

RESOLUTION NO. 4630

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS,
COUNTY OF SAN BERNARDINO, CALIFORNIA,
DECLARING ITS INTENTION TO ORDER THE ANNEXATION
TO LANDSCAPE MAINTENANCE DISTRICT NO. 1,
AN ASSESSMENT DISTRICT; DECLARING THE WORK
TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT;
SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREA
TO BE ANNEXED TO LANDSCAPE MAINTENANCE DISTRICT NO. 1
AND TO BE ASSESSED THE COST AND EXPENSE THEREOF;
DESIGNATING SAID ANNEXATION AS ANNEXATION NO. 4
TO LANDSCAPE MAINTENANCE DISTRICT NO. 1;
DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN
PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972;
AND OFFERING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

The City Council of the City of Redlands, pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California, does resolve as follows:

Description of Work

SECTION 1. That the public interest and convenience requires and it is the intention of the City Council of the City of Redlands, California, to order the following work be done, to wit:

1. Installation, construction, maintenance and servicing of facilities and landscaping as authorized by Section 22525 of the Streets and Highways Code.
2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof.

Location of Work

SECTION 2. The foregoing described work is to be located within roadway right of way and landscaping easement (area along the various boundaries of MS 185, MS 178, Parcel Map 12061, Parcel Map 12300, CUP 382, CRA 606, CRA 486, CUP 253, CRA 608, CUP 519, CUP 516, CUP 518, CUP 522, CUP 521, CRA 605, MS 183, MS 182, CUP 278, CUP 405, CRA 354, CRA 346, CRA 607, Tract 12461 and Parcel Map 12022) more particularly described on a map which is on file in the City Clerk's office, entitled "Annexation No. 4 to Landscape Maintenance District No. 1."

Description of Assessment District

SECTION 3. That the contemplated work, in the opinion of said City Council, is of more local than ordinary public benefit, and the said City Council hereby makes the expense of the said work chargeable upon a district, which said district is assessed to pay the costs and expenses thereof, and which district is described as follows:

All that certain territory of the City of Redlands included within the exterior boundaries line shown upon that certain "Map of Annexation No. 4 Landscape Maintenance District No. 1", heretofore approved by the City Council of said City by Resolution No. 4628, indicating by said boundaries line the extent of the territory included within the proposed assessment district and which map is on file in the Office of the City Clerk of said City.

Reference is hereby made to said map for further, full and more particular description of said assessment district, and the said map so on file shall govern for all details as to the extent of said assessment district.

Report of Engineer

SECTION 4. The City Council of said City by Resolution No. 4629 has approved the report of the Engineer of Work which report indicates the amount of the proposed assessment, the district boundaries, assessment zones, detailed description of improvements and the method of assessment. The report titled "Engineer's Report for Annexation No. 4 Landscape Maintenance District No. 1" is on file in the office of the City Clerk of said City. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work.

Collection of Assessments

SECTION 5. The assessment shall be collected at the time and in the same manner as County taxes are collected. The Engineer of Work shall file a report annually with the City Council of said City and said Council will annually conduct a hearing upon said report at their first regular meeting in June, at which time assessments for the next fiscal year will be determined.

Time and Place of Hearing

SECTION 6. Notice is hereby given that on the 3rd day of April, 1990, at the hour of 7:00 p.m. in the City Council Chambers at 212 Brookside Avenue, in the City of Redlands, any and all persons having any objections to the work or extent of the assessment district, may appear and show cause why said work should not be done or carried out in accordance with this Resolution of Intention. The City Council will consider all oral and written protests.

Landscaping and Lighting Act of 1972

SECTION 7. All the work herein proposed shall be done and carried through in pursuance of an act of the legislature of the State of California designated the Landscaping and Lighting Act of 1972, being Division 15 of the Streets and Highways Code of the State of California.

Publication of Resolution of Intention

SECTION 8. Published notice shall be made pursuant to Section 6061 of the Government Code. The publication of notice of hearing shall be completed at least 10 days prior to the date of hearing.

Mailing of Notice

SECTION 9. The City Clerk is directed to mail notices of the adoption of this Resolution of Intention to all persons owning real property proposed to be assessed in these proceedings, whose names and addresses appear in the last equalized assessment roll for taxes, and in the manner and form provided for under Section 22556 of the said Landscaping and Lighting Act of 1972 of said Streets and Highways Code.

Posting of Notice of Improvement

SECTION 10. The Superintendent of Streets of the City shall cause all streets within the proposed Assessment District to be conspicuously posted in accordance with Section 22555 of said Streets and Highways Code.

Certification

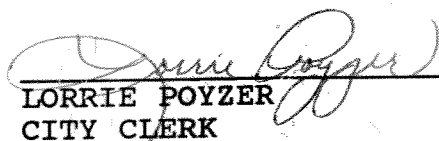
SECTION 11. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 20th day of March, 1990.



