



CITY OF VALLEJO
LANDSCAPE MAINTENANCE DISTRICTS

OVERVIEW REPORT

FISCAL YEAR 2013-2014

MAY 2013

PURSUANT TO THE IMPROVEMENT ACT OF 1911

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INTRODUCTION

OVERVIEW

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

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

This Overview Report (the "Report") describes the Districts, any changes to the Districts, and the proposed assessments for Fiscal Year 2013-2014. The proposed assessments are based on the estimated cost to maintain the improvements within each District. The Report also details each District's landscaped improvements, financial information, budget and boundaries.

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

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

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

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

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

ASSESSMENT PROCESS

This Report was prepared to establish the budgets for the continued maintenance and services expenditures that would be funded by the proposed 2013-2014 assessments. This Report and the proposed assessments have been made pursuant to the provisions of the 1911 Act.

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

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for June 27, 2013. At this hearing, the Council would consider approval of a resolution ordering the levy of assessments for fiscal year 2013-2014. 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 2013-2014.

OVERVIEW REPORT

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

LEGAL REQUIREMENTS

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

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

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

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

The current maximum assessment rates per each one hundred dollars of assessed value of each parcel were originally approved by the property owners. Accordingly, any assessment amount equal to or below the maximum amount is considered an exempt assessment pursuant to Article XIID Section 5(b). The annual assessments for this fiscal year 2013-2014 are significantly less than the maximum assessment allowed. The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate for each District. Any proposed new or increased assessment that exceeds the current maximum assessment shall comply with all provisions of Article XIID Section 4 including a property owner protest proceeding (property owner assessment balloting).

METHOD OF APPORTIONMENT

METHOD OF APPORTIONMENT

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

DISCUSSION OF BENEFIT

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

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property and that the value of the special benefits must reasonably exceed the cost of the assessment:

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

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

- A. PROXIMITY TO IMPROVED LANDSCAPED AREAS AND OTHER PUBLIC IMPROVEMENTS WITHIN THE ASSESSMENT DISTRICTS.
- B. ACCESS TO IMPROVED LANDSCAPED AREAS AND OTHER PUBLIC IMPROVEMENTS WITHIN THE ASSESSMENT DISTRICTS.
- C. IMPROVED VIEWS WITHIN THE ASSESSMENT DISTRICTS.
- D. EXTENSION OF A PROPERTY’S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS.

E. CREATION OF INDIVIDUAL LOTS FOR RESIDENTIAL AND COMMERCIAL USE THAT, IN ABSENCE OF THE ASSESSMENTS, WOULD NOT HAVE BEEN CREATED.

In this case, the recent the SVTA v. SCCOSA decision provides enhanced clarity to the definitions of special benefits to properties in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA v. SCCOSA decision 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 SVTA v. SCCOSA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

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

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

GENERAL VERSUS SPECIAL BENEFIT

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

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

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

established because an assessment for the Improvements was a condition of development approval.

BENEFIT FINDING

In summary, real property located within the boundaries of the Districts distinctly and directly benefits from closer proximity, access and views of Improvements funded by the Assessments, the creation of developable parcels and from the extension of usable land area provided by the assessments. The Improvements are specifically designed to serve properties in the Districts, not other properties or the public at large. The Districts have been narrowly drawn to include those parcels that receive a direct advantage from the Improvements. The public at large and other properties outside the Districts receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Districts in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of property and make them more functional to use, safer and easier to access.

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

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

Special Note Regarding General Benefit and the SVTA v. SCCOSA Decision:

There is no widely-accepted or statutory formula for calculating general benefit. General benefits are benefits from improvements or services that are not special in nature, are not "particular and distinct" and are not "over and above" benefits received by other properties. The SVTA vs. SCCOSA decision provides some clarification by indicating that general benefits provide "an indirect, derivative advantage" and are not necessarily proximate to the improvements.

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.

In the 2009 Dahms case, the court upheld an assessment that was 100% special benefit on the rationale that the services funded by the assessments were directly provided within the assessment district. It is also important to note that the improvements and services funded by the assessments in Pomona are similar to the improvements and services funded by the Assessments described in this Engineer's Report and the Court found these improvements and services to be 100% special benefit. Also similar to the assessments in Pomona, the Assessments described in this Engineer's Report fund improvements and services directly provided within the Districts and every benefiting property in the Districts enjoys proximity and access to the improvements. Therefore, Dahms establishes a basis for minimal or zero general benefits from the Assessments.

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

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

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

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

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

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

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

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

BUDGET DEFINITIONS

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

DIRECT COSTS:

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

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

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

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

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

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

ADMINISTRATION COSTS:

District Administration — This includes the cost to all particular staff of the City for providing the administration and inspection operation for the yearly maintenance contract, responding to public inquiries and concerns, and levy collection. This also includes the costs of contracting with professionals to provide services specific to the levy for administration, legal services and/or engineering services.

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

Note: - To more accurately reflect the administration cost for each District, the estimated costs have been allocated as a combination of a percentage of direct costs and a dollar amount per parcel.

