	147.00
48	148	148.00	148.00	148.00	148.00	148.00	148.00
49	149	149.00	149.00	149.00	149.00	149.00	149.00
50	150	150.00	150.00	150.00	150.00	150.00	150.00
51	151	151.00	151.00	151.00	151.00	151.00	151.00
52	152	152.00	152.00	152.00	152.00	152.00	152.00
53	153	153.00	153.00	153.00	153.00	153.00	153.00
54	154	154.00	154.00	154.00	154.00	154.00	154.00
55	155	155.00	155.00	155.00	155.00	155.00	155.00
56	156	156.00	156.00	156.00	156.00	156.00	156.00
57	157	157.00	157.00	157.00	157.00	157.00	157.00
58	158	158.00	158.00	158.00	158.00	158.00	158.00
59	159	159.00	159.00	159.00	159.00	159.00	159.00
60	160	160.00	160.00	160.00	160.00	160.00	160.00
61	161	161.00	161.00	161.00	161.00	161.00	161.00
62	162	162.00	162.00	162.00	162.00	162.00	162.00
63	163	163.00	163.00	163.00	163.00	163.00	163.00
64	164	164.00	164.00	164.00	164.00	164.00	164.00
65	165	165.00	165.00	165.00	165.00	165.00	165.00
66	166	166.00	166.00	166.00	166.00	166.00	166.00
67	167	167.00	167.00	167.00	167.00	167.00	167.00
68	168	168.00	168.00	168.00	168.00	168.00	168.00
69	169	169.00	169.00	169.00	169.00	169.00	169.00
70	170	170.00	170.00	170.00	170.00	170.00	170.00
71	171	171.00	171.00	171.00	171.00	171.00	171.00
72	172	172.00	172.00	172.00	172.00	172.00	172.00
73	173	173.00	173.00	173.00	173.00	173.00	173.00
74	174	174.00	174.00	174.00	174.00	174.00	174.00
75	175	175.00	175.00	175.00	175.00	175.00	175.00
76	176	176.00	176.00	176.00	176.00	176.00	176.00
77	177	177.00	177.00	177.00	177.00	177.00	177.00
78	178	178.00	178.00	178.00	178.00	178.00	178.00
79	179	179.00	179.00	179.00	179.00	179.00	179.00
80	180	180.00	180.00	180.00	180.00	180.00	180.00
81	181	181.00	181.00	181.00	181.00	181.00	181.00
82	182	182.00	182.00	182.00	182.00	182.00	182.00
83	183	183.00	183.00	183.00	183.00	183.00	183.00
84	184	184.00	184.00	184.00	184.00	184.00	184.00
85	185	185.00	185.00	185.00	185.00	185.00	185.00
86	186	186.00	186.00	186.00	186.00	186.00	186.00
87	187	187.00	187.00	187.00	187.00	187.00	187.00
88	188	188.00	188.00	188.00	188.00	188.00	188.00
89	189	189.00	189.00	189.00	189.00	189.00	189.00
90	190	190.00	190.00	190.00	190.00	190.00	190.00
91	191	191.00	191.00	191.00	191.00	191.00	191.00
92	192	192.00	192.00	192.00	192.00	192.00	192.00
93	193	193.00	193.00	193.00	193.00	193.00	193.00
94	194	194.00	194.00	194.00	194.00	194.00	194.00
95	195	195.00	195.00	195.00	195.00	195.00	195.00
96	196	196.00	196.00	196.00	196.00	196.00	196.00
97	197	197.00	197.00	197.00	197.00	197.00	197.00
98	198	198.00	198.00	198.00	198.00	198.00	198.00
99	199	199.00	199.00	199.00	199.00	199.00	199.00
100	200	200.00	200.00	200.00	200.00	200.00	200.00

CENTERLINE CURVE DATA

CHORD	AREA	PERIMETER	BEARING	BEARING
101	101.00	101.00	101.00	101.00
102	102.00	102.00	102.00	102.00
103	103.00	103.00	103.00	103.00
104	104.00	104.00	104.00	104.00
105	105.00	105.00	105.00	105.00
106	106.00	106.00	106.00	106.00
107	107.00	107.00	107.00	107.00
108	108.00	108.00	108.00	108.00
109	109.00	109.00	109.00	109.00
110	110.00	110.00	110.00	110.00
111	111.00	111.00	111.00	111.00
112	112.00	112.00	112.00	112.00
113	113.00	113.00	113.00	113.00
114	114.00	114.00	114.00	114.00
115	115.00	115.00	115.00	115.00
116	116.00	116.00	116.00	116.00
117	117.00	117.00	117.00	117.00
118	118.00	118.00	118.00	118.00
119	119.00	119.00	119.00	119.00
120	120.00	120.00	120.00	120.00
121	121.00	121.00	121.00	121.00
122	122.00	122.00	122.00	122.00
123	123.00	123.00	123.00	123.00
124	124.00	124.00	124.00	124.00
125	125.00	125.00	125.00	125.00
126	126.00	126.00	126.00	126.00
127	127.00	127.00	127.00	127.00
128	128.00	128.00	128.00	128.00
129	129.00	129.00	129.00	129.00
130	130.00	1		

THE RESULTS OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 4-1-68
BASED UPON FOUND EVIDENCE AS SHOWN AND IS WORTH NOTING.

72 • ATTENTION NUMBER

P.M. 42-147
 Rm. 37-112

[illegible]

DATE	AMOUNT	DEBIT	CREDIT	BALANCE	DATE
7/1	150.00	43.35	86.65	150.00	7/1
2/1	300.00	33.87	30.47	180.13	7/1
3/1	300.00	71.36	228.64	408.77	7/1
4/1	300.00	116.07	183.93	592.70	7/1
5/1	300.00	93.58	206.42	799.12	7/1

THEATRE BROOKLYN MAP NO. 91-51 APPROVED ON JANUARY 25, 1964

5. ASSESSMENT ROLL

The following pages contain the Fiscal Year 2024/25 assessment roll for the District.

