



**CITY OF VALLEJO**  
**LANDSCAPE MAINTENANCE DISTRICTS**

**OVERVIEW REPORT**

FISCAL YEAR 2019-2020

APRIL 2019

PURSUANT TO THE IMPROVEMENT ACT OF 1911

PREPARED BY:

**SCI Consulting Group**  
4745 MANGELS BOULEVARD  
FAIRFIELD, CALIFORNIA 94534  
PHONE 707.430.4300  
FAX 707.430.4319  
[www.sci-cg.com](http://www.sci-cg.com)

(THIS PAGE INTENTIONALLY LEFT BLANK.)

## TABLE OF CONTENTS

---

|   |            |
|---|------------|
| <b>TABLE OF CONTENTS</b> .....                        | <b>III</b> |
| <b>INTRODUCTION</b> .....                             | <b>1</b>   |
| OVERVIEW .....  | 1          |
| ASSESSMENT PROCESS .....                              | 2          |
| OVERVIEW REPORT .....                                 | 2          |
| <b>LEGAL REQUIREMENTS</b> .....                       | <b>3</b>   |
| <b>METHOD OF APPORTIONMENT</b> .....                  | <b>4</b>   |
| METHOD OF APPORTIONMENT .....                         | 4          |
| DISCUSSION OF BENEFIT .....                           | 4          |
| GENERAL VERSUS SPECIAL BENEFIT .....                  | 5          |
| BENEFIT FINDING.....                                  | 5          |
| <b>BUDGET DEFINITIONS</b> .....                       | <b>8</b>   |
| <b>DESCRIPTION OF THE DISTRICTS AND BUDGETS</b> ..... | <b>12</b>  |
| CIMARRON HILLS – MADIGAN RANCH .....                  | 12         |
| COLLEGE HILLS.....                                    | 15         |
| SEA VIEW (COSTA DEL RIO).....                         | 18         |
| GLEN COVE I & II.....                                 | 21         |
| GREENMONT – SEAPORT HILLS .....                       | 24         |
| HUNTER RANCH I/II .....                               | 27         |
| MONICA PLACE .....                                    | 30         |
| RIDGECREST .....                                      | 33         |
| SOMERSET HIGHLANDS (I/II).....                        | 36         |
| SOMERSET HIGHLANDS III .....                          | 39         |
| SPRINGTREE .....                                      | 42         |
| SUMMIT II .....                                       | 45         |
| TOWN & COUNTRY .....                                  | 48         |
| WOODRIDGE .....                                       | 51         |

(THIS PAGE INTENTIONALLY LEFT BLANK.)

## INTRODUCTION

---

### OVERVIEW

The City of Vallejo (the “City”) annually levies and collects special assessments in order to provide and maintain the improvements within the fourteen (14) separate landscape maintenance districts (“District” or “Districts”). The Districts have been formed between the years 1977 and 1981 pursuant to the Improvement Act of 1911, Part 3 of Division 7 of the California Streets and Highways Code (the “1911 Act”). The Districts are as follows:

- Cimarron Hills/Madigan Ranch
- College Hills
- Seaview (Costa del Rio)
- Glen Cove I/II
- Greenmont-Seaport Hills
- Hunter Ranch I/II
- Monica Place
- Ridegecrest
- Somerset I/II
- Somerset III
- Springtree
- Summit II
- Town & Country I
- Woodridge

This Overview Report (the “Report”) describes the Districts, any changes to the Districts, and the proposed assessments for Fiscal Year 2019-2020. The proposed assessments are based on the estimated cost to maintain the improvements within each District. The Report also details each District’s landscaped improvements, financial information, budget and boundaries.

The Report contains a section for recommendations and analysis based on the financial information presented for each District.

The various improvements provided and assessed within each District may include local street lighting, local landscaping improvements and special services. All local landscaping improvements maintained by the Districts and associated with each District were either installed as a condition of development for properties within the District or were installed for the benefit of the properties within the Districts. The landscaping improvements associated with each District may include parkways, perimeters, entryways, medians, slopes, retention and detention basin areas, internal landscaped amenities, neighborhood parks, open space areas and other easements and public right-of-ways within the Districts.

Improvements within each District may also include turf, ground cover, shrubs and trees, irrigation systems, lighting, water features, entry monuments, drainage systems and associated appurtenances. Special services provided include tree trimming, graffiti removal,

weed abatement and landscape maintenance of flood control areas, operations, administration and all services and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

Similar to landscape improvements, street lighting improvements funded through District assessments were installed for the benefit of properties within each of the Districts. The assessments in each District provide for the maintenance, operation and energy costs related to their specific street light improvements.

## **ASSESSMENT PROCESS**

This Report was prepared to establish the budgets for the continued maintenance and services expenditures that would be funded by the proposed 2019-2020 assessments. This Report and the proposed assessments have been made pursuant to the provisions of the 1911 Act.

In each subsequent year for which the assessments will be continued, the City must determine the budgets and costs for the upcoming year and allocate these costs to parcels within each District. This Report includes this information. After the Report is completed, the Council may approve the proposed assessments and establish the date for a public hearing on the continuation of the assessments. If the Council approves the proposed assessments by resolution, a notice of public hearing must be published in a local paper.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for June 11, 2019. At this hearing, the Council would consider approval of a resolution ordering the levy of assessments for fiscal year 2019-2020. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2019-2020.

## **OVERVIEW REPORT**

Beginning in 2011-12, SCI Consulting Group became the Assessment Engineer for these Assessments. To maintain an accurate reference and legally defensible record of the Assessments, pertinent language used in the previous Overview Reports has been retained herein, and the fundamental methodology has been maintained, essentially verbatim. (In most cases, language taken from the previous Overview Report is shown in Times New Roman, 10 pt. Font.)

## LEGAL REQUIREMENTS

---

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1911 Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

The 1911 Act provides that assessments be determined by applying the established assessment rate to each one hundred dollars of assessed value of each parcel.

On November 5, 1996, California voters approved Proposition 218, which subsequently became a California Constitutional Amendment (Articles XIIC and XIID). Proposition 218 established additional requirements with respect to taxes, fees and assessments levied by California agencies. All new and existing assessments (with some exceptions) are required to comply with the substantive and procedural requirements of Article XIIC & XIID.

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the existing assessment amount (the maximum assessment rate for each District identified in this Report) is exempt from the procedural requirements Article XIID Section 4.

The current maximum assessment rates per each one hundred dollars of assessed value of each parcel were originally approved by the property owners. Accordingly, any assessment amount equal to or below the maximum amount is considered an exempt assessment pursuant to Article XIID Section 5(b). The annual assessments for this fiscal year 2019-2020 are significantly less than the maximum assessment allowed. The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate for each District. Any proposed new or increased assessment that exceeds the current maximum assessment shall comply with all provisions of Article XIID Section 4 including a property owner protest proceeding (property owner assessment balloting).

## METHOD OF APPORTIONMENT

---

### METHOD OF APPORTIONMENT

Assessments for the 1911 Act landscape maintenance districts of the City of Vallejo are determined by applying the established assessment rate to each one hundred dollars (\$100) of assessed value of each parcel. The word “parcel” refers to an individual property assigned its own Assessor Parcel Number by the Solano County Assessor’s Office. The Solano County Auditor/Controller uses Assessor Parcel Numbers and specific Fund Numbers to identify assessed properties on the tax roll. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required each year to keep these improvements in a healthy, vigorous, and satisfactory condition.

### DISCUSSION OF BENEFIT

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits.

Proposition 218, which added Article XIID of the California Constitution, provides as follows:

*“No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”*

Benefit categories have been established that represent the types of special benefit to residential, commercial, industrial and other lots and parcels resulting from the installation, maintenance and servicing lighting and landscaping improvements to be provided with the assessment proceeds. These categories of special benefit are summarized as follows:

- A. PROXIMITY TO IMPROVED LANDSCAPED AREAS AND OTHER PUBLIC IMPROVEMENTS WITHIN THE ASSESSMENT DISTRICTS.
- B. ACCESS TO IMPROVED LANDSCAPED AREAS AND OTHER PUBLIC IMPROVEMENTS WITHIN THE ASSESSMENT DISTRICTS.
- C. IMPROVED VIEWS WITHIN THE ASSESSMENT DISTRICTS.
- D. EXTENSION OF A PROPERTY’S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS.
- E. CREATION OF INDIVIDUAL LOTS FOR RESIDENTIAL AND COMMERCIAL USE THAT, IN ABSENCE OF THE ASSESSMENTS, WOULD NOT HAVE BEEN CREATED.