LEVY BREAKDOWN:

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

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

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

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

DISTRICTS STATISTICS:

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

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

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

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

FUND BALANCE INFORMATION:

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

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

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

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

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

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

DESCRIPTION OF THE DISTRICTS AND BUDGETS

CIMARRON HILLS – MADIGAN RANCH

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

SPECIAL DISTRICT FEATURES

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

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District significantly increased from fiscal year 2012-2013 to fiscal year 2013-2014 due to capital improvement costs for a landscape and irrigation project on Borges Lane. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The five-year landscape maintenance program for the District (Landscape Rehabilitation) projects will increase in activity as outlined below:

- Trim tree on Borges from Fairgrounds to Cimarron Ct
- Renewal pruning on Borges between Corcoran and Evelyn
- Renewal pruning on Borges between Nocol Way and Cotta

- Renewal pruning and additional cleaning behind Smokey Hills
- Repair chain link fences
- Install new irrigation to all planting slopes along Borges between Fairgrounds and Cimarron Ct.
- Irrigation controller upgrade
- Replace plants on Kenyon Ct. slope
- Easement clean-up from Angelina Ct to Cimarron Ct
- Firebreak expansion
- Tree survey and mapping
- Fill in plants on Mira Vista
- Reinforce sound wall along Fairgrounds between Corcoran and Borges
- District tree trimming
- Incidental maintenance improvement expenses

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

City of Vallejo		
Cimarron Hills / Madigan Ranch Landscape Maintenance District		
Fund Number 0189 (#171)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$35,004	\$35,004
Landscape Water	\$24,000	\$24,000
Utilities	\$1,400	\$1,400
Landscape Rehabilitation / Vandalism	\$22,500	\$22,500
Capital Projects	\$0	\$25,000
Total Direct Costs	\$82,904	\$107,904
Administration Costs		
Administration / Inspection	\$62,360	\$59,346
County Administration Fees	\$3,206	\$1,965
Professional Fees	\$1,539	\$1,914
Total Administration Costs	\$67,105	\$63,225
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$150,009	\$171,129
Contribution to / (from) Reserve Fund	\$57,991	\$43,514
Contribution to / (from) Rehabilitation Fund	\$15,031	(\$15,000)
Contribution (from) General Fund / Other Revenue	(\$5,202)	(\$3,115)
Balance to Levy	\$217,829	\$196,528
District Statistics		
Total Parcels	811	811
Total Parcels Levied	811	811
Anticipated Total Assessed Value / \$100	\$1,344,625.57	\$1,213,133.91
Proposed Rate per \$100 of Assessed Value	\$0.162	\$0.162
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$217,829.34	\$196,527.69
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$108,914.67	\$29,551.00
Operating Reserve Fund Adjustments	(\$79,363.67)	\$43,513.69
Anticipated Operating Reserve Fund Balance	\$29,551.00	\$73,064.69
Beginning Rehabilitation Reserve Fund Balance	\$411,237.33	\$411,237.33
Rehabilitation Reserve Fund Adjustments	\$0.00	(\$15,000.00)
Anticipated Rehabilitation Reserve Fund Balance	\$411,237.33	\$266,903.00
Anticipated Total Ending Fund Balance	\$440,788.33	\$339,967.69

RECOMMENDATIONS

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

- Ensure the District Reserve Fund remains adequately funded.
- Consider decreasing the assessment in the future provided the current level of service is unchanged and there are no unforeseen expenditures.
- Although a portion of the projected Reserve Fund balance could be used for District expenses thereby reducing or subsidizing the annual assessments over the next few years, use of the Reserve Fund for anything other than unforeseen expenses could have a negative effect on the long-term financial health of the District.

COLLEGE HILLS

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

SPECIAL DISTRICT FEATURES

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

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2012-2013 to fiscal year 2013-2014. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The five-year landscape maintenance program for the District (Landscape Rehabilitation) projects will increase in activity as outlined below:

- Clean slope behind MIT school
- Trim Trees behind Chapman Court
- Soundwall maintenance between Whitney and Borges
- District tree trimming
- Tree survey and mapping
- Irrigation controller upgrade
- Add bark to planting strip along Whitney
- Replace walkway on Fairgrounds between Whitney & the school
- Remove & replace landscape & upgrade irrigation on slope on west side of Fairgrounds between Whitney & Borges
- Incidental maintenance improvement expenses

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

City of Vallejo		
College Hills Landscape Maintenance District		
Fund Number 0119 (#175)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$6,228	\$8,728
Landscape Water	\$800	\$800
Utilities	\$605	\$608
Landscape Rehabilitation / Vandalism	\$7,000	\$4,500
Capital Projects	\$0	\$0
Total Direct Costs	\$14,633	\$14,636
Administration Costs		
Administration / Inspection	\$8,750	\$10,701
County Administration Fees	\$651	\$245
Professional Fees	\$159	\$209
Total Administration Costs	\$9,560	\$11,155
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$24,193	\$25,791
Contribution to / (from) Reserve Fund	(\$23)	(\$886)
Contribution to / (from) Rehabilitation Fund	\$3,961	\$800
Contribution (from) General Fund / Other Revenue	(\$1,139)	(\$1,179)
Balance to Levy	\$26,992	\$24,526
District Statistics		
Total Parcels	213	213
Total Parcels Levied	213	213
Anticipated Total Assessed Value / \$100	\$269,918.19	\$245,255.75
Proposed Rate per \$100 of Assessed Value	\$0.100	\$0.100
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$26,991.82	\$24,525.58
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$13,495.91	\$13,782.00
Operating Reserve Fund Adjustments	\$286.09	(\$886.42)
Anticipated Operating Reserve Fund Balance	\$13,782.00	\$12,895.58
Beginning Rehabilitation Reserve Fund Balance	\$96,284.09	\$104,100.00
Rehabilitation Reserve Fund Adjustments	\$7,815.91	\$800.00
Anticipated Rehabilitation Reserve Fund Balance	\$104,100.00	\$104,900.00
Anticipated Total Ending Fund Balance	\$117,882.00	\$117,795.58

RECOMMENDATIONS

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

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

SEA VIEW (COSTA DEL RIO)

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

SPECIAL DISTRICT FEATURES

The District was formed in 1980.

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

The District has 1.5 acre of weed control and plantings.

Weed control in open space areas assists in fire protection.

Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$0.267, Maximum Rate: \$4.00.

BOUNDARIES

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

IMPROVEMENTS

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

- Landscaped slope along Seaport Drive, Seawind Drive, Moonraker Drive, the upper most north facing slope of Sea Crest and Schooner Way.
- Open space weed control at the point on Seawind Drive.

FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2012-2013 to fiscal year 2013-2014. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) can be outlined as follows:

- Seaport slope clean-up
- Remove Pampass grass
- Irrigation system check and repairs
- Tree survey and mapping
- Thin and prune trees on Seacrest
- Remove ivy from slope on Moonraker
- View enhancement
- Prune, remove and replace trees as necessary on slopes
- Remove and replace slope on Seaport between Seacrest and Moonraker
- Renovate and Trim slope on Seawind between Moonraker and 300 block of Moonraker
- Incidental maintenance improvement expenses

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

City of Vallejo		
Seaview (Costa Del Rio) Landscape Maintenance District		
Fund Number 0121 (#166)		
Contract Maintenance Costs	2012-13 Budget	2013-14 Budget
Maintenance Costs	\$29,878	\$29,878
Landscape Water	\$12,000	\$12,000
Utilities	\$275	\$275
Landscape Rehabilitation / Vandalism	\$13,500	\$13,500
Street Sweeping	\$3,546	\$3,546
Capital Projects	\$0	\$0
Total Direct Costs	\$59,199	\$59,199
Administration Costs		
Administration / Inspection	\$15,220	\$25,838
County Administration Fees	\$1,470	\$586
Professional Fees	\$478	\$603
Total Administration Costs	\$17,168	\$27,027
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$76,367	\$86,226
Contribution to / (from) Reserve Fund	(\$32,870)	(\$28,344)
Contribution to / (from) Rehabilitation Fund	\$27,429	\$3,100
Contribution (from) General Fund / Other Revenue	(\$2,402)	(\$2,402)
Balance to Levy	\$68,524	\$58,580
District Statistics		
Total Parcels	125	125
Total Parcels Levied	125	125
Anticipated Total Assessed Value / \$100	\$256,644.37	\$219,399.44
Proposed Rate per \$100 of Assessed Value	\$0.267	\$0.267
Maximum Rate per \$100 of Assessed Value	\$4.00	\$4.00
Total Assessment Levy	\$68,524.05	\$58,579.65
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$34,262.02	\$71,457.00
Operating Reserve Fund Adjustments	\$37,194.98	(\$28,344.35)
Anticipated Operating Reserve Fund Balance	\$71,457.00	\$43,112.65
Beginning Rehabilitation Reserve Fund Balance	\$193,159.98	\$168,751.00
Rehabilitation Reserve Fund Adjustments	(\$24,408.98)	\$3,100.00
Anticipated Rehabilitation Reserve Fund Balance	\$168,751.00	\$171,851.00
Anticipated Total Ending Fund Balance	\$240,208.00	\$214,963.65

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

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

GLEN COVE I & II

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

SPECIAL DISTRICT FEATURES

- The District was formed in 1978 with three annexations occurring in 1979 and 1980.
- The District has 3 acre of ornamental and native landscaping which includes ground cover, shrubbery and trees.
- The District has 7 acres of weed control and plantings.
- Weed control in open space areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.20, Maximum Rate: \$1.50.

BOUNDARIES

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

IMPROVEMENTS

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

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

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

FINANCIAL INFORMATION

The Direct Costs of the District decreased from fiscal year 2012-2013 to fiscal year 2013-2014 due to a decrease in landscape rehabilitation cost. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) is outlined as follows:

- Expand firebreaks
- Raise tree canopies in firebreak areas
- Increased dead wood removal
- Line of sight clearing
- Upgrade irrigation controllers; install irrigation flow sensors
- Remove and replace irrigation and landscaping on slope along Wildflower
- Remove and replace irrigation and landscaping on slope along Ironwood
- Remove and replace irrigation and landscaping on slope along Buckeye
- Remove and replace irrigation and landscaping on slope along Applenut
- Remove and replace irrigation and landscaping on slope along Dogwood
- Remove and replace view fencing along above slopes as needed
- Fence replace on Robles
- Firebreak access road restoration
- Street tree trimming
- Tree inventory
- Openspace tree trimming
- View restoration
- Incidental maintenance improvement expenses

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

City of Vallejo		
Glen Cove I & II Landscape Maintenance District		
Fund Number 0191 (#182)		
Contract Maintenance Costs	2012-13 Budget	2013-14 Budget
Maintenance Costs	\$24,329	\$40,000
Landscape Water	\$12,000	\$12,000
Utilities	\$1,350	\$1,350
Landscape Rehabilitation / Vandalism	\$157,931	\$84,000
Capital Projects	\$0	\$0
Total Direct Costs	\$195,610	\$137,350
Administration Costs		
Administration / Inspection	\$41,241	\$40,643
County Administration Fees	\$1,429	\$1,176
Professional Fees	\$584	\$734
Total Administration Costs	\$43,254	\$42,553
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$238,864	\$179,903
Contribution to / (from) Reserve Fund	(\$53,930)	(\$61,455)
Contribution to / (from) Rehabilitation Fund	(\$94,526)	\$698
Contribution (from) General Fund / Other Revenue	(\$2,245)	(\$1,553)
Balance to Levy	\$88,163	\$117,593
District Statistics		
Total Parcels	239	239
Total Parcels Levied	239	239
Anticipated Total Assessed Value / \$100	\$595,695.51	\$587,963.74
Proposed Rate per \$100 of Assessed Value	\$0.148	\$0.200
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$88,162.94	\$117,592.75
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$44,081.47	\$151,408.00
Operating Reserve Fund Adjustments	\$107,326.53	(\$61,455.25)
Anticipated Operating Reserve Fund Balance	\$151,408.00	\$89,952.75
Beginning Rehabilitation Reserve Fund Balance	\$180,409.53	\$3,862.00
Rehabilitation Reserve Fund Adjustments	(\$176,547.53)	\$698.00
Anticipated Rehabilitation Reserve Fund Balance	\$3,862.00	\$4,560.00
Anticipated Total Ending Fund Balance	\$155,270.00	\$94,512.75

