

**APPROVED**  
BY THE CITY COUNCIL

**JUN 29 1999**

OFFICE OF THE  
CITY CLERK



3.3

DEPARTMENT OF  
PUBLIC WORKS

TECHNICAL SERVICES  
DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

DEVELOPMENT SERVICES  
& SPECIAL DISTRICTS  
1231 I STREET, ROOM 300  
SACRAMENTO, CA 95814

PH 916-264-7474  
FAX 916-264-7480

June 8, 1999

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: NEIGHBORHOOD LIGHTING DISTRICT NO. 96-07 - PUBLIC HEARING**

**LOCATION AND COUNCIL DISTRICT:**

The district includes two separate neighborhoods (please refer to attached Exhibit A).

Swanston Estates is located in Council District #3  
Youngs Heights is located in Council District #2

**RECOMMENDATION:**

This report recommends that the City Council adopt the following:

- Resolution Overruling Protests (if any) for Neighborhood Lighting District No. 96-07.
- Resolution Confirming Diagram and Assessment and Levying Assessment for Neighborhood Lighting District No. 96-07 for FY 1999/00.
- Resolution Amending the FY 1999/00 Budget for Neighborhood Lighting Maintenance District No. 96-07.

**CONTACT PERSON:** Jim Johnston Administrative Analyst, 264-7967

**FOR COUNCIL MEETING OF:** June 29, 1999

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Neighborhood Lighting District  
June 8, 1999

**SUMMARY:**

The Neighborhood Lighting District was established to recover the annual costs for maintenance of street lights and administration costs of this district. The recommended Council action will levy the annual assessment for FY 1999/00. The proposed assessments are \$20.60 for a single family home. The rate did not increase this year.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

In October of 1996, City Council approved formation of the Neighborhood Lighting District No. 96-07 (Resolution 96-577) for the Swanston Estates neighborhood. Later in December 1996, the Youngs Heights neighborhood annexed to the district (Resolution 96-712). The district services include the annual energy cost and maintenance of neighborhood lights installed on wood poles, and the district administration and billing costs.

On June 1, 1999, City Council set June 29, 1999, at 2:00 p.m. as the date and time for the public hearing on the proposed annual levy and district services for FY 1999/00. Notice of the hearing was given by the City Clerk's Office in accordance with the Landscaping and Lighting Act of 1972.

**FINANCIAL CONSIDERATIONS:**

The total maintenance cost for the two neighborhoods is shown below. The budget will require a levy of \$20.60 per single-family home (with frontage of 100 feet or less) and a proportionate amount for larger parcels.

NEIGHBORHOOD	TOTAL BUDGET	# PARCELS	COST/SINGLE FAMILY
Swanston Estates	\$15,040	730	\$20.60
Youngs Heights	\$3,390	164	\$20.60

These costs are detailed in the Engineer's Report on file with the City Clerk.

City Council  
Neighborhood Lighting District  
June 8, 1999

**ENVIRONMENTAL CONSIDERATIONS:**

Under California Environmental Quality Act (CEQA) Guidelines, administration and annual maintenance do not constitute a project and are therefore exempt from review.

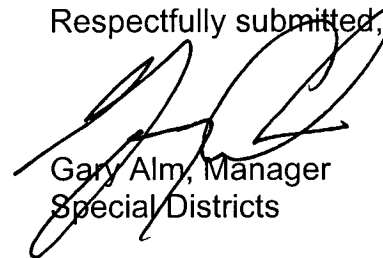
**POLICY CONSIDERATIONS:**

These proceedings are being conducted in accordance with the Landscaping and Lighting Act of 1972 as set forth in Section 22500 of the California Streets and Highways Code.

**ESBD CONSIDERATIONS:**

Annual maintenance and energy for the streetlights will be supplied by SMUD. There are no service or supplies agreements involved in this maintenance district.

Respectfully submitted,



Gary Alm, Manager  
Special Districts

Approved:



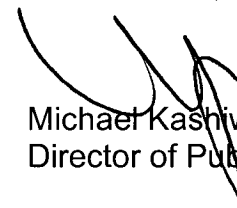
Duane Wray, Manager  
Technical Services

Recommendation Approved:



