



CITY OF VALLEJO
LANDSCAPE MAINTENANCE DISTRICTS

ENGINEER'S REPORT

FISCAL YEAR 2019-2020

APRIL 2019

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972
AND ARTICLE XIID OF THE CALIFORNIA CONSTITUTION

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INTRODUCTION

OVERVIEW

The City of Vallejo (the "City") annually levies and collects special assessments in order to maintain the improvements within the Landscape Maintenance Districts ("LMD" or "LMDs"). The LMDs have been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the *California Streets and Highways Code* (the "1972 Act"). This document includes the Engineer's Reports (the "Reports") for twelve Landscape Maintenance Districts (hereafter referred to as "LMD" or "LMDs") designated as:

- Bordoni Ranch LMD
- Carriage Oaks LMD
- Garthe Ranch LMD (Zone A and Zone B)
- Glen Cove III LMD
- Glen Cove III 2015 LMD
- Hunter Ranch III LMD
- Marine World/Fairgrounds Drive LMD
- Marin View LMD
- Northeast Quadrant LMD (Including Zone A)
- Sandpiper Point LMD
- South Vallejo Business Park LMD
- Town and Country II through V LMD

In an effort to streamline the annual administrative process and expenses, the annual Reports required for each LMD, pursuant to the 1972 Act, are incorporated into this single Report. This comprehensive Report address the overall legislative authority, benefit rationale and method of apportionment for the LMDs listed above and provides separately a more detailed description of each LMD's boundaries, improvements, proposed budget and assessments for fiscal year 2019-2020 as required by Chapter 1, Article 4, beginning with Section 22565 of the 1972 Act.

ASSESSMENT PROCESS

This Report was prepared to establish the budgets for the continued capital improvement and services expenditures that would be funded by the proposed 2019-2020 assessments, determine the benefits received from the lighting and landscaping maintenance and improvements by property within the LMDs and the method of assessment apportionment to lots and parcels within the LMDS. This Report and the proposed assessments have been made pursuant to the provisions of the 1972 Act and Article XIID of the California Constitution (the "Article").

In each subsequent year for which the assessments will be continued, the Council must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the Council may preliminarily approve the Engineer's Report and proposed assessments and establish the

date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the Council.

If the Council approves this Engineer's Report and the continuation of the assessments by resolution, a notice of assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

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 confirming the continuation of the 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.

ENGINEER'S REPORT

SCI Consulting Group has been retained by the City as the Assessment Engineer for this Assessment since 2011-2012. Language taken from the previous Engineer's Report is shown in Times New Roman, 10 pt. Font.

ASSESSMENT HISTORY

After the passage of Proposition 218 in November 1996 (now Articles XIIC and XIID of the California Constitution), the City conducted a complete analysis of the proposition and its application to the LMDs and the assessments related thereto. Pursuant to the *Article XIID Section 5* of the Constitution, 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 the improvements and the annual assessment for each of the then existing 1972 Act Districts were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIID Section 5b* of the Constitution, the existing assessments were approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition) and therefore, the previously adopted assessments for each of those LMDs were exempt from the procedural requirements of the *Article XIID Section 4*.

With the exception of the Bordoni Ranch LMD, Marine World/Fairgrounds LMD, Northeast Quadrant LMD, South Vallejo Business Park LMD, the Highlands at Garthe Ranch LMD (Garthe Ranch LMD Zone B) and Glen Cove III 2015 LMD which were balloted for a new or increased assessment that included an inflationary adjustment, each of the LMDs contained within this Report currently have fixed maximum assessment rates with no adjustment for inflation. Although these assessment rates (with the exception of Marin View LMD) were established prior to the passage of Proposition 218 and have been identified as exempt assessments pursuant to Article XIID Section 5b of the Constitution, it has been determined that the current assessment revenues for most of these LMDs are no longer sufficient to cover the annual cost of providing the improvements.

Since the passage of Proposition 218, all new or increased assessments established for the LMDs and identified as the "Current Maximum Assessment Rate" in this Report have been submitted to the property owners of record and approved by such property owners pursuant to the provisions of the California Constitution Article XIII D Section 4. Specifically:

The Marin View LMD was formed in fiscal year 1999-2000. As part of that formation process, the City conducted a property owner protest ballot proceeding for the proposed maximum assessment. The results of that balloting indicated that majority protest did not exist and the "Current Maximum Assessment Rate" identified in this Report for that LMD was approved and confirmed by the City Council. Although the maximum assessment for this LMD was approved through a property owner protest ballot proceeding, the maximum assessment established did not include an inflationary adjustment.

Also in fiscal year 1999-2000, the City conducted property owner protest proceedings for a proposed assessment increase for the Northeast Quadrant LMD. The assessment increase (new maximum assessment) presented to the property owners in a property owner protest ballot proceeding and subsequently approved by those property owners, included an annual inflationary adjustment for the assessments.

In fiscal year 2007-2008 the City conducted proceedings for the formation of the Highlands at Garthe Ranch Maintenance District and concurrently annexed the properties within this LMD to the existing Garthe Ranch LMD as Zone B. As part of the formation/annexation process the City conducted a property owner protest ballot proceeding on the proposed new assessment for the associated improvements. The new maximum assessment presented to the property owners of record and subsequently approved also included an annual inflationary adjustment for the assessments.

In fiscal year 2008-2009 the City conducted property owner protest proceedings for a proposed assessment increase for eight of the LMDs outlined in this Report. These eight LMDs included:

- Carriage Oaks LMD
- Garthe Ranch LMD (Zone A only)
- Glen Cove III LMD
- Hunter Ranch III LMD
- Marine World/Fairgrounds Drive LMD
- Sandpiper Point LMD
- South Vallejo Business Park LMD
- Town and Country II through V LMD

In addition to the proposed assessment rate increases, the City proposed the implementation of an annual inflation adjustment for those new maximum assessment rates. In connection with the proposed assessment increases, pursuant to the provisions of the California Constitution, Article XIII D Section 4, the City conducted a property owner protest

ballot proceeding for the establishment of the proposed new maximum assessments and inflationary adjustment for each respective LMD prior to imposing such new assessments.

The tabulation of the ballots indicated that majority protest did not exist for the proposed new or increased assessment for the following two LMDs only:

- Marine World/Fairgrounds Drive LMD
- South Vallejo Business Park LMD

In fiscal year 2010-2011, the City conducted a property owner ballot proceeding for a proposed new assessment for the Bordoni Ranch LMD. The new assessment presented to the property owners in a ballot proceeding and subsequently approved by those property owners included an annual inflationary adjustment for the assessments.

In fiscal year 2015-2016, the City conducted a property owner ballot proceeding for a proposed new assessment in the Glen Cove III area, Glen Cove III 2015 LMD (Glen Cove III District 2). The new assessment presented to the property owners in a ballot proceeding and subsequently approved by those property owners included an annual inflationary adjustment for the assessments.

CHANGES TO THE LANDSCAPE MAINTENANCE DISTRICTS

Changes within the LMDs that affect the 2019-2020 levy of assessments are outlined below.

Annexations

No new annexations have occurred since the fiscal year 2018-2019 Engineer's Report was approved.

New Landscape Maintenance Districts

No new LMDs have been formed since the fiscal year 2018-2019 Engineer's Report was approved.

PLANS & SPECIFICATIONS

The LMDs provide maintenance of landscaping and lighting within the public right-of-way, dedicated landscape easements, parks, detention basins, and street lighting (the "Improvements") in the various LMDs throughout the City. Each LMD has differing costs and provides direct and special benefits to the parcels within these LMDs. All properties will be assessed only for the maintenance of improvements within their respective LMD.

Improvements within the LMDs include but are not limited to: installation, maintenance and servicing of public facilities, and incidental expenses, including but not limited to, street lights, public lighting facilities, landscaping, sprinkler systems, statuary, fountains, other ornamental structures and facilities, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, fencing, entry monuments, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned or maintained by the City of Vallejo. Any plans and specifications for these improvements will be filed with the Public Works Director of the City of Vallejo and are incorporated herein by reference.

Installation means the construction of lighting and landscaping improvements, including, but not limited to: land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage and lights.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment. (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within the LMDs plus Incidental expenses.

DESCRIPTION OF THE LANDSCAPE MAINTENANCE DISTRICTS

LANDSCAPE MAINTENANCE DISTRICT BOUNDARIES, SPECIFIC AREAS MAINTAINED AND FISCAL YEAR 2019-2020 ESTIMATE OF COST AND BUDGETS

A description of the boundaries, areas maintained, Improvements and FY 2019-20 Budgets are described in detail below for each LMD.

BORDONI RANCH LMD

This LMD is designated as Bordoni Ranch Landscape Maintenance District and may be referred to as Bordoni Ranch LMD. Bordoni Ranch LMD was formed in 2010. The LMD serves two Zones:

- Zone 1 is comprised of all parcels of land within the Bordoni Ranch subdivision, as well as the two parcels on the west side of Columbus Parkway that are the proposed site of the planned detention basin/wetlands;
- Zone 2 is comprised of the remaining three parcels of land on the west side of Columbus Parkway that are proposed to be future residential subdivisions, including the planned Tuscany subdivision.

BOUNDARIES

Zone 1 consists of all lots, parcels and subdivisions of land within the proposed residential subdivision known as Bordoni Ranch, generally located east of and adjacent to Columbus Parkway and south of Regents Park Drive and Brunswick Drive. Zone 1 also includes the two parcels that are the site of the proposed detention basin as well as vacant wetlands. These two parcels are generally located west of and adjacent to Columbus Parkway, and north of Benicia Road, and south of Greenmont Drive.

Zone 2 consists of all lots, parcels and subdivisions of land within the proposed residential subdivision known as Tuscany as well as vacant land and two parcels zoned for residential development (future single-family residential subdivisions). These properties are generally located west of and adjacent to Columbus Parkway; and north of Greenmont Drive, and south of Aragon Street.