Case law interpreting Proposition 218 provides enhanced clarity to the definitions of special benefits to properties in three distinct areas:

- Proximity
- Expanded or improved access
- Views

This case law also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The case law also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

*the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).*

Proximity, improved access and views, in addition to the other special benefits listed above further strengthen the basis of these assessments.

#### **GENERAL VERSUS SPECIAL BENEFIT**

In absence of the assessments, the Improvements in the Districts would not be provided, so the Improvements are “over and above” what otherwise would be provided. Many of the parcels would not even exist if the assessments were not established because an assessment for the specific Improvements within the Districts was a condition of development approval.

All of the Assessment proceeds derived from the Districts will be utilized to fund the cost of providing a level of tangible “special benefits” in the form of landscaped parkways, landscaped medians, landscaped corridors, open space areas and other Improvements and costs incidental to providing the Improvements and collecting the Assessments.

Although these Improvements may be available to the general public at large, the permanent public Improvements in the Districts were specifically designed, located and created to provide additional and improved public resources for the direct advantage of property inside the Districts, and not the public at large. Other properties that are either outside the Districts or within the Districts and not assessed, do not enjoy the unique proximity, access, views and other special benefit factors described previously. Moreover, the homes in the Districts would not have been built if the Assessments were not established because an assessment for the Improvements was a condition of development approval.

#### **BENEFIT FINDING**

In summary, real property located within the boundaries of the Districts distinctly and directly benefits from closer proximity, access and views of Improvements funded by the Assessments, the creation of developable parcels and from the extension of usable land area provided by the assessments. The Improvements are specifically designed to serve properties in the Districts, not other properties or the public at large. The Districts have been

narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Districts receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Districts in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of property and make them more functional to use, safer and easier to access.

Without the Assessments, the public improvements within the Districts would not be maintained and would turn into brown, unmaintained and unusable public improvements and public lands. If this happened, it would create a significant and material negative impact on the desirability, utility and value of property in the Districts. Most importantly, without the Assessments, the developed properties would not exist, because the subdivisions and development proposals would not have been approved. The Improvements are, therefore, clearly above what otherwise would be provided and the Improvements uniquely and specially benefit parcels in the Districts in a way that is not enjoyed by the general public or other property. We therefore conclude that all the Improvements funded by the Assessment are of special benefit to the identified benefiting properties located within the Districts and that the value of the special benefits from such Improvements to property in the Districts reasonably exceeds the cost of the Assessments for every assessed parcel in the Districts. (In other words, as required by Proposition 218; the reasonable cost of the proportional special benefit conferred on each parcel reasonably exceeds the cost of the assessments.) Any general benefits to surrounding properties outside of the Districts, if there were any, are collateral and conferred concomitantly.

The original determination of benefits to property and the method of special benefit apportionment to property were developed by Willdan Financial Services when the Districts were originally approved by property owners as noted in the Description of Districts section of this Report. The description of benefits and the determination and apportionment of benefits to property in this Report are consistent with the original benefit determination and apportionment. The original method of apportionment of assessment and other relevant elements of the original Reports for the Districts are hereby incorporated by reference.

#### **Quantification of General Benefit**

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments - the funding must come from other sources.

The maintenance and servicing of these improvements is also partially funded, directly and indirectly from other sources including the City of Vallejo, Solano County and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. curbs, gutters and streets, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the assessments district.

The General Benefits from these Assessments may be quantified as illustrated in the following table.

| Benefit Factor   | Relative Weight | General Benefit Contribution | Relative General Benefit |
|--|-----------------|------------------------------|--------------------------|
| Creation of parcels                                    | 90              | 0%                           | 0                        |
| Proximity and access to open space and landscape areas | 5               | 10%                          | 0.5                      |
| Improved views   | 5               | 10%                          | 0.5                      |
|  | 100             |                              | 1                        |
| Total Calculated General Benefit =                     |                 |                              | 1.0%                     |

As a result, City of Vallejo will contribute at least 1% of the total budget from sources other than the assessment. This contribution offsets any general benefits from the assessment services.

This general benefit contribution is the sum of the following components:

The City of Vallejo owns, maintains, rehabilitates and replaces curb and gutter along the border of the Districts improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City of Vallejo towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

The City of Vallejo owns and maintains local public streets along the border of the Districts improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Vallejo towards general benefit from the maintenance of local public streets is conservatively estimated to be 1%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this "annuity" can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit is conservatively quantified at 1.0% which is more than offset by the total non-assessment contribution towards general benefit of 27%.

## BUDGET DEFINITIONS

---

The following provides a summary of the services and costs that are included in the District Budgets:

### DIRECT COSTS:

Contract Maintenance Costs — Includes all contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems, drainage systems, fencing, and entry monuments within the District. All improvements within the District are maintained and serviced on a regular basis.

Salaries & Benefits — Staff time devoted to managing and inspecting Districts. The Public Works LMD reimbursement is proportionally spread amongst twenty-seven (27) Districts based on each District's budgeted direct and maintenance expense, inspections as a percentage of total costs in these categories for all Districts. Inspection costs are budgeted directly to the District as Field Inspection based on the historical and projected time spent in the inspection efforts.

Services & Supplies - Vehicles, supplies and services devoted to managing and inspecting Districts.

Landscape Water — Utility costs for water required to irrigate landscaped areas.

Utilities — Includes the cost of the furnishing of electricity required for the irrigation systems and hardwire telephone connections at upgraded irrigation controllers, monitored by City Staff.

Landscape Rehabilitation & Vandalism — Landscape projects, which significantly benefit and upgrade a specific Landscape Maintenance District. These costs reflect only a proportional share of the entire cost of the project and are noted because the amount of design, planning, coordination and execution. This budget item represents a cost to the individual Landscape Maintenance District, which is representative and has been identified by the city as above normal routine landscape maintenance inspection.

Vandalism includes repairs and rehabilitation that are generally unforeseen and not normally included in the yearly maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, frost, etc. These upgrades could include replacing plant materials and/or renovation of irrigation or lighting systems.

Capital Projects – This item includes major repairs or capital improvement projects.

**ADMINISTRATION COSTS:**

Administration & Overhead — The cost allocation of all particular departments and staff of the City, for providing general support, services and operations related to the various districts, enterprises and accounts of the City.

County Administration Fee — This is the estimated cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per fund number plus a charge per assessment levied.

Professional Services — This is the estimated cost to the District for the Assessment Engineer to prepare this report and to calculate and submit the assessments to the Solano County Auditor's office.

**LEVY BREAKDOWN:**

Operating Reserve Collection/(Transfer) — This budget item is provided to illustrate collection by the District of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or when the County provides the City with the first installment of assessments collected from the property tax bills. Transfer amounts (Negative amounts) shown for this budget item represent transfers from the reserve fund that reduces the Balance to Levy. Maintaining an adequately funded reserve fund eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

Rehabilitation Fund Collection/(Transfer) — This budget item is provided to illustrate collection by the District of funds to cover costs of repairs, landscape maintenance that may be unforeseen and are not normally included in the yearly maintenance contract costs or for planned capital improvement projects. These amounts are held in or paid from the refurbishment/rehabilitation fund. Negative amounts shown for this budget item are transfers from the refurbishment/rehabilitation fund to be used to reduce the Balance to Levy. Transfer amounts (Negative amounts) will only occur after the planned projects have been completed and excess funds are being credited back to the District's regular accounts. The refurbishment/rehabilitation fund eliminates the need for the City to transfer funds from non-District accounts. The Rehabilitation fund can be utilized to cover operating costs should the revenue and reserve fund be insufficient.

Other Revenue Source — This item includes additional funds designated for the District that are not annual assessments. These funds are applied to reduce assessments, and may be from non-District or District sources including City General Fund Contributions and/or interest earnings. Any funds indicated on this line will be shown as a negative number indicating a reduction in the amount to be levied and represent funds that do not have to be repaid.

Balance to Levy — This is the total amount to be collected for the current fiscal year through assessments. The Balance to Levy represents the sum of Total Direct and Administration Costs, Reserve collections or transfers, Rehabilitation collections or transfers, contributions from other sources and contribution repayments. Only those costs related to the improvements identified as special benefits are levied and collected on the tax roll.

#### DISTRICTS STATISTICS:

Total Parcels Levied — The total number of parcels levied within the District boundary.

Anticipated Total Assessed Values/\$100 — The sum of all the assessed values of all parcels within the District as established by the Solano County Assessor's Office divided by \$100.

