

CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS
COUNTY OF FRESNO, STATE OF CALIFORNIA

ENGINEER'S REPORT

LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT NO. 1

FINAL TRACT MAP NO. 3884

FISCAL YEAR 2018-2019

ANDREW J. BENELLI; P.E.
PUBLIC WORKS ASSISTANT DIRECTOR/CITY ENGINEER

CITY OF FRESNO
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INTRODUCTION

On March 22, 1983, the Council of the City of Fresno (City) adopted Council Resolution No. 83-93 ordering the formation of the City of Fresno Landscaping and Lighting Maintenance District No. 1 (LLMD No. 1), originally known as Assessment District No. 89. LLMD No. 1 was formed to cover the City's costs to provide maintenance services for the landscaping within public rights-of-way and easements adjacent to existing and newly developed subdivisions. The LLMD No. 1 assessments have been frozen at the current levels since being accepted by the City, leading to a steady decline of the district maintenance services throughout the years.

Final Tract Map No. 3884, being one of these tracts, was annexed to LLMD No. 1 on May 24, 1988, via Resolution 88-159, for inclusion of these services. Property owners within this tract have requested increased landscaping and level of services resulting in increased costs. At their request, the City has initiated the process to increase the annual LLMD No. 1 assessments to pay for the increased services.

This Engineer's Report is prepared for Final Tract Map No. 3884 of LLMD No. 1 administered by the City of Fresno (City) for the district fiscal year 2018-2019. This report is prepared to meet the requirements of the California Streets and Highways Code Sections 22565 through 22574 which states "A report shall be prepared for each fiscal year for which the assessments are to be levied and collected to the costs of the improvements described in the report". This report for Final Tract Map No. 3884 of LLMD No. 1 includes the following required contents:

- General Description of the Existing Boundaries
- General Description of Proposed Services
- An estimate of the increased costs of the improvements
- An assessment of the estimated costs of the improvements.

As of the date of this report, the costs for all improvements within Final Tract Map No. 3884 of LLMD No. 1 are for maintenance of landscapes only. There are no bonds or notes associated with any of the improvements for Final Tract Map No. 3884 of LLMD No. 1.

Also, since there is no new construction, there are no plans or specifications for improvements included in this report.

I, Andrew J. Benelli PE, Assistant Public Works Director/City Engineer for the City of Fresno in responsible charge of Landscaping and Lighting Maintenance District No. 1, hereby submit the Engineer's Report of said Assessment for Final Tract Map No. 3884as follows:

Dated as of 5/2/2018

By: Andrew J. Benelli
Andrew J. Benelli, P.E., City Engineer, Assistant Director
Public Works Department

A. Description of Final Tract Map No. 3884 Boundary

Final Tract Map No.	Recorded	Landscaping Accepted	AREA (SF)	EDU's
3884	10/2/1987	3/1/1989	47,860	173

The boundaries of Final Tract Map No. 3884 are located adjacent to the southeast corner of North West Avenue and West Alluvial Avenue.

B. Description of Services

Assessments collected from the Final Tract Map No. 3884 are to fund the maintenance of the common landscaped areas located on the southeast corner along the frontages of North West Avenue and West Alluvial Avenue. This includes landscaped buffers, parkways, and entrance treatments.

Direct expenses include landscape maintenance labor costs, irrigation water costs, and irrigation repair expenses. The direct labor includes field staff to clean debris, remove weeds, trim landscaping, and perform minor irrigation repair in the LLMD improvements. Utility costs are mostly metered water for irrigation, but also do include some costs for energy to run irrigation controllers.

Non-Direct expenses include labor for supervision of field personnel, administrative staff to post direct and indirect expenses, as well as costs to administer the district levy of assessments, prepare the engineer's report, and coordinate approval by City Council. Also, included in non-direct expenses are small tools for the field personnel that are not specific to a location, as well as office supplies in support of LLMD operations. Non-Direct expenses also include a minor amount of field labor, green waste, chemical herbicide, and utility costs that could not be directed to a specific tract.

[1] Landscaping and irrigation system along North West Avenue, adjacent to Tract 3884 in the County of Fresno as shown in City of Fresno street plan drawing nos. 15-C-6361 (a,b,c,d,e,f,g,h and i).

C. Estimate of Costs

The proposed annual assessment will be imposed on real properties within Final Tract Map No. 3884 of LLMD No. 1, beginning with Fiscal Year 2018-19 and thereafter, at the following rates:

Period	Assessment
Years 1 to 3	\$210.74
Year 4 and Onward	\$97.99*

*From year 4 and onward the assessment will be subject to an inflationary adjustment as follows: beginning in January of each year, the assessment may be adjusted upward annually at the discretion of the City with a maximum increase based on the Construction Cost Index (CCI) for the San Francisco Region for the prior 12-month period (December through December) as published in the Engineering News Record, or published in a comparable index if the Engineering News Record is discontinued or otherwise not available. Each annual adjustment of the assessment shall become effective on the subsequent July 1.