IMPROVEMENTS

The LMD maintains landscape improvements, open space areas and park facilities. It has been determined that specific improvements to be maintained throughout the LMD are improvements that provide special benefits to each property within the LMD, the cost of which will be proportionately shared by properties in both Zone 1 and Zone 2 ("Shared Improvements"). Conversely, other improvements to be maintained throughout the LMD that are specifically the result of developing properties within the Bordoni Ranch residential subdivisions are improvements that provide special benefits to only those properties, and the cost of providing such improvements shall be proportionately shared by only the properties in Zone 1 ("Zone 1 Improvements"). Therefore, Zone 1 receives benefits from both the Zone 1 Improvements and the Shared Improvements while Zone 2 receives benefits

only from the Shared Improvements. The Improvements to be maintained throughout the LMD are generally described as:

ZONE 1 IMPROVEMENTS

- Irrigated parkways and slopes (streetscape) within the public right-of-ways on the perimeter of the Bordoni Ranch subdivision, including but not limited to:
 - Landscaped area located on the east side of Columbus Parkway, from Regents Park Drive southward to the southern end of the Bordoni Park subdivision;
 - Landscaped area and approximately 19 street trees located on the south side of Regents Park Drive, from Columbus Parkway eastward to approximately 50 feet west of Brunswick Drive;
 - Landscaped area, including approximately 54 street trees on both sides of Waterstone Parkway between Regents Park Drive and Abbey Drive.
- Irrigated open space areas and wetlands dispersed throughout the Bordoni Ranch subdivision that provide a transition from the streetscape landscaped areas to the non-irrigated open space areas, and/or are located adjacent to the residential units or common areas within the Bordoni Ranch subdivision.
- Detention basin serving the Bordoni Ranch development.

SHARED IMPROVEMENTS

- Landscaped median islands on Columbus Parkway, approximately between Regents Park Drive on the north and Benicia Road on the south.
- Designated parkland, located at the corner of Columbus Parkway and Regents Park Drive. The park includes, but is not limited to:
 - One basketball court;
 - Two bocce courts;
 - Toddler's play structure;
 - Older children's play structure;
 - Picnic areas with tables, barbeques, and benches;
 - A 21-stall parking lot.

GENERAL INFORMATION

Prior to the Bordoni Ranch development, there was a 6.74 acre park located on the south side of Regents Park Drive just east of Columbus Parkway. This park had very few amenities and consisted primarily of grass, trees and sidewalks. The park was maintained by the Greater Vallejo Recreation District (the "GVRD"). In anticipation of the increased demand to be placed on the park by the Developments, the previous park was demolished and a new park was completely reconstructed and enhanced as described above. Fiscal Year 2019-2020 planning and redesign of the bathroom facilities are planned for completion.

LMD BUDGETS

The following provides the budget and maximum assessment rates for each Zone for fiscal year 2019-20.

| City of Vallejo | | | |
|--|---------------------|-------------------|---------------------|
| Bordoni Ranch Landscape Maintenance District | | | |
| Fund Number (#177) | | | |
| Estimate of Cost | | | |
| Direct Costs | Zone 01 | Zone 02 | 2019-20 Budget |
| Contract Maintenance Costs | \$46,930 | \$1,056 | \$47,986 |
| Salaries & Benefits | \$28,070 | \$631 | \$28,701 |
| Services & Supplies | \$2,673 | \$60 | \$2,733 |
| Landscape Water | \$38,218 | \$860 | \$39,078 |
| Utilities | \$1,956 | \$44 | \$2,000 |
| Landscape Rehabilitation / Vandalism | \$14,670 | \$330 | \$15,000 |
| Capital Projects | \$24,450 | \$550 | \$25,000 |
| Total Direct Costs | \$156,967 | \$3,531 | \$160,498 |
| Administration Costs | | | |
| Administration & Overhead | \$13,565 | \$305 | \$13,870 |
| County Administration Fees | \$1,690 | \$38 | \$1,728 |
| Professional Fees | \$876 | \$20 | \$896 |
| Total Administration Costs | \$16,131 | \$363 | \$16,494 |
| Collections / (Credits) Applied To Levy | | | |
| Total Direct and Administration Costs | \$173,098 | \$3,894 | \$176,992 |
| Contribution to / (from) Reserve Fund | \$0 | \$0 | \$0 |
| Contribution to / (from) Rehabilitation Fund | (\$1,479) | (\$36) | (\$1,516) |
| Contribution (from) General Fund / Other Revenue | (\$2,634) | (\$59) | (\$2,693) |
| Balance to Levy | \$168,985 | \$3,798 | \$172,783 |
| District Statistics | | | |
| Total Parcels | 259 | 3 | 262 |
| Total Parcels Levied | 244 | 3 | 247 |
| Total Equivalent Benefit Units | 430.00 | 14.05 | 444.05 |
| Proposed Levy per Benefit Unit | \$392.99 | \$270.33 | |
| Maximum Levy per Benefit Unit | \$622.52 | \$427.83 | |
| Total Assessment Levy | \$168,985.70 | \$3,798.14 | \$172,783.84 |
| Fund Balance Information | | | |
| Beginning Operating Reserve Fund Balance | \$86,549.01 | \$1,946.91 | \$88,495.92 |
| Operating Reserve Fund Adjustments | \$0.00 | \$0.00 | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$86,549.01 | \$1,946.91 | \$88,495.92 |
| Beginning Rehabilitation Reserve Fund Balance | \$176,786.29 | \$3,976.79 | \$180,763.08 |
| Rehabilitation Reserve Fund Adjustments | (\$1,479.17) | (\$36.33) | (\$1,515.50) |
| Anticipated Rehabilitation Reserve Fund Balance | \$175,307.12 | \$3,940.46 | \$179,247.58 |
| Anticipated Total Ending Fund Balance | \$261,856.13 | \$5,887.37 | \$267,743.50 |

CARRIAGE OAKS LMD

This LMD is designated as Carriage Oaks Landscape Maintenance District and may be referred to as Carriage Oaks LMD. Carriage Oaks LMD was formed in 1990. The LMD serves a residential neighborhood of 254 parcels located in northeast Vallejo.

BOUNDARIES

The LMD lies within the City of Vallejo, generally located within the area bounded by Interstate 80, State Route 37, the Country Club Crest Ranch and Cimarron Hills Subdivisions.

IMPROVEMENTS

The LMD maintains landscaped areas and weed control zones including approximately 1 acre of ornamental and native landscaping which includes ground cover, shrubbery and trees; and 10 acres of plantings and weed control described as follows:

- Remove & replace over-mature shrubs on Borges slopes
- Thin out over-mature vegetation at Griffin & Sousa
- The landscape areas from Cimarron Court to Souza
- The strip of weed height control along the Marine World Parkway sound wall and the open space below, to the west of Highway 80
- Weed height control for open space areas
- Prune trees in LMD easements
- Upgrade irrigation on slopes along Borges

GENERAL INFORMATION

Slope drainage from Highway 80 is highly erosive to the open space area and has significantly impacted the LMD costs over the last few years. Although repairs due to erosion cannot be predicted, it is essential that the LMD's Rehabilitation Fund be adequately funded for any unforeseen repairs or replacements.

The life expectancy of native shrubbery is five to fifteen years. The majority of the current landscape improvements (shrubbery) within the LMD will likely need replacement over the next several years.

A financial analysis of the LMD indicates that the current maximum assessment revenues do not generate adequate revenue to provide for the Improvements. The City conducted proceedings in fiscal year 2008-2009 to ballot the property owners within the LMD for an increased assessment and an annual inflationary adjustment commencing in fiscal year 2008-2009, which was not approved.

LMD BUDGET

The following provides the budget and maximum assessment rate for fiscal year 2019-20.

| City of Vallejo | |
|--|--------------------|
| Carriage Oaks Landscape Maintenance District | |
| Fund Number 7720 (#170) | |
| Estimate of Cost | |
| Direct Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$9,228 |
| Salaries & Benefits | \$4,141 |
| Services & Supplies | \$394 |
| Landscape Water | \$2,538 |
| Utilities | \$250 |
| Landscape Rehabilitation / Vandalism | \$3,000 |
| Capital Projects | \$0 |
| Total Direct Costs | \$19,551 |
| Administration Costs | |
| Administration & Overhead | \$2,001 |
| County Administration Fees | \$149 |
| Professional Fees | \$77 |
| Total Administration Costs | \$2,227 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$21,778 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | (\$6,619) |
| Contribution (from) General Fund / Other Revenue | (\$296) |
| Balance to Levy | \$14,863 |
| District Statistics | |
| Total Parcels | 254 |
| Total Parcels Levied | 254 |
| Total Equivalent Benefit Units | 254.00 |
| Proposed Levy per Benefit Unit | \$58.52 |
| Maximum Levy per Benefit Unit | \$58.52 |
| Total Assessment Levy | \$14,864.08 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$10,888.82 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$10,888.82 |
| Beginning Rehabilitation Reserve Fund Balance | \$18,690.18 |
| Rehabilitation Reserve Fund Adjustments | (\$6,619.00) |
| Anticipated Rehabilitation Reserve Fund Balance | \$12,071.18 |
| Anticipated Total Ending Fund Balance | \$22,960.00 |

GARTHE RANCH LMD

This LMD is designated as Garthe Ranch Landscape Maintenance District and may be referred to as Garthe Ranch LMD. The LMD is comprised of two Zones:

- Zone A (the original Garthe Ranch LMD) was formed in 1987 and serves a residential neighborhood consisting of 1,145 parcels within thirteen developments located in southeast Vallejo; and
- Zone B (the Highlands) was formed and established in October 2006 and serves a residential development consisting of 105 parcels situated in the eastern portion of the City of Vallejo.

BOUNDARIES

Zone A of the LMD is generally located within the areas bounded by Columbus Parkway, Lake Herman Road, the Vallejo-Benicia city limits line, the Springtree/Fleming Hill LMD, Tennessee Street, Saint Catherine's Church, and the Summit I and Somerset Highlands III Landscape Maintenance Districts.

Zone B is generally located east of and adjacent to Columbus Parkway at Spring Road, south and west of Ascot Parkway, and north of Georgia Street.

IMPROVEMENTS

Zone A - The LMD maintains landscaped areas, weed control zones and trail systems for the special benefit of properties within Zone A including approximately 30 acres of native and ornamental ground cover, shrubbery and trees; 31 acres of plantings and weed control that are found in the following areas:

- The Ascot Parkway frontage which extends eastward to Newcastle Drive
- The Georgia Street frontage extending to Ascot Parkway
- Hilary Way between Columbus and Ascot Parkways
- The Columbus Parkway slopes below the Coventry Hills subdivision and Highland Apartments
- The frontages along Windsor, Westminster, Southport, and Ramsgate Ways

The open space areas behind the residences of Ascot Parkway, Britannia Drive, Hawkins Street, Southport Way, Georgia Street, Knights Circle, Devonshire and Joel Courts, Devonshire Avenue, Manor Court, Newcastle Drive, Newcastle Court, Windsor and Westminster Ways, Sandhurst Drive, Sandhurst Court, and Saxony Court.