Rate per \$100 of AV — The established assessment rate to each one hundred dollars (\$100) of assessed value of each parcel.

Minimum Cost Recovery Rate per \$100 of AV — The estimated assessment rate to each one hundred dollars (\$100) of assessed value of each parcel to recover sufficient revenue for the District Direct, Administration and Rehabilitation costs.

#### FUND BALANCE INFORMATION:

Beginning Operating Reserve Fund Balance — The projected reserve fund balance as provided by the City of Vallejo.

Operating Reserve Fund Adjustments — Positive amounts shown for this budget item represent additions to the reserve fund from levy revenue exceeding the total of all Direct, District Administration and Rehabilitation Costs. Surplus levy revenue is allocated to the reserve fund until the balance is equivalent to six months of levy revenue. The reserve fund negative amounts shown for this budget item represent transfers from the reserve fund to be used to reduce the Balance to Levy as a result of total Direct and District Administration Costs exceeding total levy revenue. Additionally, negative amounts shown for this budget item may represent a reduction of the reserve fund balance in excess of six months of levy revenue; excess balances may be used to increase the refurbishment/rehabilitation fund.

Anticipated Operating Reserve Balance — The projected ending balance in the reserve fund as based on activity provided by the City of Vallejo. A negative Operating Reserve Fund balance represents cumulative contributions from the General Fund.

Beginning Rehabilitation Reserve Fund Balance — The projected rehabilitation fund balance as provided by the City of Vallejo.

Rehabilitation Reserve Fund Adjustments — Positive amounts shown for this budget item represents additions to the rehabilitation fund from levy revenue. The rehabilitation fund negative amounts shown for this budget item represent transfers from the rehabilitation fund to be used to reduce the Balance to Levy as a result of excess funds on project completion.

Anticipated Rehabilitation Reserve Balance — The projected ending balance in the rehabilitation fund as based on activity provided by the City of Vallejo. A negative Rehabilitation Reserve Fund balance represents cumulative contributions from the General Fund.

## DESCRIPTION OF THE DISTRICTS AND BUDGETS

---

### CIMARRON HILLS – MADIGAN RANCH

The Cimarron Hills – Madigan Ranch Landscape Maintenance District serves a residential neighborhood of ten developments located in northeast Vallejo. The District is fully developed.

#### SPECIAL DISTRICT FEATURES

- The District was formed in 1979.
- The District has 12 acres of native and ornamental ground cover, shrubbery and trees.
- The District has 13 acres of weed control and plantings.
- Weed control in open space areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$0.162, Maximum Rate: \$1.50.

#### BOUNDARIES

The District lies within the City of Vallejo, generally located within the area bounded by Fairgrounds Drive, Napa County line, Borges Lane, and Griffin Drive including open space below Highway 80.

#### IMPROVEMENTS

The District maintains landscaping and weed control on the following areas:

- Along Fairgrounds Drive near the intersection of Taper to the Napa County Line.
- Borges Lane to Griffin Drive.
- Open space below Highway 80 including the water tank site.

#### FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will

often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo   |                     |
|---|---------------------|
| Cimarron Hills / Madigan Ranch Landscape Maintenance District |                     |
| Fund Number 0189 (#171)                                       |                     |
| Estimate of Cost  |                     |
| Direct Costs  | 2019-20 Budget      |
| Contract Maintenance Costs                                    | \$49,855            |
| Salaries & Benefits   | \$25,272            |
| Services & Supplies   | \$2,406             |
| Landscape Water   | \$25,375            |
| Utilities   | \$1,400             |
| Landscape Rehabilitation / Vandalism                          | \$15,000            |
| Capital Projects  | \$0                 |
| <b>Total Direct Costs</b>                                     | <b>\$119,308</b>    |
| Administration Costs  |                     |
| Administration & Overhead                                     | \$12,212            |
| County Administration Fees                                    | \$0                 |
| Professional Fees   | \$1,642             |
| <b>Total Administration Costs</b>                             | <b>\$13,854</b>     |
| Collections / (Credits) Applied To Levy                       |                     |
| Total Direct and Administration Costs                         | \$133,162           |
| Contribution to / (from) Reserve Fund                         | \$0                 |
| Contribution to / (from) Rehabilitation Fund                  | \$191,558           |
| Contribution (from) General Fund / Other Revenue              | (\$7,611)           |
| <b>Balance to Levy</b>  | <b>\$317,109</b>    |
| District Statistics   |                     |
| Total Parcels   | 811                 |
| Total Parcels Levied  | 811                 |
| Anticipated Total Assessed Value / \$100                      | \$1,957,471.39      |
| Proposed Rate per \$100 of Assessed Value                     | \$0.162             |
| Maximum Rate per \$100 of Assessed Value                      | \$1.50              |
| <b>Total Assessment Levy</b>                                  | <b>\$317,110.37</b> |
| Fund Balance Information                                      |                     |
| Beginning Operating Reserve Fund Balance                      | \$66,581.00         |
| Operating Reserve Fund Adjustments                            | \$0.00              |
| <b>Anticipated Operating Reserve Fund Balance</b>             | <b>\$66,581.00</b>  |
| Beginning Rehabilitation Reserve Fund Balance                 | \$694,544.00        |
| Rehabilitation Reserve Fund Adjustments                       | \$191,558.00        |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b>        | <b>\$886,102.00</b> |
| <b>Anticipated Total Ending Fund Balance</b>                  | <b>\$952,683.00</b> |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded. The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.

## COLLEGE HILLS

The College Hills Landscape Maintenance District (District) is a residential neighborhood consisting of two developments located in northeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

- The District was formed in 1977.
- The District has 2 acres of ornamental and native ground cover, shrubbery, and trees.
- The District has 0.5 acre of weed control and plantings.
- Weed control in open space areas assists in fire protection.
- Concrete walkway and sound wall.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$0.100, Maximum Rate: \$1.50.

### BOUNDARIES

The District lies within the city of Vallejo, generally located within the area bounded by Fairgrounds Drive, Whitney Avenue, and Olympic Drive.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- Slope along the west side of Fairgrounds Drive, including the concrete walkway and sound wall.
- North side of Whitney Avenue, between Fairgrounds Drive and Pembroke Drive.
- Easement behind Chapman and above Frodham Circle up to the access walkway.

### FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                       |
|--|-----------------------|
| College Hills Landscape Maintenance District           |                       |
| Fund Number 0119 (#175)                                |                       |
| Estimate of Cost                                       |                       |
| <b>Direct Costs</b>                                    | <b>2019-20 Budget</b> |
| Contract Maintenance Costs                             | \$10,578              |
| Salaries & Benefits                                    | \$4,794               |
| Services & Supplies                                    | \$457                 |
| Landscape Water  | \$1,015               |
| Utilities  | \$790                 |
| Landscape Rehabilitation / Vandalism                   | \$5,000               |
| Capital Projects                                       | \$0                   |
| <b>Total Direct Costs</b>                              | <b>\$22,634</b>       |
| <b>Administration Costs</b>                            |                       |
| Administration & Overhead                              | \$2,317               |
| County Administration Fees                             | \$0                   |
| Professional Fees                                      | \$215                 |
| <b>Total Administration Costs</b>                      | <b>\$2,532</b>        |
| <b>Collections / (Credits) Applied To Levy</b>         |                       |
| Total Direct and Administration Costs                  | \$25,166              |
| Contribution to / (from) Reserve Fund                  | \$0                   |
| Contribution to / (from) Rehabilitation Fund           | \$18,306              |
| Contribution (from) General Fund / Other Revenue       | (\$1,998)             |
| <b>Balance to Levy</b>                                 | <b>\$41,474</b>       |
| <b>District Statistics</b>                             |                       |
| Total Parcels  | 213                   |
| Total Parcels Levied                                   | 213                   |
| Anticipated Total Assessed Value / \$100               | \$414,726.35          |
| Proposed Rate per \$100 of Assessed Value              | \$0.100               |
| Maximum Rate per \$100 of Assessed Value               | \$1.50                |
| <b>Total Assessment Levy</b>                           | <b>\$41,472.64</b>    |
| <b>Fund Balance Information</b>                        |                       |
| Beginning Operating Reserve Fund Balance               | \$12,583.00           |
| Operating Reserve Fund Adjustments                     | \$0.00                |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$12,583.00</b>    |
| Beginning Rehabilitation Reserve Fund Balance          | \$187,207.00          |
| Rehabilitation Reserve Fund Adjustments                | \$18,306.00           |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$205,513.00</b>   |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$218,096.00</b>   |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded. The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.
- Consider decreasing the assessment rate if direct costs are anticipated to remain at the current level.

