

CITY OF PLACERVILLE

Fiscal Year 2020/21 Engineer's Report For:

Cottonwood Park Subdivision

Landscaping and Lighting

Maintenance District No. 99-01

April 2020

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

City of Placerville
Cottonwood Park Subdivision Lighting and Landscaping
Maintenance District No. 99-01
3101 Center Street
Placerville, California 95667
Phone - (530) 642-5223
Fax - (530) 642-5255

City Council

Michael Saragosa, Mayor
Dennis Thomas, Vice Mayor
Mark Acuna, Councilmember
Patty Borelli, Councilmember
Kara Taylor, Councilmember

City Staff

M. Cleve Morris, City Manager
John Driscoll, City Attorney
Dave Warren, Assistant City Manager/Director of Finance

NBS

Sara Mares, 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	4
3.3 Annual Inflator.....	4
4. Assessment Diagram.....	5
4.1 Boundary	5
4.2 Diagram	5
5. Assessment Roll.....	6

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 2020/21 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 2020/21.

3.1 Historical Rates

The following table provides the maximum and actual levy rates per EDU for the Fiscal Year 2020/21 and past five fiscal years:

Fiscal Year	Maximum Rate	Actual Rate ⁽¹⁾
2015/16	99.69	99.69
2016/17	99.69	99.69
2017/18	99.69	99.69
2018/19	99.69	99.69
2019/20	99.69	99.69
2020/21	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.

① FND 2 QLP NOT MARKED SET 1 1/2 QLP IN PLACE OF, STAMPED P.O.E. 30342-1961
 ② FND 1 1/2 QLP, STAMPED P.O.E. 28942-1961
 ③ FND 1 1/2 QLP, STAMPED P.O.E. 22380-1960
 ④ FND 1 1/2 QLP, P.C.S. LAMINATED
 ⑤ FND 1 1/4 LB, NOT MARKED SET 1 1/2 QLP OVER TOP, STAMPED P.O.E. 28842-1961
 ⑥ FND 1 QLP, STAMPED P.O.E. 28842
 ⑦ FND 1 QLP, STAMPED P.O.E. 22380
 ⑧ FND TAP BO BOLT NOT MARKED
 ⑨ FND 2 1/2 QLP, NOT MARKED SET 1 1/2 QLP, OVER TOP, STAMPED P.O.E. 28942-1961
 ⑩ FND 2 1/2 QLP, STAMPED P.O.E. 28842-1961
 ⑪ FND 2 1/2 QLP, STAMPED L.B. 28842-1978
 ⑫ FND 2 1/2 QLP, STAMPED L.B. 28842-1960
 ⑬ FND 2 1/2 QLP, STAMPED L.B. 28842-1966
 ⑭ FND 2 1/2 QLP, STAMPED L.B. 28842-1960
 ⑮ FND 2 1/2 QLP, STAMPED P.O.E. 21880
 ⑯ FND 2 1/2 QLP, STAMPED L.B. 41197
 ⑰ FND 2 1/2 QLP, WOOD PLUG, SET 1 1/2 QLP, STAMPED P.O.E. 28842-1961
 ⑱ FND 2 1/2 PEGS IN 1/2 CAP, STAMPED L.B. 3278-1978
 ⑲ FND 2 1/2 PEGS IN 1/2 CAP, STAMPED P.O.E. 32180-1980
 ⑳ FND 2 1/2 PEGS IN 1/2 CAP, STAMPED P.O.E. 28842
 ㉑ FND 2 1/2 PEGS IN 1/2 MARKED SET 1 1/2 QLP, OVER TOP, STAMPED P.O.E. 28842-1961
 ㉒ FND 1/2 PEGS IN 1/2 CAP, STAMPED P.O.E. 32180-1980
 ㉓ FND AS BEHIND
 SET 1 1/2 QLP, STAMPED 28842
 FND 2 1/2 PEGS IN 1/2 CAP, STAMPED 28842
 COMBINATION POINT NOT IN SET AND NOT IN SET SET

16	N43°7'00"W	38.50
20	N49°45'00"E	60.20
21	N33°50'00"E	103.50
22	N18°32'07"E	61.00
23	N01°38'30"W	172.55
24	S60°23'17"W	40.00
25	S39°14'30"E	47.50
26	S31°18'51"W	111.33
27	S04°42'18"W	60.00
28	S09°30'20"E	60.00

MICHAEL
O.R. 0012-974
P.M. 5-148-B

PATTERSON
D.R. 2841-279

BENAVIDEZ
R. 1391-383
LOT 20

ZONE

APN 002-051-27
TRACT 1 - R.S. 19-16
17.38 ACRES

ZONE 2

APN 002-071-33
PARCEL 1 - PM 48-99
2.23 ACRES

GRAYSON
D.R. 2425-695
P.M. 1-1-3

LOAD AND PUBLIC
LINES EASEMENT
PER P 14. 8-101

SHEARER & COCKRELL
O.R. 4802-528

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 48 AT 99
AND TRACT 1 OF R.S. 19-16
CITY OF PLACERVILLE, COUNTY OF EL DORADO, STATE OF CALIFORNIA
PREPARED BY PATTERSON DEVELOPMENT
JULY 19, 1998, SCALE: 1"=100'
SHEET 1 OF 2

RECORDED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF PLACERVILLE,
THIS _____ DAY OF _____, 19____.

