



City of Rocklin
Engineer's Report
Landscape and Lighting
Maintenance District No. 2

FISCAL YEAR 2019/2020

Intent Meeting: May 14, 2019
Public Hearing: May 28, 2019

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I. OVERVIEW

A. BACKGROUND

The Rocklin Landscaping and Lighting Maintenance District No. 2 ("the District") was formed for the purpose of maintaining street lights, safety lighting, and all related costs of maintenance of roadway landscaping located within the District. The 2019/2020 Engineer's Report for the District is submitted for review pursuant to Division 15, Part 2, of the Streets and Highways Code of the State of California, being known as the "Landscaping and Lighting Act of 1972" ("the Act"), and in accordance with the provisions of Chapter 1, Article 4, commencing with Section 22565, of the Act.

The 2019/2020 Engineer's Report consists of the following:

1. Plans and specifications of the improvements to be maintained.
2. An estimate of the costs for maintaining the improvements for the 2019/2020 Fiscal Year.
3. An assessment of the estimated costs for the maintenance work for the 2019/2020 Fiscal Year.
4. A diagram of the area proposed to be assessed.
5. An assessment roll for the 2019/2020 Fiscal Year.

II. PLANS AND SPECIFICATIONS

The District was formed to maintain all "Improvements" within the District, which consist of street lighting, safety lighting, and all related costs for the maintenance of roadway landscaping in the District. The total number of streetlights to be maintained in 2019/2020 will be 2,900.

Safety lighting to be maintained consists of traffic signals and flashing yellow safety lights. There are fifty-two (52) traffic signals and four (4) flashing beacons and three (3) speed radar signs to be maintained in the District during 2019/2020.

Landscaping maintenance costs consist of labor, materials, water, electric (for landscape water meters), contract and professional services, and equipment associated with the maintenance of landscaping. The cost of operating irrigation timers for roadway landscaping is also included in this category of expense. There are sixty-three (63) irrigation controllers. Maintenance costs will be allocated to the "benefit zones" of the District based on the level of maintenance required by each zone.

/// ESTIMATE OF COST

The City's budget for the District shown below details the estimated costs for Fiscal Year 2019/20, as available at the time of preparation of this report.

Estimated Landscape Maintenance Costs	\$1,224,800.00
Estimated Signals and Lights Costs	943,600.00
Estimated Administrative Overhead	267,100.00
County Collection Fee	<u>23,200.00</u>
Total Costs	\$2,458,700.00

Reserve Contribution	146,700.00
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Total Assessments*	\$2,312,000.00
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* Levy will be slightly less than budget due to rounding of parcels to the nearest even penny in order to be placed on the Secured Roll.

Details of total costs :

Labor/Benefits	\$628,800.00
Materials/supplies	131,000.00
Utilities	610,000.00
Services	349,600.00
Communications	8,200.00
Travel, Training	4,000.00
Fleet Services	76,800.00
Repair and Maintenance	215,000.00
Rentals	6,500.00
Collection Fees	23,200.00
Equipment	378,100.00
Miscellaneous	500.00
Administrative Overhead	<u>27,000.00</u>
(1) Total	\$2,458,700.00

Proposed maintenance includes:

Replacement/repair of existing landscape, walls, and fences.

(1) Costs exceed expenses due to a one-time purchase of capital equipment. This expense will be paid from District reserves.

IV. METHOD OF APPORTIONMENT

A. ASSESSMENT OF THE ESTIMATED COSTS

Assessments are listed by Zone of Benefit in the attached Table A. All assessments were created by the calculations described below in June of 1996, except in Zones of Benefit 42 through Zone of Benefit 86. Zones of Benefit 42-54 and 56-86 were established by resolution following a landowner election. Zone of Benefit 55 was established at the time of annexation into the City in accordance with Local Agency Formation Commission findings. All zones have been assigned a base year assessment, and all zones, with the exception of zones 23-41, are adjusted annually by 4 percent to reflect inflationary increases.

