

CITY OF PLACERVILLE

Fiscal Year 2026/27 Engineer's Report For:

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

April 2026

**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

Nicole Gotberg, Mayor

Jackie Neau, Vice Mayor

John Clerici, Councilmember

David Yarbrough, Councilmember

Ryan Carter, Councilmember

City Staff

Dave Warren, City Manager

Mona Ebrahimi, City Attorney

Natalie Tornincasa, Interim Director of Finance

NBS

Danielle Wood, Client Services Director

Corina Chavez, Project Manager

Yajaira Gonzalez, Administrator

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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 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 2026/27 is as follows:

Description	Budget Amount
Servicing & Maintenance / Site #1 Orchard Hill Park	\$9,845.00
Servicing & Maintenance / Site #2 On-site Landscape Areas	7,200.00
Servicing & Maintenance / Site #3 Off-site Landscape Areas	819.04
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 2026/27.

Fiscal Year	Maximum Rate	Actual Rate
2022/23	\$198.68	\$198.68
2023/24	198.68	198.68
2024/25	198.68	198.68
2025/26	198.68	198.68
2026/27	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 T10N, R10E, MDM.

BEING PARCEL 2 OF PARCEL MAP 42-148

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

JUNE 1996 SCALE 1"=60'

PATTERSON DEVELOPMENT

SHEET 3 OF 8

BASIS OF BEARINGS

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



CITY OF PLACERVILLE
O.R. 0823-357

LEGEND

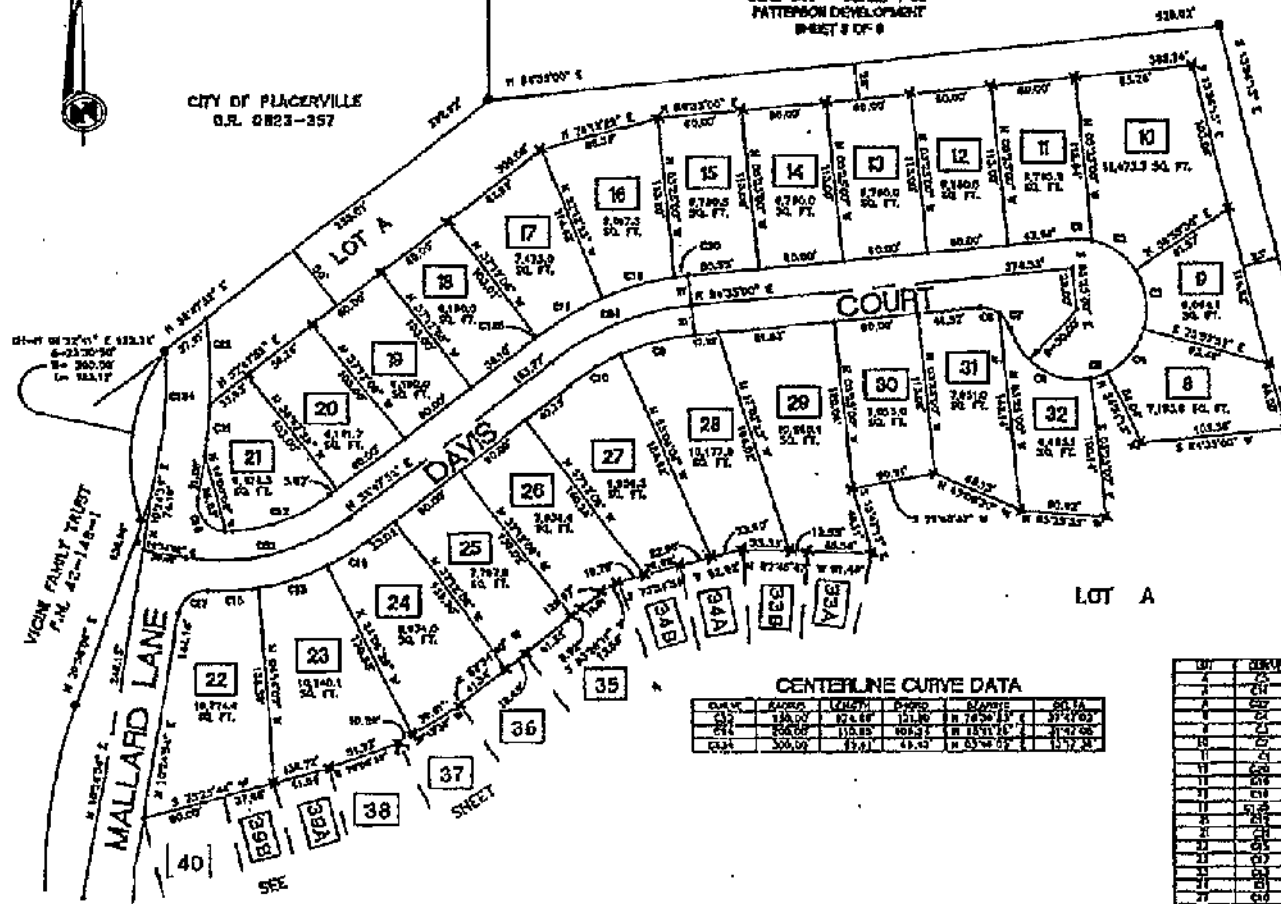
72 ASSESSMENT NUMBER

REFERENCES

P.M. 42-148
R.3 97-110

BAKER
O.R. 2511-358

BEILMANN
O.R. 1996-764



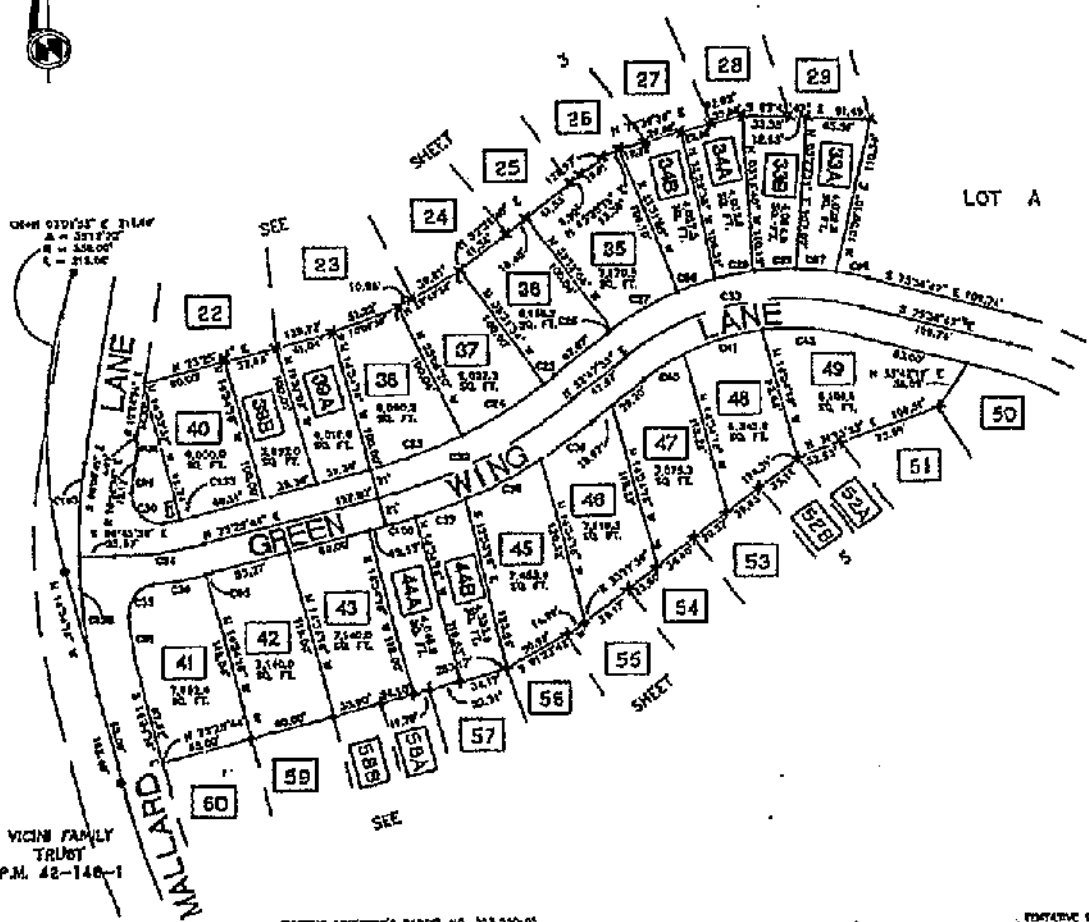
CENTERLINE CURVE DATA

STATION	BEARING	LENGTH	PIERCED	CHORD	CHORD BEARING
1+00	S 89° 00' 00" E	100.00	100.00	100.00	S 89° 00' 00" E
2+00	S 89° 00' 00" E	100.00	100.00	100.00	S 89° 00' 00" E
3+00	S 89° 00' 00" E	100.00	100.00	100.00	S 89° 00' 00" E

LOT CURVE DATA

LOT	AREA	PERIMETER	PERIMETER BEARING	PERIMETER LENGTH	PERIMETER AREA
10	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
11	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
12	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
13	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
14	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
15	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
16	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
17	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
18	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
19	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
20	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
21	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
22	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
23	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
24	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
25	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
26	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
27	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
