RESOLUTION NO. 4712

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 MORE LOCAL THAN 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. 5 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 188, MS 189, Tract 14556, CRA 611, MS 196, MS 195, CRA 615 and CRA 536 more particularly described on a map which is on file in the City Clerk's office, entitled "Annexation No. 5 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. 5 Landscape Maintenance District No. 1", heretofore approved by the City Council of said City by Resolution No. 4711, 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. 4711 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. 5 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 18th day of December, 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 November, 1990.

CHARLES DIMIRJYN
MAYOR OF THE CITY OF REDLANDS

ATTEST:

LORRIE POYZER
CITY CLERK

CITY OF REDLANDS, CALIFORNIA
ENGINEER'S REPORT FOR ANNEXATION NO. 5 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 4710. 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 188, MS 189, Tract 14556, CRA 611, MS 196, MS 195, CRA 615 and CRA 536 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 188, MS 189, Tract 14556, CRA 611, MS 196, MS 195, CRA 615 and CRA 536. All landscaped areas to be maintained by the district are within roadway right-of-way or easements 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 5-A, 5-B, 5-C, etc. The same description will be used for identification within this report.

SECTION 5. Estimated Costs and Assessments

Annexation 5-A

The estimated cost of the improvement is $13,500. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1990-91 Fiscal Year. The district will most likely begin maintenance on July 1, 1991.

Estimated Assessment 1990-91

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 (1990-91)	$	-0-

Estimated Assessment 1991-92

Maintenance		
0.15 Ac. @ $600/Ac/Mo	$	1,080
Water		500
Vandalism & Sprinkler Repair		100
Incidental Expenses		
Administrative & Engineering	$	150
Contingency		150
TOTAL (1991-92)	$	1,980

Annexation 5-B

The estimated cost of the improvement is $4,600. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1990-91 Fiscal Year. The district will most likely begin maintenance on July 1, 1991.

Estimated Assessment 1990-91

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 (1990-91)	$	-0-

Estimated Assessment 1991-92

Maintenance		
0.05 Ac. @ $600/Ac/Mo	$	360
Water		50
Vandalism & Sprinkler Repair		50
Incidental Expenses		
Administrative & Engineering	$	50
Contingency		50
TOTAL (1991-92)	$	560

Annexation 5-C

The estimated cost of the improvement is $3,600. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1990-91 Fiscal Year. The district will most likely begin maintenance on July 1, 1991.

Estimated Assessment 1990-91

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 (1990-91)	$	-0-

Estimated Assessment 1991-92

Maintenance

24 Street Trees @ $40/year	$	960

Incidental Expenses

Administrative & Engineering	$	125
Contingency		75
TOTAL (1991-92)	$	1,160

Annexation 5-D

The estimated cost of the improvement is $8,400. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1990-91 Fiscal Year. The district will most likely begin maintenance on July 1, 1991.

Estimated Assessment 1990-91

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 (1990-91)	$	-0-

Estimated Assessment 1991-92

Maintenance

0.10 Ac. @ $800/Ac/Mo	$	960
Water		300
Vandalism & Sprinkler Repair		100

Incidental Expenses

Administrative & Engineering	$	100
Contingency		75
TOTAL (1991-92)	$	1,535

Annexation 5-E

The estimated cost of the improvement is $12,800. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1990-91 Fiscal Year. The district will most likely begin maintenance on July 1, 1991.

Estimated Assessment 1990-91

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 (1990-91)	$	-0-

Estimated Assessment 1991-92

Maintenance		
0.15 Ac. @ $1,000/Ac/Mo	$	1,800
Water		600
Vandalism & Sprinkler Repair		150
Incidental Expenses		
Administrative & Engineering	$	150
Contingency		100
TOTAL (1991-92)	$	2,800

Annexation 5-F

The estimated cost of the improvement is $2,880. The improvement cost is to be borne by the developer. It is anticipated that all the landscaping will be completed during the 1990-91 Fiscal Year. The district will most likely begin maintenance on July 1, 1991.

Estimated Assessment 1990-91

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 (1990-91)	$	-0-

Estimated Assessment 1991-92

Maintenance		
0.03 Ac. @ $900/Ac/Mo	$	324
Water		150
Vandalism & Sprinkler Repair		50
Incidental Expenses		
Administrative & Engineering	$	50
Contingency		50
TOTAL (1991-92)	$	624

Annexation 5-G

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 1990-91 Fiscal Year. The district will most likely begin maintenance on July 1, 1991.

Estimated Assessment 1990-91

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 (1990-91)	$	-0-

Estimated Assessment 1991-92

Maintenance

0.02 Ac. @ $1,000/Ac/Mo	$	240
Water		70
Vandalism & Sprinkler Repair		20

Incidental Expenses

Administrative & Engineering	$	50
Contingency		10
TOTAL (1991-92)	$	390

Annexation 5-H

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 1990-91 Fiscal Year. The district will most likely begin maintenance on July 1, 1991.

Estimated Assessment 1990-91

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 (1990-91)	$	-0-

Estimated Assessment 1991-92

Maintenance

0.05 Ac. @ $1,500/Ac/Mo	$	900
Water		300
Vandalism & Sprinkler Repair		100

Incidental Expenses

Administrative & Engineering	$	125
Contingency		75
TOTAL (1991-92)	$	1,500

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 annexation 5-A will benefit based upon the length of their perimeter which is landscaped.

4. All lots in annexations 5-B and 5-F 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 5-C, 5-D, 5-E and 5-H will benefit equally from the landscaping improvements and maintenance efforts.

SECTION 7. Assessment

Annexation 5-A

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1990-91 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1991-92 assessment proposed to be made in June 1991.