Zone B - The LMD maintains landscaped areas, weed control zones and parkland for the special benefit of properties within Zone B including:

- Approximately one acre of irrigated parkways and slopes (streetscape) within the public right-of-ways along the interior streets of the Zone.
- Approximately half of an acre of irrigated open space areas that provide a transition from the streetscape landscaped areas to the non-irrigated open spaces areas,

and/or are located adjacent to the residential units or common areas within the Highlands subdivision.

- Approximately one and a half acres of irrigated parkways and slopes (streetscape) on the perimeter of the Zone.
- Approximately 25 acres of non-irrigated (natural) open space area located in the eastern half of the Zone behind the residential subdivision.

A half-acre park site is located in the center of the residential subdivision.

GENERAL INFORMATION

The life expectancy of native shrubbery is five to fifteen years. Although portions of the assessments for Zone A have been spent on rehabilitation in recent years, it is reasonable to assume that additional monies will be necessary in future years for either more rehabilitation of the improvements (particularly irrigation systems) or increased maintenance costs associated with very mature plant material.

LMD BUDGETS

Zone A Budget

A financial analysis of the LMD and the improvements indicates that the current maximum assessment rate does not generate sufficient revenues to adequately provide for the improvements. The City conducted proceedings in fiscal year 2008-09 to ballot the property owners within the LMD for an increased assessment and an annual inflationary adjustment commencing in fiscal year 2008-09 which was not approved.

The following provides the budget and maximum assessment rate for fiscal year 2019-20.

| City of Vallejo | |
|--|---------------------|
| Garthe Ranch Landscape Maintenance District | |
| Fund Number 7716 (#180) | |
| Estimate of Cost | |
| Direct Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$96,102 |
| Salaries & Benefits | \$39,868 |
| Services & Supplies | \$3,796 |
| Landscape Water | \$30,450 |
| Utilities | \$3,000 |
| Landscape Rehabilitation / Vandalism | \$15,000 |
| Capital Projects | \$0 |
| Total Direct Costs | \$188,216 |
| Administration Costs | |
| Administration & Overhead | \$19,266 |
| County Administration Fees | \$1,783 |
| Professional Fees | \$925 |
| Total Administration Costs | \$21,974 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$210,190 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | (\$29,197) |
| Contribution (from) General Fund / Other Revenue | (\$2,650) |
| Balance to Levy | \$178,343 |
| District Statistics | |
| Total Parcels | 1145 |
| Total Parcels Levied | 1138 |
| Total Equivalent Benefit Units | 1388.31 |
| Proposed Levy per Benefit Unit | \$128.46 |
| Maximum Levy per Benefit Unit | \$128.46 |
| Total Assessment Levy | \$178,342.30 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$105,095.21 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$105,095.21 |
| Beginning Rehabilitation Reserve Fund Balance | \$159,909.79 |
| Rehabilitation Reserve Fund Adjustments | (\$29,197.00) |
| Anticipated Rehabilitation Reserve Fund Balance | \$130,712.79 |
| Anticipated Total Ending Fund Balance | \$235,808.00 |

Zone B Budget

Zone B (Highlands) was formed and balloted for a new assessment in fiscal year 2006-07, which included an annual inflationary.

The following provides the proposed budget and assessment rate for fiscal year 2019-20 that is necessary to provide an appropriate level of maintenance for the Highlands (Zone B) of the LMD. The budget includes the City's estimate of anticipated expenditures, revenues and fund balances required for the annual maintenance and operation of the improvements. The assessment rate derived from this budget and the established method of apportionment shall be used to calculate each parcel's assessments for fiscal year 2019-20.

| City of Vallejo | |
|--|-----------------------|
| Garthe Ranch Highland (Zone B) Landscape Maintenance District | |
| Fund Number 7746 (#188) | |
| Estimate of Cost | |
| Direct Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$25,136 |
| Salaries & Benefits | \$23,950 |
| Services & Supplies | \$2,281 |
| Landscape Water | \$47,502 |
| Utilities | \$2,200 |
| Landscape Rehabilitation / Vandalism | \$12,000 |
| Capital Projects | \$0 |
| Total Direct Costs | \$113,069 |
| Administration Costs | |
| Administration & Overhead | \$11,574 |
| County Administration Fees | \$2,179 |
| Professional Fees | \$1,130 |
| Total Administration Costs | \$14,883 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$127,952 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | \$102,306 |
| Contribution (from) General Fund / Other Revenue | (\$12,338) |
| Balance to Levy | \$217,920 |
| District Statistics | |
| Total Parcels | 105 |
| Total Parcels Levied | 105 |
| Total Equivalent Benefit Units | 105.00 |
| Proposed Levy per Benefit Unit | \$2,075.42 |
| Maximum Levy per Benefit Unit | \$2,302.18 |
| Total Assessment Levy | \$217,919.10 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$63,976.10 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$63,976.10 |
| Beginning Rehabilitation Reserve Fund Balance | \$1,169,778.90 |
| Rehabilitation Reserve Fund Adjustments | \$102,306.00 |
| Anticipated Rehabilitation Reserve Fund Balance | \$1,272,084.90 |
| Anticipated Total Ending Fund Balance | \$1,336,061.00 |

GLEN COVE III LMD'S

The Glen Cove III area has two Landscape Maintenance Districts, the first LMD is designated as Glen Cove III LMD or "LMD 1", was formed in 1987. LMD 1 serves an area consisting of 2,936 parcels from twenty-eight (28) developments located in southeast Vallejo.

The second Landscape Maintenance District was formed by property owner ballot proceeding fiscal year 2015-16 and is designated as Glen Cove III 2015 LMD or "LMD 2". LMD 2 serves the same area as LMD 1 and contains 3,219 parcels from twenty-eight (28) developments located in southeast Vallejo. LMD 2 contains slightly more parcels than LMD 1, due to its formation occurring after the implementation of Proposition 218, public agencies are subject to LMD 2 assessments.

LMD 2 was formed in order to provide additional funding for the maintenance and installation of landscape improvements throughout the Glen Cove III area. LMD 1 was formed in 1987 without an inflationary adjustment while costs have increased significantly. As a result, the assessment revenue from LMD 1 was no longer sufficient to fund annual maintenance and would have depleted the rehabilitation reserve fund.

The development of properties within both LMD's is not expected to change significantly.

BOUNDARIES

Both LMD's lies within the City of Vallejo, generally located within the area bounded by Interstate 80, Interstate 780, Robles Way and the Benicia State Recreation Area.

LMD 2 ZONES OF BENEFIT

As part of the engineering work for the formation of LMD 2, an analysis was conducted on the relationship (including proximity, transportation corridors, likely travel routes, etc.), between properties and the primary improvements located along Glen Cove Parkway. As a results three zones, A, B and C were created as shown on the assessment diagram for LMD 2. Parcels in Zone B are determined to receive 98% of the level of special benefit as those within Zone A and parcels in Zone C are determined to receive 94% of the level of special benefit as those within Zone A.

IMPROVEMENTS

The LMD's maintain landscaped areas; weed control zones; and trail systems including approximately 60 acres of ornamental and native landscaping which includes ground cover, shrubbery, and trees; and 62 acres of plantings and weed control that are found in the following areas:

- The boundaries of Robles to the straits and Navone/Palou/Old Glen Cove Road to the Benicia State Recreation Area fence-line and Glen Cove Parkway
- Mistral, Rivermouth, Brigantine, James River, New Bedford Court, Bear Cove Court, Pueblo Court, Duxbury Place, Sandy Neck Way, Sea Cliff Place, Saybrook Way, Antigua Way, and Chesapeake Drive

- Glen Cove Parkway beginning at the west corner of the Marina Complex landscape area fronting the parkway to the intersection of Glen Cove Parkway and Bayside Terrace
- The open space to the west and north of Waterview Terrace
- The slope of Clearview including the slope and trail along the strait to the entrance of the harbor
- South Regatta from the intersection of Glen Cove Parkway to the intersection of Whiteside and South Regatta
- The open space between Paddlewheel, Beston, Ancheta, Topsail, Yachtsman, and Seafarer
- Weed control adjacent to the Benicia State Park fence-line and the PG&E yard to the intersection of Flying Dutchman
- The open space above Weathermark, Leeward, and Windward Courts
- The open space slope of Flying Dutchman, Pirates' Cove, Sea Mist, Topsail, Helmsman, Anchor, Winter Harbor, Wellfleet, Cape Elizabeth, Fairhaven, and Silver Pine to the Benicia State Park fence
- The Hwy. 780 fence-line along the northeast boundary of the LMD
- The access pathway behind Topsail and the landscaping along each side of North Regatta to the intersection of Glen Cove Parkway and North Regatta
- The north side of Sunfish Court
- Outrigger near Sea Horse and the open space to the rear yard fences of Palou and Pueblo
- The open space above Del Sur in the cul-de-sac, above Clearpointe, and the open space above and below the Clearpointe Drive cul-de-sac

GENERAL INFORMATION

The life expectancy of native shrubbery is five to fifteen years. Fiscal Year 2019-2020 design of Phase 1 of the Glen Cove entryway improvements and Glen Cove parkway are planned for completion.

The City conducted proceedings in fiscal year 2008-2009 to ballot the property owners within the LMD for an increased assessment and an annual inflationary adjustment commencing in fiscal year 2008-2009 which was not approved. The City conducted a second property owner ballot proceeding in fiscal year 2015-16 for a new assessment and an annual inflationary adjustment commencing in fiscal year 2015-16 which was approved. As noted previously the new LMD is designated as Glen Cove III 2015 LMD or "LMD 2".

Including the annual inflationary adjustment maximum assessment rates for LMD 2 for fiscal year 2019-20 are \$114.89 for properties in Zone A, \$112.60 for properties in Zone B, and \$107.99 for properties in Zone C.