ROBERT P. THOMAS  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

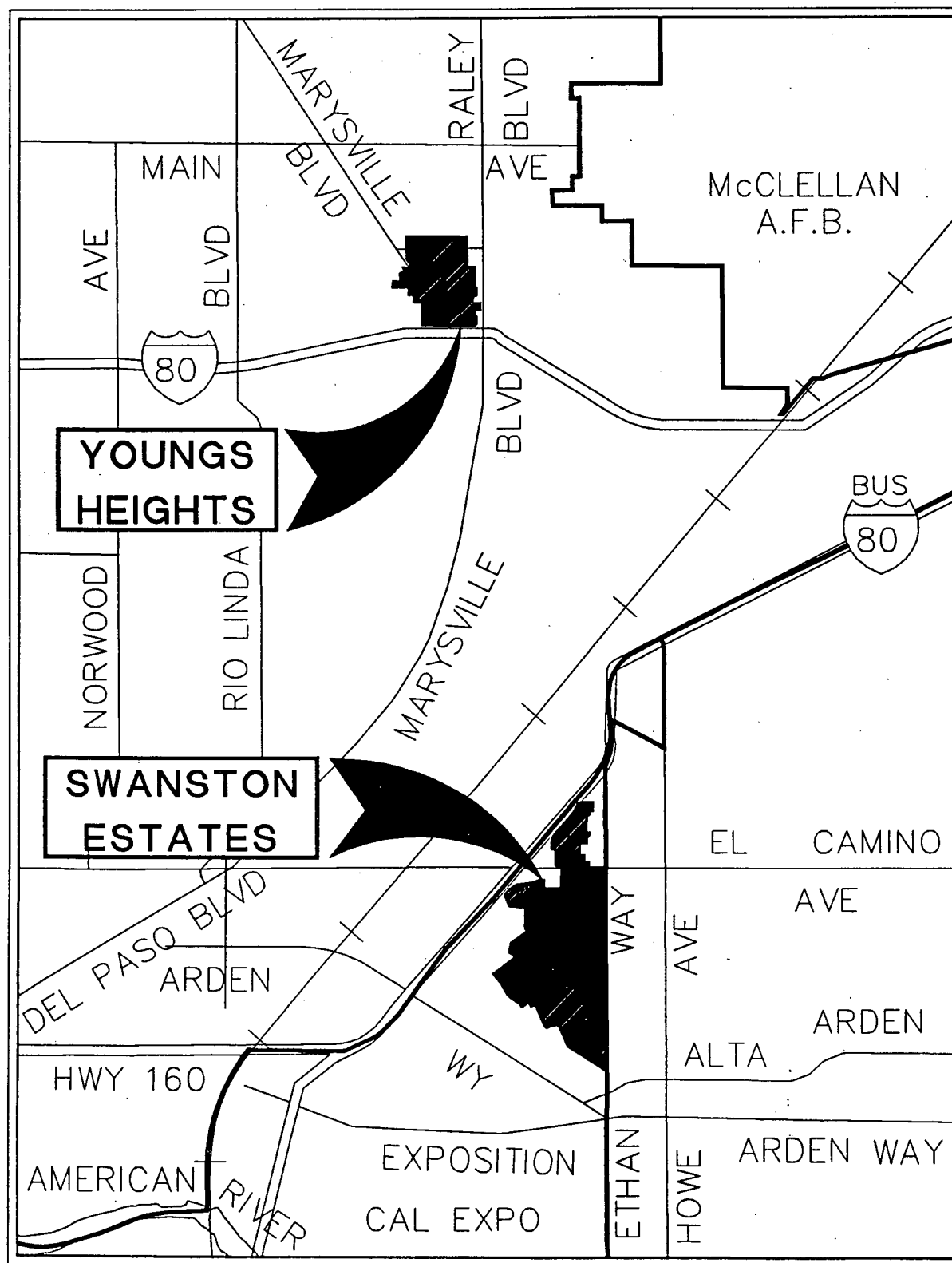
JJ:jd

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Attachments

# EXHIBIT 'A'

## NEIGHBORHOOD LIGHTING DISTRICT 96-07



**APPROVED**  
BY THE CITY COUNCIL

**JUN 29 1999**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO. 99-375**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION OVERRULING PROTESTS  
NEIGHBORHOOD LIGHTING DISTRICT NO. 96-07  
FOR FY 1999/00**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

On June 29, 1999, the City Council opened a public hearing on the Resolution of Intention and the Annual Engineer's Report for Neighborhood Lighting District No. 96-07, City of Sacramento, County of Sacramento; State of California.

At or before the time set for the hearing, certain interested persons made protests or objections to the proposed maintenance, the extent of the assessment district, or the proposed assessment.

The City Council hereby overrules each of these protests, written or oral.

The City Council finds that the protest against the proposed maintenance (including all written protests not withdrawn in writing before the conclusion of the protest hearing) is made by the owners of less than one-half of the area of the land to be assessed.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**APPROVED**  
BY THE CITY COUNCIL

**JUN 29 1999**

OFFICE OF THE  
CITY CLERK

**RESOLUTION NO.** 99-374

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENT  
AND LEVYING ASSESSMENT FOR NEIGHBORHOOD LIGHTING  
DISTRICT NO. 96-07 FOR FY 1999/00**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

Pursuant to the Landscaping and Lighting Act of 1972, the City Council directed the Director of Public Works as the Engineer of Work for Neighborhood Lighting District No. 96-07 to prepare and file an Annual Report for the Fiscal Year 1999/00.

The Engineer of Work filed the Annual Report on June 1, 1999, and the City Council adopted its Resolution of Intention to levy and collect assessments within the assessment district for Fiscal Year 1999/00 and set a public hearing to be held on June 29, 1999, in the meeting place of the City Council, 915 I Street, 2nd Floor, Sacramento, California. Notice of the hearing was given in the time and manner required by law.

At the public hearing, the City Council afforded to every interested person an opportunity to make a protest to the Annual Report, either in writing or orally, and the City Council has considered each protest.

The City Council hereby confirms the diagram and assessment as set forth in the Annual Report of the Engineer of Work and hereby levies the assessment set forth therein for Fiscal Year 1999/00.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

APPROVED  
BY THE CITY COUNCIL

JUN 29 1999

OFFICE OF THE  
CITY CLERK

RESOLUTION NO. 99-377

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

RESOLUTION AMENDING THE FY 1998/99 BUDGET  
FOR THE NEIGHBORHOOD LIGHTING DISTRICT  
NO. 96-07 FOR FY 1998/99

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The Fiscal Year 1998/99 Expenditure Budget for Neighborhood Lighting District No. 96-07 is adopted as follows:

Department

Public Works (Architecture & Engineering)	\$ 340
Public Works (Special Districts)	2,777
Public Works (Street Lighting)	13,663
Finance	300
Parcel Recording	<u>1,350</u>
	\$18,430

2. The Fiscal Year 1998/99 Revenue Budget for Neighborhood Lighting District No. 96-07 is adopted as follows:

221-310-3131-3657	\$18,430
-------------------	----------

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**THE DAILY RECORDER**

...Since 1911...

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Sacramento CA 95814

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**Proof of Publication**

(2015.5 C.C.P.)

State of California )  
County of Sacramento ) ss

AD 8887

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

07/08/99

EXECUTED ON : 07/08/99  
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

.....*C. Brambila*.....  
Signature

**RESOLUTION NO. 99-355**

Adopted by the Sacramento City  
Council on Date of  
June 29, 1999

RESOLUTION OF INTENTION  
TO ANNEX TERRITORY TO THE  
CITY OF SACRAMENTO NEIGH-  
BORHOOD LIGHTING DISTRICT  
NO. 96-07

(Pursuant to the Landscaping and  
Lighting Act of 1972)

BE IT RESOLVED BY THE  
COUNCIL OF THE CITY OF SAC-  
RAMENTO THAT:

1. The City Council intends to  
annex territory to the Neighbor-  
hood Lighting District No. 96-07  
pursuant to Streets and Highways  
Code Section 22608. The area of  
land to be annexed is located in the  
City of Sacramento, Sacramento  
County.

2. The City Council further  
intends to order the annexation to  
the assessment district and to levy  
and collect assessments pursuant  
to the Landscaping and Lighting  
Act of 1972.

3. The maintenance of im-  
provements to be made in this  
assessment district is generally  
described as follows:

The improvements consist of  
installation, operation and mainte-  
nance of neighborhood street lights  
on wood poles fed by overhead  
electrical lines, and administrative  
and miscellaneous costs related to  
the District.

4. In accordance with the  
City Council's resolution initiating  
annexation proceedings, the Direc-  
tor of Public Works has filed with  
the City Clerk the report required  
by the Landscaping and Lighting  
Act of 1972. All interested persons  
are referred to that report for a full  
and detailed description of the  
improvements, the boundaries of  
the assessment district, and the  
proposed assessments upon as-  
sessable lots and parcels of land  
within the assessment district.

5. The City Council will con-  
duct a public hearing at the hour of  
7:00 p.m. on August 24, 1999 on  
the annexation of territory to this  
assessment district and the levy of  
the proposed assessment. The  
hearings will be held at the meeting  
place of the City Council located in  
City Hall, 915 I Street, Second  
Floor, Sacramento, California.

6. The City Clerk is authorized  
and directed to give the notice of  
hearing required by the Landscap-  
ing and Lighting Act of 1972.

JIMMIE YEE, Vice Mayor

ATTEST:  
VALERIE BURROWES

City Clerk  
AD NO.: 8887  
SAC-DJC8924550/AD8887

07/08

**ENGINEER'S REPORT**  
**FY 1999/00**  
**ASSESSMENT DISTRICT NO. 2**  
*(Pursuant to the Landscaping and Lighting Act of 1972)*

The undersigned respectfully submits the enclosed report as directed by the City Council.