CHARLES DEMIRJYN
MAYOR OF THE CITY OF REDLANDS

ATTEST:



LORRIE POYZER
CITY CLERK

**CITY OF REDLANDS, CALIFORNIA
ENGINEER'S REPORT FOR ANNEXATION NO. 4 TO
LANDSCAPE MAINTENANCE DISTRICT NO. 1**

SECTION 1. Authority for Report

This report is prepared by order of the City Council of the City of Redlands Resolution Number 4628. The report is in compliance with the requirements of Article 4, Chapter 1, Division 15 of the Street and Highways Code, State of California (Landscaping and Lighting Act of 1972).

SECTION 2. General Description

The City Council has elected to annex the permanent landscaped areas along the various frontages of MS 185, MS 178, Parcel Map 12061, Parcel Map 12300, CUP 382, CRA 606, CRA 486, CUP 253, CRA 608, CUP 519, CUP 516, CUP 518, CUP 522, CUP 521, CRA 605, MS 183, MS 182, CUP 278, CUP 405, CRA 354, CRA 346, CRA 607, Tract 12461 and Parcel Map 12022 into Landscape Maintenance District No. 1. The City Council has determined that the areas to be landscaped will have an effect upon all lots within MS 185, MS 178, Parcel Map 12061, Parcel Map 12300, CUP 382, CRA 606, CRA 486, CUP 253, CRA 608, CUP 519, CUP 516, CUP 518, CUP 522, CUP 521, CRA 605, MS 183, MS 182, CUP 278, CUP 405, CRA 354, CRA 346, CRA 607, Tract 12461 and Parcel Map 12022. All landscaped areas to be maintained by the district are within roadway right-of-way or easements shown on the Parcel Map to be granted to the City of Redlands.

SECTION 3. Plans and Specifications

The plans and specifications for the landscaping either have been, or will be prepared by the Developers. The plans and specifications for the landscaping will be in conformance with the requirements of the City Planning and Parks Department Standards.

Reference is hereby made to the subject parcel map and assessment diagram. The plans and specifications by reference are hereby made a part of this report to the same extent as if said plans and specifications were attached hereto.

SECTION 4. Assessment Diagram

A reduced copy of the proposed assessment diagram is attached to this report and labeled "Exhibit A"; by this reference the diagram is hereby incorporated within the text of this report.

Since there are numerous locations as part of this annexation, they have been identified on the diagram as 4-A, 4-B, 4-C, etc. The same description will be used for identification within this report.

SECTION 5. Estimated Costs and Assessments

Annexation 4-A

The estimated cost of the improvement on the Clay Street frontage is \$1,200. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.02 Ac. @ \$600/Ac/Mo	\$	240
Water		50
Vandalism & Sprinkler Repair		25

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	415
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Annexation 4-B

The estimated cost of the improvement is \$15,600. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.18 Ac. @ \$600/Ac/Mo	\$	1,296
Water		800
Vandalism & Sprinkler Repair		400

Incidental Expenses

Administrative & Engineering	\$	300
Contingency		400

TOTAL (1990-91) \$ 3,196

Annexation 4-C

The estimated cost of the improvement is \$28,224. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.32 Ac. @ \$600/Ac/Mo	\$	2,304
Water		1,200
Vandalism & Sprinkler Repair		500

Incidental Expenses

Administrative & Engineering	\$	500
Contingency		400

TOTAL (1990-91) \$ 4,904

Annexation 4-D

The estimated cost of the improvement is \$4,640. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.03 Ac. @ \$800/Ac/Mo	\$	288
Water		100
Vandalism & Sprinkler Repair		30

Incidental Expenses

Administrative & Engineering	\$	100
Contingency		50

TOTAL (1990-91)	\$	568
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Annexation 4-E

The estimated cost of the improvement is \$1,000. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-

Maintenance		-0-
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Incidental Expenses

Administrative and Engineering		-0-
Publishing, printing and advertising		-0-

TOTAL (1989-90)	\$	-0-
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Estimated Assessment 1990-91

Maintenance

0.01 Ac. @ \$3,000/Ac/Mo	\$	360
Water		100
Vandalism & Sprinkler Repair		50

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	610
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Annexation 4-F

The estimated cost of the improvement is \$1,000. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.01 Ac. @ \$3,000/Ac/Mo	\$	360
Water		100
Vandalism & Sprinkler Repair		50

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	610
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Annexation 4-G

The estimated cost of the improvement is \$8,000. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.09 Ac. @ \$600/Ac/Mo	\$	648
Water		350
Vandalism & Sprinkler Repair		150