LMD BUDGET

The following provides the budget and maximum assessment rate for fiscal year 2019-20.

| City of Vallejo | | | |
|--|-----------------------------------|---|---|
| Glen Cove III Landscape Maintenance Districts | | | |
| Fund Number 7717 & 7748 (#185) | | | |
| Estimate of Cost | | | |
| | 2019-20 Glen Cove III LMD 1 | 2019-20 Glen Cove III LMD 2 (2015) | 2019-20 Glen Cove III Total Budget |
| Direct Costs | | | |
| Contract Maintenance Costs | \$211,142 | \$123,420 | \$334,562 |
| Salaries & Benefits | \$79,288 | \$46,346 | \$125,634 |
| Services & Supplies | \$7,550 | \$4,413 | \$11,963 |
| Landscape Water | \$53,808 | \$31,452 | \$85,260 |
| Utilities | \$3,597 | \$2,103 | \$5,700 |
| Landscape Rehabilitation / Vandalism | \$18,933 | \$11,067 | \$30,000 |
| Capital Projects | \$126,220 | \$73,780 | \$200,000 |
| Total Direct Costs | \$500,537 | \$292,582 | \$793,119 |
| Administration Costs | | | |
| Administration & Overhead | \$38,315 | \$22,397 | \$60,712 |
| County Administration Fees | \$4,624 | \$3,000 | \$7,624 |
| Professional Fees | \$2,494 | \$1,458 | \$3,952 |
| Total Administration Costs | \$45,434 | \$26,854 | \$72,288 |
| Collections / (Credits) Applied To Levy | | | |
| Total Direct and Administration Costs | \$545,971 | \$319,436 | \$865,407 |
| Contribution to / (from) Reserve Fund | \$0 | \$0 | \$0 |
| Contribution to / (from) Rehabilitation Fund | (\$76,905) | (\$15,591) | (\$92,496) |
| Contribution (from) General Fund / Other Revenue | (\$6,639) | (\$3,880) | (\$10,519) |
| Balance to Levy | \$462,428 | \$299,964 | \$762,392 |
| District Statistics | | | |
| Total Parcels | 2936 | 3219 | |
| Total Parcels Levied | 2936 | 3075 | |
| Total Equivalent Benefit Units Zone A | 2980.71 | 2157.99 | |
| Total Equivalent Benefit Units Zone B | | 271.25 | |
| Total Equivalent Benefit Units Zone C | | 199.00 | |
| Proposed Levy per Benefit Unit Zone A | \$155.14 | \$114.89 | |
| Proposed Levy per Benefit Unit Zone B | | \$112.60 | |
| Proposed Levy per Benefit Unit Zone C | | \$107.99 | |
| Total Assessment Levy | \$462,427.35 | \$299,964.23 | \$762,391.58 |
| Fund Balance Information | | | |
| Beginning Operating Reserve Fund Balance | \$272,985.56 | \$159,717.90 | \$432,703.46 |
| Operating Reserve Fund Adjustments | \$0.00 | \$0.00 | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$272,985.56 | \$159,717.90 | \$432,703.46 |
| Beginning Rehabilitation Reserve Fund Balance | \$390,779.35 | \$228,424.19 | \$619,203.54 |
| Rehabilitation Reserve Fund Adjustments | (\$76,904.60) | (\$15,590.90) | (\$92,495.50) |
| Anticipated Rehabilitation Reserve Fund Balance | \$313,874.75 | \$212,833.29 | \$526,708.04 |
| Anticipated Total Ending Fund Balance | \$586,860.31 | \$372,551.19 | \$959,411.50 |

Hunter Ranch III LMD

This LMD is designated as Hunter Ranch III Landscape Maintenance District and may be referred to as Hunter Ranch III LMD.

- Hunter Ranch III LMD was formed in 1986
- The LMD serves a residential neighborhood of 190 parcels located in northeast Vallejo and the development of properties within the LMD is not expected to change significantly.

BOUNDARIES

The LMD lies within the City of Vallejo, generally located within the area bounded by Turner, Ascot and Redwood Parkways and the Hunter Ranch I subdivision.

IMPROVEMENTS

The LMD maintains landscaped areas totaling approximately 6 acres of ornamental and native landscaping which includes ground cover, shrubbery, trees, and weed control zones that are found in the following areas:

- The west side of lower Ascot Parkway beginning at the south end of the sound wall at Sterling and Ascot Parkways to the intersection of Redwood Parkway and Ascot Parkway
- The slope landscaping along the north side of Redwood Parkway extending to the Trotter intersection, including three median islands on Redwood Parkway

GENERAL INFORMATION

A FY 2008-2009 owner balloting to increase the assessment in the LMD to enable a full level of service failed and as a result the City reduced the Direct Costs of the LMD by re-negotiating the landscape maintenance contracts (reduced level of service) and less frequent water use in an attempt to bring the annual expenses in line with the assessment revenues.

A financial analysis of the LMD and the improvements indicates that the current maximum assessment rate does not generate sufficient revenues to adequately provide for the improvements.

LMD BUDGET

The following provides the budget and maximum assessment rate for fiscal year 2019-20.

| City of Vallejo | |
|--|--------------------|
| Hunter Ranch III Landscape Maintenance District | |
| Fund Number 7714 (#183) | |
| Estimate of Cost | |
| Direct Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$4,668 |
| Salaries & Benefits | \$1,288 |
| Services & Supplies | \$123 |
| Landscape Water | \$0 |
| Utilities | \$0 |
| Landscape Rehabilitation / Vandalism | \$0 |
| Capital Projects | \$0 |
| Total Direct Costs | \$6,079 |
| Administration Costs | |
| Administration & Overhead | \$622 |
| County Administration Fees | \$137 |
| Professional Fees | \$71 |
| Total Administration Costs | \$830 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$6,909 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | \$7,250 |
| Contribution (from) General Fund / Other Revenue | (\$471) |
| Balance to Levy | \$13,688 |
| District Statistics | |
| Total Parcels | 190 |
| Total Parcels Levied | 190 |
| Total Equivalent Benefit Units | 190.00 |
| Proposed Levy per Benefit Unit | \$72.04 |
| Maximum Levy per Benefit Unit | \$72.04 |
| Total Assessment Levy | \$13,687.60 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$3,454.44 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$3,454.44 |
| Beginning Rehabilitation Reserve Fund Balance | \$43,596.56 |
| Rehabilitation Reserve Fund Adjustments | \$7,250.00 |
| Anticipated Rehabilitation Reserve Fund Balance | \$50,846.56 |
| Anticipated Total Ending Fund Balance | \$54,301.00 |

MARINE WORLD/FAIRGROUNDS DRIVE LMD

This LMD is designated as Marine World/Fairgrounds Drive Landscape Maintenance District and may be referred to as Marine World/Fairgrounds Drive LMD or Marine World/Fairground LMD.

- Marine World/Fairgrounds Drive LMD was formed in 1989.
- The LMD serves 5 parcels that include a recreational theme park, fairgrounds, and motel/hotel complex (Holiday Inn) located in northeast Vallejo. Marine World/Fairgrounds Drive LMD is fully developed and the Equivalent Benefit Units (EBU) for the LMD is not expected to change.

BOUNDARIES

The LMD lies within the City of Vallejo, generally located within the area bounded by Interstate 80, Fairgrounds Drive, and the western boundary of Marine World and the southern boundary of Solano County.

IMPROVEMENTS

The LMD maintains the landscaped frontages and median plantings totaling approximately 3 acres of native and ornamental ground cover, shrubbery and trees; and 0.5 acre of weed control and new plantings. Fairgrounds Drive serves as the entrance to the Discovery Kingdom (Formerly Marine World) Six Flags Theme Park and Solano County Fairgrounds and the LMD improvements are generally located in the areas described below:

- Just beyond the entrance to the Fairgrounds parking lot to the south; and
- North beyond the overpass of Highway 37

GENERAL INFORMATION

The life expectancy of native shrubbery is five to fifteen years.

A past financial analysis of the LMD and the improvements indicated that the maximum assessment rate did not generate sufficient revenues to adequately provide for the improvements. The City conducted proceedings in FY2008-2009 to ballot the property owners within the LMD for an increased assessment and an annual inflationary adjustment commencing in fiscal year 2008-2009 which was approved.

LMD BUDGET

A financial analysis of the LMD with the inflationary adjustments indicates that the maximum assessment rate does generate sufficient revenues to adequately provide for improvements. The budget includes the City's estimate of anticipated expenditures, revenues and fund balances required for the annual maintenance and operation of the improvements. The assessment rate derived from this budget and the established method of apportionment shall be used to calculate each parcel's assessments for fiscal year 2019-20.

| City of Vallejo | |
|--|-----------------------|
| Marine World / Fairgrounds Landscape Maintenance District | |
| Fund Number 7722 (#186) | |
| Estimate of Cost | |
| Direct Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$27,752 |
| Salaries & Benefits | \$17,896 |
| Services & Supplies | \$1,704 |
| Landscape Water | \$15,834 |
| Utilities | \$1,300 |
| Landscape Rehabilitation / Vandalism | \$20,000 |
| Capital Projects | \$0 |
| Total Direct Costs | \$84,486 |
| Administration Costs | |
| Administration & Overhead | \$8,648 |
| County Administration Fees | \$1,060 |
| Professional Fees | \$549 |
| Total Administration Costs | \$10,257 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$94,743 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | \$14,769 |
| Contribution (from) General Fund / Other Revenue | (\$3,561) |
| Balance to Levy | \$105,951 |
| District Statistics | |
| Total Parcels | 4 |
| Total Parcels Levied | 4 |
| Total Equivalent Benefit Units | 845.85 |
| Proposed Levy per Benefit Unit | \$125.26 |
| Maximum Levy per Benefit Unit | \$138.94 |
| Total Assessment Levy | \$105,951.17 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$47,371.26 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$47,371.26 |
| Beginning Rehabilitation Reserve Fund Balance | \$308,717.74 |
| Rehabilitation Reserve Fund Adjustments | \$14,769.00 |
| Anticipated Rehabilitation Reserve Fund Balance | \$323,486.74 |
| Anticipated Total Ending Fund Balance | \$370,858.00 |

Marin View LMD

This LMD is designated as Marin View Landscape Maintenance District and may be referred to as Marin View LMD.

- Marin View LMD was formed July 13, 1999.
- The LMD serves a residential neighborhood of 10 parcels located in north Vallejo and is fully developed.

BOUNDARIES

The LMD lies within the City of Vallejo, generally located at the northern end of Pecan Court and bounded by Hickory and Pecan Streets.

IMPROVEMENTS

The LMD maintains landscaped areas and weed control zones found in the following areas:

- The ornamental and native landscaping within the median island at the end of Pecan Court including ground cover, shrubbery, and trees
- Weed control in open space areas in the northwest corner and in the western portion of the LMD that assists in fire protection.