## SEA VIEW (COSTA DEL RIO)

The District lies within the City of Vallejo, generally located within the area bounded by Seaport Drive, Seawind Drive, Moonraker Drive, Sea Crest, and Schooner Way.

### SPECIAL DISTRICT FEATURES

The District was formed in 1980.

The District has 5 acres of native and ornamental ground cover, shrubbery and trees.

The District has 1.5 acre of weed control and plantings.

Weed control in open space areas assists in fire protection.

Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$0.287, Maximum Rate: \$4.00.

### BOUNDARIES

The District lies within the City of Vallejo, generally located within the area bounded by Seaport Drive, Seawind Drive, Moonraker Drive, Sea Crest, and Schooner Way.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- Landscaping and irrigation along Seaport Drive, Seawind Drive, Moonraker Drive, the upper most north facing slope of Sea Crest and Schooner Way.
- Open space weed control at the point on Seawind Drive.
- Street lights
- Sidewalks including curbs, gutters and striping
- Retaining walls
- Street signs
- Street maintenance

There are currently several rehabilitation projects in the District needed i.e. street paving, curb, gutter and sidewalk replacements, irrigation upgrades and vegetation replacement.

## FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. As noted above there are several rehabilitation projects pending that the rehabilitation reserve fund is currently not adequate to fund. The assessment was increased fiscal year 2017-2018 in order to accumulate enough funds to complete these projects in the future. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIIIID Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                     |
|--|---------------------|
| Seaview (Costa Del Rio) Landscape Maintenance District |                     |
| Fund Number 0121 (#166)                                |                     |
| Estimate of Cost                                       |                     |
| Direct Costs   | 2019-20 Budget      |
| Contract Maintenance Costs                             | \$29,438            |
| Salaries & Benefits                                    | \$19,199            |
| Services & Supplies                                    | \$1,828             |
| Landscape Water  | \$25,375            |
| Utilities  | \$300               |
| Landscape Rehabilitation / Vandalism / Street Sweeping | \$14,500            |
| Capital Projects                                       | \$0                 |
| <b>Total Direct Costs</b>                              | <b>\$90,640</b>     |
| Administration Costs                                   |                     |
| Administration & Overhead                              | \$9,278             |
| County Administration Fees                             | \$0                 |
| Professional Fees                                      | \$559               |
| <b>Total Administration Costs</b>                      | <b>\$9,837</b>      |
| Collections / (Credits) Applied To Levy                |                     |
| Total Direct and Administration Costs                  | \$100,477           |
| Contribution to / (from) Reserve Fund                  | \$0                 |
| Contribution to / (from) Rehabilitation Fund           | \$10,556            |
| Contribution (from) General Fund / Other Revenue       | (\$3,217)           |
| <b>Balance to Levy</b>                                 | <b>\$107,816</b>    |
| District Statistics                                    |                     |
| Total Parcels  | 125                 |
| Total Parcels Levied                                   | 125                 |
| Anticipated Total Assessed Value / \$100               | \$375,668.47        |
| Proposed Rate per \$100 of Assessed Value              | \$0.287             |
| Maximum Rate per \$100 of Assessed Value               | \$4.00              |
| <b>Total Assessment Levy</b>                           | <b>\$107,816.85</b> |
| Fund Balance Information                               |                     |
| Beginning Operating Reserve Fund Balance               | \$50,238.50         |
| Operating Reserve Fund Adjustments                     | \$0.00              |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$50,238.50</b>  |
| Beginning Rehabilitation Reserve Fund Balance          | \$271,505.50        |
| Rehabilitation Reserve Fund Adjustments                | \$10,556.00         |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$282,061.50</b> |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$332,300.00</b> |

## RECOMMENDATIONS

The Reserve Fund balance for the District is not adequately funded due to pending rehabilitation projects in the District.

The following are recommendations to the City:

- Ensure the District Reserve Fund adequately funded.
- Increase the assessment in the future in order to provide adequate funding of capital improvement and rehabilitation projects.

## GLEN COVE I & II

The Glen Cove One and Two Landscape Maintenance District (District) serves a residential neighborhood located in southeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

- The District was formed in 1978 with three annexations occurring in 1979 and 1980.
- The District has 3 acre of ornamental and native landscaping which includes ground cover, shrubbery and trees.
- The District has 7 acres of weed control and plantings.
- Weed control in open space areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$0.19, Maximum Rate: \$1.50.

### BOUNDARIES

The District lies within the City of Vallejo, generally located within the area bounded by Honeydew Drive, Highway 780, Peppercorn & Wildberry Court, Wildflower Drive, Shady Lane and Silktree Lane.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- South side of the street just across from the entrance to the shopping center and east to the rear fence line of lot 60 on Honeydew Drive.
- Stonewood Court cul-de-sac along the east side of the Highway 780 fence line and along the rear yard fences of Peppercorn and Wildberry Court.
- East and west sides of Shady Lane to Wildflower Drive including the v-ditches and fence line of Highway 780.
- Downhill slope side of Wildflower Drive including the v-ditches and the out fall structures as well as the siltation basin on Wildflower Drive.
- The east and west sides of Silktree up to the fence lines on each side.

- The median island on Bluebell Place and the landscaped slopes of Wildflower, Ironwood, Buckeye, Applenut, and Dogwood Lane.

#### FINANCIAL INFORMATION

The Direct Costs of the District have not significantly changed from fiscal year 2018-2019 to fiscal year 2019-2020. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                     |
|--|---------------------|
| Glen Cove I & II Landscape Maintenance District        |                     |
| Fund Number 0191 (#182)                                |                     |
| Estimate of Cost                                       |                     |
| Direct Costs   | 2019-20 Budget      |
| Contract Maintenance Costs                             | \$36,357            |
| Salaries & Benefits                                    | \$15,998            |
| Services & Supplies                                    | \$1,523             |
| Landscape Water  | \$10,150            |
| Utilities  | \$1,500             |
| Landscape Rehabilitation / Vandalism                   | \$10,000            |
| Capital Projects                                       | \$0                 |
| <b>Total Direct Costs</b>                              | <b>\$75,528</b>     |
| Administration Costs                                   |                     |
| Administration & Overhead                              | \$7,731             |
| County Administration Fees                             | \$0                 |
| Professional Fees                                      | \$794               |
| <b>Total Administration Costs</b>                      | <b>\$8,525</b>      |
| Collections / (Credits) Applied To Levy                |                     |
| Total Direct and Administration Costs                  | \$84,053            |
| Contribution to / (from) Reserve Fund                  | \$0                 |
| Contribution to / (from) Rehabilitation Fund           | \$76,644            |
| Contribution (from) General Fund / Other Revenue       | (\$7,502)           |
| <b>Balance to Levy</b>                                 | <b>\$153,195</b>    |
| District Statistics                                    |                     |
| Total Parcels  | 239                 |
| Total Parcels Levied                                   | 239                 |
| Anticipated Total Assessed Value / \$100               | \$806,293.11        |
| Proposed Rate per \$100 of Assessed Value              | \$0.190             |
| Maximum Rate per \$100 of Assessed Value               | \$1.50              |
| <b>Total Assessment Levy</b>                           | <b>\$153,195.69</b> |
| Fund Balance Information                               |                     |
| Beginning Operating Reserve Fund Balance               | \$42,026.50         |
| Operating Reserve Fund Adjustments                     | \$0.00              |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$42,026.50</b>  |
| Beginning Rehabilitation Reserve Fund Balance          | \$708,203.50        |
| Rehabilitation Reserve Fund Adjustments                | \$76,644.00         |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$784,847.50</b> |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$826,874.00</b> |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund continues to be adequately funded.
- Decrease the assessment rate if direct costs are anticipated to remain at the current level in order to decrease the contribution to the Reserve Fund.

## GREENMONT – SEAPORT HILLS

The Greenmont – Seaport Hills Landscape Maintenance District (District) serves a residential area of 4 developments located in northeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

The District was formed in 1978 with one annexation in 1979.

The District has 10 acres of ornamental and native landscaping which includes wild flowers and native grasses acting as ground cover, shrubbery and trees.

The entire District is treated as a weed control District for purposes of fire protection when fire season is declared each year in May.

Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.032, Maximum Rate: \$1.25.

### BOUNDARIES

The District lies within the City of Vallejo, generally located within the area bounded by Columbus Parkway, Greenmont Drive, and Devlin Drive.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- Slopes surrounding the residential neighborhood primarily overlooking Columbus Parkway and Greenmont Drive as well as Devlin Drive.

### FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIIIID Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                       |
|--|-----------------------|
| Greenmont Seaport Hills Landscape Maintenance District |                       |
| Fund Number 0187 (#168)                                |                       |
| Estimate of Cost                                       |                       |
| <b>Direct Costs</b>                                    | <b>2019-20 Budget</b> |
| Contract Maintenance Costs                             | \$14,786              |
| Salaries & Benefits                                    | \$6,836               |
| Services & Supplies                                    | \$651                 |
| Landscape Water  | \$0                   |
| Utilities  | \$0                   |
| Landscape Rehabilitation / Vandalism                   | \$10,000              |
| Capital Projects                                       | \$0                   |
|  |                       |
| <b>Total Direct Costs</b>                              | <b>\$32,273</b>       |
| <b>Administration Costs</b>                            |                       |
| Administration & Overhead                              | \$3,303               |
| County Administration Fees                             | \$0                   |
| Professional Fees                                      | \$181                 |
|  |                       |
| <b>Total Administration Costs</b>                      | <b>\$3,484</b>        |
| <b>Collections / (Credits) Applied To Levy</b>         |                       |
| Total Direct and Administration Costs                  | \$35,757              |
| Contribution to / (from) Reserve Fund                  | \$0                   |
| Contribution to / (from) Rehabilitation Fund           | \$1,254               |
| Contribution (from) General Fund / Other Revenue       | (\$2,131)             |
|  |                       |
| <b>Balance to Levy</b>                                 | <b>\$34,880</b>       |
| <b>District Statistics</b>                             |                       |
| Total Parcels  | 407                   |
| Total Parcels Levied                                   | 407                   |
| Anticipated Total Assessed Value / \$100               | \$1,090,031.15        |
| Proposed Rate per \$100 of Assessed Value              | \$0.032               |
| Maximum Rate per \$100 of Assessed Value               | \$1.25                |
|  |                       |
| <b>Total Assessment Levy</b>                           | <b>\$34,881.00</b>    |
| <b>Fund Balance Information</b>                        |                       |
| Beginning Operating Reserve Fund Balance               | \$17,878.50           |
| Operating Reserve Fund Adjustments                     | \$0.00                |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$17,878.50</b>    |
|  |                       |
| Beginning Rehabilitation Reserve Fund Balance          | \$195,253.50          |
| Rehabilitation Reserve Fund Adjustments                | \$1,254.00            |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$196,507.50</b>   |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$214,386.00</b>   |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.
- Consider increasing the assessment in the future if direct costs are anticipated to remain at the current level.

## HUNTER RANCH I/II

The Hunter Ranch I/II Landscape Maintenance District serves a residential neighborhood of two developments located in northeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

- The District was initially formed in 1981.
- The District has 2 acres of native and ornamental ground cover, shrubbery and trees.
- The District has 6 acres of plantings and weed control.
- Weed control in open areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.100, Maximum Rate: \$1.50.

### BOUNDARIES

The District lies within the City of Vallejo, generally located within the areas bounded by Foothill Drive, Sterling Drive, Redwood Parkway, and Doncaster.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- South side of Sterling from the sound wall at Ascot Drive to the curve at Legend Drive.
- North and south sides of each crossing at Clydesdale, Pacer, and Dapples Drives including the open spaces between each street crossing to Redwood Parkway behind the fence line.
- Landscaping strip on the east and west side of the intersection of Doncaster and Redwood Parkway.

Planned capital improvement projects include remove and replace landscape and irrigation to keep up with current standards.

## FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020 due to completion of landscape rehabilitation projects. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                       |
|--|-----------------------|
| Hunter Ranch I & II Landscape Maintenance District     |                       |
| Fund Number 0172 (#181)                                |                       |
| Estimate of Cost                                       |                       |
| <b>Direct Costs</b>                                    | <b>2019-20 Budget</b> |
| Contract Maintenance Costs                             | \$17,995              |
| Salaries & Benefits                                    | \$12,651              |
| Services & Supplies                                    | \$1,205               |
| Landscape Water  | \$15,225              |
| Utilities  | \$150                 |
| Landscape Rehabilitation / Vandalism                   | \$12,500              |
| Capital Projects                                       | \$0                   |
| <b>Total Direct Costs</b>                              | <b>\$59,726</b>       |
| <b>Administration Costs</b>                            |                       |
| Administration & Overhead                              | \$6,113               |
| County Administration Fees                             | \$0                   |
| Professional Fees                                      | \$507                 |
| <b>Total Administration Costs</b>                      | <b>\$6,620</b>        |
| <b>Collections / (Credits) Applied To Levy</b>         |                       |
| Total Direct and Administration Costs                  | \$66,346              |
| Contribution to / (from) Reserve Fund                  | \$0                   |
| Contribution to / (from) Rehabilitation Fund           | \$37,162              |
| Contribution (from) General Fund / Other Revenue       | (\$5,838)             |
| <b>Balance to Levy</b>                                 | <b>\$97,670</b>       |
| <b>District Statistics</b>                             |                       |
| Total Parcels  | 377                   |
| Total Parcels Levied                                   | 377                   |
| Anticipated Total Assessed Value / \$100               | \$976,704.28          |
| Proposed Rate per \$100 of Assessed Value              | \$0.100               |
| Maximum Rate per \$100 of Assessed Value               | \$1.50                |
| <b>Total Assessment Levy</b>                           | <b>\$97,670.43</b>    |
| <b>Fund Balance Information</b>                        |                       |
| Beginning Operating Reserve Fund Balance               | \$33,173.00           |
| Operating Reserve Fund Adjustments                     | \$0.00                |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$33,173.00</b>    |
| Beginning Rehabilitation Reserve Fund Balance          | \$550,620.00          |
| Rehabilitation Reserve Fund Adjustments                | \$37,162.00           |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$587,782.00</b>   |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$620,955.00</b>   |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.
- Decrease the assessment rate provided the current level of service is unchanged and there are no unforeseen expenditures in order to decrease the contribution to the Reserve Fund.

## MONICA PLACE

The Monica Place Landscape Maintenance District (District) serves a residential neighborhood located in northeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

- The District was formed in 1976.
- The District has 1,000 square feet of weed control and plantings.
- Landscape is ornamental ground cover.
- Weed control areas along Monica Place assist in fire protection and protection of the asphalt.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.187, Maximum Rate: \$1.25.

### BOUNDARIES

The District lies within the City of Vallejo, generally located along the roadside of Monica Place.

### IMPROVEMENTS

The District maintains weed control easements found along the edge of the asphalt and behind the sidewalk along Monica Place.

### FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation

Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                    |
|--|--------------------|
| Monica Place Road Landscape Maintenance District       |                    |
| Fund Number 0163 (#167)                                |                    |
| Estimate of Cost                                       |                    |
| Direct Costs   | 2019-20 Budget     |
| Contract Maintenance Costs                             | \$0                |
| Salaries & Benefits                                    | \$0                |
| Services & Supplies                                    | \$0                |
| Landscape Water  | \$0                |
| Utilities  | \$0                |
| Landscape Rehabilitation / Vandalism                   | \$0                |
| Capital Projects                                       | \$0                |
| <b>Total Direct Costs</b>                              | <b>\$0</b>         |
| Administration Costs                                   |                    |
| Administration & Overhead                              | \$0                |
| County Administration Fees                             | \$0                |
| Professional Fees                                      | \$17               |
| <b>Total Administration Costs</b>                      | <b>\$17</b>        |
| Collections / (Credits) Applied To Levy                |                    |
| Total Direct and Administration Costs                  | \$17               |
| Contribution to / (from) Reserve Fund                  | \$0                |
| Contribution to / (from) Rehabilitation Fund           | \$3,009            |
| Contribution (from) General Fund / Other Revenue       | (\$275)            |
| <b>Balance to Levy</b>                                 | <b>\$2,751</b>     |
| District Statistics                                    |                    |
| Total Parcels  | 5                  |
| Total Parcels Levied                                   | 5                  |
| Anticipated Total Assessed Value / \$100               | \$14,710.70        |
| Proposed Rate per \$100 of Assessed Value              | \$0.187            |
| Maximum Rate per \$100 of Assessed Value               | \$1.25             |
| <b>Total Assessment Levy</b>                           | <b>\$2,750.90</b>  |
| Fund Balance Information                               |                    |
| Beginning Operating Reserve Fund Balance               | \$8.50             |
| Operating Reserve Fund Adjustments                     | \$0.00             |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$8.50</b>      |
| Beginning Rehabilitation Reserve Fund Balance          | \$27,507.50        |
| Rehabilitation Reserve Fund Adjustments                | \$3,009.00         |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$30,516.50</b> |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$30,525.00</b> |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.
- Consider decreasing the assessment in the future provided the current level of service is unchanged and there are no unforeseen expenditures.