Incidental Expenses

Administrative & Engineering	\$	250
Contingency		200

TOTAL (1990-91)	\$	1,598
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Annexation 4-H

The estimated cost of the improvement is \$9,600. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.11 Ac. @ \$600/Ac/Mo	\$	792
Water		350
Vandalism & Sprinkler Repair		175

Incidental Expenses

Administrative & Engineering	\$	150
Contingency		150

TOTAL (1990-91)	\$	1,617
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Annexation 4-I

The estimated cost of the improvement is \$1,800. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.02 Ac. @ \$1,500/Ac/Mo	\$	360
Water		100
Vandalism & Sprinkler Repair		100

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50
TOTAL (1990-91)	\$	660

Annexation 4-J

The estimated cost of the improvement is \$720. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.01 Ac. @ \$2,000/Ac/Mo	\$	240
Water		120
Vandalism & Sprinkler Repair		50

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	510
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Annexation 4-K

The estimated cost of the improvement is \$26,800. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.31 Ac. @ \$600/Ac/Mo	\$	2,232
Water		1,000
Vandalism & Sprinkler Repair		400

Incidental Expenses

Administrative & Engineering	\$	400
Contingency		240

TOTAL (1990-91)	\$	4,282
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Annexation 4-L

The estimated cost of the improvement is \$650. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.01 Ac. @ \$3,000/Ac/Mo	\$	360
Water		60
Vandalism & Sprinkler Repair		25

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	545
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Annexation 4-M

The estimated cost of the improvement is \$2,080. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-

Maintenance		-0-
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Incidental Expenses

Administrative and Engineering		-0-
Publishing, printing and advertising		-0-

TOTAL (1989-90)	\$	-0-
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Estimated Assessment 1990-91

Maintenance

0.02 Ac. @ \$1,500/Ac/Mo	\$	360
Water		85
Vandalism & Sprinkler Repair		25

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	570
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Annexation 4-N

The estimated cost of the improvement is \$1,000. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-

Maintenance		-0-
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Incidental Expenses

Administrative and Engineering		-0-
Publishing, printing and advertising		-0-

TOTAL (1989-90)	\$	-0-
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Estimated Assessment 1990-91

Maintenance

0.01 Ac. @ \$2,000/Ac/Mo	\$	240
Water		60
Vandalism & Sprinkler Repair		30

Incidental Expenses

Administrative & Engineering	\$	60
Contingency		50

TOTAL (1990-91)	\$	440
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Annexation 4-0

The estimated cost of the improvement is \$5,600. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.06 Ac. @ \$2,000/Ac/Mo	\$	1,440
Water		350
Vandalism & Sprinkler Repair		150

Incidental Expenses

Administrative & Engineering	\$	300
Contingency		150

TOTAL (1990-91)	\$	2,390
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Annexation 4-P

The estimated cost of the improvement is \$600. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

Potted Palms	\$	200
Water		50
Vandalism & Sprinkler Repair		100

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	450
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Annexation 4-Q

The estimated cost of the improvement is \$1,000. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.03 Ac. @ \$1,500/Ac/Mo	\$	540
Water		100
Vandalism & Sprinkler Repair		50

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	790
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Annexation 4-R

The estimated cost of the improvement is \$8,000. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.09 Ac. @ \$1,000/Ac/Mo	\$	1,080
Water		500
Vandalism & Sprinkler Repair		300

Incidental Expenses

Administrative & Engineering	\$	150
Contingency		150

TOTAL (1990-91)	\$	2,180
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Annexation 4-8

The estimated cost of the improvement is \$1,800. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.02 Ac. @ \$1,000/Ac/Mo	\$	240
Water		50
Vandalism & Sprinkler Repair		50

Incidental Expenses

Administrative & Engineering	\$	50
Contingency		50

TOTAL (1990-91)	\$	440
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Annexation 4-T

The estimated cost of the improvement is \$2,640. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.03 Ac. @ \$1,500/Ac/Mo	\$	540
Water		200
Vandalism & Sprinkler Repair		100

Incidental Expenses

Administrative & Engineering	\$	100
Contingency		100

TOTAL (1990-91)	\$	1,040
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Annexation 4-U

This is the new exhibit hall at the County Museum. The project has no street frontage and therefore has no landscaping to be maintained at this time.

Annexation 4-V

The estimated cost of the improvement is \$10,800. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.12 Ac. @ \$1,000/Ac/Mo	\$	1,440
Water		350
Vandalism & Sprinkler Repair		200

Incidental Expenses

Administrative & Engineering	\$	200
Contingency		150

TOTAL (1990-91)	\$	2,340
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Annexation 4-W

The estimated cost of the improvement is \$5,400. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.06 Ac. @ \$1,200/Ac/Mo	\$	864
Water		300
Vandalism & Sprinkler Repair		150

Incidental Expenses

Administrative & Engineering	\$	350
Contingency		200

TOTAL (1990-91)	\$	1,864
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Annexation 4-X

The estimated cost of the improvement is \$26,800. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1989-90 Fiscal Year. The district will most likely begin maintenance on July 1, 1990.