GENERAL INFORMATION

The property owners within the LMD approved the current assessment rate in Fiscal Year 1999-2000, but the assessment did not include an inflationary adjustment.

Although previous financial analysis of the LMD suggested that assessment revenues may not be adequate to fund the improvements, this funding issue resulted largely from one-time rehabilitation expense and district formation expense that were required due to the lack of maintenance in the area previously, which has generally been resolved over time.

A financial analysis of the LMD in fiscal year 2008-2009 indicated that the assessment revenues were sufficient to fund the maintenance of the improvements and did not require an assessment increase at that time. However, the revenues generated at the maximum assessment rate, limited possible funding for future rehabilitation or unforeseen expenses and without an annual inflationary adjustment, an assessment increase may be required in the near future.

LMD BUDGET

The following provides the proposed budget and assessment rate for fiscal year 2019-20 that is necessary to provide an appropriate level of maintenance for the LMD. The budget includes the City's estimate of anticipated expenditures, revenues and fund balances required for the annual maintenance and operation of the improvements. The assessment rate derived from this budget and the established method of apportionment shall be used to calculate each parcel's assessments for fiscal year 2019-20. The assessment rate derived from this budget is less than or equal to the previously approved maximum assessment rate for the LMD.

| City of Vallejo | |
|--|--------------------|
| Marin View Landscape Maintenance District | |
| Fund Number 7715 (#187) | |
| Estimate of Cost | |
| Direct Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$1,155 |
| Salaries & Benefits | \$319 |
| Services & Supplies | \$30 |
| Landscape Water | \$0 |
| Utilities | \$0 |
| Landscape Rehabilitation / Vandalism | \$0 |
| Capital Projects | \$0 |
| Total Direct Costs | \$1,504 |
| Administration Costs | |
| Administration & Overhead | \$154 |
| County Administration Fees | \$64 |
| Professional Fees | \$33 |
| Total Administration Costs | \$251 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$1,755 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | \$4,980 |
| Contribution (from) General Fund / Other Revenue | (\$374) |
| Balance to Levy | \$6,361 |
| District Statistics | |
| Total Parcels | 10 |
| Total Parcels Levied | 10 |
| Total Equivalent Benefit Units | 10.00 |
| Proposed Levy per Benefit Unit | \$636.00 |
| Maximum Levy per Benefit Unit | \$636.00 |
| Total Assessment Levy | \$6,360.00 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$877.30 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$877.30 |
| Beginning Rehabilitation Reserve Fund Balance | \$36,550.70 |
| Rehabilitation Reserve Fund Adjustments | \$4,980.00 |
| Anticipated Rehabilitation Reserve Fund Balance | \$41,530.70 |
| Anticipated Total Ending Fund Balance | \$42,408.00 |

NORTHEAST QUADRANT LMD

This LMD is designated as Northeast Quadrant Landscape Maintenance District and may be referred to as Northeast Quadrant LMD.

- Northeast Quadrant LMD was formed in 1984.
- The LMD currently serves approximately 1,867 parcels that include business, residential, and school land uses located in northeast Vallejo.
- The LMD is not fully developed and is currently comprised of 1,848 parcels that include business, residential, and school land uses located in northeast Vallejo.
- The LMD includes 159 parcels (140 assessable parcels) that are identified as Zone A. In addition to the overall improvements provided within the LMD, these parcels receive special benefits from additional local landscape improvements for which they are assessed.

BOUNDARIES

The LMD is located within the area generally bounded by Highway 80, Hunter Ranch II and Hunter Ranch III subdivisions, Sulphur Springs Mountain, Blue Rock Springs Golf Course, Summit Landscaping District and Woodridge Landscape Maintenance District. Within this LMD, parcels adjacent to Admiral Callaghan Lane and Columbus Parkway to the north, Plaza Drive to the west, parcels adjacent to Turner Parkway to the south and parcels adjacent to Ascot Parkway to the east are identified and designated as Zone A.

IMPROVEMENTS

Situated in the Blue Rock area of the City, the LMD is diverse with landscaped parkways, medians and large open spaces. The overall LMD maintains landscaped areas, weed control zones and trail systems that include approximately 23 acres of native and ornamental ground cover, shrubbery and trees; and 9 acres of weed control and plantings that are described below:

- The median of Admiral Callaghan Lane from Columbus Parkway to Turner Parkway
- Remove & replace irrigation & landscaping in median on Ascot between Redwood & Hawkesbury
- Hydro seed bare fire break areas for grass stands
- Remove & replace irrigation & plants on 4 corner medians at Redwood & Ascot
- The median islands at the Columbus Parkway and Admiral Callaghan Lane intersection
- Fill in median shrubs along Ascot between Turner & Redwood Parkway
- The median and landscaped areas on the south side of Turner Parkway
- Replace landscaping along Turner Parkway between Admiral Callaghan Way & Ascot
- The median on Ascot Parkway from Redwood Parkway to the other side of the bridge just before Hawksbury
- Remove & replace irrigation & plants on Lake Herman Rd between Columbus to end
- Maintain wrought iron fences located on public property or easements on Picasso, Topley, Rodin & Glenview Circle

- North side of West bound lane on Columbus Pkwy from Blue Rock Springs Park to St. John's Mine Rd. Irrigate & landscape
- The slope over the creek and the slope below Torrey Pine Court
- The slope below Picasso, Topley, Archer and Rodin Courts
- The slope landscaping to the north behind Glenview Circle and above Redwood Parkway
- The slope surrounding Matthew Court
- Ascot Parkway beyond the Blue Rock Springs Golf Course/Greater Vallejo Recreation District Park
- Solano Bike Trail along the west boundary of the urban open space

Zone A's improvements are extra landscape maintenance related to tree care, additional litter pickup, and related utilities; and maintenance of entry monument and kiosk signs.

General Information

In fiscal Year 1999-2000, to ensure a high level of service for the LMD, the property owners through protest ballot proceeding approved an assessment increase and annual inflationary adjustment.

In fiscal year 2004-2005, formation of benefit Zone A was approved by property owners through a ballot proceeding. This ballot proceeding approved an assessment increase and annual inflationary adjustment applicable to those properties only.

It has been determined that the current maximum assessment rates for the LMD are sufficient to fund the annual maintenance of the LMD improvements. Based on the budget for fiscal year 2019-20 the proposed assessments are less than the authorized maximum assessment rates. Future capital projects planned for FY 2019-20 include design of landscape and irrigation improvements in the west bound lane of Columbus Parkway from Blue Rock Springs Park to Interstate 80 Freeway on-ramp.

LMD BUDGET

The following provides the proposed budgets and assessment rates for fiscal year 2019-20 that are necessary to provide an appropriate level of maintenance for the LMD. The budgets include the City's estimate of anticipated expenditures, revenues and fund balances required for the annual maintenance and operation of the improvements. The assessment rate derived from these budgets and the established method of apportionment shall be used to calculate each parcel's assessments for fiscal year 2019-20. The assessment rates derived from these budgets are less than or equal to the previously approved maximum assessment rate for both Zone A and the Non-Zone A parcels in the LMD.

| City of Vallejo | | | |
|--|---------------------|---------------------|---------------------|
| Northeast Quadrant Landscape Maintenance District | | | |
| Fund Number 7711 (#178) | | | |
| Estimate of Cost | | | |
| | 2019-20 Zone | 2019-20 | 2019-20 |
| | A | Non-Zone A | Budget Total |
| Direct Costs | | | |
| Contract Maintenance Costs | \$45,277 | \$198,671 | \$243,948 |
| Salaries & Benefits | \$13,566 | \$109,758 | \$123,324 |
| Services & Supplies | \$1,292 | \$10,452 | \$11,744 |
| Landscape Water | \$31,347 | \$137,549 | \$168,896 |
| Utilities | \$798 | \$3,502 | \$4,300 |
| Public Signs (Zone A) | \$0 | \$0 | \$0 |
| Landscape Rehabilitation / Vandalism | \$5,568 | \$24,432 | \$30,000 |
| Capital Projects | \$0 | \$0 | \$0 |
| Total Direct Costs | \$97,848 | \$484,364 | \$582,212 |
| Administration Costs | | | |
| Administration & Overhead | \$6,555 | \$53,040 | \$59,595 |
| County Administration Fees | \$1,601 | \$7,027 | \$8,628 |
| Professional Fees | \$830 | \$3,641 | \$4,471 |
| Total Administration Costs | \$8,986 | \$63,707 | \$72,693 |
| Collections / (Credits) Applied To Levy | | | |
| Total Direct and Administration Costs | \$106,834 | \$548,071 | \$654,905 |
| Contribution to / (from) Reserve Fund | \$0 | \$0 | \$0 |
| Contribution to / (from) Rehabilitation Fund | \$58,951 | \$182,677 | \$241,629 |
| Contribution (from) General Fund / Other Revenue | (\$6,262) | (\$27,479) | (\$33,741) |
| Balance to Levy | \$159,523 | \$703,270 | \$862,793 |
| District Statistics | | | |
| Total Parcels | 336 | 2165 | 2501 |
| Total Parcels Levied | 291 | 2043 | 2334 |
| Total Equivalent Benefit Units | 359.12 | 2448.37 | 2807.50 |
| Proposed Levy per Benefit Unit | \$444.20 | \$287.24 | |
| Maximum Levy per Benefit Unit | \$492.72 | \$318.61 | |
| Total Assessment Levy | \$159,522.88 | \$703,270.95 | \$862,793.83 |
| Fund Balance Information | | | |
| Beginning Operating Reserve Fund Balance | \$53,417 | \$274,035 | \$327,452 |
| Operating Reserve Fund Adjustments | \$0 | \$0 | \$0 |
| Anticipated Operating Reserve Fund Balance | \$53,417 | \$274,035 | \$327,452 |
| Beginning Rehabilitation Reserve Fund Balance | \$566,371 | \$2,480,273 | \$3,046,644 |
| Rehabilitation Reserve Fund Adjustments | \$58,951 | \$182,677 | \$241,629 |
| Anticipated Rehabilitation Reserve Fund Balance | \$625,322 | \$2,662,950 | \$3,288,272 |
| Anticipated Total Ending Fund Balance | \$678,739 | \$2,936,985 | \$3,615,725 |

SANDPIPER POINT LMD

This LMD is designated as Sandpiper Point Landscape Maintenance District and may be referred to as Sandpiper Point LMD.