## RIDGECREST

The Ridgcrest Point Landscape Maintenance District (District) serves a residential neighborhood located in northeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

- The District was formed in 1978.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$0.115, Maximum Rate: \$1.50.
- The District levy is collected by the City and passed on to the homeowner's association that manages all aspects of District maintenance. Levy revenue in excess of District costs is retained by the City as payment on a prior agreement between the City and the District.
- The District is composed of six Pacific Gas & Electric easements and one area of ornamental plantings. The PG&E easements are composed of four with ornamental plants and two with weed height control and native/drought resistant plants.
- Weed control assists in fire protection.

### BOUNDARIES

The District lies within the City of Vallejo, generally located within the Woodvale Court cul-de-sac and the area bounded by Sylvia Court, Hale Street, Delgado Street, Clatyon Court, Elna Drive, Henry Street, and Woodvale Court.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- The PG&E easements found within chain-link fence enclosures on each side of Woodvale Street crossing extending north to and crossing Skyline Drive and along the south side of Goheen Circle
- Rear yard fence lines.

## FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. This proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b). The amount budgeted is shown in the Contract Maintenance Costs line item as the homeowner's association manages all aspects of District maintenance.

| City of Vallejo  |                       |
|--|-----------------------|
| Ridgecrest Landscape Maintenance District              |                       |
| Fund Number 0193 (#169)                                |                       |
| Estimate of Cost                                       |                       |
| <b>Direct Costs</b>                                    | <b>2019-20 Budget</b> |
| Contract Maintenance Costs                             | \$56,137              |
| Salaries & Benefits                                    | \$0                   |
| Services & Supplies                                    | \$0                   |
| Landscape Water  | \$0                   |
| Utilities  | \$0                   |
| Landscape Rehabilitation / Vandalism                   | \$0                   |
| Capital Projects                                       | \$0                   |
| <b>Total Direct Costs</b>                              | <b>\$56,137</b>       |
| <b>Administration Costs</b>                            |                       |
| Administration & Overhead                              | \$0                   |
| County Administration Fees                             | \$0                   |
| Professional Fees                                      | \$292                 |
| <b>Total Administration Costs</b>                      | <b>\$292</b>          |
| <b>Collections / (Credits) Applied To Levy</b>         |                       |
| Total Direct and Administration Costs                  | \$56,429              |
| Contribution to / (from) Reserve Fund                  | \$0                   |
| Contribution to / (from) Rehabilitation Fund           | \$0                   |
| Contribution (from) General Fund / Other Revenue       | \$0                   |
| <b>Balance to Levy</b>                                 | <b>\$56,429</b>       |
| <b>District Statistics</b>                             |                       |
| Total Parcels  | 171                   |
| Total Parcels Levied                                   | 171                   |
| Anticipated Total Assessed Value / \$100               | \$490,688.39          |
| Proposed Rate per \$100 of Assessed Value              | \$0.115               |
| Maximum Rate per \$100 of Assessed Value               | \$1.50                |
| <b>Total Assessment Levy</b>                           | <b>\$56,429.16</b>    |
| <b>Fund Balance Information</b>                        |                       |
| Beginning Operating Reserve Fund Balance               | \$19,172.00           |
| Operating Reserve Fund Adjustments                     | \$0.00                |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$19,172.00</b>    |
| Beginning Rehabilitation Reserve Fund Balance          | \$0.00                |
| Rehabilitation Reserve Fund Adjustments                | \$0.00                |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$0.00</b>         |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$19,172.00</b>    |

## RECOMMENDATIONS

The Reserve Fund balance for the District is not adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund is adequately funded.
- Consider increasing the assessment rate if direct costs are anticipated to remain at the current level.

## SOMERSET HIGHLANDS (I/II)

The District lies within the City of Vallejo, generally located within the area bounded by Columbus Parkway, Georgia Street, and Regents Parkway.

### SPECIAL DISTRICT FEATURES

- The District was originally formed in 1975.
- The District has 2 acres of native and ornamental ground cover, shrubbery and trees.
- The District has 5 acres of weed control.
- Weed control in open space areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.06, Maximum Rate: \$1.25.

### BOUNDARIES

The District lies within the City of Vallejo, generally located within the area bounded by Columbus Parkway, Georgia Street, and Regents Parkway.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- Slope along Columbus Parkway from Georgia Street north to the rail fence and south to Regents Parkway.
- Open space along Regents Parkway to Brunswick.

### FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                     |
|--|---------------------|
| Somerset Highlands I & II Landscape Maintenance District |                     |
| Fund Number 0109 (#173)                                  |                     |
| Estimate of Cost   |                     |
| Direct Costs   | 2019-20 Budget      |
| Contract Maintenance Costs                               | \$45,834            |
| Salaries & Benefits                                      | \$16,588            |
| Services & Supplies                                      | \$1,580             |
| Landscape Water  | \$4,060             |
| Utilities  | \$250               |
| Landscape Rehabilitation / Vandalism                     | \$10,000            |
| Capital Projects   | \$0                 |
| <b>Total Direct Costs</b>                                | <b>\$78,312</b>     |
| Administration Costs                                     |                     |
| Administration & Overhead                                | \$8,016             |
| County Administration Fees                               | \$0                 |
| Professional Fees  | \$449               |
| <b>Total Administration Costs</b>                        | <b>\$8,465</b>      |
| Collections / (Credits) Applied To Levy                  |                     |
| Total Direct and Administration Costs                    | \$86,777            |
| Contribution to / (from) Reserve Fund                    | \$0                 |
| Contribution to / (from) Rehabilitation Fund             | \$3,125             |
| Contribution (from) General Fund / Other Revenue         | (\$3,189)           |
| <b>Balance to Levy</b>                                   | <b>\$86,713</b>     |
| District Statistics                                      |                     |
| Total Parcels  | 533                 |
| Total Parcels Levied                                     | 533                 |
| Anticipated Total Assessed Value / \$100                 | \$1,445,202.03      |
| Proposed Rate per \$100 of Assessed Value                | \$0.060             |
| Maximum Rate per \$100 of Assessed Value                 | \$1.25              |
| <b>Total Assessment Levy</b>                             | <b>\$86,712.12</b>  |
| Fund Balance Information                                 |                     |
| Beginning Operating Reserve Fund Balance                 | \$43,388.50         |
| Operating Reserve Fund Adjustments                       | \$0.00              |
| <b>Anticipated Operating Reserve Fund Balance</b>        | <b>\$43,388.50</b>  |
| Beginning Rehabilitation Reserve Fund Balance            | \$275,462.50        |
| Rehabilitation Reserve Fund Adjustments                  | \$3,125.00          |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b>   | <b>\$278,587.50</b> |
| <b>Anticipated Total Ending Fund Balance</b>             | <b>\$321,976.00</b> |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.
- Increase the assessment rate in order to ensure the Reserve Fund is not depleted in the near future.

## SOMERSET HIGHLANDS III

The Somerset Highlands Three Landscape Maintenance District (District) serves a residential neighborhood located in northeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

The District was formed in 1981.

The District has 7 acres of native and ornamental ground cover, shrubbery and trees.

The District has 4 acres of weed control.

Weed control in open space areas assists in fire protection.

Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.144, Maximum Rate: \$1.50.

### Boundaries

The District lies within the City of Vallejo, generally located within the area bounded by Locust Drive, Ascot Parkway, Columbus Parkway, and Rock Springs Golf Course.

### IMPROVEMENTS

The District maintains landscaped areas and weed control in the following areas:

- Landscape slope along the east and west side of Ascot Parkway.
- Medians from just south of Hawksbury Drive to the intersection of Columbus Parkway to the end of the sound wall along the north side of Columbus Parkway.
- Strip of landscaping running along two hundred feet east of the intersection of Columbus and Ascot Parkways at the sound wall to the back of the curb.
- Interior slope beneath the power lines and slope overlooking the Blue Rock Springs Golf Course.