28	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
29	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
30	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
31	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
32	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
33	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
34	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
35	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
36	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
37	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
38	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
39	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3
40	11,473.3	1,147.3	S 89° 00' 00" E	1,147.3	11,473.3

ASSESSMENT DIAGRAM
ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95 - 01
 BEING A PORTION OF SECTION 11 AND 14 T.10N., R.10E., M.3M.
 BEING PARCEL 2 OF PARCEL MAP 42-148
 CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA
 JUNE 1996 SCALE: 1/2" = 10'
 PATTERSON DEVELOPMENT
 SHEET 4 OF 5



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

EXISTING ASSessor'S PARCEL NO. 513,150-05

BASIS OF BEARINGS
 THE MERIDIAN OF THIS SURVEY IS PARALLEL 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. 17-410

LOT CURVE DATA

LOT	CURVE	BEARING	LENGTH	CHORD	ANGLE	BEARING	LENGTH
22	C20	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
23	C21	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
24	C22	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
25	C23	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
26	C24	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
27	C25	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
28	C26	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
29	C27	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
30	C28	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
31	C29	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
32	C30	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
33	C31	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
34	C32	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
35	C33	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
36	C34	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
37	C35	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
38	C36	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
39	C37	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
40	C38	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
41	C39	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
42	C40	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
43	C41	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
44	C42	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
45	C43	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
46	C44	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
47	C45	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
48	C46	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
49	C47	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
50	C48	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
51	C49	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
52	C50	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
53	C51	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
54	C52	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
55	C53	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
56	C54	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
57	C55	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
58	C56	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
59	C57	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
60	C58	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31

CENTERLINE CURVE DATA

LOT	CURVE	BEARING	LENGTH	CHORD	ANGLE	BEARING	LENGTH
22	C20	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
23	C21	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
24	C22	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
25	C23	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
26	C24	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
27	C25	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
28	C26	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
29	C27	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
30	C28	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
31	C29	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
32	C30	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
33	C31	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
34	C32	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
35	C33	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
36	C34	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
37	C35	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
38	C36	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
39	C37	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
40	C38	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
41	C39	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
42	C40	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
43	C41	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
44	C42	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
45	C43	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
46	C44	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
47	C45	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
48	C46	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
49	C47	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
50	C48	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
51	C49	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
52	C50	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
53	C51	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
54	C52	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
55	C53	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
56	C54	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
57	C55	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
58	C56	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
59	C57	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31
60	C58	S 20°00' E	31.31	31.31	0°00'	S 20°00' E	31.31