Dated: June 1, 1999

Michael Kashiwagi, Director of Public Works  
City of Sacramento, Engineer of Work

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report together with Assessment and Assessment Diagram thereto attached, was filed with me on the 1st day of June 1999.

Valerie A. Burrowes, City Clerk  
City of Sacramento, Sacramento County,  
California

By: Valerie A. Burrowes

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Sacramento, California, on the 29<sup>th</sup> day of June, 1999.

Valerie A. Burrowes, City Clerk  
City of Sacramento, Sacramento County  
California

By: Valerie A. Burrowes

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram, thereto attached, was filed with the County Auditor of the County of Sacramento on the 26<sup>th</sup> day of August, 1999.

Valerie A. Burrowes, City Clerk, City of  
Sacramento, Sacramento County, California

By: Valerie A. Burrowes

**CITY OF SACRAMENTO  
SACRAMENTO COUNTY, CALIFORNIA**

**ENGINEER'S REPORT  
FOR THE  
CITY OF SACRAMENTO  
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT  
AND THE  
LEVY OF THE ANNUAL ASSESSMENT  
FOR 1999/00**

**As Accepted By The  
City of Sacramento**

**June 1999**

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## I. INTRODUCTION

### A. Enabling Legislation:

The Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500 and following) allows a municipality or other local public agency to establish a special assessment district to raise funds for installing, maintaining, and servicing public lighting, landscaping, and park facilities. The revenue to pay for these improvements comes from special assessments on the land benefiting from the improvements. The local legislative body sets the assessment each year after receiving and reviewing an Engineer's Report and holding a public hearing. The assessments are collected as a separately stated item on the County property tax bill. The City of Sacramento Landscaping and Lighting District was formed in 1989 pursuant to this Act.

The annual levy proceedings for this District must be successfully completed by August 1, 1999, in order to be entered on the tax roll for the 1999/00 tax year. A certified copy of the Engineer's Report and a magnetic tape containing the assessment roll are then submitted to the Sacramento County Auditor for billing and collection of the approved assessments.

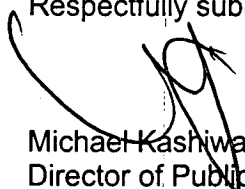
### B. Engineer's Report

It is the task of the City of Sacramento staff, through this Engineer's Report, to recommend to the City Council of Sacramento a fair assessment for each parcel in the District. This recommendation is arrived at by spreading the District Budget in accordance with the methodology established with the District formation in 1989 with revisions for churches.

This report describes the work performed and methods adopted in recommending fair assessments. The report includes the following:

Part II	Assessment Diagram
Part III	Description of Improvements
Part IV	An Estimate of the Operation and Maintenance Costs for FY 1999/00
Part V	Assessment Methodology
Part VI	Assessment Roll

Respectfully submitted,

  
Michael Kashiwagi  
Director of Public Works  
Engineer of Work

## II ASSESSMENT DIAGRAM

### A. Assessment District:

The boundary of the assessment district is as depicted on the Assessment Diagram, which was established with the District formation in 1989. The assessment district boundary coincides with the City of Sacramento boundary and encompasses all parcels of land within the City.

The Assessment Diagram presents the District Boundary and the Park Zone boundaries. For a description of lines and dimensions of each parcel of land within the District the reader is referred to the Assessor's parcel maps on file at the office of the City Clerk. Those maps are incorporated by reference into the Assessment Diagram. The Assessor's parcel number is adopted as the distinctive designation of each lot or parcel. The following statement is included on the Assessment Diagram:

The Sacramento County Assessor's maps are incorporated by reference into this Assessment Diagram. The lines and dimensions of lots or parcels for this diagram are those lines and dimensions shown on the Assessor's maps, which are on file and open to public inspection at the Assessor's office. The distinctive designation of each lot or parcel shall be its Assessor's parcel number.

### B. Park Zone Boundaries:

The Assessment District is divided into eleven park zones, residential, and non-residential, as discussed in Part V, Assessment Methodology. The Assessment Diagram established with the District formation shows the eleven park zones and the City boundaries.

## III DESCRIPTION OF IMPROVEMENTS

### A. General:

This section describes the public improvements to be constructed, installed, operated, serviced, maintained, and repaired by the District.

The District's improvements include City street lights in public rights-of-way and lights in City parks. Also included are landscaped public areas and City parks, bikeways and City trees, and all types of improvements and maintenance of these improvements as described by the Landscaping and Lighting Act of 1972. Any additional lighting and landscaping improvements planned or constructed after the completion of this report, and any other such improvements not specifically described in this report but authorized under the Landscaping and Lighting Act of 1972, shall also be included in the District.

Should detailed information on improvements be desired, the City of Sacramento should be contacted. Any available plans and specifications for improvements, on file with the City of Sacramento, are incorporated by reference into this report.

B. Improvement Categories:

For the 1999/00 fiscal year, the District has been organized under three general categories, 1. Street Related Operations and Maintenance, 2. Bonded Indebtedness (for park improvements), and 3. On-going Park Maintenance, Park Improvements and Graffiti Abatement. The following provides a description of the improvements included in each category:

1. Street Related Operations and Maintenance

Common facilities are all those improvements which provide special benefit to all of the assessed properties and includes the following:

a. Common Facilities:

- I The operation, maintenance and repair of all City street light facilities (100 watt or greater safety lighting) on major streets and at intersections.
- ii The construction, care, development, and maintenance of all City maintained landscaping, irrigation facilities, and other appurtenances within or along freeway corridors and public rights-of-way.
- iii The maintenance, repair, and construction of bikeways, including bikeway bridges and structures.
- iv Designated streetscaping construction projects.
- v Proportional costs of all engineering and administrative costs for the District.
- vi Proportional costs of the contingency fund for the District.
- vii Any miscellaneous cost related to any street related items allowed under the Landscaping and Lighting Act of 1972, but not specifically listed in any of the cost categories.

b. Neighborhood Street Lighting:

This category includes:

- I The operation, maintenance, repair, and any other related care of all City street light facilities designated as neighborhood lighting (typically 100 watt or less lights).
- ii The replacement of failed street light electrical conduit and circuits.
- iii Any miscellaneous cost related to any of the items described under this category.

c. Street Tree Maintenance:

The general care and maintenance of street trees within the public right-of-way are included in Tree Maintenance. This category includes:

- I The trimming, maintenance, general care, and replacement of street trees within the City street right-of-way.
- ii The planting of new street trees within the City street right-of-way.
- iii All costs associated with the operation and administration of the street tree maintenance program.
- iv Any other miscellaneous work related to street tree care and maintenance.

2. Bonded Indebtedness for Park Improvements:

a. Capital Improvement Project (CIP) Improvements:

This category includes:

- I The construction, and development of City maintained landscaping, irrigation facilities, and other appurtenances for neighborhood and community parks.
- ii The construction of all greenbelts, linear parkways, and buffer zones on City owned lands.
- iii The construction of bikeways, including bikeway bridges and structures.
- iv Any miscellaneous cost related to any of the items described under this category.

b. Common Facilities:

- I Proportional costs of all engineering and administrative costs for the District.
- ii Any miscellaneous cost related to any of the items described under this category.