The landscaping areas along the frontage of MS 188 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 Nevada 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. 5-A to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Redlands Boulevard and Nevada Street. The maintenance of the landscaping along Redlands Boulevard and Nevada 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 Redlands Boulevard and Nevada 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 Redlands Boulevard and Nevada Street, all the assessments should be reviewed and adjusted if necessary.

Formula for Assessment

T = Total length of perimeter landscaping = 1,235 feet

L = Individual lot length of perimeter landscaping

A = Amount to be assessed = $1,980

The cost of planting and installing improvements is to be paid by the developer. For the benefit of the future owners the estimated 1991-92 assessment will be spread based upon the preceding formula. Total lot count in the district is 4 lots.

Estimated 1991-92 Assessment

Assessment per lot:

Parcel 1 = 485′ ÷ 1,235′ x $1,980 = $777.57

Parcel 2 = 477′ ÷ 1,235′ x $1,980 = $764.74

Parcel 3 = 69′ ÷ 1,235′ x $1,980 = $110.69

Parcel 4 = 204′ ÷ 1,235′ x $1,980 = $327.06

Annexation 5-B

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1990-91 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1991-92 assessment proposed to be made in June 1991.

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 Indiana Court. 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. 5-B to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Indiana Court. The maintenance of the landscaping along Indiana Court 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 Indiana Court 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 Indiana Court, 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 develement.

3. The lots comprising the annexation will receive equal benefit assessments.

4. The landscaping on Indiana Court 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 Indiana Court

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 1991-92 assessment will be spread based upon the preceding formula. Total lot count in the district is 5 lots, with 2 of these lots being adjacent to Indiana Court.

Estimated 1991-92 Assessment

$$(3A) + 2(1.10A) = \$560$$

$$A = \$107.96$$

Amount of assessment for lots not adjacent to the landscaping areas on Indiana Court = $107.96.

Amount of assessments for lots adjacent to the Indiana Court landscaping areas with 10% surcharge = $118.46.

Estimated 1991-92 Assessments

Annexation 5-B

Parcels 1 and 5 = $118.46 each

All remaining lots = $107.96

Annexation 5-C

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1990-91 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1991-92 assessment proposed to be made in June 1991.

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 Franklin Avenue and Candy Lane. 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. 5-C to Landscape Maintenance District No. 1 consists of a residential development having frontage along Franklin Avenue and Candy Lane. The maintenance of the landscaping along Franklin Avenue and Candy Lane 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 Franklin Avenue and Candy Lane 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 Franklin Avenue and Candy Lane, 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 1991-92 assessment is as follows:

Annexation 5-C

$1,160 ÷ 10 = $116.00

All lots = $116.00 each

Annexation 5-D

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1990-91 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1991-92 assessment proposed to be made in June 1991.

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

Annexation No. 5-D to Landscape Maintenance District No. 1 consists of a residential development having frontage along Ford Street and Reservoir Road. The maintenance of the landscaping along Ford Street and Reservoir 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 along Ford Street and Reservoir Road are to be included in maintenance districts to insure satisfactory levels of maintenance.

It is proposed that future developments along Ford Street and Reservoir 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 Ford Street Reservoir 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 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 1991-92 assessment is as follows:

Annexation 5-D = $1,535

Annexation 5-E

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1990-91 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1991-92 assessment proposed to be made in June 1991.

The landscaping areas along the frontage of Annexation 5-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 Orange Tree Lane and Nevada 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. 5-E to Landscape Maintenance District No. 1 consists of an office-commercial development having frontage along Orange Tree Lane and Nevada Street. The maintenance of the landscaping along Orange Tree Lane and Nevada 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 Orange Tree Lane and Nevada 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 Tree Lane and Nevada 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 develment.

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 1991-92 assessment if as follows:

Annexation 5-E

$2,800 ÷ 4 = $700

Lot = $700 each

Annexation 5-F

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1990-91 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1991-92 assessment proposed to be made in June 1991.

The landscaping areas along the frontage of Annexation 5-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 Allesandro 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. 5-F to Landscape Maintenance District No. 1 consists of a residential development having frontage along Allesandro Road. The maintenance of the landscaping along Allesandro 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 Allesandro 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 Allesandro 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 develment.

3. The landscaping on Allesandro 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 Allesandro 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 a potential future owner the estimated 1991-92 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 Allesandro Road.

Estimated 1991-92 Assessment

(1A) + 1(1.10A) = $624

A = $297.14

Amount of assessment for the lot not adjacent to the landscaping areas on Allesandro Road = $297.14.

Amount of assessments for the lot adjacent to the Allesandro Road landscaping areas with 10% surcharge = $326.86

Estimated 1991-92 Assessments

Annexation 5-F

Parcel 2 = $326.86

Parcel 1 = $297.14

Annexation 5-G

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1990-91 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1991-92 assessment proposed to be made in June 1991.

The landscaping areas along the frontage of Annexation 5-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 Redlands Boulevard. 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. 5-G to Landscape Maintenance District No. 1 consists of a commercial development having frontage along Redlands Boulevard. The maintenance of the landscaping along Redlands Boulevard 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 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, 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 develment.

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 1991-92 assessment if as follows:

Annexation 5-G = $390

Annexation 5-H

The cost of planting and installing improvements is to be paid by the developer. The assessment for 1990-91 will therefore be zero. The following information regarding assessments to individual lots will be utilized for the 1991-92 assessment proposed to be made in June 1991.

The landscaping areas along the frontage of Annexation 5-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 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. 5-H 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 devel-ment.

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 1991-92 assessment if as follows:

Annexation 5-H = $1,500

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

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Engineer of Work

REGISTERED PROFESSIONAL ENGINEER
NOEL L. CHRISTENSEN
No. 15398
Exp. Date 3-31-93
CIVIL
STATE OF CALIFORNIA