Estimated Assessment 1989-90

Planting, installing sprinklers	\$	-0-
Surplus or deficit from previous fiscal year		-0-
Contribution from sources outside district		-0-
Maintenance		-0-
Incidental Expenses		
Administrative and Engineering		-0-
Publishing, printing and advertising		-0-
TOTAL (1989-90)	\$	-0-

Estimated Assessment 1990-91

Maintenance

0.31 Ac. @ \$1,000/Ac/Mo	\$	3,720
Water		1,200
Vandalism & Sprinkler Repair		400

Incidental Expenses

Administrative & Engineering	\$	600
Contingency		300

TOTAL (1990-91)	\$	6,220
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SECTION 6. Assessment Zones

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic impression on the area.
2. The maintained landscaping benefits all properties in each development as part of this annexation.
3. The benefit to the lots include the uniform maintenance and appearances from district maintenance efforts. All lots in annexations 4-D, 4-O, 4-R, and 4-X will benefit based upon the length of their perimeter which is landscaped.
4. All lots in annexations 4-B, 4-C, 4-P, 4-T, and 4-W will benefit equally except those bordering the landscaped areas. These bordering lots will receive a 10% surcharge to recognize the additional special benefit they receive.
5. All lots in annexations 4-A, 4-E, 4-F, 4-G, 4-H, 4-I, 4-J, 4-K, 4-L, 4-M, 4-N, 4-Q, 4-S, 4-U, and 4-V will benefit equally from the landscaping improvements and maintenance efforts.

SECTION 7. Assessment

Annexation 4-A

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of MS 185 are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Clay Street and Ohio Street. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-A to Landscape Maintenance District No. 1 consists of a residential development having frontage along Clay Street and Ohio Street. The maintenance of the landscaping along Clay Street and Ohio Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Clay Street and Ohio Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Clay Street and Ohio Street, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The lots comprising the annexation will receive equal benefit assessments.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-A

$$\$415 \div 4 = \$103.75$$

All lots = \$103.75 each

Annexation 4-B

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in

June 1990.

The landscaping areas along the frontages of the boundaries being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Alabama Street and Barton Road. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-B to Landscape Maintenance District No. 1 consists of a commercial development having frontage along perimeter streets. The maintenance of the landscaping along Alabama Street and Barton Road is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Alabama Street and Barton Road also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Alabama Street and Barton Road, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The lots comprising the annexation will receive equal benefit assessments.
4. The landscaping on Alabama Street and Barton Road is oriented away from the units adjacent to the landscaped areas, however, these properties were given a 10% surcharge to recognize proximity and support benefit.

Formula for Assessment

A = Assessment per interior lot

L = Number of lots not adjacent to landscaping areas on Alabama Street and Barton Road

P = Number of lots with 10% surcharge

$LA + P (1.10) A$ = Amount to be assessed

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 9 lots, with 5 of these lots being adjacent to Alabama Street and Barton Road.

Estimated 1990-91 Assessment

$$(4A) + 5(1.10A) = \$3,196$$

$$A = \$336.42$$

Amount of assessment for lots not adjacent to the landscaping areas on Alabama Street and Barton Road = \$336.42.

Amount of assessments for lots adjacent to the Alabama Street and Barton Road landscaping areas with 10% surcharge = \$370.06.

Estimated 1990-91 Assessments

Annexation 4-B

Parcels 1, 6, 7, 8, and 9 = \$370.06 each

All remaining lots = \$336.42

Annexation 4-C

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontages of the boundaries being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along California Street and Lugonia Avenue. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-C to Landscape Maintenance District No. 1 consists of an office building development having frontage along California Street and Lugonia Avenue. The maintenance of the landscaping along California Street and Lugonia Avenue is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along California Street and Lugonia Avenue also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along California Street and Lugonia Avenue, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The lots comprising the annexation will receive equal benefit assessments.
4. The landscaping on California Street and Lugonia Avenue is oriented away from the units adjacent to the landscaped areas, however, these properties were given a 10% surcharge to recognize proximity and support benefit.

Formula for Assessment

A = Assessment per interior lot

L = Number of lots not adjacent to landscaping areas on California Street and Lugonia Avenue

P = Number of lots with 10% surcharge

LA + P (1.10) A = Amount to be assessed

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 6 lots, with 4 of these lots being adjacent to Alabama Street and Barton Road.