City of Placerville

Orchard Hill LLMD 95-01

Final Billing Detail Report for Fiscal Year 2024/25

Assessor's Parcel Number	Site Address	Total Assessment
323-621-001-000	2395 GREEN WING LN	\$198.68
323-621-002-000	2391 GREEN WING LN	198.68
323-621-003-000	2385 GREEN WING LN	198.68
323-621-004-000	2383 GREEN WING LN	198.68
323-621-005-000	2379 GREEN WING LN	198.68
323-621-006-000	2375 GREEN WING LN	198.68
323-621-007-000	2369 GREEN WING LN	198.68
323-621-008-000	2384 GREEN WING LN	198.68
323-621-009-000	2388 GREEN WING LN	198.68
323-621-010-000	2364 DRAKE CT	198.68
323-621-011-000	2360 DRAKE CT	198.68
323-621-012-000	2356 DRAKE CT	198.68
323-621-013-000	2354 DRAKE CT	198.68
323-621-014-000	2348 DRAKE CT	198.68
323-621-015-000	2344 DRAKE CT	198.68
323-621-016-000	2340 DRAKE CT	198.68
323-622-001-000	2310 PINTAIL LN	198.68
323-622-002-000	2314 PINTAIL LN	198.68
323-622-003-000	2320 PINTAIL LN	198.68
323-622-004-000	2324 PINTAIL LN	198.68
323-622-005-000	2326 PINTAIL LN	198.68
323-622-006-000	2328 PINTAIL LN	198.68
323-622-007-000	2332 PINTAIL LN	198.68
323-622-008-000	2338 PINTAIL LN	198.68
323-622-009-000	2342 PINTAIL LN	198.68
323-622-010-000	2346 PINTAIL LN	198.68
323-622-011-000	2350 PINTAIL LN	198.68
323-622-012-000	2354 PINTAIL LN	198.68
323-622-013-000	2356 PINTAIL LN	198.68
323-622-014-000	2368 GREEN WING LN	198.68
323-622-015-000	2374 GREEN WING LN	198.68
323-622-016-000	2378 GREEN WING LN	198.68
323-622-017-000	2366 DRAKE CT	198.68
323-622-018-000	2368 DRAKE CT	198.68
323-622-019-000	2367 DRAKE CT	198.68
323-622-020-000	2365 DRAKE CT	198.68
323-622-021-000	2363 DRAKE CT	198.68
323-622-022-000	2361 DRAKE CT	198.68
323-622-023-000	2355 DRAKE CT	198.68
323-622-024-000	2351 DRAKE CT	198.68
323-622-025-000	2345 DRAKE CT	198.68
323-622-026-000	2341 DRAKE CT	198.68

Slight variances may occur due to rounding

City of Placerville
Orchard Hill LLMD 95-01
Final Billing Detail Report for Fiscal Year 2024/25

Assessor's Parcel Number	Site Address	Total Assessment
323-622-027-000	2335 DRAKE CT	198.68
323-622-028-000	2331 DRAKE CT	198.68
323-631-001-000	2354 DAVIS CT	198.68
323-631-002-000	2355 DAVIS CT	198.68
323-631-003-000	2353 DAVIS CT	198.68
323-631-004-000	2351 DAVIS CT	198.68
323-631-005-000	2345 DAVIS CT	198.68
323-631-006-000	2341 DAVIS CT	198.68
323-631-007-000	2337 DAVIS CT	198.68
323-631-008-000	2333 DAVIS CT	198.68
323-631-009-000	2329 DAVIS CT	198.68
323-631-010-000	2325 DAVIS CT	198.68
323-631-011-000	2319 DAVIS CT	198.68
323-631-012-000	2315 DAVIS CT	198.68
323-631-013-000	2309 DAVIS CT	198.68
323-631-014-000	2305 DAVIS CT	198.68
323-631-015-000	2300 DAVIS CT	198.68
323-631-016-000	2304 DAVIS CT	198.68
323-631-017-000	2306 DAVIS CT	198.68
323-631-018-000	2310 DAVIS CT	198.68
323-631-019-000	2316 DAVIS CT	198.68
323-631-020-000	2322 DAVIS CT	198.68
323-631-021-000	2330 DAVIS CT	198.68
323-631-022-000	2336 DAVIS CT	198.68
323-631-023-000	2340 DAVIS CT	198.68
323-631-024-000	2344 DAVIS CT	198.68
323-631-025-000	2350 DAVIS CT	198.68
323-631-026-000	2341 GREEN WING LN	198.68
323-631-027-000	2339 GREEN WING LN	198.68
323-631-028-000	2337 GREEN WING LN	198.68
323-631-029-000	2335 GREEN WING LN	198.68
323-631-030-000	2331 GREEN WING LN	198.68
323-631-031-000	2327 GREEN WING LN	198.68
323-631-032-000	2321 GREEN WING LN	198.68
323-631-033-000	2315 GREEN WING LN	198.68
323-631-034-000	2311 GREEN WING LN	198.68
323-631-035-000	2309 GREEN WING LN	198.68
323-631-036-000	2303 GREEN WING LN	198.68
323-632-001-000	2300 GREEN WING LN	198.68
323-632-002-000	2304 GREEN WING LN	198.68
323-632-003-000	2310 GREEN WING LN	198.68
323-632-004-000	2312 GREEN WING LN	198.68

Slight variances may occur due to rounding

City of Placerville
Orchard Hill LLMD 95-01
Final Billing Detail Report for Fiscal Year 2024/25

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