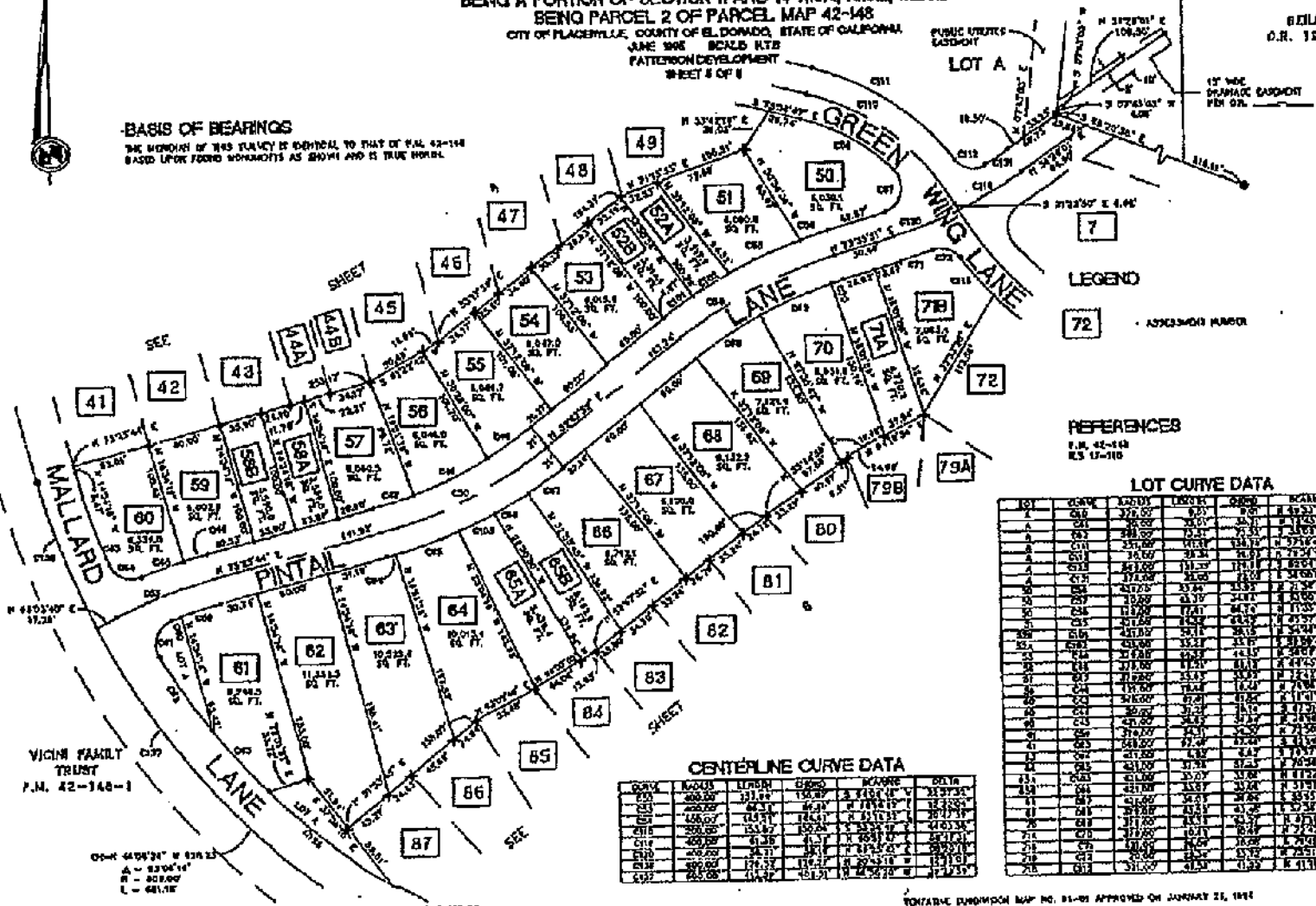
POSITIVE SURVEYOR MAP NO. 91-26 APPROVED ON JANUARY 23, 1994