Unit Assignment Tables

For all "planned" parcels located in zones 24, 32, 33, 34, 35, and 36 (Stanford Ranch), and for developed commercial and multi-family parcels located in zones 23, 30, 52, 54, and 56 an Equivalent Dwelling Unit (EDU) total has been assigned to each parcel. An EDU is defined for taxing purposes as a single family detached house on a single lot. The standard EDU is based on an average density of 5.3 single-family units per acre for an approved final large lot subdivision map. All other uses are compared to the single-family dwelling unit in establishing the number of taxable units assigned to a parcel of land.

Zoning Classification	EDUs per unit or acre	
Developed Residential		
Single Family Residential	1.0	per unit
Condominium	1.0	per unit
Duplex, Triplex	0.8	per unit
Multi-Family	10.0	per acre
Developed Non-Residential		
Business/Professional	10.0	per acre
Commercial	10.0	per acre
Industrial	6.0	per acre
Undeveloped Parcels	5.3	per acre

For parcels located in zone 58 and zone 67, the following EDU factors have been designated and only those parcels within these two zones that are in their final map phase prior to June 30th of the current year are subject to the upcoming fiscal year's assessment.

Zoning Classification	EDUs per unit or acre	
Developed Residential		
Single Family Residential	1.0	per unit
Multi-Family Residential	0.63	per unit
Developed Non-Residential		
Business/Professional	5.3	per acre
Commercial	5.3	per acre

For parcels located in zones 59 through 86 the following EDU factors have been designated for each land use:

Zoning Classification	EDUs per unit or acre	
Developed Residential		
Single Family Residential	1.0	per unit
Multi-Family Residential	0.63	per unit
Developed Non-Residential		
Business/Professional	5.3	per acre
Commercial	5.3	per acre
Undeveloped Non-Residential		
Commercial	5.3	per acre

Zone 55

For all parcels located in the Atherton Tech Center/Herman Miller Property (zone 55), an Equivalent Taxing Unit (ETU) total has been assigned to each parcel. An ETU is defined for taxing purposes as a Final Use Parcel. A Final Use Parcel is a parcel that has been subdivided to its final lot size. Parcels not determined to be Final Use Parcels are assigned an ETU factor based upon estimated future development. The Herman Miller property (now owned by William Jessup University) was determined to have an ETU assignment of 28 ETUs.

Zones of Benefit 23 through 41

Assessments in Zones of Benefit 23 through 41 were calculated as detailed below.

The annual assessment for landscaping and lighting is calculated using the following formula:

Annual Assessment = I + J + K + L + M

Where,

I = Street Lighting Maintenance Assessment

J = Administrative Overhead

K = Traffic Safety Lighting Assessment

L = Landscape Maintenance Assessment

M = Cost of Notification

The formula for the Street Lighting Maintenance Assessment is as follows:

$$(G-(D-E))/C$$

Where,

G = 1996-1997 Estimated Street Light Maintenance Costs

D = 1995-1996 Estimated Street Light Maintenance Costs

E = 1995-1996 Actual Street Light Maintenance Costs

C = Number of assessable Equivalent Dwelling Units assigned in the benefit zone

The Administrative Overhead of \$3.33 per Equivalent Dwelling Unit represents 15% of the total 1996-1997 lighting maintenance costs for District 1, divided evenly by the number of assessable 1996-1997 EDUs in District 1. See the 1996-1997 Engineer's Report for District 1 EDU figures.

The Traffic Safety Lighting Assessment is calculated using the following formula:

Traffic Safety Lighting Assessment = Total Cost of Maintenance for Traffic Safety/Total EDU's

The Landscape Maintenance Assessment is calculated using the following formula:

Landscape Assessment = Cost of Landscape Maintenance per Zone/total EDUs per zone

B. ASSESSMENT RATES

Zones of Benefit 23 through 41

Assessments in Zones of Benefit 23 through 41 for the purposes of this report were established in June of 1996 and have not changed. In compliance with Proposition 218, the City will levy the 2019/2020 assessments using the same methodology used in the previous year. There has been no change in the assessment methodology since the 1996-1997 assessment proceedings.