## FINANCIAL INFORMATION

The Direct Costs of the District have increased from fiscal year 2018-2019 to fiscal year 2019-2020 due to increased Landscape Rehabilitation costs. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                       |
|--|-----------------------|
| Somerset Highlands III Landscape Maintenance District  |                       |
| Fund Number 0171 (#176)                                |                       |
| Estimate of Cost                                       |                       |
| <b>Direct Costs</b>                                    | <b>2019-20 Budget</b> |
| Contract Maintenance Costs                             | \$47,298              |
| Salaries & Benefits                                    | \$20,303              |
| Services & Supplies                                    | \$1,933               |
| Landscape Water  | \$11,165              |
| Utilities  | \$150                 |
| Landscape Rehabilitation / Vandalism                   | \$15,000              |
| Capital Projects                                       | \$0                   |
| <b>Total Direct Costs</b>                              | <b>\$95,849</b>       |
| <b>Administration Costs</b>                            |                       |
| Administration & Overhead                              | \$9,811               |
| County Administration Fees                             | \$0                   |
| Professional Fees                                      | \$537                 |
| <b>Total Administration Costs</b>                      | <b>\$10,348</b>       |
| <b>Collections / (Credits) Applied To Levy</b>         |                       |
| Total Direct and Administration Costs                  | \$106,197             |
| Contribution to / (from) Reserve Fund                  | \$0                   |
| Contribution to / (from) Rehabilitation Fund           | (\$1,663)             |
| Contribution (from) General Fund / Other Revenue       | (\$960)               |
| <b>Balance to Levy</b>                                 | <b>\$103,574</b>      |
| <b>District Statistics</b>                             |                       |
| Total Parcels  | 233                   |
| Total Parcels Levied                                   | 233                   |
| Anticipated Total Assessed Value / \$100               | \$719,260.76          |
| Proposed Rate per \$100 of Assessed Value              | \$0.144               |
| Maximum Rate per \$100 of Assessed Value               | \$1.50                |
| <b>Total Assessment Levy</b>                           | <b>\$103,573.55</b>   |
| <b>Fund Balance Information</b>                        |                       |
| Beginning Operating Reserve Fund Balance               | \$53,098.50           |
| Operating Reserve Fund Adjustments                     | \$0.00                |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$53,098.50</b>    |
| Beginning Rehabilitation Reserve Fund Balance          | \$42,905.50           |
| Rehabilitation Reserve Fund Adjustments                | (\$1,663.00)          |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$41,242.50</b>    |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$94,341.00</b>    |

## RECOMMENDATIONS

The Reserve Fund balance for the District is not adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund is adequately funded.
- Increase the assessment if direct costs are anticipated to remain at the current level in order to adequately fund the Reserve Fund.

## SPRINGTREE

The Springtree Landscape Maintenance District (District) serves a residential neighborhood consisting of four developments located in northeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

- The District was formed in 1978 with one annexation in 1979.
- The District has 1 acre of native and ornamental ground cover, shrubbery and trees
- The District has 10 acres of weed control.
- Weed control in open space areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.195, Maximum Rate: \$1.50.

### BOUNDARIES

The District lies within the City of Vallejo, generally located within the area bounded by Tuolumne Street, Guava Court, Platt and Wake Court, Parkview Terrace, Phoenix Circle and the water treatment fence line.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- Landscaping along Tuolumne Street starting from Parkview Terrace, Public LMD behind lot 7, ending at the intersection of Phoenix Circle.
- South side of Tuolumne Street beginning at Ridgeview Drive and ending at the rear of lot 8 at Guava Court.
- Behind the residences along the south side of Mitchell Court and Riverview Drive.
- Open space bounded by Platt and Wake Court and Parkview Terrace and the water treatment plant fence line.
- Public LMD on the north side of Amber Avenue, south side adjoining the park.
- Public LMD situated below Phoenix Circle from lots 27-42 and behind the homes on Pepper Avenue.

Capital projects include remove and replace landscape and irrigation to keep up with current standards.

#### FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020 due to landscape rehabilitation projects. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                     |
|--|---------------------|
| Springtree Landscape Maintenance District              |                     |
| Fund Number 0192 (#172)                                |                     |
| Estimate of Cost                                       |                     |
| Direct Costs   | 2019-20 Budget      |
| Contract Maintenance Costs                             | \$32,517            |
| Salaries & Benefits                                    | \$15,621            |
| Services & Supplies                                    | \$1,487             |
| Landscape Water  | \$8,120             |
| Utilities  | \$1,000             |
| Landscape Rehabilitation / Vandalism                   | \$15,000            |
| Capital Projects                                       | \$0                 |
| <b>Total Direct Costs</b>                              | <b>\$73,745</b>     |
| Administration Costs                                   |                     |
| Administration & Overhead                              | \$7,549             |
| County Administration Fees                             | \$0                 |
| Professional Fees                                      | \$683               |
| <b>Total Administration Costs</b>                      | <b>\$8,232</b>      |
| Collections / (Credits) Applied To Levy                |                     |
| Total Direct and Administration Costs                  | \$81,977            |
| Contribution to / (from) Reserve Fund                  | \$0                 |
| Contribution to / (from) Rehabilitation Fund           | \$57,558            |
| Contribution (from) General Fund / Other Revenue       | (\$7,820)           |
| <b>Balance to Levy</b>                                 | <b>\$131,715</b>    |
| District Statistics                                    |                     |
| Total Parcels  | 297                 |
| Total Parcels Levied                                   | 297                 |
| Anticipated Total Assessed Value / \$100               | \$675,460.39        |
| Proposed Rate per \$100 of Assessed Value              | \$0.195             |
| Maximum Rate per \$100 of Assessed Value               | \$1.50              |
| <b>Total Assessment Levy</b>                           | <b>\$131,714.78</b> |
| Fund Balance Information                               |                     |
| Beginning Operating Reserve Fund Balance               | \$40,988.50         |
| Operating Reserve Fund Adjustments                     | \$0.00              |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$40,988.50</b>  |
| Beginning Rehabilitation Reserve Fund Balance          | \$741,000.50        |
| Rehabilitation Reserve Fund Adjustments                | \$57,558.00         |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$798,558.50</b> |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$839,547.00</b> |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.
- Consider decreasing the assessment in the future provided the current level of service is unchanged and there are no unforeseen expenditures.

## SUMMIT II

The Summit Two Landscape Maintenance District (District) serves a residential neighborhood made from two subdivisions located in northeast Vallejo. The District is fully developed.

## SPECIAL DISTRICT FEATURES

- The District was formed in 1978 with one annexation in 1979.
- The District has 3.5 acres of weed control.
- Weed control in open space areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.095, Maximum Rate: \$1.50.

## BOUNDARIES

The District lies within the City of Vallejo, generally located within the area bounded by Hillview Drive, Sunrise Way and the P.G. & E. towers.

## IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

Remove the hazardous tree conditions behind the homes on Hillview and Sunrise Drive.  
Improve the fire protection grass control under the PGE power lines

## FINANCIAL INFORMATION

The Direct Costs of the District have increased from fiscal year 2018-2019 to fiscal year 2019-2020 due to increased Landscape Rehabilitation costs. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation

Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                     |
|--|---------------------|
| Summit II Landscape Maintenance District               |                     |
| Fund Number 0188 (#164)                                |                     |
| Estimate of Cost                                       |                     |
| Direct Costs   | 2019-20 Budget      |
| Contract Maintenance Costs                             | \$5,488             |
| Salaries & Benefits                                    | \$3,720             |
| Services & Supplies                                    | \$354               |
| Landscape Water  | \$0                 |
| Utilities  | \$0                 |
| Landscape Rehabilitation / Vandalism                   | \$8,000             |
| Capital Projects                                       | \$0                 |
| <b>Total Direct Costs</b>                              | <b>\$17,562</b>     |
| Administration Costs                                   |                     |
| Administration & Overhead                              | \$1,798             |
| County Administration Fees                             | \$0                 |
| Professional Fees                                      | \$220               |
| <b>Total Administration Costs</b>                      | <b>\$2,018</b>      |
| Collections / (Credits) Applied To Levy                |                     |
| Total Direct and Administration Costs                  | \$19,580            |
| Contribution to / (from) Reserve Fund                  | \$0                 |
| Contribution to / (from) Rehabilitation Fund           | \$25,209            |
| Contribution (from) General Fund / Other Revenue       | (\$2,419)           |
| <b>Balance to Levy</b>                                 | <b>\$42,370</b>     |
| District Statistics                                    |                     |
| Total Parcels  | 171                 |
| Total Parcels Levied                                   | 171                 |
| Anticipated Total Assessed Value / \$100               | \$446,001.87        |
| Proposed Rate per \$100 of Assessed Value              | \$0.095             |
| Maximum Rate per \$100 of Assessed Value               | \$1.50              |
| <b>Total Assessment Levy</b>                           | <b>\$42,370.18</b>  |
| Fund Balance Information                               |                     |
| Beginning Operating Reserve Fund Balance               | \$9,790.00          |
| Operating Reserve Fund Adjustments                     | \$0.00              |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$9,790.00</b>   |
| Beginning Rehabilitation Reserve Fund Balance          | \$232,111.00        |
| Rehabilitation Reserve Fund Adjustments                | \$25,209.00         |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$257,320.00</b> |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$267,110.00</b> |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.
- Consider decreasing the assessment in the future provided the current level of service is unchanged and there are no unforeseen expenditures.