3. On-going Park Maintenance, Park Improvements and Graffiti Abatement

a. Park Maintenance and Improvements

Park Maintenance and Improvements includes:

- I The construction, care, and development of City maintained landscaping, irrigation facilities, and other appurtenances for neighborhood and community parks.
- ii The construction and maintenance of all greenbelts, linear parkways, and buffer zones on City owned lands.

- iii The trimming, maintenance, general care and replacement of trees within City parks.
- iv Proportional costs of the contingency fund for the district.
- v Any miscellaneous cost related to any of the items described under this category.

b. Common Facilities:

Common facilities are all those improvements which provide special benefit to all of the assessed properties and includes the following:

- I The construction, care, development, and maintenance of all City maintained landscaping, irrigation facilities, and other appurtenances within City regional parks, as well as habitat preservation in designated open spaces.
- ii The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
- iii Proportional costs of all engineering and administrative costs for the District.
- iv Any miscellaneous cost related to any of the items allowed under the Landscaping and Lighting Act of 1972, but not specifically listed in any of the cost categories.

**IV. ESTIMATE OF COST**

**FISCAL YEAR FY 1999/00**

The following is a listing of the cost estimate in as much detail as is feasible, including such incidental items as legal, administrative, and engineering costs. The total of the cost estimate should equal the total of the assessment roll in Part VI.

**SUMMARY ESTIMATE**

District Item	Activity	Category	Costs in District	Reference
<b>Street Related Operations and Maintenance</b>				
		1		
Safety Lighting O & M	Lights & Signals	1-a	\$ 340,238	
Safety Lighting Enhancement	CIP	1-a	123,600	
Median Maintenance	Park Maintenance	1-a	429,696	
Median & Soundwall Landscaping	CIP	1-a	0	
Tree Maintenance - Residential	Tree Services	1-c	2,218,790	
Tree Maintenance - Non Residential	Tree Services	1-c	660,490	
Tree Care - Heritage Trees	Tree Services	1-a	0	
Administration & Billing	Public Works / Finance	1-d	55,875	
Habitat Preservation	CIP	1-a	0	
Neighborhood Street Lighting O/M	Lights (Neighborhood)	1-b	1,742,258	
Neighborhood Street Light Replacement Program	CIP Lights (Neighborhood)	1-b	462,600	
Contingency	None	1-a	170,000	
Less Surplus			(38,000)	
<b>TOTAL</b>			<b>\$ 6,165,547</b>	
<b>Bonded Indebtedness</b>				
		2		
Park Improvements	CIP	2-a	600,000	
Administration & Billing	Public Works / Finance	2-b	5,484	
<b>TOTAL</b>			<b>\$ 605,484</b>	
<b>On-going Park Maintenance, Park Improvements &amp; Graffiti Abatement</b>				
		3		
Graffiti Abatement		3-b	80,608	
Administration & Billing	Public Works / Finance	3-c	18,122	
Central City	Park Maintenance & Improvement	3-a Zone 1	217,031	Page 17
Land Park	Park Maintenance & Improvement	3-a Zone 2	191,816	Page 17
Pocket	Park Maintenance & Improvement	3-a Zone 3	181,187	Page 17
South Sacramento	Park Maintenance & Improvement	3-a Zone 4	205,218	Page 17
East Broadway	Park Maintenance & Improvement	3-a Zone 5	265,393	Page 17
East Sacramento	Park Maintenance & Improvement	3-a Zone 6	192,502	Page 17
Arden-Arcade	Park Maintenance & Improvement	3-a Zone 7	85,210	Page 17
North Sacramento	Park Maintenance & Improvement	3-a Zone 8	201,376	Page 17
South Natomas	Park Maintenance & Improvement	3-a Zone 9	137,391	Page 17
North Natomas	Park Maintenance & Improvement	3-a Zone 10	8,787	Page 17
Airport-Meadowview	Park Maintenance & Improvement	3-a Zone 11	129,890	Page 17
Contingency		3-a	100,000	
Less Surplus			(62,000)	
<b>TOTAL</b>			<b>\$ 1,952,530</b>	
<b>TOTAL ASSESSED TO PROPERTY OWNERS</b>			<b>\$ 8,723,561</b>	

## V. METHOD OF SPREADING ASSESSMENTS

The following describes the proposed method of spreading assessments for the City of Sacramento, Landscaping and Lighting Assessment District No. 2.

The costs that are included in this District will be assessed to each parcel which currently receives City utility service in relation to the amount of benefit received based on the following described methodology. The three cost categories are as follows:

1. Street Related Operations and Maintenance
2. Bonded Indebtedness
3. On-going Park Maintenance, Park Improvements and Graffiti Abatement

Each cost category is assessed to six use types as described below:

- I. Single Family Residence
- ii. Multi-family Residence (Apartments and Condominiums)(Per Unit)
- iii. Non-Residential - Parcel Size 0 - 25,000 sq. ft.
- iv. Non-Residential - Parcel Size 25,001 - 100,000 sq. ft.
- v. Non-Residential - Parcel Size > 100,000 sq. ft.
- vi. Church

Parcels which are owned by public agencies, mobile homes with no land, permanent open space, and cemeteries will not be assessed.

### A. METHOD OF SPREADING ASSESSMENT CATEGORIES

#### 1. STREET RELATED OPERATIONS AND MAINTENANCE

##### a. Common Facilities:

##### I. Park Maintenance-Regional and Habitat Preservation

Costs for these items are assessed to each benefited parcel in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) which benefit from the particular item. Each employee is determined to have 40 percent of the benefit of a resident. Each single family residential unit was determined to have an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 per unit. (Reference 1980 census.) The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft. 62,500 sq. ft., for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

##### ii. Safety lighting, median maintenance, median construction, tree trimming, park special services and tree care (Heritage Trees).

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30. These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

b. Neighborhood Street Lighting:

The costs of these items are assessed only to benefited residential parcels in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Only the residential parcels that have been determined to benefit from neighborhood street lighting will be assessed. A parcel benefits from neighborhood street lights if it fronts a street which, as a minimum, has a street light at the intersections and at least one street light at mid-block. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000, sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on an average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75 since churches are only in operation a few days each week.

c. Street Tree Maintenance in Right-of-Way:

The Citywide street tree maintenance program is divided into two categories, (1) residential street trees and (2) non-residential street trees. The cost of street tree maintenance is divided into the two categories in the same proportion as the area of developed residential and non-residential parcels in the city which is estimated to be 78% and 22% respectively. The costs allocated to residential street trees are assessed to each benefited residential parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

The costs allocated to non-residential street trees are assessed to each benefited non-residential parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated non-residential trips generated. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.60 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on an average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non residential parcel, or 33.75 since churches are only in operation a few days each week.

d. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

2. BONDED INDEBTEDNESS

a. Park Improvements

The costs in this category are determined for each of the eleven individual park zones. The cost determined for each park zone is assessed to each benefited parcel within each park zone in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) in that park zone. Each employee is determined to have 40 percent the benefit of that of a resident. Each single family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 persons per unit (reference 1980 census). The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category

greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

b. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

3. ON-GOING PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT

a. Park Maintenance and Improvements:

The costs in this category are determined for each of the eleven individual park zones. The cost determined for each park zone is assessed to each benefited parcel within each park zone in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels) in that park zone. Each employee is determined to have 40 percent the benefit of that of a resident. Each single family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was determined to have an average of 1.818 persons per unit (reference 1980 census). The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft., and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel, since churches are only in operation a few days each week.