Estimated 1990-91 Assessment

$$(2A) + 4(1.10A) = \$4,904$$

$$A = \$766.25$$

Amount of assessment for lots not adjacent to the landscaping areas on California Street and Lugonia Avenue = \$766.25.

Amount of assessments for lots adjacent to the California Street and Lugonia Avenue landscaping areas with 10% surcharge = \$842.87.

Estimated 1990-91 Assessments

Annexation 4-C

Parcels 1, 2, 3, and 5 = \$842.87 each

All remaining lots = \$766.25

Annexation 4-D

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The lots comprising the annexation will receive equal benefit assessments.
4. The landscaping on California Street and Lugonia Avenue is oriented away from the units adjacent to the landscaped areas, however, these properties were given a 10% surcharge to recognize proximity and support benefit.

Formula for Assessment

A = Assessment per interior lot

L = Number of lots not adjacent to landscaping areas on California Street and Lugonia Avenue

P = Number of lots with 10% surcharge

LA + P (1.10) A = Amount to be assessed

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 6 lots, with 4 of these lots being adjacent to Alabama Street and Barton Road.

Estimated 1990-91 Assessment

$$(2A) + 4(1.10A) = \$4,904$$

$$A = \$766.25$$

Amount of assessment for lots not adjacent to the landscaping areas on California Street and Lugonia Avenue = \$766.25.

Amount of assessments for lots adjacent to the California Street and Lugonia Avenue landscaping areas with 10% surcharge = \$842.87.

The landscaping area along the Lugonia Avenue and Lawton Street boundaries is being developed for the benefit and enjoyment of the area to be annexed. The landscaped area along the Lugonia Avenue and Lawton Street boundaries will enhance all the property within the district and will establish the appearance standard for future development along Lugonia Avenue and Lawton Street. These landscaped areas are to be dedicated to the City as landscape easement and Lugonia Avenue and Lawton Street rights-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-D to Landscape Maintenance District No. 1 consists of a residential development having frontage along Lugonia Avenue and Lawton Street. The maintenance of the landscaping along Lugonia Avenue and Lawton Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along Lugonia Avenue and Lawton Street are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Lugonia Avenue and Lawton Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Lugonia Avenue and Lawton Street, all the assessments should be reviewed and adjusted if necessary.

Formula for Assessment

T = Total length of perimeter landscaping = 228 feet

L = Individual lot length of perimeter landscaping

A = Amount to be assessed = \$568

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 3 lots.

Estimated 1990-91 Assessment

Assessment per lot:

$$\text{Parcel 1} = 68' \div 288' \times \$568 = \$134.11$$

$$\text{Parcel 2} = 168' \div 288' \times \$568 = \$331.33$$

$$\text{Parcel 3} = 52' \div 288' \times \$568 = \$102.56$$

Annexation 4-E

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-E are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Redlands Boulevard and Fern Avenue. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-E to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Redlands Boulevard and Fern Avenue. The maintenance of the landscaping along Redlands Boulevard and Fern Avenue is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Redlands Boulevard and Fern Avenue also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Redlands Boulevard and Fern Avenue, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The lots comprising the annexation will receive equal benefit assessments.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-E

$$\$610 \div 2 = \$305$$

All lots = \$305 each

Annexation 4-F

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-F are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Lawton Street. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-F to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Lawton Street. The maintenance of the landscaping along Lawton Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Lawton Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Lawton Street, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire benefit assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-F = \$610

Annexation 4-G

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-G are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Lugonia Avenue. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-G to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Lugonia Avenue. The maintenance of the landscaping along Lugonia Avenue is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Lugonia Avenue also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Lugonia Avenue, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-G = \$1,598

Annexation 4-H

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-H are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Colton Avenue and Tennessee Street. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-H to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Colton Avenue and Tennessee Street. The maintenance of the landscaping along Colton Avenue and Tennessee Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Colton Avenue and Tennessee Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Colton Avenue and Tennessee Street, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-H = \$1,617

Annexation 4-I

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-I are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Colton Avenue. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-I to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Colton Avenue. The maintenance of the landscaping along Colton Avenue is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Colton Avenue also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Colton Avenue, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.

2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-I = \$660

Annexation 4-J

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-J are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Cajon Street. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-J to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Cajon Street. The maintenance of the landscaping along Cajon Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Cajon Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Cajon Street, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-J = \$510

Annexation 4-K

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-K are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Barton Road and Iowa Street. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-K to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Barton Road and Iowa Street. The maintenance of the landscaping along Barton Road and Iowa Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Barton Road and Iowa Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Barton Road and Iowa Street, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-K = \$4,282

Annexation 4-L

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-L are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Colton Avenue. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-L to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Colton Avenue. The maintenance of the landscaping along Colton Avenue is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Colton Avenue also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Colton Avenue, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-L = \$545

Annexation 4-M

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-M are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Center Street. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-M to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Center Street. The maintenance of the landscaping along Center Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along Center Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Center Street, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire benefit assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-M = \$570

Annexation 4-N

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero.