- Sandpiper Point LMD was formed in 1981
- The LMD serves a residential neighborhood of 385 parcels located in northwest Vallejo and is fully developed.

BOUNDARIES

The LMD is generally located within the area bounded by Meadows Drive, Catalina Way and the Napa County line.

IMPROVEMENTS

The LMD maintains landscaped areas and weed control zones including approximately 4.5 acres of native and ornamental ground cover, shrubbery and trees; and 2.3 acres of weed controlled open space that are found in the following areas:

- The landscaped strips and medians found within the boundaries of Meadows Drive wetlands on the west, Mini Drive median landscapes on the east and the Catalina Circle Wetlands on the northwest
- Along Meadows Drive, Catalina Circle and Catalina Way
- The median islands of Mini Drive

GENERAL INFORMATION

In fiscal year 1999-2000 the landscape improvement areas to be maintained for this LMD were expanded, resulting in a significant increase to the LMD's overall maintenance costs. Although these new areas of maintenance had a significant negative impact on the financial health of the LMD, initially the additional expenses were offset by use of available reserve funds. Although the LMD still has some reserve funds available to offset these costs, they are no longer sufficient to cover the full annual expenditures for the LMD.

Therefore, it was determined that the maximum assessment rate did not generate sufficient revenues to adequately provide for the improvements. The City conducted proceedings in FY2008-2009 to ballot the property owners within the LMD for an increased assessment and an annual inflationary adjustment commencing in fiscal year 2008-2009 which was not approved.

LMD BUDGET

The following provides the budget and maximum assessment rate for fiscal year 2019-20.

| City of Vallejo | |
|--|--------------------|
| Sandpiper Point Landscape Maintenance District | |
| Fund Number 7713 (#163) | |
| Estimate of Cost | |
| Direct Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$20,356 |
| Salaries & Benefits | \$9,973 |
| Services & Supplies | \$950 |
| Landscape Water | \$10,556 |
| Utilities | \$250 |
| Landscape Rehabilitation / Vandalism | \$5,000 |
| Capital Projects | \$0 |
| Total Direct Costs | \$47,085 |
| Administration Costs | |
| Administration & Overhead | \$4,820 |
| County Administration Fees | \$540 |
| Professional Fees | \$279 |
| Total Administration Costs | \$5,639 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$52,724 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | \$2,257 |
| Contribution (from) General Fund / Other Revenue | (\$970) |
| Balance to Levy | \$54,011 |
| District Statistics | |
| Total Parcels | 381 |
| Total Parcels Levied | 381 |
| Total Equivalent Benefit Units | 381.00 |
| Proposed Levy per Benefit Unit | \$141.76 |
| Maximum Levy per Benefit Unit | \$141.76 |
| Total Assessment Levy | \$54,010.56 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$26,362.05 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$26,362.05 |
| Beginning Rehabilitation Reserve Fund Balance | \$70,646.95 |
| Rehabilitation Reserve Fund Adjustments | \$2,257.00 |
| Anticipated Rehabilitation Reserve Fund Balance | \$72,903.95 |
| Anticipated Total Ending Fund Balance | \$99,266.00 |

SOUTH VALLEJO BUSINESS PARK LMD

This LMD is designated as South Vallejo Business Park Landscape Maintenance District and may be referred to as South Vallejo Business Park LMD.

- South Vallejo Business Park LMD was formed in 1981
- The LMD is a light industry park that serves nine light industry parcels located in southwest Vallejo with eight of the nine parcels being fully developed

BOUNDARIES

The LMD is generally located within the area bounded by Solano Avenue, Fifth Street Avenue, Sonoma Boulevard, and the railroad tracks in the area.

IMPROVEMENTS

The LMD maintains parkway landscape areas adjacent to the properties within the LMD totaling approximately 2 acres of grass area with trees; and 0.5 acre of ornamental ground cover and shrubbery with trees.

GENERAL INFORMATION

In recent years, property owners within the LMD contacted the City regarding ways to reduce maintenance costs including reductions in irrigation. The City agreed to assist with this reduction by providing for water conservation practices in the maintenance contract. However, it has been determined that further reductions could only be achieved by:

- Eliminating the grassy mounding areas and/or removing trees from the turf planting areas and restricted them to stand-alone landscape plots; or
- Removing the landscaped areas from Corporate Place to Sonoma Boulevard at the time the empty lot along Sonoma Boulevard is developed.

A financial analysis of the LMD and the improvements indicated that the maximum assessment rate did not generate sufficient revenues to adequately provide for the improvements. The City conducted proceedings in FY 2008-2009 to ballot the property owners within the LMD for an increased assessment and an annual inflationary adjustment commencing in fiscal year 2008-2009 which was approved.

LMD BUDGET

The following provides the proposed budget and increased maximum assessment rate for fiscal year 2019-20 that is necessary to provide an appropriate level of maintenance for the LMD. The budget includes the City's estimate of anticipated expenditures, revenues and fund balances required for the annual maintenance and operation of the improvements. The assessment rate derived from this budget and the established method of apportionment shall be used to calculate each parcel's assessments for fiscal year 2019-20.

| City of Vallejo | |
|--|---------------------|
| South Vallejo Business Park Landscape Maintenance District Fund Number 7710 (#162) Estimate of Cost | |
| Maintenance Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$15,288 |
| Salaries & Benefits | \$18,115 |
| Services & Supplies | \$1,725 |
| Landscape Water | \$42,224 |
| Utilities | \$1,170 |
| Landscape Rehabilitation / Vandalism | \$7,000 |
| Capital Projects | \$0 |
| Total Direct Costs | \$85,522 |
| Administration Costs | |
| Administration & Overhead | \$8,754 |
| County Administration Fees | \$1,230 |
| Professional Fees | \$638 |
| Total Administration Costs | \$10,622 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$96,144 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | \$30,560 |
| Contribution (from) General Fund / Other Revenue | (\$3,673) |
| Balance to Levy | \$123,031 |
| District Statistics | |
| Total Parcels | 9 |
| Total Parcels Levied | 9 |
| Total Equivalent Benefit Units | 37.43 |
| Proposed Levy per Benefit Unit | \$3,286.60 |
| Maximum Levy per Benefit Unit | \$3,755.04 |
| Total Assessment Levy | \$123,030.58 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$48,072.00 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$48,072.00 |
| Beginning Rehabilitation Reserve Fund Balance | \$319,193.00 |
| Rehabilitation Reserve Fund Adjustments | \$30,560.00 |
| Anticipated Rehabilitation Reserve Fund Balance | \$349,753.00 |
| Anticipated Total Ending Fund Balance | \$397,825.00 |

TOWN AND COUNTRY II THROUGH V LMD

This LMD is designated as Town & Country II-V Landscape Maintenance District and may be referred to as Town & Country II-V LMD.

- Town & Country II-V LMD was formed in 1986
- The LMD serves a residential neighborhood of 336 parcels located in northeast Vallejo and is fully developed with no expected change in Equivalent Benefit Units (EBU)

BOUNDARIES

The LMD is generally located within the area bounded by State Highway 37, Whitney Avenue, Serpentine Drive and Opal Drive.

IMPROVEMENTS

The LMD maintains landscaped areas and weed control zones that include approximately 3 acres of native and ornamental ground cover, shrubbery and trees on the various slopes within the LMD including:

- The slopes between the residences of Whitney Avenue and Basalt Drive
- The slope behind residences of College Avenue and Olympic Drive including the access area from Quartz Drive

GENERAL INFORMATION

A financial analysis of the LMD and the improvements indicates that the current maximum assessment rate does not generate sufficient revenues to adequately provide for the improvements. The City conducted a proceeding in FY2008-2009 to ballot the property owners within the LMD for an increased assessment and an annual inflationary adjustment commencing in fiscal year 2008-2009 which was not approved.

LMD BUDGET

The following provides the budget and maximum assessment rate for fiscal year 2019-2020.

| City of Vallejo | |
|--|---------------------|
| Town and Country II-V Landscape Maintenance District | |
| Fund Number 7712 (#184) | |
| Estimate of Cost | |
| Direct Costs | 2019-20 Budget |
| Contract Maintenance Costs | \$5,842 |
| Salaries & Benefits | \$2,439 |
| Services & Supplies | \$232 |
| Landscape Water | \$0 |
| Utilities | \$0 |
| Landscape Rehabilitation / Vandalism | \$3,000 |
| Capital Projects | \$0 |
| Total Direct Costs | \$11,513 |
| Administration Costs | |
| Administration & Overhead | \$1,178 |
| County Administration Fees | \$233 |
| Professional Fees | \$121 |
| Total Administration Costs | \$1,532 |
| Collections / (Credits) Applied To Levy | |
| Total Direct and Administration Costs | \$13,045 |
| Contribution to / (from) Reserve Fund | \$0 |
| Contribution to / (from) Rehabilitation Fund | \$11,240 |
| Contribution (from) General Fund / Other Revenue | (\$956) |
| Balance to Levy | \$23,329 |
| District Statistics | |
| Total Parcels | 336 |
| Total Parcels Levied | 331 |
| Total Equivalent Benefit Units | 331.00 |
| Proposed Levy per Benefit Unit | \$70.48 |
| Maximum Levy per Benefit Unit | \$70.48 |
| Total Assessment Levy | \$23,328.88 |
| Fund Balance Information | |
| Beginning Operating Reserve Fund Balance | \$6,522.64 |
| Operating Reserve Fund Adjustments | \$0.00 |
| Anticipated Operating Reserve Fund Balance | \$6,522.64 |
| Beginning Rehabilitation Reserve Fund Balance | \$89,110.36 |
| Rehabilitation Reserve Fund Adjustments | \$11,240.00 |
| Anticipated Rehabilitation Reserve Fund Balance | \$100,350.36 |
| Anticipated Total Ending Fund Balance | \$106,873.00 |

Budget Definitions

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

DIRECT COST:

Contract Maintenance Costs — Includes all contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems, drainage systems, trail systems, fencing, natural drainage areas, open spaces, and related facilities within the LMD.

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 — Includes the cost of the furnishing of water required for the maintenance of the landscaping.

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 — Includes repairs to the improvements in the LMD that are not normally included in the yearly Landscape Maintenance costs. This may include repairs or replacement of damaged improvements or facilities that may be the result of vandalism, storms, frost, natural occurrences, etc., including graffiti abatement.