## TOWN & COUNTRY

The Town & Country One Landscape Maintenance District (District) serves a residential neighborhood located in northwest Vallejo. The District is fully developed.

## SPECIAL DISTRICT FEATURES

- The District was formed in 1980.
- The District has 1.5 acres of ornamental shrubbery and trees.
- Weed control assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.150, Maximum Rate: \$1.50.

## BOUNDARIES

The District lies within the City of Vallejo, generally located within the area bounded by Fairgrounds Drive, Marine World Parkway fence, and the North Vallejo Community Park Ball Field.

## IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- Slope on Fairgrounds Drive from Marine World Parkway fence to the North Vallejo Community Park Ball Field.
- Walkway from Basalt down to the North Vallejo Community Park Ball Field.

## FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIIIID Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                       |
|--|-----------------------|
| Town & Country 1 Landscape Maintenance District        |                       |
| Fund Number 0122 (#165)                                |                       |
| Estimate of Cost                                       |                       |
| <b>Direct Costs</b>                                    | <b>2019-20 Budget</b> |
| Contract Maintenance Costs                             | \$13,561              |
| Salaries & Benefits                                    | \$5,237               |
| Services & Supplies                                    | \$499                 |
| Landscape Water  | \$2,030               |
| Utilities  | \$400                 |
| Landscape Rehabilitation / Vandalism                   | \$3,000               |
| Capital Projects                                       | \$0                   |
| <b>Total Direct Costs</b>                              | <b>\$24,727</b>       |
| <b>Administration Costs</b>                            |                       |
| Administration & Overhead                              | \$2,531               |
| County Administration Fees                             | \$0                   |
| Professional Fees                                      | \$210                 |
| <b>Total Administration Costs</b>                      | <b>\$2,741</b>        |
| <b>Collections / (Credits) Applied To Levy</b>         |                       |
| Total Direct and Administration Costs                  | \$27,468              |
| Contribution to / (from) Reserve Fund                  | \$0                   |
| Contribution to / (from) Rehabilitation Fund           | \$13,974              |
| Contribution (from) General Fund / Other Revenue       | (\$946)               |
| <b>Balance to Levy</b>                                 | <b>\$40,496</b>       |
| <b>District Statistics</b>                             |                       |
| Total Parcels  | 124                   |
| Total Parcels Levied                                   | 124                   |
| Anticipated Total Assessed Value / \$100               | \$269,981.54          |
| Proposed Rate per \$100 of Assessed Value              | \$0.150               |
| Maximum Rate per \$100 of Assessed Value               | \$1.50                |
| <b>Total Assessment Levy</b>                           | <b>\$40,497.23</b>    |
| <b>Fund Balance Information</b>                        |                       |
| Beginning Operating Reserve Fund Balance               | \$13,734.00           |
| Operating Reserve Fund Adjustments                     | \$0.00                |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$13,734.00</b>    |
| Beginning Rehabilitation Reserve Fund Balance          | \$80,885.00           |
| Rehabilitation Reserve Fund Adjustments                | \$13,974.00           |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$94,859.00</b>    |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$108,593.00</b>   |

## RECOMMENDATIONS

The Reserve Fund balance for the District is not adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund is adequately funded.

## WOODRIDGE

The Woodridge Landscape Maintenance District (District) serves a residential neighborhood located in northeast Vallejo. The District is fully developed.

### SPECIAL DISTRICT FEATURES

- The District was formed in 1977.
- The District has 6 acres of native and ornamental ground cover, shrubbery and trees.
- The District has 11 acres of weed control.
- Weed control in open space areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.071, Maximum Rate: \$1.50.

### BOUNDARIES

The District lies within the City of Vallejo, made up of several islands as generally located within the area bounded by Tennessee Street and Oakwood; Masonic Drive and Oakwood; Evergreen, Parhaven Court and Temple; Woodson Way, Blue Bird, Robin Courts, Skyline Drive and Blue Rock Springs Corridor.

### IMPROVEMENTS

The District maintains landscaping and weed control in the following areas:

- Landscaped slope along the north side of Tennessee Street behind Lain Court.
- Island at the corner of Tennessee and Oakwood, the easement directly west of the island and behind the homes of Bridge Court.
- Easement off Evergreen Way on the south side bounded by the rear yard fences of Curtis and Springbrook.
- Easement open space up slope of Evergreen and behind Park Haven Court and down slope of Temple.
- Open space between Masonic Drive and Oakwood just south of Justin Court.
- Open space above Woodson Way and below Blue Bid and Robin Courts.

- The rear slope of Wood Court, Skyline Drive, and Masonic Court above Blue Rock Springs Corridor including the eucalyptus grove to within one hundred feet of the creek at high stage.
- Slope behind Creekevew, Glenview, and the open space entrance to the rear slope and frontage along the creek behind the private frontage road along Redwood.
- The islands of Redwood and the frontage landscaping from just west of Foothill to Doncaster on the north side and 500 feet west of Topley on the south side.

#### FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2018-2019 to fiscal year 2019-2020. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The amounts identified as "Landscape Rehabilitation" or "Capital Projects" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Operating Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance, but these projects and expenses will often impact the long-term financial stability of the District. Prior to the implementation of any rehabilitation plan, the City should closely evaluate the merits of the project.

| City of Vallejo  |                       |
|--|-----------------------|
| Woodridge Landscape Maintenance District               |                       |
| Fund Number 0118 (#174)                                |                       |
| Estimate of Cost                                       |                       |
| <b>Direct Costs</b>                                    | <b>2019-20 Budget</b> |
| Contract Maintenance Costs                             | \$28,082              |
| Salaries & Benefits                                    | \$13,472              |
| Services & Supplies                                    | \$1,283               |
| Landscape Water  | \$10,556              |
| Utilities  | \$200                 |
| Landscape Rehabilitation / Vandalism                   | \$10,000              |
| Capital Projects                                       | \$0                   |
| <b>Total Direct Costs</b>                              | <b>\$63,593</b>       |
| <b>Administration Costs</b>                            |                       |
| Administration & Overhead                              | \$6,510               |
| County Administration Fees                             | \$0                   |
| Professional Fees                                      | \$419                 |
| <b>Total Administration Costs</b>                      | <b>\$6,929</b>        |
| <b>Collections / (Credits) Applied To Levy</b>         |                       |
| Total Direct and Administration Costs                  | \$70,522              |
| Contribution to / (from) Reserve Fund                  | \$0                   |
| Contribution to / (from) Rehabilitation Fund           | \$12,665              |
| Contribution (from) General Fund / Other Revenue       | (\$2,334)             |
| <b>Balance to Levy</b>                                 | <b>\$80,853</b>       |
| <b>District Statistics</b>                             |                       |
| Total Parcels  | 449                   |
| Total Parcels Levied                                   | 449                   |
| Anticipated Total Assessed Value / \$100               | \$1,138,785.56        |
| Proposed Rate per \$100 of Assessed Value              | \$0.071               |
| Maximum Rate per \$100 of Assessed Value               | \$1.50                |
| <b>Total Assessment Levy</b>                           | <b>\$80,853.77</b>    |
| <b>Fund Balance Information</b>                        |                       |
| Beginning Operating Reserve Fund Balance               | \$35,261.00           |
| Operating Reserve Fund Adjustments                     | \$0.00                |
| <b>Anticipated Operating Reserve Fund Balance</b>      | <b>\$35,261.00</b>    |
| Beginning Rehabilitation Reserve Fund Balance          | \$198,175.00          |
| Rehabilitation Reserve Fund Adjustments                | \$12,665.00           |
| <b>Anticipated Rehabilitation Reserve Fund Balance</b> | <b>\$210,840.00</b>   |
| <b>Anticipated Total Ending Fund Balance</b>           | <b>\$246,101.00</b>   |

## RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.