

ATTACHMENT C

PRELIMINARY

ENGINEER'S REPORT

BAY BOULEVARD

LANDSCAPING AND LIGHTING

DISTRICT

May 25, 1999

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BAY BOULEVARD LANDSCAPING AND LIGHTING DISTRICT

Introduction

The Bay Boulevard Landscaping and Lighting District was originally established in 1982 by resolution of the Chula Vista City Council, pursuant to the Landscaping and Lighting Act of 1972, in order to pay for maintenance of improvements installed that year on Bay Boulevard. These improvements consist of the following:

1. Maintenance of the parkway on the west side of Bay Boulevard between from just south of the Nature Interpretive Center entrance at "E" Street to Lagoon Drive/ "F" Street. This parkway is composed of Acacia shrubs and Canary Island pine trees. Street lighting is also included.
2. Maintenance of the park located at the northwest corner of Bay Boulevard and Lagoon Drive/ "F" Street. This park includes two separated lawn areas with picnic tables and tree, shrub and ground plantings. There is also a small planted area on the northeast corner of "F" Street and Bay Blvd. Area lighting is also included.

The District is located in the City of Chula Vista, County of San Diego, State of California as depicted on the boundary map included as Exhibit A herein. A map of this District was recorded in the office of the City Engineer on June 13, 1989. No changes are being proposed to the District boundaries. The parcels being assessed for this District are as follows:

APN 567-021-29
APN 567-021-38
APN 567-021-37
APN 567-021-36

Proposition 218, which took effect on July 1, 1997, requires that all existing, new or increased assessments comply with the act unless they fall under several exempted categories. Districts established for landscaping and lighting maintenance are not considered automatically exempt. Since this District was not originally established pursuant to a petition signed by the persons owning all the parcels subject to the assessment or through voter approval, levy of assessments within the District is subject to Proposition 218 requirements, including preparation of a new Engineer's Report and conducting an assessment ballot procedure among all property owners.

Cost Estimate

The cost estimate for maintenance of this District is shown on Table 1. The Total Budget Amount

for Fiscal Year 1999-2000 is estimated to be \$15,491. This estimate is based on the City's experience of the annual maintenance work required. This maintenance work shall include, but not be limited to, the furnishing of services and materials needed to maintain the landscaping and lighting, including irrigation, trimming, spraying, fertilizing and treating the landscaping for disease and injury; the removal of solid waste; the furnishing of water for irrigation and electricity for lighting and the irrigation system; and repairing the lighting and irrigation system. With the exception of trash collection and disposal, which is done by Laidlaw, all other labor will be performed by City staff.

Rate and Method of Apportionment

An assessment has been calculated annually for the properties included within the District and billed to the property owners on the County tax bill. The method of apportionment of the District's costs to the properties has been reviewed and it was decided that use of parcel area would be a reasonable and justifiable method to spread the cost over the parcels to reflect the special benefit received by such parcels from the improvements being maintained. All parcels are classified for commercial land use. Table 2 shows how the total annual cost for this District would be distributed among the four parcels.

The Rate of Assessment for Fiscal Year 1999-2000 is **\$2424.26 per acre**. This rate shall be increased every fiscal year thereafter by the lesser of the annual percentage increase, if any, in the January to January San Diego Metropolitan Area All Urban Consumer Price Index (all items) or the annual percentage increase, if any, in the California Fourth Quarter Per Capita Personal Income as contained in the Governor's budget published every January. These factors are currently being used for the City's other Landscaping and Lighting Districts.

The Rate of Assessment recalculated for each Fiscal Year will be the maximum rate billable to the property owners. The end of year Operating Fund Balance and the Reserve Fund Requirement will need to be taken into account when determining the actual billing amounts for the fiscal year. The Reserve Fund is a fund or account that shall be maintained for the District in order to provide necessary cash flow for operation and maintenance during the first six months of the fiscal year, working capital to cover maintenance and repair cost overruns or unanticipated maintenance expenses and funding shortfalls resulting from delinquencies that may arise in connection with the collection of the assessments. The Reserve Fund Requirement shall be a minimum of 50 percent and a maximum of 100 percent of the Total Budget Amount for the upcoming fiscal year. Should there be insufficient funds available to cover a 50 percent Reserve Fund Requirement, the reserve percent shall be as high as allowable at the Rate of Assessment for the upcoming fiscal year.

The amount billable to parcels within the District for each fiscal year will therefore be calculated as follows:

$$\frac{(\text{Total Budget Amount}) + (\text{Reserve Fund Requirement}) - (\text{Operating Fund Balance})}{(\text{Total Billable Amount})} =$$

AND

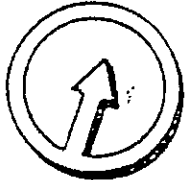
$$\frac{(\text{Total Billable Amount})}{(\text{Total number of Acres})} = \frac{\text{Billing Rate; which shall be less than or equal to the}}{\text{Rate of Assessment}}$$

The billable amounts for Fiscal Year 1999-2000 are shown in Table 3 for all parcels in the District. Based on a 100 percent reserve, the total revenue needed is \$5,210. The Billing Rate is \$815.336 per Acre. This billing rate is permissible, since it is less than the Rate of Assessment.