ASSESSMENT DIAGRAM
ORCHARD HILL LANDSCAPING AND LIGHTING DISTRICT 95- 01
 BEING A PORTION OF SECTION 11 AND 14 T.10N. R.10E. MDAL.
 BEING PARCEL 2 OF PARCEL MAP 42-148
 CITY OF PLACEMILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA
 JUNE 1996 BEALD R/TZ
 PATTERSON DEVELOPMENT
 SHEET 8 OF 8

BEILMANN
 O.R. 1998-756



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



LEGEND

72 - ASSESSMENT PARCEL

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

LOT CURVE DATA

LOT	CURVE	CHORD	LENGTH	BEARING	BEARING	BEARING	BEARING
41	C1	100.00	100.00	0.00	0.00	0.00	0.00
42	C2	100.00	100.00	0.00	0.00	0.00	0.00
43	C3	100.00	100.00	0.00	0.00	0.00	0.00
44	C4	100.00	100.00	0.00	0.00	0.00	0.00
45	C5	100.00	100.00	0.00	0.00	0.00	0.00
46	C6	100.00	100.00	0.00	0.00	0.00	0.00
47	C7	100.00	100.00	0.00	0.00	0.00	0.00
48	C8	100.00	100.00	0.00	0.00	0.00	0.00
49	C9	100.00	100.00	0.00	0.00	0.00	0.00
50	C10	100.00	100.00	0.00	0.00	0.00	0.00
51	C11	100.00	100.00	0.00	0.00	0.00	0.00
52	C12	100.00	100.00	0.00	0.00	0.00	0.00
53	C13	100.00	100.00	0.00	0.00	0.00	0.00
54	C14	100.00	100.00	0.00	0.00	0.00	0.00
55	C15	100.00	100.00	0.00	0.00	0.00	0.00
56	C16	100.00	100.00	0.00	0.00	0.00	0.00
57	C17	100.00	100.00	0.00	0.00	0.00	0.00
58	C18	100.00	100.00	0.00	0.00	0.00	0.00
59	C19	100.00	100.00	0.00	0.00	0.00	0.00
60	C20	100.00	100.00	0.00	0.00	0.00	0.00
61	C21	100.00	100.00	0.00	0.00	0.00	0.00
62	C22	100.00	100.00	0.00	0.00	0.00	0.00
63	C23	100.00	100.00	0.00	0.00	0.00	0.00
64	C24	100.00	100.00	0.00	0.00	0.00	0.00
65	C25	100.00	100.00	0.00	0.00	0.00	0.00
66	C26	100.00	100.00	0.00	0.00	0.00	0.00
67	C27	100.00	100.00	0.00	0.00	0.00	0.00
68	C28	100.00	100.00	0.00	0.00	0.00	0.00
69	C29	100.00	100.00	0.00	0.00	0.00	0.00
70	C30	100.00	100.00	0.00	0.00	0.00	0.00
71	C31	100.00	100.00	0.00	0.00	0.00	0.00
72	C32	100.00	100.00	0.00	0.00	0.00	0.00
73	C33	100.00	100.00	0.00	0.00	0.00	0.00
74	C34	100.00	100.00	0.00	0.00	0.00	0.00
75	C35	100.00	100.00	0.00	0.00	0.00	0.00
76	C36	100.00	100.00	0.00	0.00	0.00	0.00
77	C37	100.00	100.00	0.00	0.00	0.00	0.00
78	C38	100.00	100.00	0.00	0.00	0.00	0.00
79	C39	100.00	100.00	0.00	0.00	0.00	0.00
80	C40	100.00	100.00	0.00	0.00	0.00	0.00
81	C41	100.00	100.00	0.00	0.00	0.00	0.00
82	C42	100.00	100.00	0.00	0.00	0.00	0.00
83	C43	100.00	100.00	0.00	0.00	0.00	0.00
84	C44	100.00	100.00	0.00	0.00	0.00	0.00
85	C45	100.00	100.00	0.00	0.00	0.00	0.00
86	C46	100.00	100.00	0.00	0.00	0.00	0.00
87	C47	100.00	100.00	0.00	0.00	0.00	0.00
7A	C48	100.00	100.00	0.00	0.00	0.00	0.00
7B	C49	100.00	100.00	0.00	0.00	0.00	0.00
79A	C50	100.00	100.00	0.00	0.00	0.00	0.00
79B	C51	100.00	100.00	0.00	0.00	0.00	0.00