RECOMMENDATIONS

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

The following are recommendations to the City:

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

GREENMONT – SEAPORT HILLS

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

SPECIAL DISTRICT FEATURES

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

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

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

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

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have not significantly changed from fiscal year 2012-2013 to fiscal year 2013-2014. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) can be outlined as follows:

- Extend firebreaks in the Greenmont easement from Greenmont and Grenada
- Extend firebreaks in the Greenmont easement from Devlin to Erin
- Site visibility restoration
- District-wide dead wood reduction
- Raise and prune trees on open space slopes throughout District
- Tree survey and mapping
- Irrigation system check / repairs
- Line of sight clearance
- Slope repair Columbus Pkwy between Devlin and Avalon
- Re-vegetate slope on Columbus Pkwy between Devlin and Avalon
- Repair v-ditch at top of slope behind Granada
- Incidental maintenance improvement expenses

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

City of Vallejo		
Greenmont Seaport Hills Landscape Maintenance District		
Fund Number 0187 (#168)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$10,591	\$10,591
Landscape Water	\$650	\$650
Utilities	\$0	\$0
Landscape Rehabilitatio / Vandalism	\$26,500	\$26,500
Capital Projects	\$0	\$0
Total Direct Costs	\$37,741	\$37,741
Administration Costs		
Administration / Inspection	\$14,391	\$15,893
County Administration Fees	\$981	\$239
Professional Fees	\$159	\$209
Total Administration Costs	\$15,531	\$16,341
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$53,272	\$54,082
Contribution to / (from) Reserve Fund	(\$26,006)	(\$28,109)
Contribution to / (from) Rehabilitation Fund	\$0	\$0
Contribution (from) General Fund / Other Revenue	(\$2,364)	(\$2,104)
Balance to Levy	\$24,902	\$23,869
District Statistics		
Total Parcels	407	407
Total Parcels Levied	407	407
Anticipated Total Assessed Value / \$100	\$778,202.13	\$745,895.03
Proposed Rate per \$100 of Assessed Value	\$0.032	\$0.032
Maximum Rate per \$100 of Assessed Value	\$1.25	\$1.25
Total Assessment Levy	\$24,902.47	\$23,868.64
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$12,451.23	\$55,150.00
Operating Reserve Fund Adjustments	\$42,698.77	(\$28,109.36)
Anticipated Operating Reserve Fund Balance	\$55,150.00	\$27,040.64
Beginning Rehabilitation Reserve Fund Balance	\$188,283.77	\$155,205.00
Rehabilitation Reserve Fund Adjustments	(\$33,078.77)	\$0.00
Anticipated Rehabilitation Reserve Fund Balance	\$155,205.00	\$155,205.00
Anticipated Total Ending Fund Balance	\$210,355.00	\$182,245.64

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

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

HUNTER RANCH I/II

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

SPECIAL DISTRICT FEATURES

- The District was initially formed in 1981.
- The District has 2 acres of native and ornamental ground cover, shrubbery and trees.
- The District has 6 acres of plantings and weed control.
- Weed control in open areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.132, Maximum Rate: \$1.50.

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have slightly increased from fiscal year 2012-2013 to fiscal year 2013-2014 due to increased landscape water costs. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) can be outlined as follows:

- Irrigation system check
- Tree survey and mapping
- Replace fences on Turner Parkway behind Hunter Ct through walk through to Sterling
- Clean PG&E access between Redwood & Clydesdale
- Open space clean-up
- Tree trimming
- Line of sight clearance
- Install flow sensors
- District-wide dead wood reduction
- Replace landscape and irrigation at Sterling to Foothill walk through
- Bark walk through area at the end of Sterling to Turner
- Replace wrought iron fences
- Replace fences from Hunter Ct to Sterling St
- Upgrade irrigation controllers
- Replace landscape and irrigation behind Hunter Ct
- Incidental maintenance improvement expenses

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

City of Vallejo		
Hunter Ranch I & II Landscape Maintenance District		
Fund Number 0172 (#181)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$66,245	\$66,245
Landscape Water	\$7,500	\$8,500
Utilities	\$130	\$130
Landscape Rehabilitation / Vandalism	\$42,500	\$42,500
Capital Projects	\$0	\$0
Total Direct Costs	\$116,375	\$117,375
Administration Costs		
Administration / Inspection	\$35,578	\$36,214
County Administration Fees	\$1,216	\$834
Professional Fees	\$637	\$787
Total Administration Costs	\$37,431	\$37,835
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$153,806	\$155,210
Contribution to / (from) Reserve Fund	\$1,498	(\$75,509)
Contribution to / (from) Rehabilitation Fund	(\$62,394)	\$6,000
Contribution (from) General Fund / Other Revenue	(\$2,578)	(\$2,314)
Balance to Levy	\$90,332	\$83,387
District Statistics		
Total Parcels	377	377
Total Parcels Levied	377	377
Anticipated Total Assessed Value / \$100	\$684,329.95	\$631,722.43
Proposed Rate per \$100 of Assessed Value	\$0.132	\$0.132
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$90,331.55	\$83,387.36
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$45,165.78	\$153,114.00
Operating Reserve Fund Adjustments	\$107,948.22	(\$75,508.64)
Anticipated Operating Reserve Fund Balance	\$153,114.00	\$77,605.36
Beginning Rehabilitation Reserve Fund Balance	\$212,595.22	\$78,315.00
Rehabilitation Reserve Fund Adjustments	(\$134,280.22)	\$6,000.00
Anticipated Rehabilitation Reserve Fund Balance	\$78,315.00	\$84,315.00
Anticipated Total Ending Fund Balance	\$231,429.00	\$161,920.36

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.