Landscape Rehabilitation includes annual funding for planned landscape projects, which will significantly benefit and upgrade a specific LMD and are considered above normal routine landscape maintenance work.

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

ADMINISTRATION EXPENSES:

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 LMD for the County to collect LMD assessments on the property tax bills. This charge is based on a flat rate per fund number plus a charge per assessment levied.

Professional Fees — 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.

COLLECTIONS/ (CREDITS) APPLIED:

Fund Balance Collection — The 1972 Act provides for a LMD to fund an Operating Reserve Fund as well as the collection of funds in installments for specific projects. This budget item identifies funds collected or transferred from these two LMD Fund Balances:

- Operating Reserve Fund provides for the collection of funds to operate the LMD from the time period of July 1 (beginning of the Fiscal Year) through December 10 or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February).
- Rehabilitation Funds may be collected to cover the cost of repairs that are outlined in either a defined project plan or periodic maintenance costs not normally included in the yearly maintenance contract costs, including the costs associated with upgrades, repairs, replacements or refurbishing of the improvements. These amounts may be budgeted and spent each fiscal year, or collected in installments and held in the Rehabilitation Reserve Fund for a large improvement projects.

Other Revenues/General Fund (Contributions) — This item includes additional funds designated for the LMD that are not annual assessments. These funds are added to the LMD account to reduce assessments (contributions are shown as a negative amount), and may be from non-LMD or LMD sources including City General Fund Contributions for general benefit costs and/or interest earnings. This item may also include the repayment of funds previously loaned to the LMD from other sources (a positive amount) to be collected as part of the annual assessments.

BALANCE TO LEVY:

The Balance to Levy — The total amount to be collected for the current fiscal year through assessments (for special benefits). The Balance to Levy represents the sum of Total Direct Cost Budget, Administration Budget; and Collections (Credits) Applied. Only those costs related to the improvements identified as special benefits are levied and collected on the tax roll. This amount divided by the "Total Equivalent Benefit Units" for the LMD determines the proposed assessment rate for the fiscal year.

METHOD OF APPORTIONMENT

METHOD OF APPORTIONMENT

This section of the Engineer's Report explains the special and general benefits to be derived from the installation, maintenance and servicing of Improvements located throughout the LMDs, and the methodology used to apportion the total assessment to properties within the LMDs.

The LMDs consists of Assessor Parcels within the boundaries of the City of Vallejo as defined by the County of Solano tax code areas. The parcels include all privately or publicly owned parcels within said boundaries. The method used for apportioning the assessments is based upon the proportional special benefits to be derived by the properties in the LMDs over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

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. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

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 LANDSCAPE MAINTENANCE DISTRICTS.
- B. ACCESS TO IMPROVED LANDSCAPED AREAS AND OTHER PUBLIC IMPROVEMENTS WITHIN THE LANDSCAPE MAINTENANCE DISTRICTS.
- C. IMPROVED VIEWS WITHIN THE LANDSCAPE MAINTENANCE 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.

Special Benefits from the Original Engineer's Report

The improvements provided within the various LMDs may include, but is not limited to landscaped medians, parkways, entryways, slopes, parks, open-space areas and appurtenant facilities. The annual assessments outlined in this Report are based on 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 and benefit the properties. The special benefits associated with the landscape improvements and facilities are specifically:

- Enhanced desirability of properties through association with the improvements.

- Improved aesthetic appeal of properties within the LMDs providing a positive representation of the area.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the LMD resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the LMD through well-maintained surroundings and amenities including abatement of graffiti and vandalism.
- Enhanced environmental quality of the parcels within the LMDs by moderating temperatures, providing oxygenation and attenuating noise.
- An enhanced sense of pride within the neighborhoods and communities and increased business opportunities as a result of enhanced surroundings and community pride.
- Enhanced adaptation of the urban environment within the natural environment and improved aesthetic value of the neighborhood and properties within the LMDs by establishing green space and recreational areas for increased social opportunities and activities that help to strengthen family value and reduce ethnic and social tensions.
- Enhanced quality of life through well-maintained green space and landscaped areas.

In addition to many of the special benefits associated with landscape amenities, local parkland and recreational facilities provide the further benefits of:

- Increased neighborhood involvement and interaction.
- Health, social and self-improvement benefits derived from utilizing the facilities.
- Promotes a positive atmosphere and recreational opportunities for the youth in the neighborhood that encourages physical activity, group participation and character building.
- Increased social opportunities and active involvement for senior citizens.
- Family and group activities that help to strengthen family value and reduce ethnic and social tensions.
- The esthetic value of green space and recreational areas within the urban environment.

The preceding special benefits contribute to the overall aesthetic value, security and desirability of each of the assessed parcels and thereby provide a special enhancement to those properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the improvements would likely have a direct negative impact on those properties.

GENERAL VERSUS SPECIAL BENEFIT

In absence of the assessments, the Improvements in the LMDs 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 LMDs was a condition of development approval.

All of the Assessment proceeds derived from the LMDs 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, trail systems, park facilities, 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 LMDs were specifically designed, located and created to provide additional and improved public resources for the direct advantage of property inside the LMDs, and not the public at large. Other properties that are either outside the LMDs or within the LMDs and not assessed, do not enjoy the unique proximity, access, views and other special benefit factors described previously. Moreover, the homes in the LMDs 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 LMDs distinctly and directly benefits from closer proximity, access and views of Improvements funded by the Assessments, the creation of developable parcels and the extension of usable land area provided by the assessments. The Improvements are specifically designed to serve properties in the LMDs, not other properties or the public at large. The LMDs 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 LMDs 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 LMDs 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 LMDs 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 LMDs. 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 LMDs 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 LMDs and that

the value of the special benefits from such Improvements to property in the LMDs reasonably exceeds the cost of the Assessments for every assessed parcel in the LMDs. (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 LMDs, if there were any, are collateral and conferred concomitantly.

General benefit is identified as that benefit received by properties outside of the LMD. General benefit cannot be assessed to property within the LMD boundary.

Prior to the Bordoni Ranch development, there was a 6.74 acre park located on the south side of Regents Park Drive just east of Columbus Parkway. This park had very few amenities and consisted primarily of grass, trees and sidewalks and was maintained by the GVRD. In anticipation of the increased demand to be placed on the park by the new developments, the previous park was demolished and is going to be completely reconstructed and enhanced.

Once the enhanced park is completed, the City and the GVRD will continue to provide applicable maintenance services as agreed upon, which will contribute approximately 50% of the cost for the maintenance of the park, in proportion to the estimated general benefit that the park provides to the neighboring communities at large. It is reasonable to assume that the park maintenance costs above the contribution made by the City and the GVRD approximately represent the special benefit to the properties within the LMD. This assignment of special benefit to the properties within the LMD is reasonable given that the reconstruction and enhancement of the park was desired and needed due to the anticipated development of properties within the LMD.

When the Northeast Quadrant LMD was established, it was determined that a portion of the Columbus Parkway improvements within the LMD is considered general benefit. The City will contribute each year towards the landscape maintenance costs, water costs and associated administrative expenses for this particular improvement area. In compliance with the California Constitution Article XIID the annual budget includes a contribution identified as “Other Revenues/General Fund (Contribution)”, which represents the costs identified as general benefit.

The original determination of benefits to property and the method of special benefit apportionment to property were developed by Willdan Financial Services when the LMDs were originally approved by property owners as noted in the Description of LMDs 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 Engineer's Reports for the LMDs 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 |
| Extension of recreation area | 2.5 | 10% | 0.25 |
| Proximity to improved parks and landscaped areas | 2.5 | 10% | 0.25 |
| Access to improved parks, open space and landscaped areas | 2.5 | 10% | 0.25 |
| Improved views | 2.5 | 10% | 0.25 |
| | 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%, with the exception of Glen Cove III 2015 LMD which was calculated to contribute 5%.

Therefore, the total General Benefit is conservatively quantified at 1% which is more than offset by the total non-assessment contribution towards general benefit of 27%, with the exception of Glen Cove III 2015 LMD which is offset by the total non-assessment contribution towards general benefit of 7%.

METHOD OF ASSESSMENT

The method of apportionment for the LMDs calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the LMDs. The net amount to be assessed upon parcels within the LMDs is apportioned by a formula and method that fairly distributes the net amount to be assessed among all assessable parcels in proportion to the special benefits to be received by each parcel from the improvements. Additionally, in compliance with Article XIIIID Section 4 of the State Constitution each parcel's assessment does not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the LMDs as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

EQUIVALENT BENEFIT UNITS

The special benefits received by each parcel within the LMDs and each parcel's proportional annual assessment is calculated on the basis of a formula known as Equivalent Benefit Units. The Equivalent Benefit Unit (EBU) method of apportionment establishes a proportional benefit relationship between the various parcels within the LMDs and the improvements provided by the LMDs. The EBU assigned to each parcel utilizes a set formula and proportional weighting factors based on the land use, size and development status of each parcel within the LMDs compared to other parcels within the LMDs.

EQUIVALENT BENEFIT UNIT APPLICATION BY LAND USE

| LAND USE DESIGNATION | EBU APPLICATION |
|-----------------------------|--|
| Single Family Residence | One (1.0) Benefit Unit per Unit |
| Vacant Residential Zoned | Four-Tenths (0.4) Benefit Unit per Acre |
| Multi Family Residence | Seven-Tenths (0.7) Benefit Unit per Unit |

EQUIVALENT BENEFIT UNIT APPLICATION BY LAND USE (CONTINUED)

| LAND USE DESIGNATION | EBU APPLICATION |
|--|--|
| Planned-Residential Development <i>(Has received tentative or final map approval)</i> | One (1.0) Benefit Unit per Planned Single-Family Unit, Seven-Tenths (0.7) Benefit Unit per Multi-Family Unit |
| Commercial Use | Three (3.0) Benefit Units per Acre |
| Vacant Commercial Zoned | Four-Tenths (0.4) Benefit Unit per Acre |

| | |
|-------------------------|---|
| Industrial Use | Three (3.0) Benefit Units per Acre |
| Vacant Industrial Zoned | Four-Tenths (0.4) Benefit Unit per Acre |
| Exempt Properties | Zero (0.0) Benefit Units per Parcel |

While all the land use designations shown above are not necessarily applicable in each LMD, each LMD is comprised of one or more of these land uses, and the proportional relationship between those various land uses is still applicable. The benefit formula applied to parcels within each LMD is based on the preceding EBU application. Each parcel's EBU correlates the parcel's special benefit received as compared to the other parcels benefiting from the improvements within that LMD.