Zones of Benefit 42 through 54 and 56 through 86

Assessments in Zones of Benefit 42 through 54 and 56 through 86 were assigned a base year assessment in the year of the zone's formation with a 4% inflation rate to be added to the base levy in each year after the base year. The base year and base assessment are shown below:

Zone	Zone Description	Resolution Number	Base Year	Base Rate/EDU
42	Stanford Ranch Lot 34	98-269	1999-2000	\$117.00
43	Andrea Court	98-168	1998-1999	\$158.00
44	Parcel 38 Stanford Ranch	98-222	1998-1999	\$101.00
45	Reedy Subdivision	98-332	1999-2000	Single Family = \$88.00 High Density = \$21.00
46	Sunset West/R.C.Collet	99-105	1999-2000	\$28.54
47	Sunset West/Cresleigh	99-106	1999-2000	\$29.53
48	Sunset West-Diversified Investors/Syncom Homes/Cresleigh/Kaufman and Broad	99-373	2000-2001	\$33.88
49	Sunset West Lot 49A, B & C	00-176	2000-2001	\$61.37
50	Quarry Ridge Units 1-4	00-346	2001-2002	\$73.87
51	Yankee Hill Estates Units 1-6	01-299	2002-2003	\$90.21
52	Rock Eight Units 1-3	02-140	2002-2003	\$69.05
53	Quarry Ridge Units 6 & 7	02-236	2003-2004	\$57.27
54	Sunset West Lots 1 & 2A	03-047	2003-2004	\$28.83
56	Sierra Valley Oaks	03-237	2004-2005	\$50.53
57	Parcel K- Stonegate	04-037	2004-2005	\$52.49
58	Whitney Oaks	05-070	2005-2006	\$123.96
59	Blue Oaks	05-170	2006-2007	\$67.08
60	Orchard Creek	06-036	2006-2007	\$34.53
61	Croftwood	06-055	2006-2007	\$310.44
62	Granite Lakes Estates	07-060	2007-2008	\$159.84
63	Rocklin Executive Office Park	07-252	2008-2009	\$243.05
64	Sierra College Center	07-307	2008-2009	\$184.55
65	Meyer Court	08-219	2008-2009	\$65.18
66	Pacific Tech Center	08-121	2008-2009	\$92.23
67	Whitney Ranch Phase II SD-2006-06A	11-155	2011-2012	\$66.02
68	Sierra College Interchange Rocklin Commons DL 2006-7	13-30	2013-2014	\$77.68
69	Sierra College Interchange Rocklin Crossings DL 2006-7	13-31	2013-2014	\$58.60
70	Sunset West Parcel 48 SD-2006-02	2013-119	2013-2014	\$47.57
71	Sunset West Parcel 39 SD-2006-04	2013-184	2013-2014	\$75.47
72	Rocklin Del Rio Self Storage DL-2009-01	2014-7	2013-2014	\$9.13

Zone	Zone Description	Resolution Number	Base Year	Base Rate/EDU
73	Rocklin 60 SD-2005-07	2014-242	2014-2015	\$379.95
74	Arco Station DR-2013-11	2014-88	2014-2015	\$256.98
75	Avalon SD-2013-01	2014-246	2014-2015	\$357.15
76	Parklands South SD-2013-03	2014-266	2014-2015	\$371.46
77	Center at Secret Ravine DL-2009-03	2015-79	2015-2016	\$96.56
78	Brighton Subdivision SD-2014-0002	2015-220	2015-2016	\$279.57
79	Garnet Creek SD-2013-10	2015-216	2015-2016	\$79.87
80	Spring Valley Phase 1 Village 1 SD-2013-07	2015-223	2015-2016	\$207.49
81	Audi Rocklin SD-2013-06	2015-307	2015-2016	\$79.82
83	Parklands North 2016-04	2016-04	2015-2016	\$455.86
85	Granite Drive Estates 216-99	2016-41	2016-2017	\$10.23
86	Spring Valley Village Phase I 2016-64	2016-64	2016-2017	\$206.24