MONICA PLACE

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

SPECIAL DISTRICT FEATURES

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

BOUNDARIES

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

IMPROVEMENTS

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

FINANCIAL INFORMATION

The Direct Costs of the District have not changed from fiscal year 2012-2013 to fiscal year 2013-2014. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b). The five-year landscape maintenance program for the District (Landscape Rehabilitation) projects will increase in activity as outlined below:

The five-year landscape maintenance program for the District (Refurbishment/ Rehabilitation) can be outlined as follows:

- Overlay & restripe street

- Incidental maintenance improvement expenses

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

City of Vallejo		
Monica Place Road Landscape Maintenance District		
Fund Number 0163 (#167)		
	2012-13 Budget	2013-14 Budget
Maintenance Costs		
Contract Maintenance Costs	\$150	\$150
Landscape Water	\$0	\$0
Utilities	\$0	\$0
Landscape Rehabilitation / Vandalism	\$0	\$0
Capital Projects	\$0	\$0
Total Direct Costs	\$150	\$150
Administration Costs		
Administration / Inspection	\$131	\$170
County Administration Fees	\$25	\$19
Professional Fees	\$55	\$78
Total Administration Costs	\$211	\$267
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$361	\$417
Contribution to / (from) Reserve Fund	\$0	(\$25)
Contribution to / (from) Rehabilitation Fund	\$1,556	\$1,613
Contribution (from) General Fund / Other Revenue	(\$79)	(\$121)
Balance to Levy	\$1,838	\$1,884
District Statistics		
Total Parcels	5	5
Total Parcels Levied	5	5
Anticipated Total Assessed Value / \$100	\$9,827.78	\$10,075.49
Proposed Rate per \$100 of Assessed Value	\$0.187	\$0.187
Maximum Rate per \$100 of Assessed Value	\$1.25	\$1.25
Total Assessment Levy	\$1,837.79	\$1,884.12
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$918.90	\$234.00
Operating Reserve Fund Adjustments	(\$684.90)	(\$24.88)
Anticipated Operating Reserve Fund Balance	\$234.00	\$209.12
Beginning Rehabilitation Reserve Fund Balance	\$6,981.10	\$11,886.00
Rehabilitation Reserve Fund Adjustments	\$4,904.90	\$1,613.00
Anticipated Rehabilitation Reserve Fund Balance	\$11,886.00	\$13,499.00
Anticipated Total Ending Fund Balance	\$12,120.00	\$13,708.12

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

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

RIDGECREST

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

SPECIAL DISTRICT FEATURES

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

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have not changed from fiscal year 2012-2013 to fiscal year 2013-2014. This proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b). The amount budgeted is shown in the Maintenance Costs line item as the homeowner's association manages all aspects of District maintenance.

City of Vallejo		
Ridgecrest Landscape Maintenance District		
Fund Number 0193 (#169)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$30,952	\$30,952
Landscape Water	\$0	\$0
Utilities	\$0	\$0
Landscape Rehabilitation / Vandalism	\$0	\$0
Capital Projects	\$0	\$0
Total Direct Costs	\$30,952	\$30,952
Administration Costs		
Administration / Inspection	\$1,944	\$7,243
County Administration Fees	\$413	\$382
Professional Fees	\$212	\$262
Total Administration Costs	\$2,569	\$7,887
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$33,521	\$38,839
Contribution to / (from) Reserve Fund	\$5,879	(\$523)
Contribution to / (from) Rehabilitation Fund	\$0	\$1,023
Contribution (from) General Fund / Other Revenue	(\$72)	(\$128)
Balance to Levy	\$39,328	\$39,211
District Statistics		
Total Parcels	171	171
Total Parcels Levied	171	171
Anticipated Total Assessed Value / \$100	\$351,140.45	\$340,968.47
Proposed Rate per \$100 of Assessed Value	\$0.112	\$0.115
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$39,327.73	\$39,211.37
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$7,211.00	\$12,643.00
Operating Reserve Fund Adjustments	\$5,432.00	(\$522.63)
Anticipated Operating Reserve Fund Balance	\$12,643.00	\$12,120.37
Beginning Rehabilitation Reserve Fund Balance	\$0.00	\$123.00
Rehabilitation Reserve Fund Adjustments	\$242.00	\$1,023.00
Anticipated Rehabilitation Reserve Fund Balance	\$242.00	\$1,146.00
Anticipated Total Ending Fund Balance	\$12,885.00	\$13,266.37

RECOMMENDATIONS

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

The following are recommendations to the City:

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

SOMERSET HIGHLANDS (I/II)

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

SPECIAL DISTRICT FEATURES

- The District was originally formed in 1975.
- The District has 2 acres of native and ornamental ground cover, shrubbery and trees.
- The District has 5 acres of weed control.
- Weed control in open space areas assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.035, Maximum Rate: \$1.25.