All parcels will be assessed for described costs to maintain park trees using the following methodology. The costs determined are assessed to each benefiting parcel in proportion to its residents or employees to the total number of residents (for single family and multi-family residences) and employees (for non-residential parcels). Each employee is determined to have 40 percent the benefit of that of a resident. Each single-family residential unit was calculated at an average of 2.673 persons per unit and each multi-family residential unit was calculated at an

average of 1.818 persons per unit. The number of employees in a non-residential parcel was calculated by multiplying an average of 33.47 employees per acre by an average parcel size. The average parcel sizes were calculated to be 12,500 sq. ft. for the size category of 0-25,000 sq. ft., 62,500 sq. ft. for the size category of 25,001-100,000 sq. ft. and 130,000 sq. ft. for the size category greater than 100,000 sq. ft. Churches were determined to have two-sevenths of the benefiting employees of a 0-25,000 sq. ft. non-residential parcel since churches are only in operation a few days each week.

b. Graffiti Abatement

The costs of this item is assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

c. Engineering, Administration and Other Miscellaneous Items.

The costs of these items are assessed to each benefited parcel in proportion to the calculated average number of vehicle trips each parcel generates to the total calculated vehicle trips generated. Each single family residential unit was determined to have an average trip generation factor of 9.0 and each multi-family residential unit was determined to have an average trip generation factor of 6.30.

These factors were taken from the South Natomas Public Facilities Financing Plan and Facilities Benefit Assessment - June 1989. The average non-residential trip generation factors for each non-residential parcel were calculated to be 118.13 for parcels in the size category of 0-25,000 sq. ft., 590.63 for parcels in the size category of 25,001-100,000 sq. ft., and 1,228.50 for parcels in the size category greater than 100,000 sq. ft. These non-residential factors were based on average parcel size in the size category, a building size equal to 35% of the average parcel size, and an average trip generation factor of 27.0 for every 1,000 sq. ft. of building size. Churches were determined to have two-sevenths of the trip factor of a 0-25,000 sq. ft. non-residential parcel, or 33.75, since churches are only in operation a few days each week.

**B. SUMMARY OF CATEGORY ASSESSMENT AMOUNT**

<b>USE TYPE</b>	<b>CAT. 1 (Street Related O &amp; M)</b>	<b>CAT. 2 (Bonded Indebtedness)</b>	<b>CAT. 3 (Park O&amp;M Dev. Graffiti Abatement)</b>	<b>TOTAL ASSESSMENT</b>
Single Unit (Per Parcel with Lights)	\$ 41.60	\$ 3.95	\$ 12.45	\$ 58.00
Single Unit (Per Parcel without Lights)	20.29	3.95	12.45	36.69
Multi Family (Per Unit with Lights)	28.76	2.69	8.47	39.92
Multi Family (Per Unit without Lights)	13.84	2.69	8.47	25.00
Non Residential 1-25K s.f. (Per Parcel)	88.66	5.87	21.41	115.95
Non Residential 25-100K s.f. (Per Parcel)	443.32	29.35	107.06	579.73
Non Residential 100+K s.f. (Per Parcel)	922.11	61.05	222.69	1,205.84
Church (Per Parcel)	25.33	1.68	6.12	33.13

**C. SUMMARY OF STREET RELATED OPERATIONS & MAINTENANCE ASSESSMENTS**

**Common Facilities Portion**

**Total Cost = \$1,105,409**

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
Single Family (Per Unit)	95,976	9.00	863,784	\$ 0.3749	\$ 323,840	\$ 3.37
Multi Family (Per Unit)	51,844	6.30	326,617	0.3749	122,452	2.36
Non Residential 1-25K s.f. (Per Parcel)	3,111	118.13	367,487	0.3749	137,774	44.29
Non Residential 25-100K s.f. (Per Parcel)	1,284	590.63	758,363	0.3749	284,317	221.43
Non Residential 100+K s.f. (Per Parcel)	509	1,228.50	625,307	0.3749	234,433	460.58
Church (Per Parcel)	205	33.75	6,918	0.3749	2,594	12.65
<b>TOTAL</b>	<b>152,929</b>		<b>2,948,475</b>		<b>\$ 1,105,409</b>	

**Neighborhood Street Lighting Portion**

**Total Cost = \$2,180,858**

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
Single Family (Per Unit)	75,199	9.00	676,791	\$ 2.3678	\$ 1,602,528	\$ 21.31
Multi Family (Per Unit)	38,769	6.30	244,245	2.3678	578,330	14.92
<b>TOTAL</b>	<b>113,968</b>		<b>921,036</b>		<b>\$ 2,180,858</b>	

**Street Tree Maintenance - Residential Portion**

**Total Cost = \$2,218,790**

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL Cost	COST PER UNIT/PAR
Single Family (Per Unit)	95,976	9.00	863,784	\$ 1.8797	\$ 1,623,662	\$ 16.92
Multi Family (Per Unit)	51,844	6.30	326,617	1.8221	595,128	11.48
<b>TOTAL</b>	<b>147,820</b>		<b>1,190,401</b>		<b>\$ 2,218,790</b>	

**Street Tree Maintenance - Non-Residential Portion**

**Total Cost = \$660,490**

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL Cost	COST PER UNIT/PAR
Non Residential 1-25K s.f. (Per Parcel)	3,111	118.13	367,487	\$ 0.3757	\$ 138,061	\$ 44.38
Non Residential 25-100K s.f. (Per Parcel)	1,284	590.63	758,363	0.3757	284,909	221.89
Non Residential 100+K s.f. (Per Parcel)	509	1,228.50	625,307	0.3757	234,921	461.53
Church (Per Parcel)	205	33.75	6,918	0.3757	2,599	12.68
<b>TOTAL</b>	<b>5,109</b>		<b>1,758,074</b>		<b>\$ 660,490</b>	

**Total All Street Related Maintenance & operations Assessments:**

USE TYPE	COMMON FACILITIES	STREET LIGHTING	STREET TREE MAINTENANCE	TOTAL
Single Family with Lights	\$ 3.37	\$ 21.31	\$ 16.92	\$ 41.60
Single Family without Lights	3.37	-	16.92	20.29
Multi Family with Lights	2.36	14.92	11.48	28.76
Multi Family without Lights	2.36	-	11.48	13.84
Non Residential 1-25K s.f.	44.29	-	44.38	88.66
Non Residential 25-100K s.f.	221.43	-	221.89	443.32
Non Residential 100+K s.f.	460.58	-	461.53	922.11
Church	12.65	-	12.68	25.33