The base year assessment for landscaping and lighting maintenance is calculated using the following formula:

$$\text{Annual Assessment} = I + J + K + L$$

Where,

- I = Street Lighting Maintenance Assessment
- J = Administrative Overhead
- K = Traffic Safety Lighting Assessment
- L = Landscape Maintenance Assessment

The formula for the Street Lighting Maintenance Assessment is as follows:

$$G/C$$

Where,

- G = Estimated Street Light Maintenance Costs for the year in which the zone was formed
- C = Number of assessable Equivalent Dwelling Units assigned in the benefit zone for the year in which the zone was formed or, in the case of zone 58, the number of anticipated Equivalent Dwelling Units once the zone is fully developed.

The Traffic Safety Assessment and Landscape Maintenance Assessment are calculated using the same formulas applied in Zones of Benefit 23 through 41. The assessments are calculated using the same data used in the year in which the zone was created.

Zone of Benefit 55

Assessments in Zone of Benefit 55 were assigned a base year assessment in the fiscal year following the zone's annexation with a 4% inflation rate to be added to the base levy in each year after the base year. A study conducted by City staff determined that the costs of maintenance in Zone of Benefit 55 would be approximately the equivalent to assessments collected under the 2002-2003 Placer County CSA#28 - Zone 47 assessment methodology. The base assessment was determined to be equivalent to the area's prior year assessment as determined by the methodology applied by the Placer County CSA #28 - Zone 47.

The base year assessment for landscaping and lighting maintenance is calculated using the following formula:

$$\text{Annual Assessment} = (I \times A) + L$$

Where,

- I = Street Lighting Maintenance Assessment
- A = Gross Assessable Acreage
- L = Landscape Maintenance Assessment

The formula for the Street Lighting Maintenance Assessment is as follows:

G/B

Where,

- G = Estimated Street Light Maintenance Costs
- B = Gross assessable acres in the benefit zone

The Landscape Maintenance Assessment is calculated using the following formula:

Landscape Assessment = Cost of Landscape Maintenance per zone total ETUs per zone

Zone of Benefit 55 allows for the assessments on a common area to be reapportioned to the parcels receiving benefit from that common on the basis of land area.

TABLE A
ESTIMATED UNITS AND EDU'S – 2019/2020
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 2

Zone	Total Parcels FY 2019/2020	Total EDU'S FY 2019/2020	Maximum Assessment Rate	Applied Rate	Total FY 2019/2020 Levy
23	198	268.02	\$48.30	\$48.30	\$12,945.37
24	1051	1276.55	\$90.46	\$90.46	115,477.74
25	132	132.00	\$50.78	\$50.78	6,702.96
26	37	37.00	\$8.79	\$8.79	325.23
27	73	73.00	\$24.12	\$24.12	1,760.76
28	123	123.00	\$72.61	\$72.61	8,931.03
29	80	80.00	\$34.79	\$34.79	2,783.20
30	879	1633.34	\$49.57	\$49.57	80,964.66
31	291	291.00	\$60.09	\$60.09	17,486.19
32	747	2025.09	\$84.76	\$84.76	171,646.63
33	1147	1353.65	\$89.50	\$89.50	121,151.68
34	1195	3234.32	\$72.65	\$72.65	234,978.85
35	1855	1854.00	\$5.00	\$5.00	9,270.00
36	512	657.38	\$87.73	\$87.73	57,671.95
39	93	0.00	\$0.00	\$0.00	0.00
41	76	76.00	\$36.10	\$36.10	2,743.60
42	101	101.00	\$256.29	\$256.29	25,885.12
43	8	8.00	\$360.05	\$360.05	2,880.38
44	65	65.00	\$230.15	\$230.15	14,959.64
45	140	140.00	\$192.82	\$192.82	26,994.33
46	519	539.15	\$63.06	\$63.06	33,998.36
47	176	176.00	\$64.75	\$64.75	11,395.91
48	1037	1030.00	\$71.72	\$71.72	73,874.86
49	258	258.00	\$129.28	\$129.28	33,355.10
50	62	62.00	\$149.67	\$149.67	9,279.27
51	188	188.00	\$175.73	\$175.73	33,036.99
52	105	96.10	\$134.50	\$134.50	12,925.65
53	30	30.00	\$107.27	\$107.27	3,218.07
54	9	57.24	\$54.00	\$54.00	3,091.19
55	47	28.00	Varied	Varied	228,498.18
56	70	70.00	\$90.98	\$90.98	6,368.72