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have not changed from fiscal year 2012-2013 to fiscal year 2013-2014. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) can be outlined as follows:

- Replace entry monuments
- Firebreak expansion
- District tree trimming
- Remove and replace ivy on slopes along Columbus
- Repair Di Inlet
- Repair and replace slope along Columbus between Regents and Springs
- Repair and replace Regents Park from Lexington to Columbus
- Replace entry soundwalls at top of slopes at Georgia and Lexington
- Incidental maintenance improvement expenses

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

City of Vallejo		
Somerset Highlands I & II Landscape Maintenance District		
Fund Number 0109 (#173)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$15,637	\$15,637
Landscape Water	\$3,200	\$3,200
Utilities	\$250	\$250
Landscape Rehabilitation / Vandalism	\$56,000	\$56,000
Capital Projects	\$0	\$0
Total Direct Costs	\$75,087	\$75,087
Administration Costs		
Administration / Inspection	\$11,428	\$24,243
County Administration Fees	\$1,020	\$330
Professional Fees	\$212	\$262
Total Administration Costs	\$12,660	\$24,835
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$87,747	\$99,922
Contribution to / (from) Reserve Fund	(\$49,997)	(\$63,851)
Contribution to / (from) Rehabilitation Fund	(\$1,152)	\$0
Contribution (from) General Fund / Other Revenue	(\$2,827)	(\$3,052)
Balance to Levy	\$33,771	\$33,019
District Statistics		
Total Parcels	533	533
Total Parcels Levied	533	533
Anticipated Total Assessed Value / \$100	\$964,872.88	\$943,392.45
Proposed Rate per \$100 of Assessed Value	\$0.035	\$0.035
Maximum Rate per \$100 of Assessed Value	\$1.25	\$1.25
Total Assessment Levy	\$33,770.55	\$33,018.74
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$16,885.28	\$113,812.00
Operating Reserve Fund Adjustments	\$96,926.72	(\$63,851.26)
Anticipated Operating Reserve Fund Balance	\$113,812.00	\$49,960.74
Beginning Rehabilitation Reserve Fund Balance	\$265,864.72	\$191,392.00
Rehabilitation Reserve Fund Adjustments	(\$74,472.72)	\$0.00
Anticipated Rehabilitation Reserve Fund Balance	\$191,392.00	\$191,392.00
Anticipated Total Ending Fund Balance	\$305,204.00	\$241,352.74

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.

SOMERSET HIGHLANDS III

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

SPECIAL DISTRICT FEATURES

The District was formed in 1981.

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

The District has 4 acres of weed control.

Weed control in open space areas assists in fire protection.

Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.078, Maximum Rate: \$1.50.

Boundaries

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have not changed significantly from fiscal year 2012-2013 to fiscal year 2013-2014. The proposed assessment is below the maximum rate and is

considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) can be outlined as follows:

- Expand fire break between Locust and Turnberry to 100' or maximum allowable distance (approximately 4 acres)
- Prune trees along planting slopes on Ascot between Columbus & Hawkesbury
- Prune trees behind Lytham Way
- Replace fencing on Ascot between Columbus and Hawkesbury
- Prune trees on slopes overlooking Golf Course
- Remove and replace fire break between Locus and Birkdale
- Remove and replace slope on Columbus between Ascot and the storage units
- Remove and replace slope on Columbus between Ascot and the Golf Course
- Remove and replace NW slope on Ascot between Columbus and Hawkesbury
- Expand fire break above golf course to 100' or maximum allowable distance (approximately 2.5 acres)
- Paint entire sound wall along Columbus Pkwy
- Noxious weed eradication in open space areas to 200'
- Upgrade irrigation controllers
- Remove fallen pine tree in open space area near Ascot
- Trim trees in open space areas
- Replace 400' of fence along Ascot behind Pierre Ct
- Replace missing plants in medians and monument
- Install irrigation and landscaping at 545 Birkdale
- Incidental maintenance improvement expenses

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

City of Vallejo		
Somerset Highlands III Landscape Maintenance District		
Fund Number 0171 (#176)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$43,650	\$43,650
Landscape Water	\$14,000	\$14,000
Utilities	\$130	\$130
Landscape Rehabilitation / Vandalism	\$5,500	\$5,500
Capital Projects	\$0	\$0
Total Direct Costs	\$63,280	\$63,280
Administration Costs		
Administration / Inspection	\$20,845	\$21,810
County Administration Fees	\$959	\$392
Professional Fees	\$318	\$393
Total Administration Costs	\$22,122	\$22,595
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$85,402	\$85,875
Contribution to / (from) Reserve Fund	\$140	(\$45,334)
Contribution to / (from) Rehabilitation Fund	(\$42,430)	\$0
Contribution (from) General Fund / Other Revenue	(\$1,466)	(\$1,318)
Balance to Levy	\$41,646	\$39,223
District Statistics		
Total Parcels	233	233
Total Parcels Levied	233	233
Anticipated Total Assessed Value / \$100	\$533,923.43	\$502,860.11
Proposed Rate per \$100 of Assessed Value	\$0.078	\$0.078
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$41,646.03	\$39,223.09
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$20,823.01	\$88,272.00
Operating Reserve Fund Adjustments	\$67,448.99	(\$45,333.91)
Anticipated Operating Reserve Fund Balance	\$88,272.00	\$42,938.09
Beginning Rehabilitation Reserve Fund Balance	\$125,819.99	\$43,559.00
Rehabilitation Reserve Fund Adjustments	(\$82,260.99)	\$0.00
Anticipated Rehabilitation Reserve Fund Balance	\$43,559.00	\$43,559.00
Anticipated Total Ending Fund Balance	\$131,831.00	\$86,497.09

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded

SPRINGTREE

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

SPECIAL DISTRICT FEATURES

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

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have not significantly changed from fiscal year 2012-2013 to fiscal year 2013-2014. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) can be outlined as follows:

- Expand the open space areas
- Clean slope behind Phoenix Circle
- Clean slope between Amber and Tuolumne
- Clean slope behind South side of Persimmon
- Clean slope behind North side of Persimmon
- Raise and trim trees
- District wide dead wood reduction
- Tree survey and mapping
- Irrigation controller upgrade
- Line of sight clearance
- Remove & replace fescue on slope behind 500 block of Phoenix Circle with drought resistant plants
- Upgrade irrigation, remove & replace over-mature plantings on Persimmon
- Repair fence on Holly between Tuolumne & Amber
- Remove & replace over-mature plants on slope behind Riverview
- Remove and replace slope on Mitchel Court
- Remove and replace slope behind Holly between Amber & Tuolumne
- Upgrade irrigation on slope behind Riverview
- Remove and replace Guava Court slope
- Remove and replace slope on Phoenix Cir between Fleming Hill & Tuolumne
- Incidental maintenance improvement expenses