The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-N are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along California Street. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-N to Landscape Maintenance District No. 1 consists of a commercial development having frontage along California Street. The maintenance of the landscaping along California Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas are to be included in maintenance district to insure satisfactory levels of maintenance.

It is proposed that future developments along California Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along California Street, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire benefit assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-N = \$440

Annexation 4-0

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping area along the Terrace Avenue boundary is being developed for the benefit and enjoyment of the area to be annexed. The landscaped area along the Terrace Avenue boundary will enhance all the property within the district and will establish the appearance standard for future development along Terrace Avenue. These landscaped areas are to be dedicated to the City as landscape easement and Terrace Avenue right-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-0 to Landscape Maintenance District No. 1 consists of 3 lots for apartment development having frontage along Terrace Avenue. The maintenance of the landscaping along Terrace Avenue is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along Terrace Avenue are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Terrace Avenue also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Terrace Avenue, all the assessments should be reviewed and adjusted if necessary.

Formula for Assessment

T = Total length of perimeter landscaping = 219 feet

L = Individual lot length of perimeter landscaping

A = Amount to be assessed = \$2,390

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 3 lots.

Estimated 1990-91 Assessment

Assessment per lot:

Parcel 1 = $59' \div 219' \times \$2,390 = \643.88

Parcel 2 = $50' \div 219' \times \$2,390 = \545.66

Parcel 3 = $110' \div 219' \times \$2,390 = \$1,200.46$

Annexation 4-P

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping area along the frontages of the boundaries are being developed for the benefit and enjoyment of the area to be annexed. The landscaped area along the Cajon Street and Vine Street boundaries will enhance all the property within the district and will establish the appearance standard for future development along Cajon Street and Vine Street. These landscaped areas are to be dedicated to the City as landscape easement and Cajon Street and Vine Street rights-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-P to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Cajon Street and Vine Street. The maintenance of the landscaping along Cajon Street and Vine Street are a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along Cajon Street and Vine Street are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Cajon Street and Vine Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Cajon Street and Vine Street, all the assessments should be reviewed and adjusted if necessary.

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The benefit to the lots not adjacent to the landscaped areas benefit by the uniform maintenance and appearance. All lots not abutting the landscaped areas benefit equally.
4. The landscaping on Cajon Street and Vine Street is visible from the units adjacent to the landscaped areas, therefore, these properties were given a 10% surcharge to recognize proximity and support benefit.

Formula for Assessment

A = Assessment per interior lot

L = Number of lots not adjacent to landscaping areas on Cajon Street and Vine Street

P = Number of lots with 10% surcharge

$LA + P(1.10)A$ = Amount to be assessed

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 3 lots, with 2 of these lots being adjacent to perimeter streets and interior areas.

Estimated 1990-91 Assessment

$$(1A) + 2(1.10A) = \$450$$

$$A = \$140.62$$

Amount of assessment for lots not adjacent to the landscaping areas on Cajon Street and Vine Street = \$140.62.

Amount of assessments for lots adjacent to the Cajon Street and Vine Street landscaping areas with 10% surcharge = \$159.69.

Estimated 1990-91 Assessments

Annexation 4-P

Parcels 1 and 3 = \$154.69 each

Parcel 2 = \$140.62

Annexation 4-Q

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping area along the frontage of Annexation 4-Q are being developed for the benefit and enjoyment of the area to be annexed. The landscaped area along the Via Vista Drive and Valley View Drive boundaries will enhance all the property within the district and will establish the appearance standard for future development along Via Vista Drive and Valley View Drive. These landscaped areas are to be dedicated to the City as landscape easement and Via Vista Drive and Valley View Drive rights-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-Q to Landscape Maintenance District No. 1 consists of a residential development having frontage along Via Vista Drive and Valley View Drive. The maintenance of the landscaping along Via Vista Drive and Valley View Drive are a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along Via Vista Drive and Valley View Drive are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Via Vista Drive and Valley View Drive also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Via Vista Drive and Valley View Drive, all the assessments should be reviewed and adjusted if necessary.

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive equal benefit assessments.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-Q

$$\$790 \div 2 = \$395 \text{ each}$$

Annexation 4-R

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping area along the New York Street boundary is being developed for the benefit and enjoyment of the area to be annexed. The landscaped area along the New York Street boundary will enhance all the property within the district and will establish the appearance standard for future development along New York Street. These landscaped areas are to be dedicated to the City as landscape easement and New York Street right-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-R to Landscape Maintenance District No. 1 consists of 3 lots for office development having frontage along New York Street. The maintenance of the landscaping along New York Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along New York Street are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along New York Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along New York Street, all the assessments should be reviewed and adjusted if necessary.