**D. SUMMARY OF BONDED INDEBTEDNESS ASSESSMENTS**

**Common Facilities Portion**

**Total Cost = \$5,484**

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
Single Family (Per Unit)	95,976	9.00	863,784	\$ 0.0019	\$ 1,607	\$ 0.02
Multi Family (Per Unit)	51,844	6.30	326,617	0.0019	607	0.01
Non Residential 1-25K s.f. (Per Parcel)	3,111	118.13	367,487	0.0019	684	0.22
Non Residential 25-100K s.f. (Per Parce	1,284	590.63	758,363	0.0019	1,411	1.10
Non Residential 100+K s.f. (Per Parcel)	509	1,228.50	625,307	0.0019	1,163	2.28
Church (Per Parcel)	205	33.75	6,918	0.0019	13	0.06
<b>TOTAL</b>	<b>152,929</b>		<b>2,948,475</b>		<b>\$ 5,484</b>	

**Capital Improvements Bond Portion by Park Zone**

**Total Cost =**

**\$600,000**

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	Central City	\$ 3.93	\$ 2.67	\$ 5.65	\$ 28.25	\$ 58.76	\$ 1.61	\$ 71,714
2	Land Park	3.93	2.67	5.65	28.25	58.76	1.61	63,382
3	Pocket	3.93	2.67	5.65	28.25	58.76	1.61	59,870
4	South Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	67,811
5	East Broadway	3.93	2.67	5.65	28.25	58.76	1.61	87,695
6	East Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	63,609
7	Arden-Arcade	3.93	2.67	5.65	28.25	58.76	1.61	28,156
8	North Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	66,541
9	South Natomas	3.93	2.67	5.65	28.25	58.76	1.61	45,399
10	North Natomas	3.93	2.67	5.65	28.25	58.76	1.61	2,903
11	Airport-Meadowview	3.93	2.67	5.65	28.25	58.76	1.61	42,920
<b>TOTAL</b>								<b>\$ 600,000</b>

**Total All Bonded Indebtedness Assessments**

USE TYPE	COMMON FACILITIES	CAPITAL IMPROVEMENTS	TOTAL
Single Family with Lights	\$ 0.02	\$ 3.93	\$ 3.95
Single Family without Lights	0.02	3.93	3.95
Multi Family with Lights	0.01	2.67	2.69
Multi Family without Lights	0.01	2.67	2.69
Non Residential 1-25K s.f.	0.22	5.65	5.87
Non Residential 25-100K s.f.	1.10	28.25	29.35
Non Residential 100+K s.f.	2.28	58.76	61.05
Church	0.06	1.61	1.68

**E. PARK MAINTENANCE, PARK IMPROVEMENTS & GRAFFITI ABATEMENT ASSESSMENTS**

Common Facilities Portion

Total Cost = \$98,730

USE TYPE	UNITS/ PARCELS	TRIP FACTOR	TOTAL TRIPS	COST PER TRIP	TOTAL COST	COST PER UNIT/PAR
Single Family (Per Unit)	95,976	9.00	863,784	\$ 0.0335	\$ 28,924	\$ 0.30
Multi Family (Per Unit)	51,844	6.30	326,617	0.0335	10,937	0.21
Non Residential 1-25K s.f. (Per Parcel)	3,111	118.13	367,487	0.0335	12,305	3.96
Non Residential 25-100K s.f. (Per Parcel)	1,284	590.63	758,363	0.0335	25,394	19.78
Non Residential 100+K s.f. (Per Parcel)	509	1,228.50	625,307	0.0335	20,938	41.14
Church (Per Parcel)	205	33.75	6,918	0.0335	232	1.13
<b>TOTAL</b>	<b>152,929</b>		<b>2,948,475</b>		<b>\$ 98,730</b>	

Park Maintenance & Improvements Portion by Park Zone:

Total Cost = \$1,853,800

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	Central City	\$ 12.15	\$ 8.26	\$ 17.46	\$ 87.28	\$ 181.55	\$ 4.99	\$ 221,573
2	Land Park	12.15	8.26	17.46	87.28	181.55	4.99	195,830
3	Pocket	12.15	8.26	17.46	87.28	181.55	4.99	184,979
4	South Sacramento	12.15	8.26	17.46	87.28	181.55	4.99	209,513
5	East Broadway	12.15	8.26	17.46	87.28	181.55	4.99	270,947
6	East Sacramento	12.15	8.26	17.46	87.28	181.55	4.99	196,531
7	Arden-Arcade	12.15	8.26	17.46	87.28	181.55	4.99	86,993
8	North Sacramento	12.15	8.26	17.46	87.28	181.55	4.99	205,590
9	South Natomas	12.15	8.26	17.46	87.28	181.55	4.99	140,266
10	North Natomas	12.15	8.26	17.46	87.28	181.55	4.99	8,971
11	Airport-Meadowview	12.15	8.26	17.46	87.28	181.55	4.99	132,608
<b>TOTAL</b>								<b>\$ 1,853,800</b>

Total All Park Maintenance, Park Improvements & Graffiti Abatement Assessments

USE TYPE	COMMON FACILITIES	PARK MAINT & IMPROVEMENTS	TOTAL
Single Family with Lights	\$ 0.30	\$ 12.15	\$ 12.45
Single Family without Lights	0.30	12.15	12.45
Multi Family with Lights	0.21	8.26	8.47
Multi Family without Lights	0.21	8.26	8.47
Non Residential 1-25K s.f.	3.96	17.46	21.41
Non Residential 25-100K s.f.	19.78	87.28	107.06
Non Residential 100+K s.f.	41.14	181.55	222.69
Church	1.13	4.99	6.12

**F. DETAIL OF PARK MAINTENANCE & IMPROVEMENTS BY PARK ZONE**

**Park Maintenance & Development**

**Total Cost = \$1,853,800**

ZONE	PARK AREA	SINGLE FAMILY 118.13 RES./UNIT				MULTI-FAMILY 590.63 RES./UNIT			
		TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT	TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT
1	Central City	2,873	7,680	\$ 34,899	\$12.15	15,661	28,471	\$ 129,372	\$ 8.26
2	Land Park	12,439	33,249	151,081	12.15	3,480	6,327	28,747	8.26
3	Pocket	10,845	28,989	131,725	12.15	5,944	10,806	49,103	8.26
4	South Sacramento	12,177	32,548	147,897	12.15	4,406	8,010	36,396	8.26
5	East Broadway	14,529	38,836	176,469	12.15	3,602	6,548	29,754	8.26
6	East Sacramento	11,688	31,241	141,956	12.15	4,491	8,164	37,098	8.26
7	Arden-Arcade	2,639	7,053	32,049	12.15	2,932	5,330	24,218	8.26
8	North Sacramento	11,897	31,801	144,500	12.15	4,289	7,798	35,431	8.26
9	South Natomas	7,675	20,515	93,216	12.15	5,082	9,239	41,982	8.26
10	North Natomas	149	399	1,812	12.15	2	4	17	8.26
11	Airport-Meadowview	9,065	24,232	110,107	12.15	1,956	3,555	16,156	8.26
	<b>TOTAL</b>	<b>95,976</b>	<b>256,544</b>	<b>\$ 1,165,712</b>		<b>51,844</b>	<b>94,252</b>	<b>\$ 428,274</b>	