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

City of Vallejo		
Springtree Landscape Maintenance District		
Fund Number 0192 (#172)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$21,588	\$21,588
Landscape Water	\$12,000	\$12,000
Utilities	\$925	\$925
Landscape Rehabilitation / Vandalism	\$13,250	\$13,250
Capital Projects	\$0	\$0
Total Direct Costs	\$47,763	\$47,763
Administration Costs		
Administration / Inspection	\$21,357	\$24,691
County Administration Fees	\$1,783	\$829
Professional Fees	\$637	\$787
Total Administration Costs	\$23,777	\$26,307
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$71,540	\$74,070
Contribution to / (from) Reserve Fund	(\$2)	(\$3,408)
Contribution to / (from) Rehabilitation Fund	\$24,362	\$15,298
Contribution (from) General Fund / Other Revenue	(\$2,654)	(\$3,067)
Balance to Levy	\$93,246	\$82,893
District Statistics		
Total Parcels	297	297
Total Parcels Levied	297	297
Anticipated Total Assessed Value / \$100	\$478,186.06	\$425,093.79
Proposed Rate per \$100 of Assessed Value	\$0.195	\$0.195
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$93,246.28	\$82,893.29
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$46,623.14	\$40,443.00
Operating Reserve Fund Adjustments	(\$6,180.14)	(\$3,407.71)
Anticipated Operating Reserve Fund Balance	\$40,443.00	\$37,035.29
Beginning Rehabilitation Reserve Fund Balance	\$218,747.86	\$266,225.00
Rehabilitation Reserve Fund Adjustments	\$47,477.14	\$15,298.00
Anticipated Rehabilitation Reserve Fund Balance	\$266,225.00	\$281,523.00
Anticipated Total Ending Fund Balance	\$306,668.00	\$318,558.29

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

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

SUMMIT II

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

SPECIAL DISTRICT FEATURES

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

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have not significantly changed from fiscal year 2012-2013 to fiscal year 2013-2014. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIII D Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/ Rehabilitation) can be outlined as follows:

- Expand all District fire breaks to 100' or maximum allowable distance
- Trim trees in open space area behind Hillview and Sunrise
- Trim trees in open space behind Temple Way
- Trim trees in open space off of Locust
- Remove and replace over mature plants on slope behind Sunrise
- Install new landscaping and irrigation on slope behind Hillview
- Add split rail fence to opening near 101 Hillview
- Remove and replace slope off Temple
- Open space tree trimming
- Upgrade Irrigation controllers
- Tree survey and mapping
- Incidental maintenance improvement expenses

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

City of Vallejo		
Summit II Landscape Maintenance District		
Fund Number 0188 (#164)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$11,000	\$11,000
Landscape Water	\$0	\$0
Utilities	\$0	\$0
Landscape Rehabilitation / Vandalism	\$6,000	\$6,000
Capital Projects	\$0	\$0
Total Direct Costs	\$17,000	\$17,000
Administration Costs		
Administration / Inspection	\$4,570	\$6,928
County Administration Fees	\$631	\$297
Professional Fees	\$212	\$262
Total Administration Costs	\$5,413	\$7,487
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$22,413	\$24,487
Contribution to / (from) Reserve Fund	(\$7,430)	\$5,271
Contribution to / (from) Rehabilitation Fund	\$15,535	\$900
Contribution (from) General Fund / Other Revenue	(\$413)	(\$940)
Balance to Levy	\$30,105	\$29,718
District Statistics		
Total Parcels	171	171
Total Parcels Levied	171	171
Anticipated Total Assessed Value / \$100	\$316,894.03	\$312,821.68
Proposed Rate per \$100 of Assessed Value	\$0.095	\$0.095
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$30,104.93	\$29,718.06
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$15,052.47	\$6,973.00
Operating Reserve Fund Adjustments	(\$8,079.47)	\$5,271.06
Anticipated Operating Reserve Fund Balance	\$6,973.00	\$12,244.06
Beginning Rehabilitation Reserve Fund Balance	\$26,248.53	\$87,034.00
Rehabilitation Reserve Fund Adjustments	\$60,785.47	\$900.00
Anticipated Rehabilitation Reserve Fund Balance	\$87,034.00	\$87,934.00
Anticipated Total Ending Fund Balance	\$94,007.00	\$100,178.06

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

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

TOWN & COUNTRY

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

SPECIAL DISTRICT FEATURES

- The District was formed in 1980.
- The District has 1.5 acres of ornamental shrubbery and trees.
- Weed control assists in fire protection.
- Ad Valorem rate per \$100 of assessed valuation: Current Rate: \$.087, Maximum Rate: \$1.50.

BOUNDARIES

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

IMPROVEMENTS

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

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

FINANCIAL INFORMATION

The Direct Costs of the District decreased from fiscal year 2012-2013 to fiscal year 2013-2014 primarily due to a decrease in contract maintenance costs. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) can be outlined as follows:

- Paint sound wall along Fairgrounds
- Remove & replace irrigation & landscape on slope south of baseball diamond between Basalt & Fairgrounds
- Line of sight clearance
- Irrigation system check
- District tree trimming
- Tree survey and mapping
- District-wide dead wood reduction
- Incidental maintenance improvement expenses

