



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

FISCAL YEAR 2020/2021

Intent Meeting: May 12, 2020
Public Hearing: May 26, 2020

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Assessments for the:

Landscaping and Lighting Maintenance District No. 2

City of Rocklin

Placer County, State of California

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2020/2021 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 31st day of March, 2020.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Rocklin

By: Josephine Moses
Josephine Moses, Senior Project Manager
District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. #16742



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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 streetlights, safety lighting, and all related costs of maintenance of roadway landscaping located within the District. The 2020/2021 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 2020/2021 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 2020/2021 Fiscal Year.
3. An assessment of the estimated costs for the maintenance work for the 2020/2021 Fiscal Year.
4. A diagram of the area proposed to be assessed.
5. An assessment roll for the 2020/2021 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 2020/2021 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 2020/2021.

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 2020/2021, as available at the time of preparation of this report.

Estimated Landscape Maintenance Costs	\$1,214,600.00
Estimated Signals and Lights Costs	1,021,100.00
Estimated Administrative Overhead	301,700.00
County Collection Fee	<u>23,200.00</u>
Total Costs	\$2,560,600.00

Reserve Contribution	155,600.00
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Total Assessments*	\$2,405,000.00
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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	\$686,700.00
Materials/supplies	131,000.00
Utilities	660,000.00
Services	543,600.00
Communications	8,200.00
Travel, Training	4,000.00
Fleet Services	87,100.00
Repair and Maintenance	277,600.00
Rentals	7,000.00
Collection Fees	23,200.00
Equipment	104,800.00
Miscellaneous	500.00
Administrative Overhead	26,900.00
(1) Total	\$2,560,600.00

Proposed maintenance includes:

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

(1) Costs exceed expenses due to an increase in operating expenses. 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 2020/2021 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 – 2020/2021
LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 2

Zone	Total Parcels FY 2020/2021	Total EDU'S FY 2020/2021	Maximum Assessment Rate	Applied Rate	Total FY 2020/2021 Levy
23	198	268.02	\$48.30	\$48.30	\$12,945.36
24	1050	1276.55	90.39	90.38	115,376.94
25	132	132	50.78	50.78	6,702.96
26	37	37	8.79	8.78	324.86
27	73	73	24.12	24.12	1,760.76
28	123	123	72.61	72.60	8,929.80
29	80	80	34.79	34.78	2,782.40
30	872	1633.34	49.57	49.56	80,956.38
31	291	291	60.09	60.08	17,483.28
32	746	2024.78	84.76	84.76	171,620.18
33	1147	1353.65	89.50	89.50	121,151.70
34	1191	3269.90218	71.83	71.83	234,866.40
35	1854	1854	5.00	5.00	9,270.00
36	512	657.38	87.73	87.72	57,666.84
39	93	0.00	\$0.00	\$0.00	0.00
41	76	76	36.10	36.10	2,743.60
42	101	101	266.54	266.54	26,920.54
43	8	8	374.45	374.44	2,995.52
44	65	65	239.35	239.34	15,557.10
45	140	140	200.53	200.52	28,072.80
46	514	539.15	65.00	65.00	35,044.78
47	176	176	67.34	67.34	11,851.84
48	1030	1030.00	74.21	74.20	76,426.00
49	258	258.00	134.45	134.44	34,685.52
50	62	62.00	155.65	155.64	9,649.68
51	188	188.00	182.76	182.76	34,358.88
52	95	96.10	139.88	139.88	13,442.42
53	30	30.00	111.56	111.56	3,346.80
54	3	57.24	56.16	56.16	3,214.82
55	39	17.51	13,571.57	13,571.55	237,637.78
56	70	70.00	94.62	94.62	6,623.40

Zone	Total Parcels FY 2020/2021	Total EDU'S FY 2020/2021	Maximum Assessment Rate	Applied Rate	Total FY 2020/2021 Levy
57	109	109.00	98.29	98.28	10,712.52
58	1696	1700.29	224.54	224.54	381,783.28
59	167	451.39	116.15	116.16	52,430.82
60	11	440.33	59.80	59.80	26,331.02
61	139	139.00	537.58	537.58	74,723.62
62	50	110.00	266.14	266.14	29,275.36
63	7	3.13	389.13	389.13	1,218.88
64	3	52.10	295.47	295.47	15,394.00
65	9	9.00	100.34	100.34	903.06
66	7	41.02	147.66	147.66	6,057.40
67	934	934.00	93.97	93.96	87,758.64
68	19	199.75	102.22	102.22	20,418.88
69	21	261.65	77.11	77.11	20,176.26
70	61	61.00	62.60	62.60	3,818.60
71	48	48.00	99.31	99.30	4,766.40
72	1	50.88	12.01	12.01	611.30
73	169	169.00	480.76	480.76	81,248.44
74	1	6.73	325.20	325.20	2,188.58
75	76	76.00	451.91	451.90	34,344.40
76	66	66.00	470.02	470.02	31,021.32
77	4	18.82	117.48	117.48	2,210.96
78	74	74.00	340.14	340.14	25,170.36
79	79	79.00	97.17	97.16	7,675.64
80	130	130.00	252.44	252.44	32,817.20
81	1	24.59	97.11	97.11	2,388.00
83	76	76.00	554.62	554.62	42,151.12
85	71	81.82	11.97	11.96	978.64
86	89	89.00	241.27	241.26	21,472.14
Total	15,279	21,489.12			\$2,404,456.18

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.

VI. ASSESSMENT ROLL

The Assessment Roll is a listing of the proposed assessment for Fiscal Year 2020/2021 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.