ZONE	PARK AREA	NON-RES. (0 - 25) 9.60 EMP./PAR.				NON-RES. (25 - 100) 48.02 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	Central City	686	2,636	\$ 11,978	\$17.46	283	5,440	\$ 24,718	\$ 87.28
2	Land Park	192	736	3,345	17.46	79	1,519	6,902	87.28
3	Pocket	50	191	867	17.46	21	394	1,790	87.28
4	South Sacramento	302	1,160	5,272	17.46	125	2,394	10,879	87.28
5	East Broadway	775	2,977	13,529	17.46	320	6,144	27,919	87.28
6	East Sacramento	209	804	3,653	17.46	86	1,659	7,539	87.28
7	Arden-Arcade	368	1,413	6,423	17.46	152	2,917	13,254	87.28
8	North Sacramento	307	1,180	5,363	17.46	127	2,436	11,068	87.28
9	South Natomas	61	233	1,059	17.46	25	481	2,186	87.28
10	North Natomas	86	329	1,493	17.46	35	678	3,081	87.28
11	Airport-Meadowview	76	292	1,326	17.46	31	602	2,737	87.28
	<b>TOTAL</b>	<b>3,111</b>	<b>11,952</b>	<b>\$ 54,308</b>		<b>1,284</b>	<b>24,665</b>	<b>\$ 112,073</b>	

ZONE	PARK AREA	NON-RES. (100 - OVER) 99.89 EMP./PAR.				CHURCHES 2.74 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST PER PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	Central City	112	4,485	\$ 20,381	\$181.55	45	50	\$ 225	\$ 4.99
2	Land Park	31	1,253	5,691	181.55	13	14	63	4.99
3	Pocket	8	325	1,476	181.55	3	4	16	4.99
4	South Sacramento	49	1,974	8,970	181.55	20	22	99	4.99
5	East Broadway	127	5,066	23,021	181.55	51	56	255	4.99
6	East Sacramento	34	1,368	6,216	181.55	14	15	69	4.99
7	Arden-Arcade	60	2,405	10,929	181.55	24	27	121	4.99
8	North Sacramento	50	2,008	9,126	181.55	20	22	101	4.99
9	South Natomas	10	397	1,802	181.55	4	4	20	4.99
10	North Natomas	14	559	2,541	181.55	6	6	28	4.99
11	Airport-Meadowview	12	497	2,257	181.55	5	5	25	4.99
	<b>TOTAL</b>	<b>509</b>	<b>20,337</b>	<b>\$ 92,410</b>		<b>205</b>	<b>225</b>	<b>\$ 1,022</b>	

**F. CONTINUED DETAIL OF PARK MAINTENANCE & IMPROVEMENTS BY PARK ZONE**

Park Maintenance & Development

Total Cost =

\$1,853,800

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI-FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	Central City	\$ 12.15	\$ 8.26	\$ 17.46	\$ 87.28	\$ 181.55	\$ 4.99	\$ 221,573
2	Land Park	12.15	8.26	17.46	87.28	181.55	4.99	195,830
3	Pocket	12.15	8.26	17.46	87.28	181.55	4.99	184,979
4	South Sacramento	12.15	8.26	17.46	87.28	181.55	4.99	209,513
5	East Broadway	12.15	8.26	17.46	87.28	181.55	4.99	270,947
6	East Sacramento	12.15	8.26	17.46	87.28	181.55	4.99	196,531
7	Arden-Arcade	12.15	8.26	17.46	87.28	181.55	4.99	86,993
8	North Sacramento	12.15	8.26	17.46	87.28	181.55	4.99	205,590
9	South Natomas	12.15	8.26	17.46	87.28	181.55	4.99	140,266
10	North Natomas	12.15	8.26	17.46	87.28	181.55	4.99	8,971
11	Airport-Meadowview	12.15	8.26	17.46	87.28	181.55	4.99	132,608
TOTAL								\$ 1,853,800

ZONE	PARK AREA	TOTAL BEN. RESIDENT/ EMPLOYEE	PERCENT OF TOTAL	TOTAL COST / ZONE	CHECK OF COST	ENGINEERS REPORT "PAGE 8"
1	Central City	48,763	11.95%	\$ 221,573	\$ 221,573	\$ 217,031
2	Land Park	43,097	10.56%	195,830	195,830	191,816
3	Pocket	40,709	9.98%	184,979	184,979	181,187
4	South Sacramento	46,109	11.30%	209,513	209,513	205,218
5	East Broadway	59,629	14.62%	270,947	270,947	265,393
6	East Sacramento	43,252	10.60%	196,531	196,531	192,502
7	Arden-Arcade	19,145	4.69%	86,993	86,993	85,210
8	North Sacramento	45,245	11.09%	205,590	205,590	201,376
9	South Natomas	30,869	7.57%	140,266	140,266	137,391
10	North Natomas	1,974	0.48%	8,971	8,971	8,787
11	Airport-Meadowview	29,184	7.15%	132,608	132,608	129,890
TOTAL		407,975	100.00%	\$ 1,853,800	\$ 1,853,800	

Note:  
"Engineers Report Page 8" column shows the total for each zone less its share or the contingency and surplus.

**G. DETAIL OF BONDED INDEBTEDNESS PARK IMPROVEMENTS BY PARK ZONE**

Bonded Indebtedness Park Improvements

Total Cost =

\$600,000

ZONE	PARK AREA	SINGLE FAMILY 118.13 RES./UNIT				MULTI-FAMILY 590.63 RES./UNIT			
		TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT	TOTAL UNITS	TOTAL RESIDENT	TOTAL COST	COST /UNIT
1	Central City	2,873	7,680	\$ 11,295	\$ 3.93	15,661	28,471	\$ 41,872	\$ 2.67
2	Land Park	12,439	33,249	48,899	3.93	3,480	6,327	9,304	2.67
3	Pocket	10,845	28,989	42,634	3.93	5,944	10,806	15,893	2.67
4	South Sacramento	12,177	32,548	47,868	3.93	4,406	8,010	11,780	2.67
5	East Broadway	14,529	38,836	57,116	3.93	3,602	6,548	9,630	2.67
6	East Sacramento	11,688	31,241	45,945	3.93	4,491	8,164	12,007	2.67
7	Arden-Arcade	2,639	7,053	10,373	3.93	2,932	5,330	7,838	2.67
8	North Sacramento	11,897	31,801	46,769	3.93	4,289	7,798	11,468	2.67
9	South Natomas	7,675	20,515	30,170	3.93	5,082	9,239	13,588	2.67
10	North Natomas	149	399	586	3.93	2	4	5	2.67
11	Airport-Meadowview	9,065	24,232	35,637	3.93	1,956	3,555	5,229	2.67
	TOTAL	95,976	256,544	\$ 377,294		51,844	94,252	\$ 138,615	