Zone	Total Parcels FY 2019/2020	Total EDU'S FY 2019/2020	Maximum Assessment Rate	Applied Rate	Total FY 2019/2020 Levy
57	109	109.00	\$94.51	\$94.51	10,301.27
58	1660	1585.71	\$214.79	\$214.79	340,589.35
59	181	451.39	\$111.69	\$111.69	50,414.19
60	11	440.33	\$57.50	\$57.50	25,318.35
61	141	139.00	\$516.90	\$516.90	71,849.44
62	50	110.00	\$255.90	\$255.90	28,149.38
63	8	3.13	\$374.16	\$374.16	1,172.00
64	3	52.10	\$284.11	\$284.11	14,801.94
65	9	9.00	\$96.48	\$96.48	868.34
66	7	41.02	\$141.98	\$141.98	5,824.46
67	813	695.00	\$111.47	\$111.47	77,471.08
68	21	199.75	\$98.29	\$98.29	19,633.59
69	21	261.65	\$74.15	\$74.15	19,400.39
70	62	61.00	\$60.19	\$60.19	3,671.67
71	50	48.00	\$95.49	\$95.49	4,583.69
72	1	50.88	\$11.55	\$11.55	587.78
73	179	169.00	\$462.27	\$462.27	78,123.18
74	1	6.73	\$312.69	\$312.69	2,104.42
75	82	76.00	\$434.53	\$434.53	33,024.10
76	72	66.00	\$451.94	\$451.94	29,827.90
77	4	18.82	\$112.96	\$112.96	2,125.94
78	81	74.00	\$327.06	\$327.06	24,202.24
79	81	79.00	\$93.44	\$93.44	7,381.49
80	135	130.00	\$242.73	\$242.73	31,555.41
81	1	24.59	\$93.38	\$93.38	2,296.17
83	83	76.00	\$533.29	\$533.29	40,530.17
85	76	81.82	\$11.51	\$11.51	941.52
86	89	89.00	\$231.99	\$231.99	20,647.29
Total	15,335	21,110.76			\$2,311,998.36

Note: Levy for individual parcels are rounded to the nearest even pennies as required by Placer County.