Formula for Assessment

T = Total length of perimeter landscaping = 487 feet

L = Individual lot length of perimeter landscaping

A = Amount to be assessed = \$2,180

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 3 lots.

Estimated 1990-91 Assessment

Assessment per lot:

$$\text{APN 171-171-18} = 195' \div 487' \times \$2,180 = 872.90$$

$$\text{APN 171-171-23} = 100' \div 487' \times \$2,180 = \$447.64$$

$$\text{APN } 171-171-22 = 192' \div 487' \times \$2,180 = \$859.47$$

Annexation 4-S

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping area along the frontage of Annexation 4-S are being developed for the benefit and enjoyment of the area to be annexed. The landscaped area along the Colton Avenue boundary will enhance all the property within the district and will establish the appearance standard for future development along Colton Avenue. These landscaped areas are to be dedicated to the City as landscape easement and Colton Avenue right-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-S to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Colton Avenue. The maintenance of the landscaping along Colton Avenue are a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along Colton Avenue are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Colton Avenue also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Colton Avenue, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.

3. The single lot comprising the annexation will receive the entire benefit assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-S = \$440

Annexation 4-T

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along frontages of the boundaries are being developed for the benefit and enjoyment of the area to be annexed. The landscaped area along Alabama Street boundaries will enhance all the property within the district and will establish the appearance standard for future development along Alabama Street. These landscaped areas are to be dedicated to the City as landscape easement and Alabama Street rights-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-T to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Alabama Street. The maintenance of the landscaping along Alabama Street are a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along Alabama Street are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Alabama Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Alabama Street, all the assessments should be reviewed and adjusted if necessary.

1. The purpose of landscaping is to provide an aesthetic improvement to the area.

2. The maintained landscaping benefits the property in the development.
3. The benefit to the lots not adjacent to the landscaped areas benefit by the uniform maintenance and appearance. All lots not abutting the landscaped areas benefit equally.
4. The landscaping on Alabama Street is adjacent to the commercial development, therefore, this lot was given a 10% surcharge to recognize proximity and support benefit.

Formula for Assessment

A = Assessment per interior lot

L = Number of lots not adjacent to landscaping areas on Alabama Street

P = Number of lots with 10% surcharge

$LA + P(1.10)A$ = Amount to be assessed

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 2 lots, with 1 of these lots being adjacent to perimeter streets and interior areas.

Estimated 1990-91 Assessment

$$(1A) + 1(1.10A) = \$1,040$$

$$A = \$495.24$$

Amount of assessment for lots not adjacent to the landscaping areas on Alabama Street = \$495.24.

Amount of assessments for lots adjacent to the Alabama Street landscaping areas with 10% surcharge = \$544.76.

Estimated 1990-91 Assessments

Annexation 4-T

$$\text{APN } 292-182-30 = \$544.76$$

$$\text{APN } 292-182-31 = \$495.24$$

Annexation 4-U

Since this annexation does not currently have any frontage on a public street, it is estimated that there will not be an assessment levied for 1990-91.

Annexation 4-V

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the frontage of Annexation 4-V are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance the property within the district and will continue to establish the appearance standard for development along Park Avenue and Iowa Street. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit the property within the area to be assessed.

Annexation No. 4-V to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Park Avenue and Iowa Street. The maintenance of the landscaping along Park Avenue and Iowa Street are a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along Park Avenue and Iowa Street are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Park Avenue and Iowa Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Park Avenue and Iowa Street, all the assessments should be reviewed and adjusted if necessary.

The determination of benefit takes into consideration the following facts:

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The single lot comprising the annexation will receive the entire benefit assessment.

The cost of planting and installing improvements is to be paid by the developer. For the benefit of a potential future owner the estimated 1990-91 assessment is as follows:

Annexation 4-V = \$2,340

Annexation 4-W

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along frontages of the boundaries are being developed for the benefit and enjoyment of the area to be annexed. The landscaped areas will enhance all the property within the district and will continue to establish the appearance standard for development along San Bernardino Avenue. These landscaped areas are to be dedicated to the City as landscape easement and right-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-W to Landscape Maintenance District No. 1 consists of a residential development having frontage along San Bernardino Avenue. The maintenance of the landscaping along San Bernardino Avenue is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas within the subdivisions are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along San Bernardino Avenue also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along San Bernardino Avenue, all the assessments should be reviewed and adjusted if necessary.

1. The purpose of landscaping is to provide an aesthetic improvement to the area.
2. The maintained landscaping benefits the property in the development.
3. The benefit to the lots not adjacent to the landscaped areas benefit by the uniform maintenance and appearance. All lots not abutting the landscaped areas benefit equally.
4. The landscaping on San Bernardino Avenue is oriented away from the units adjacent to the landscaped areas, however, these properties were given a 10% surcharge to recognize proximity and support benefit.