ZONE	PARK AREA	NON-RES. (0 - 25) 9.60 EMP./PAR.				NON-RES. (25 - 100) 48.02 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	Central City	686	2,636	\$ 3,877	\$ 5.65	283	5,440	\$ 8,000	\$ 28.25
2	Land Park	192	736	1,083	5.65	79	1,519	2,234	28.25
3	Pocket	50	191	281	5.65	21	394	579	28.25
4	South Sacramento	302	1,160	1,706	5.65	125	2,394	3,521	28.25
5	East Broadway	775	2,977	4,379	5.65	320	6,144	9,036	28.25
6	East Sacramento	209	804	1,182	5.65	86	1,659	2,440	28.25
7	Arden-Arcade	368	1,413	2,079	5.65	152	2,917	4,290	28.25
8	North Sacramento	307	1,180	1,736	5.65	127	2,436	3,582	28.25
9	South Natomas	61	233	343	5.65	25	481	708	28.25
10	North Natomas	86	329	483	5.65	35	678	997	28.25
11	Airport-Meadowview	76	292	429	5.65	31	602	886	28.25
	TOTAL	3,111	11,952	\$ 17,577		1,284	24,665	\$ 36,274	

ZONE	PARK AREA	NON-RES. (100 - OVER) 99.89 EMP./PAR.				CHURCHES 2.74 EMP./PAR.			
		TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST PER PARCEL	TOTAL PARCELS	TOTAL BEN. EMPLOYEE	TOTAL COST	COST / PARCEL
1	Central City	112	4,485	\$ 6,597	\$58.76	45	50	\$ 73	\$ 1.61
2	Land Park	31	1,253	1,842	58.76	13	14	20	1.61
3	Pocket	8	325	478	58.76	3	4	5	1.61
4	South Sacramento	49	1,974	2,903	58.76	20	22	32	1.61
5	East Broadway	127	5,066	7,451	58.76	51	56	82	1.61
6	East Sacramento	34	1,368	2,012	58.76	14	15	22	1.61
7	Arden-Arcade	60	2,405	3,537	58.76	24	27	39	1.61
8	North Sacramento	50	2,008	2,954	58.76	20	22	33	1.61
9	South Natomas	10	397	583	58.76	4	4	6	1.61
10	North Natomas	14	559	822	58.76	6	6	9	1.61
11	Airport-Meadowview	12	497	730	58.76	5	5	8	1.61
	TOTAL	509	20,337	\$ 29,909		205	225	\$ 331	

**G. CONTINUED DETAIL OF BONDED INDEBTEDNESS PARK IMPROVEMENTS BY PARK ZONE**

Bonded Indebtedness Park Improvements

Total Cost =

\$600,000

ZONE	PARK AREA	SINGLE FAMILY COST PER UNIT	MULTI- FAMILY COST PER UNIT	NON-RES 0-25 COST PER PARCEL	NON-RES 25-100 COST PER PARCEL	NON-RES 100-OVER COST PER PARCEL	NON-RES CHURCH COST PER PARCEL	TOTAL COST PER ZONE
1	Central City	3.93	2.67	5.65	28.25	58.76	1.61	\$71,714
2	Land Park	3.93	2.67	5.65	28.25	58.76	1.61	63,382
3	Pocket	3.93	2.67	5.65	28.25	58.76	1.61	59,870
4	South Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	67,811
5	East Broadway	3.93	2.67	5.65	28.25	58.76	1.61	87,695
6	East Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	63,609
7	Arden-Arcade	3.93	2.67	5.65	28.25	58.76	1.61	28,156
8	North Sacramento	3.93	2.67	5.65	28.25	58.76	1.61	66,541
9	South Natomas	3.93	2.67	5.65	28.25	58.76	1.61	45,399
10	North Natomas	3.93	2.67	5.65	28.25	58.76	1.61	2,903
11	Airport-Meadowview	3.93	2.67	5.65	28.25	58.76	1.61	42,920
TOTAL								\$600,000

ZONE	PARK AREA	TOTAL BEN. RESIDENT/ EMPLOYEE	PERCENT OF TOTAL	TOTAL COST / ZONE	CHECK OF COST
1	Central City	48,763	11.95%	\$ 71,714	\$ 71,714
2	Land Park	43,097	10.56%	63,382	\$ 63,382
3	Pocket	40,709	9.98%	59,870	\$ 59,870
4	South Sacramento	46,109	11.30%	67,811	\$ 67,811
5	East Broadway	59,629	14.62%	87,695	\$ 87,695
6	East Sacramento	43,252	10.60%	63,609	\$ 63,609
7	Arden-Arcade	19,145	4.69%	28,156	\$ 28,156
8	North Sacramento	45,245	11.09%	66,541	\$ 66,541
9	South Natomas	30,869	7.57%	45,399	\$ 45,399
10	North Natomas	1,974	0.48%	2,903	\$ 2,903
11	Airport-Meadowview	29,184	7.15%	42,920	\$ 42,920
TOTAL		407,975	100.00%	\$ 600,000	\$ 600,000

#### **H. AUTOMATIC ANNUAL ADJUSTMENT**

Costs to maintain services provided in the L&L budget can fluctuate each year based on the cost of services and supplies. In order to mitigate increased costs each year, the budget may be adjusted by the amount of increase in the Consumer Price Index (CPI), San Francisco area, all items, most recently available prior to the date of adjustment, provided however, that in no event shall any automatic annual adjustment (not requiring a public hearing) exceed three percent (3%). The proposed budget for FY 1999/00 reflects an adjustment in assessments of 3% since the CPI rate for January 1999 was higher.

#### **I. BOND FINANCING**

A portion of the L&L revenue generated (\$600,000) is directed towards payment of bond debt service on 20-year bonds issued in 1996. The bond proceeds are used for park and recreation improvements, including the rehabilitation/construction of park playgrounds and wading pools. The portion of L&L assessments designated for bond debt is shown in the column for category two on the table on page 16 of this report.

## **VI. ASSESSMENT ROLL**

The Assessment Roll is a listing of all parcels of land within the District. Because of its large size, the Assessment Roll is incorporated by reference into this report. The Assessment Roll can be reviewed in the office of the City Clerk during working hours.

The Assessment Roll lists each parcel in the District by its distinctive designation, the Assessor's Parcel Number. For purposes of this report, the Assessor's Parcel Number also serves as the description of each parcel. See the Assessor's Roll, which is on file at the Sacramento County Assessor's Office, for a detailed description of parcels.

In addition to the Assessor's Parcel, the Assessment Roll contains the Assessment amount for each parcel in the District.