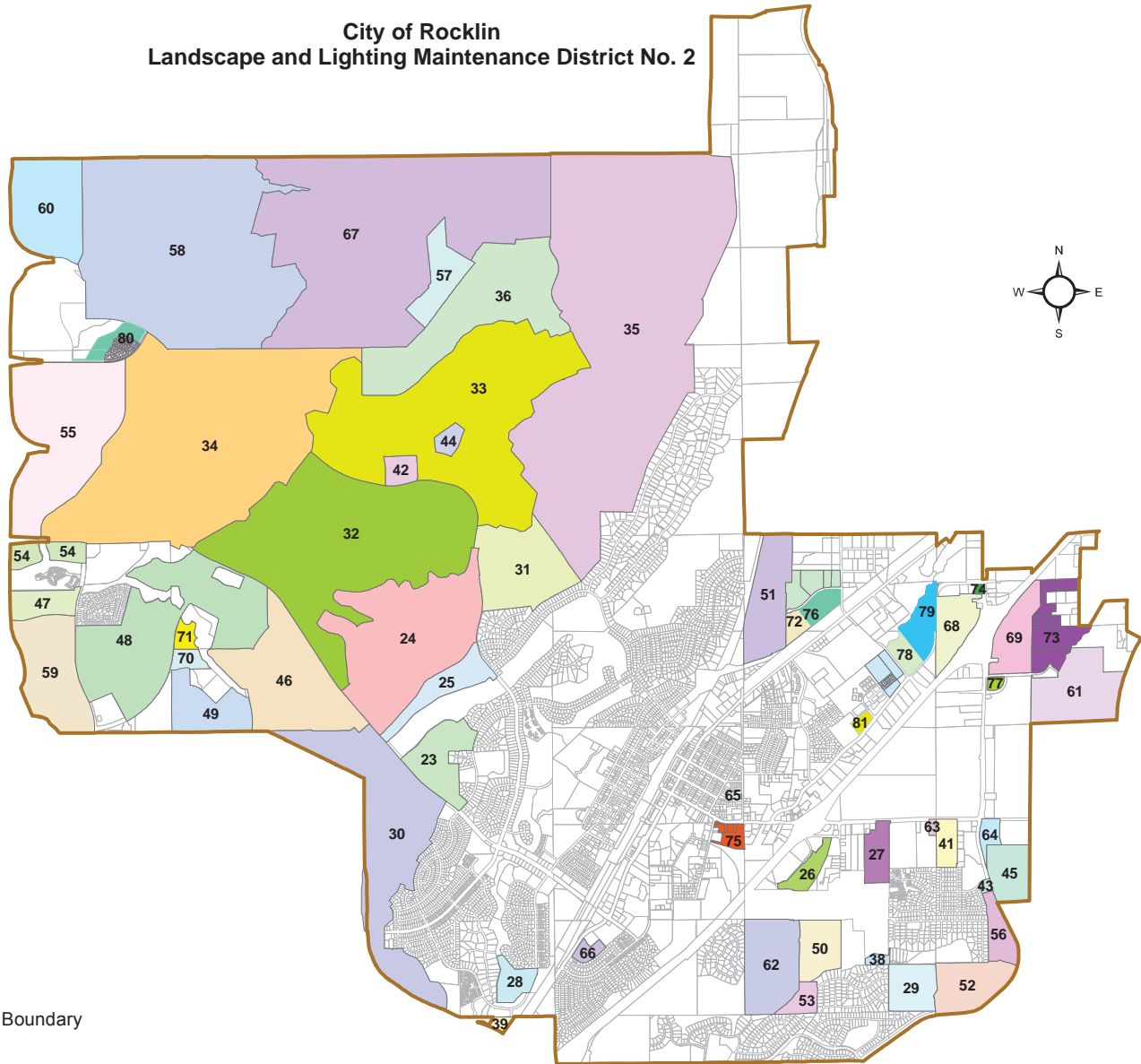
V. ASSESSMENT DIAGRAM

The map showing benefit zone boundaries is attached to the Report.

Zones

	23		51
	24		52
	25		53
	26		54
	27		55
	28		56
	29		57
	30		58
	31		59
	32		60
	33		61
	34		62
	35		63
	36		64
	38		65
	39		66
	41		67
	42		68
	43		69
	44		70
	45		71
	46		72
	47		73
	48		74
	49		75
	50		76
			City of Rocklin Boundary

City of Rocklin Landscape and Lighting Maintenance District No. 2



VI. ASSESSMENT ROLL

The Assessment Roll is a listing of the proposed assessment for Fiscal Year 2019/2020 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Placer. The Preliminary Assessment Roll is provided as part of this report and is incorporated herein.

The description of each lot or parcel is part of the records of the Assessor of the County of Placer and these records are, by reference, made part of this Report.