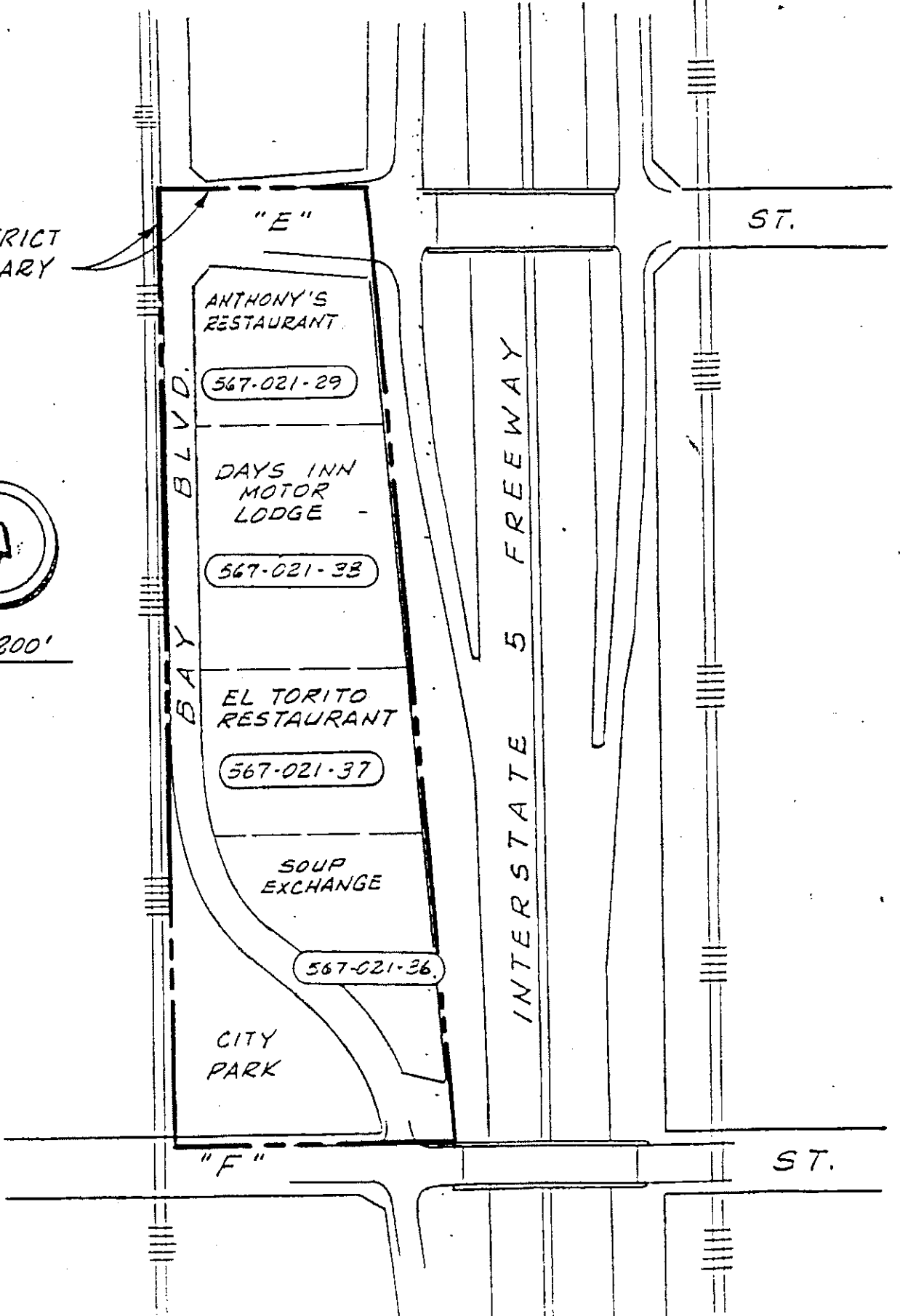
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DISTRICT BOUNDARY



1" = 200'



DRAWN BY JH

DATE 5-28-86

TITLE 10 BAY BLVD STREET LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT

TABLE 1
MAINTENANCE SERVICES
BAY BLVD. LANDSCAPING AND LIGHTING DISTRICT

Electricity for lighting and irrigation system	\$961
Trash collection and disposal	\$475
Irrigation water	\$2,834
Town Gardener salary and benefits	\$7,060
City administrative costs	\$2,781
Certification of backflow preventer devices	\$120
Landscaping supplies	\$850
Maintenance materials: low volume irrigation emitters	\$230
Public noticing	\$180
TOTAL:	\$15,491

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TABLE 2
BAY BLVD. LANDSCAPING AND LIGHTING DISTRICT - BUDGET FOR CURRENT SERVICE

Parcel Number	Site Address	Acreage	Assessed Amount
567-021-29	215 Bay Blvd.	1.24	\$3,006.08
567-021-36	225 Bay Blvd.	2.12	\$5,139.43
567-021-37	271 Bay Blvd.	1.74	\$4,218.21
567-021-38	285 Bay Blvd.	1.29	\$3,127.30
		6.39	\$15,491.00

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TABLE 3
BAY BLVD. LANDSCAPING AND LIGHTING DISTRICT
BILLING FOR CURRENT SERVICES CONSIDERING RESERVES

Parcel Number	Site Address	Acreage	Assessed Amount
567-021-29	215 Bay Blvd.	1.24	\$1,011.02
567-021-36	225 Bay Blvd.	2.12	\$1,728.51
567-021-37	271 Bay Blvd.	1.74	\$1,418.68
567-021-38	285 Bay Blvd.	1.29	\$1,051.78
		6.39	\$5,210.00

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