CENTERLINE CURVE DATA

CURVE	BEARING	LENGTH	CHORD	BEARING	DELTA
C1	0.00	100.00	100.00	0.00	0.00
C2	0.00	100.00	100.00	0.00	0.00
C3	0.00	100.00	100.00	0.00	0.00
C4	0.00	100.00	100.00	0.00	0.00
C5	0.00	100.00	100.00	0.00	0.00
C6	0.00	100.00	100.00	0.00	0.00
C7	0.00	100.00	100.00	0.00	0.00
C8	0.00	100.00	100.00	0.00	0.00
C9	0.00	100.00	100.00	0.00	0.00
C10	0.00	100.00	100.00	0.00	0.00
C11	0.00	100.00	100.00	0.00	0.00
C12	0.00	100.00	100.00	0.00	0.00
C13	0.00	100.00	100.00	0.00	0.00
C14	0.00	100.00	100.00	0.00	0.00
C15	0.00	100.00	100.00	0.00	0.00
C16	0.00	100.00	100.00	0.00	0.00
C17	0.00	100.00	100.00	0.00	0.00
C18	0.00	100.00	100.00	0.00	0.00
C19	0.00	100.00	100.00	0.00	0.00
C20	0.00	100.00	100.00	0.00	0.00
C21	0.00	100.00	100.00	0.00	0.00
C22	0.00	100.00	100.00	0.00	0.00
C23	0.00	100.00	100.00	0.00	0.00
C24	0.00	100.00	100.00	0.00	0.00
C25	0.00	100.00	100.00	0.00	0.00
C26	0.00	100.00	100.00	0.00	0.00
C27	0.00	100.00	100.00	0.00	0.00
C28	0.00	100.00	100.00	0.00	0.00
C29	0.00	100.00	100.00	0.00	0.00
C30	0.00	100.00	100.00	0.00	0.00
C31	0.00	100.00	100.00	0.00	0.00
C32	0.00	100.00	100.00	0.00	0.00
C33	0.00	100.00	100.00	0.00	0.00
C34	0.00	100.00	100.00	0.00	0.00
C35	0.00	100.00	100.00	0.00	0.00
C36	0.00	100.00	100.00	0.00	0.00
C37	0.00	100.00	100.00	0.00	0.00
C38	0.00	100.00	100.00	0.00	0.00
C39	0.00	100.00	100.00	0.00	0.00
C40	0.00	100.00	100.00	0.00	0.00
C41	0.00	100.00	100.00	0.00	0.00
C42	0.00	100.00	100.00	0.00	0.00
C43	0.00	100.00	100.00	0.00	0.00
C44	0.00	100.00	100.00	0.00	0.00
C45	0.00	100.00	100.00	0.00	0.00
C46	0.00	100.00	100.00	0.00	0.00
C47	0.00	100.00	100.00	0.00	0.00
C48	0.00	100.00	100.00	0.00	0.00
C49	0.00	100.00	100.00	0.00	0.00
C50	0.00	100.00	100.00	0.00	0.00
C51	0.00	100.00	100.00	0.00	0.00

FOR THE DUDMAN MAP NO. 81-82 APPROVED ON JANUARY 22, 1991

VICIN FAMILY TRUST
 P.M. 42-148-1
 CH&M 44°00'30" W 626.23
 A - 83°04'14"
 B - 303.00'
 C - 681.18'

DEFINING ADJACENT PARCEL NO. 313, 319, 320

5. ASSESSMENT ROLL

The following pages contain the Fiscal Year 2026/27 assessment roll for the District.

City of Placerville
Orchard Hill LLMD 95-01
Final Billing Detail Report for Fiscal Year 2026/27

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 2026/27

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 2026/27

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