Formula for Assessment

A = Assessment per interior lot

L = Number of lots not adjacent to landscaping areas on San Bernardino Avenue

P = Number of lots with 10% surcharge

$LA + P(1.10)A$ = Amount to be assessed

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 20 lots, with 2 of these lots being adjacent to San Bernardino Avenue.

Estimated 1990-91 Assessment

$$(18A) + 2(1.10A) = \$1,864$$

$$A = \$92.28$$

Amount of assessment for lots not adjacent to the landscaping areas on San Bernardino Avenue = \$92.28.

Amount of assessments for lots adjacent to the San Bernardino Avenue landscaping areas with 10% surcharge = \$101.50.

Estimated 1990-91 Assessments

Tract Number 12461

Lots 1 and 20 = \$101.50 each

All remaining lots = \$92.28 each

Annexation 4-X

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1989-90 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1990-91 assessment proposed to be made in June 1990.

The landscaping areas along the Orange Street, Pearl Avenue, and Sixth Street boundaries are being developed for the benefit and enjoyment of the area to be annexed. The landscaped area along the Orange Street, Pearl Avenue, and Sixth Street boundaries will enhance all the property within the district and will establish the appearance standard for future development along Orange Street, Pearl Avenue, and Sixth Street. These landscaped areas are to be dedicated to the City as landscape easement and Orange Street, Pearl Avenue, and Sixth Street rights-of-way and will benefit all the properties within the area to be assessed.

Annexation No. 4-X to Landscape Maintenance District No. 1 consists of 11 lots for commercial development having frontage along Orange Street, Pearl Avenue, and Sixth Street. The maintenance of the landscaping along Orange Street, Pearl Avenue, and Sixth Street is a vital part of the development for protection of both economic and humanistic values. The City Council has determined that for the preservation of the values incorporated within this development, certain landscaped areas along Orange Street, Pearl Avenue, and Sixth Street are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Orange Street, Pearl Avenue, and Sixth Street also be annexed to the City of Redlands Landscape Maintenance District No. 1. The development of the assessment for each development must be on a unit by unit basis which will preserve the integrity of the unit. There should be a review of each annexation to determine the effect upon the other units that have been developed and the effect should be considered when determining the assessments. There may be a necessity to adjust or combine individual annexations, and, upon the completion of development along Orange Street, Pearl Avenue, and Sixth Street, all the assessments should be reviewed and adjusted if necessary.

Formula for Assessment

T = Total length of perimeter landscaping = 2,153 feet

L = Individual lot length of perimeter landscaping

A = Amount to be assessed = \$6,220

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1990-91 assessment will be spread based upon the preceding formula. Total lot count in the district is 11 lots.

Estimated 1990-91 Assessment

Assessment per lot:

$$\text{Parcel 1} = 362' \div 2,153' \times \$6,220 = \$1,045.82$$

$$\text{Parcel 2} = 60' \div 2,153' \times \$6,220 = \$173.34$$

$$\text{Parcel 3} = 110' \div 2,153' \times \$6,220 = \$317.79$$

$$\text{Parcel 4} = 217' \div 2,153' \times \$6,220 = \$626.91$$

$$\text{Parcel 5} = 95' \div 2,153' \times \$6,220 = \$274.45$$

$$\text{Parcel 6} = 376' \div 2,153' \times \$6,220 = \$1,086.26$$

$$\text{Parcel 7} = 432' \div 2,153' \times \$6,220 = \$1,248.04$$

$$\text{Parcel 8} = 175' \div 2,153' \times \$6,220 = \$505.57$$

$$\text{Parcel 9} = 32' \div 2,153' \times \$6,220 = \$92.45$$

$$\text{Parcel 10} = 9' \div 2,153' \times \$6,220 = \$26.00$$

$$\text{Parcel 11} = 95' \div 2,153' \times \$6,220 = \$274.45$$

SECTION 8. Order of Events

1. City Council adopts resolution instituting proceedings, appoints an Engineer of Work and orders Engineer's Report.
2. City Council adopts resolution of preliminary approval of Engineer's Report.
3. City Council adopts resolution of intention to annex territory to district and sets a public hearing.
4. City Council conducts public hearing, considers all testimony and determines to annex territory to a district or abandon the proceedings.
5. Every year in May the Engineer of Work files a report with the City Council.
6. Every year at their first meeting in June the City Council conducts a public hearing and approves, or modifies and approves the individual assessments.

Prepared By:

Noel L. Christensen

Noel L. Christensen
Engineer of Work

R.C.E. 15398