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

City of Vallejo		
Town & Country 1 Landscape Maintenance District		
Fund Number 0122 (#165)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$7,617	\$2,617
Landscape Water	\$3,000	\$3,000
Utilities	\$450	\$450
Landscape Rehabilitation / Vandalism	\$7,500	\$7,500
Capital Projects	\$0	\$0
Total Direct Costs	\$18,567	\$13,567
Administration Costs		
Administration / Inspection	\$6,802	\$6,264
County Administration Fees	\$437	\$146
Professional Fees	\$106	\$156
Total Administration Costs	\$7,345	\$6,566
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$25,912	\$20,133
Contribution to / (from) Reserve Fund	(\$21)	(\$5,683)
Contribution to / (from) Rehabilitation Fund	(\$8,748)	\$800
Contribution (from) General Fund / Other Revenue	(\$297)	(\$634)
Balance to Levy	\$16,846	\$14,616
District Statistics		
Total Parcels	124	124
Total Parcels Levied	124	124
Anticipated Total Assessed Value / \$100	\$193,631.51	\$168,000.80
Proposed Rate per \$100 of Assessed Value	\$0.087	\$0.087
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$16,845.94	\$14,616.07
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$8,422.97	\$15,750.00
Operating Reserve Fund Adjustments	\$7,327.03	(\$5,682.93)
Anticipated Operating Reserve Fund Balance	\$15,750.00	\$10,067.07
Beginning Rehabilitation Reserve Fund Balance	\$21,324.03	\$47,688.00
Rehabilitation Reserve Fund Adjustments	\$26,363.97	\$800.00
Anticipated Rehabilitation Reserve Fund Balance	\$47,688.00	\$48,488.00
Anticipated Total Ending Fund Balance	\$63,438.00	\$58,555.07

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.

WOODRIDGE

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

SPECIAL DISTRICT FEATURES

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

BOUNDARIES

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

IMPROVEMENTS

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

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

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

FINANCIAL INFORMATION

The Direct Costs of the District have not significantly changed from fiscal year 2012-2013 to fiscal year 2013-2014 primarily due to a decrease in non-recurring and on-going maintenance costs. The proposed assessment is below the maximum rate and is considered an exempt assessment pursuant to Californian Constitution Article XIID Section 5(b).

The five-year landscape maintenance program for the District (Refurbishment/Rehabilitation) can be outlined as follows:

- Expand all district fire breaks to 100' or maximum allowable distance (approximately 4.6 acres)
- Noxious weed eradication
- Remove uprooted Eucalyptus trees below Skyline Dr
- Tree survey and mapping
- Irrigation system check and repair
- Trim trees behind Masonic Ct
- District-wide dead wood reduction
- Line of sight clearance
- Remove & replace over-mature plants on slope behind Masonic Drive
- Prune trees on slope behind Parkhaven to Evergreen
- Slope behind Parkhaven & Temple; trim trees, repair v-ditch, prune shrubs
- Remove and replace slope behind Evergreen; trim trees, remove underbrush
- Slope behind Curtis; trim trees, remove underbrush
- Redwood pump station to Picasso; Trim trees and thin shrubs
- Remove and replace Panel Fences along Redwood Pkwy
- Trim trees in open space areas from Oakwood to Wood Ct
- Upgrade irrigation controllers
- Replace plants along Redwood Pkwy between Foothill and large private home
- Incidental maintenance improvement expenses

Funds for the five-year landscape maintenance program are collected as part of the assessments for the fiscal year (Refurbishment/Rehabilitation). The amounts identified as "Refurbishment" may be budgeted and spent each fiscal year as shown, or collected and held for the future in the Rehabilitation Fund. The program can also draw from the Reserve Fund as necessary if funds are in excess of six months of levy revenue. Replacement, rehabilitation or refurbishment of the improvements is an essential part of maintenance,

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

City of Vallejo		
Woodridge Landscape Maintenance District		
Fund Number 0118 (#174)		
Maintenance Costs	2012-13 Budget	2013-14 Budget
Contract Maintenance Costs	\$32,550	\$32,550
Landscape Water	\$13,000	\$13,000
Utilities	\$230	\$230
Landscape Rehabilitation / Vandalism	\$17,000	\$17,000
Capital Projects	\$0	\$0
Total Direct Costs	\$62,780	\$62,780
Administration Costs		
Administration / Inspection	\$26,432	\$29,944
County Administration Fees	\$1,241	\$541
Professional Fees	\$372	\$472
Total Administration Costs	\$28,045	\$30,957
Collections / (Credits) Applied To Levy		
Total Direct and Administration Costs	\$90,825	\$93,737
Contribution to / (from) Reserve Fund	\$498	(\$40,740)
Contribution to / (from) Rehabilitation Fund	(\$32,202)	\$3,200
Contribution (from) General Fund / Other Revenue	(\$1,956)	(\$2,063)
Balance to Levy	\$57,165	\$54,134
District Statistics		
Total Parcels	449	449
Total Parcels Levied	449	449
Anticipated Total Assessed Value / \$100	\$805,141.70	\$762,456.68
Proposed Rate per \$100 of Assessed Value	\$0.071	\$0.071
Maximum Rate per \$100 of Assessed Value	\$1.50	\$1.50
Total Assessment Levy	\$57,165.06	\$54,134.42
Fund Balance Information		
Beginning Operating Reserve Fund Balance	\$28,582.53	\$87,609.00
Operating Reserve Fund Adjustments	\$59,026.47	(\$40,739.58)
Anticipated Operating Reserve Fund Balance	\$87,609.00	\$46,869.42
Beginning Rehabilitation Reserve Fund Balance	\$166,982.47	\$118,670.00
Rehabilitation Reserve Fund Adjustments	(\$48,312.47)	\$3,200.00
Anticipated Rehabilitation Reserve Fund Balance	\$118,670.00	\$121,870.00
Anticipated Total Ending Fund Balance	\$206,279.00	\$168,739.42

RECOMMENDATIONS

The Reserve Fund balance for the District is adequately funded.

The following are recommendations to the City:

- Ensure the District Reserve Fund remains adequately funded.