JEFFREY B. CROWTIZ P.O.B. 45156
CITY BROWNER
CITY OF PLACERVILLE
LICENSE EXPIRATION DATE: 8-30-02

A ASSESSMENT IT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF PLACERVILLE ON THE LOTS, PEGS, AND PARCELS OF LAND SHOWN ON THE ASSESSMENT DIAGRAM, SAID ASSESSMENT DIAGRAM WAS LEVIED ON THE _____ DAY OF _____, 19____, SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF PLACERVILLE ON THE _____ DAY OF _____, 19____. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE CITY ENGINEER FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THE ASSESSMENT DIAGRAM.

SUBAN ZITO, DEPUTY CITY CLERK
CITY OF FLAGSTADVILLE

FILED THIS _____ DAY OF _____, 19____, AT THE HOUR OF _____
(CLOCK) P.M. IN BOOK _____ OF MAPS OF ASSEMBLY DISTRICT 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. SCHULTZ
COUNTY RECORDER, CLERK
COURT OF EL DORADO, STATE OF CALIFORNIA

BY:
DATE: 

5. ASSESSMENT ROLL

The following pages contain the Fiscal Year 2020/21 assessment roll for the District.

City of Placerville
Cottonwood Park Subdivision LLMD 99-01
Preliminary Billing Detail Report for the 08/01/2020 Billing

Account ID	Property ID	DB	Levy	Other	Total
002-071-041-000	002-071-041-000		\$5,831.86	\$0.00	\$5,831.86
002-071-050-000	002-071-050-000		4,037.44	0.00	4,037.44
002-400-001-000	002-400-001-000		99.69	(0.01)	99.68
002-400-002-000	002-400-002-000		99.69	(0.01)	99.68
002-400-003-000	002-400-003-000		99.69	(0.01)	99.68
002-400-004-000	002-400-004-000		99.69	(0.01)	99.68
002-400-005-000	002-400-005-000		99.69	(0.01)	99.68
002-400-006-000	002-400-006-000		99.69	(0.01)	99.68
002-400-007-000	002-400-007-000		99.69	(0.01)	99.68
002-400-008-000	002-400-008-000		99.69	(0.01)	99.68
002-400-009-000	002-400-009-000		99.69	(0.01)	99.68
002-400-010-000	002-400-010-000		99.69	(0.01)	99.68
002-400-011-000	002-400-011-000		99.69	(0.01)	99.68
002-400-012-000	002-400-012-000		99.69	(0.01)	99.68
002-400-013-000	002-400-013-000		99.69	(0.01)	99.68
002-400-014-000	002-400-014-000		99.69	(0.01)	99.68
002-400-015-000	002-400-015-000		99.69	(0.01)	99.68
002-400-016-000	002-400-016-000		99.69	(0.01)	99.68
002-400-017-000	002-400-017-000		99.69	(0.01)	99.68
002-400-018-000	002-400-018-000		99.69	(0.01)	99.68
002-400-019-000	002-400-019-000		99.69	(0.01)	99.68
002-400-020-000	002-400-020-000		99.69	(0.01)	99.68
002-410-001-000	002-410-001-000		99.69	(0.01)	99.68
002-410-002-000	002-410-002-000		99.69	(0.01)	99.68
002-410-003-000	002-410-003-000		99.69	(0.01)	99.68
002-410-004-000	002-410-004-000		99.69	(0.01)	99.68
002-410-005-000	002-410-005-000		99.69	(0.01)	99.68
002-410-006-000	002-410-006-000		99.69	(0.01)	99.68
002-410-008-000	002-410-008-000		99.69	(0.01)	99.68
002-410-009-000	002-410-009-000		99.69	(0.01)	99.68
002-410-010-000	002-410-010-000		99.69	(0.01)	99.68
002-410-011-000	002-410-011-000		99.69	(0.01)	99.68
002-410-012-000	002-410-012-000		99.69	(0.01)	99.68
002-410-013-000	002-410-013-000		99.69	(0.01)	99.68
002-410-014-000	002-410-014-000		99.69	(0.01)	99.68
002-410-015-000	002-410-015-000		99.69	(0.01)	99.68
002-410-016-000	002-410-016-000		99.69	(0.01)	99.68
002-420-001-000	002-420-001-000		99.69	(0.01)	99.68
002-420-002-000	002-420-002-000		99.69	(0.01)	99.68

City of Placerville
Cottonwood Park Subdivision LLMD 99-01
Preliminary Billing Detail Report for the 08/01/2020 Billing

Account ID	Property ID	DB	Levy	Other	Total
002-420-003-000	002-420-003-000		99.69	(0.01)	99.68
002-420-004-000	002-420-004-000		99.69	(0.01)	99.68
002-420-005-000	002-420-005-000		99.69	(0.01)	99.68
002-420-006-000	002-420-006-000		99.69	(0.01)	99.68
002-420-007-000	002-420-007-000		199.38	0.00	199.38
002-420-008-000	002-420-008-000		99.69	(0.01)	99.68
45 Accounts			\$14,255.66	(\$0.42)	\$14,255.24