EXCEPTIONS

Bordoni Ranch LMD was formed with the following special conditions:

Planned-Residential Development — This land use is defined as any property for which a tentative map has been filed but for which a final tract map has not yet been approved. Properties designated as Planned-Residential Development shall be assessed at 2.0 EBU per acre, but a minimum of 1.00 EBU (parcels less than one acre are assigned 1.0 EBU).

Vacant Residential Zoned — This land use is defined as property that is zoned or planned for residential development, but a development map (tentative or final map) for the property has not yet been approved. Properties designated as Vacant Land shall be assessed at 1.0 EBU per acre, but a minimum of 1.00 EBU (parcels less than one acre are assigned 1.0 EBU).

The following formula is used to calculate each parcel's proportional benefit:

$$\text{Property Type EBU} \times (\text{Acreage/Units/Parcel}) = \text{Parcel's calculated EBU}$$

An assessment amount per EBU ("Rate") for the LMD improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBUs for parcels benefiting from such improvements.

$$\text{Total Balance to Levy} / \text{Total EBUs} = \text{Levy per EBU ("Rate")}$$

This amount is then applied back to each parcel's individual EBU to determine each parcel's proportionate benefit and assessment obligation.

$$\text{Rate} \times \text{Parcel's EBU} = \text{Parcel's Levy Amount}$$

Glen Cove III 2015 LMD was formed with the following equivalent benefit units for different property types:

| LAND USE DESIGNATION | EBU APPLICATION |
|---------------------------|-----------------------------|
| Single Family Residential | 1.0 Benefit Units per Unit |
| Condominium | 0.39 Benefit Units per Unit |
| Duplex, Triplex, Fourplex | 0.45 Benefit Units per Unit |

| | |
|-------------------------------------|---|
| Multi-Family Residential (5+ Units) | 0.27 Benefit Units per Unit |
| Mobile Home on Separate Lot | 0.22 Benefit Units per Unit |
| Commercial and Industrial | 0.50 Benefit Units per fifth acre for the first 5 acres 0.50 Benefit Units per each additional acre over 5 acres |
| Office | 1.42 Benefit Units per fifth acre for the first 5 acres 1.42 Benefit Units per each additional acre over 5 acres |
| Self-Storage of Parking Lot | 0.05 Benefit Units per fifth acre for the first 5 acres 0.05 Benefit Units per each additional acre over 5 acres |
| Golf Course | 0.063 Benefit Units per fifth acre for the first 5 acres 0.063 Benefit Units per each additional acre over 5 acres |
| Vacant / Undeveloped | 0.25 Benefit Units per parcel |

APPEALS AND INTERPRETATION

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the Director of Public Works or her or his designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the Director of Public Works or his or her designee will promptly review the appeal and any information provided by the property owner. If the Director of Public Works or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the Director of Public Works or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any property owner who disagrees with the decision of the Director of Public Works or her or his designee, may refer their appeal to the City Council of the City of Vallejo and the decision of the City Council of the City of Vallejo shall be final.

INFLATIONARY ADJUSTMENT

BORDONI RANCH LMD

As noted previously, the property owners within the Bordoni Ranch LMD approved an inflationary adjustment in fiscal year 2010-2011 through a ballot proceeding when the LMD was formed. The following paragraph describes the approved inflationary adjustment:

The Maximum Assessment Rate is equal to the (Initial) Zone Maximum Assessment Rate established for fiscal year 2010-2011 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-San Jose Area.

The change in the CPI from February 2018 to February 2019 was 3.53%. Therefore, the maximum authorized assessment rate for the Bordoni Ranch LMD fiscal year 2019-2020 is increased by 3.53% which equates to \$622.52 per equivalent benefit unit for Zone 1 and \$427.83 per equivalent benefit unit for Zone 2. The estimate of cost and budget in the Engineer’s Report proposes assessments for fiscal year 2019-2020 at the rate of \$392.99 per equivalent benefit unit for Zone 1 and \$270.33 per equivalent benefit unit for Zone 2, which is the less than the maximum authorized assessment rate.

GLEN COVE III 2015 LMD (LMD 2)

As noted previously, the property owners within the Glen Cove III area approved an inflationary adjustment in fiscal year 2015-2016 through a ballot proceeding when the Glen Cove III LMD 2 was established. The authorized maximum assessment rate is subject to an annual adjustment tied to the Consumer Price Index-U for the San Francisco Bay Area as of December of each succeeding year (the “CPI”). As the amount of the annual increase in the CPI from December 2017 to December 2018 is 4.49%, the maximum authorized assessment rates for fiscal year 2019-20 are 4.49% above the maximum authorized assessment rate for fiscal year 2019-20. Including the authorized annual adjustment, the maximum authorized assessment rates for fiscal year 2019-20 are \$114.89 for properties in Zone A, \$112.60 for properties in Zone B, and \$107.99 for properties in Zone C.

HIGHLANDS – GARTHE RANCH LMD (ZONE B)

As noted previously, the property owners within the Highlands of Garthe Ranch LMD (Zone B) approved an inflationary adjustment in fiscal year 2007-2008 through a ballot proceeding when the LMD / Zone B was established. The following paragraph describes the approved inflationary adjustment:

The Maximum Assessment Rate is equal to the Maximum Assessment Rate established for the previous fiscal year adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), as distributed by the Bureau of Labor Statistics for the San Francisco-Oakland-San Jose Area.

The change in the CPI from February 2018 to February 2019 was 3.53%. Therefore, the maximum authorized assessment rate for the Garth Ranch LMD Zone B fiscal year 2019-2020 is increased by 3.53% which equates to \$2,302.18 per equivalent benefit unit. The estimate of cost and budget in the Engineer’s Report proposes assessments for fiscal year

2019-2020 at the rate of \$2,075.42, which is less than the maximum authorized assessment rate.

NORTHEAST QUADRANT LMD

As noted previously, the property owners within the Northeast Quadrant LMD approved an inflationary adjustment in fiscal year 1999-2000 through a ballot proceeding. The following paragraph describes the approved inflationary adjustment:

The maximum assessment for each fiscal year is increased by the percentage increase from April 1 of the prior year to April 1 of the current year by the Consumer Price Index for All Urban Consumers (CPI-U), as distributed by the Bureau of Labor Statistics (BLS) for the Consolidated Metropolitan Statistical Area (CMSA) covering San Francisco-Oakland-San Jose. If the April CPI-U is not available at the time the report is prepared, a similar time period may be used. However, the maximum assessment rate in any fiscal year (for the Non-Zone A properties) shall not exceed \$400 as adjusted by the CPI-U, unless approved by a majority vote of the property owners in the Northeast Quadrant LMD. The Zone A's assessment rate shall not be capped at a particular level in any fiscal year.

The change in the CPI from February 2018 to February 2019 was 3.53%. Therefore, the maximum authorized assessment rate for the Northeast Quadrant LMD fiscal year 2019-2020 is increased by 3.53% which equates to \$492.72 per equivalent benefit unit for Zone A and \$318.61 per equivalent benefit unit for Non-Zone A. The estimate of cost and budget in the Engineer's Report proposes assessments for fiscal year 2019-2020 at the rate of \$444.20 per equivalent benefit unit for Zone A and \$287.24 per equivalent benefit unit for Non-Zone A, which is less than the maximum authorized assessment rate.

MARINE WORLD / FAIRGROUNDS LMD

The Maximum Assessment Rate is equal to the Maximum Assessment Rate established for the previous fiscal year adjusted annually by the annual percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), as distributed by the Bureau of Labor Statistics for the San Francisco-Oakland-San Jose Area.

The change in the CPI from February 2018 to February 2019 was 3.53%. Therefore, the maximum authorized assessment rate for the Marine World / Fairgrounds LMD fiscal year 2019-2020 is increased by 3.53% which equates to \$138.94 per equivalent benefit unit. The estimate of cost and budget in the Engineer's Report proposes assessments for fiscal year 2019-2020 at the rate of \$125.26, which is less than the maximum authorized assessment rate.

SOUTH VALLEJO BUSINESS PARK LMD

The Maximum Assessment Rate is equal to the Maximum Assessment Rate established for the previous fiscal year adjusted annually by the annual percentage change in the Consumer Price Index for All Urban Consumers (CPI-U), as distributed by the Bureau of Labor Statistics for the San Francisco-Oakland-San Jose Area.

The change in the CPI from February 2018 to February 2019 was 3.53%. Therefore, the maximum authorized assessment rate for the South Vallejo Business Park LMD fiscal year 2019-2020 is increased by 3.53% which equates to \$3,755.04 per equivalent benefit unit. The estimate of cost and budget in the Engineer's Report proposes assessments for fiscal year 2019-2020 at the rate of \$3,286.60, which is less than the maximum authorized assessment rate.

ASSESSMENT

WHEREAS, the City of Vallejo City Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the LMDs and an assessment of the estimated costs of the improvements upon all assessable parcels within the LMDs, to which Resolution and the description of the Improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City of Vallejo, hereby make the following assessment to cover the portion of the estimated cost of the improvements, and the costs and expenses incidental thereto to be paid by the LMDs.

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said LMDs. The distinctive number of each parcel or lot of land in the LMDs is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion the net amount of the cost and expenses of the improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the LMDs, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment is made upon the parcels or lots of land within the LMDs in proportion to the special benefits to be received by the parcels or lots of land, from the improvements.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Solano for the fiscal year 2019-2020. For a more particular description of the property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2019-2020 for each parcel or lot of land within the LMDs.

Dated: April 29, 2019



Engineer of Work

A handwritten signature in blue ink that reads "John W. Bliss". The signature is written in a cursive style and is positioned above a horizontal line.

By _____
John W. Bliss, License No. C052091

APPENDIX A - 2019-2020 ASSESSMENT ROLL

An Assessment Roll (a listing of all parcels assessed within the LMDs and the amount of the assessment) will be filed with the City Clerk and is, by reference, made part of this report and is available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern for all details concerning the description of the lots or parcels.

APPENDIX B - ASSESSMENT DIAGRAM

Assessment Diagrams for the LMDs have been prepared and are on file with the City. Reference is hereby made to such Diagrams, and they are incorporated herein by reference.