

RESOLUTION NO. 4903

**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 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. 8
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 CRA 637, Tract 10179, CUP 574, CRA 642 and M/S 216-B, more particularly described on a map which is on file in the City Clerk's office, entitled "Annexation No. 8 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. 8 Landscape Maintenance District No. 1", heretofore approved by the City Council of said City by Resolution No. 4902, 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. 4902 has preliminarily approved the report of the Assessment Engineer 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 "City of Redlands, California, Engineer's Report for Annexation No. 8 to 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 6th day of October, 1992, 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.

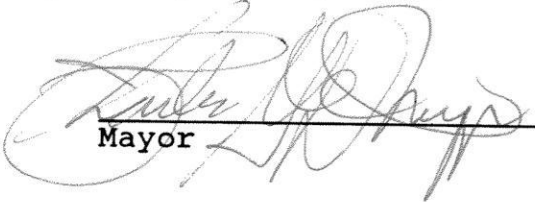
Posting of Notice of Improvement

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

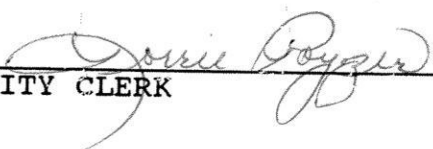
SECTION 11. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 1st day of September, 1992.



Mayor

ATTEST:



CITY CLERK

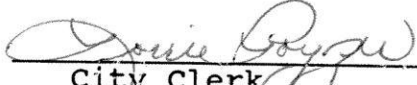
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 1st day of September, 1992, by the following vote:

AYES: Councilmembers Larson, Cunningham and Milson

NOES: Councilmember Foster; Mayor DeMirjyn

ABSENT: None

ABSTAINED: None



City Clerk
City of Redlands

**CITY OF REDLANDS, CALIFORNIA
ENGINEER'S REPORT FOR ANNEXATION NO. 8 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 4901. The report is in compliance with the requirements of Article 4, Chapter 1, Division 15 of the Streets 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 lots within CRA 637, Tract 10179, CUP 574, CRA 642 and M/S 216-B into Landscape Maintenance District No. 1. The City Council has determined that the areas to be landscaped will have an effect upon all landscaped areas to be maintained by the district and 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 any approved landscaping plans for the subject projects. 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 8-A, 8-B, 8-C, etc. The same description will be used for identification within this report.

SECTION 5. Estimated Costs and Assessments

General

The improvement cost including irrigation systems and landscaping will be borne by the developers. This cost will not be part of the assessment.

Annexation 8-A (CRA 637)

The estimated cost of the improvement is \$4,100. No work has begun on this development, however, it is anticipated that the landscaping will be completed during the 1993-94 Fiscal Year. The district will most likely begin maintenance on January 1, 1994.

Estimated Assessment 1993-94 (six months)

Maintenance

0.032 Ac. @ \$2000/Ac/Mo	\$ 384
Water & Electric	150
Field Inspections	30

Incidental Expenses

General Administration	\$ 50
Engineering	30

TOTAL (1993-94)	\$ 644
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Annexation 8-B (Tract 10179)

The estimated cost of the improvement is \$9,700. The development is currently being constructed and it is anticipated that the landscaping will be completed during the 1993-94 Fiscal Year. The district will most likely begin maintenance on July 1, 1993.

Estimated Assessment 1993-94 (twelve months)

Maintenance

0.074 Ac. @ \$2000/Mo	\$1,776
Water & Electric	600
Field Inspections	360

Incidental Expenses

General Administration	\$ 200
Engineering	200

TOTAL (1993-94)	\$3,136
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Annexation 8-C (CUP 574)

The estimated cost of the improvement is \$ 0. It is presumed that the existing landscaping will be maintained by the property owner as was previously done prior to the office conversion at the existing residence. If this is the case, there will not be an assessment proposed for 1993-94.

Annexation 8-D (CRA 642)

The estimated cost of the improvement is \$14,900. The development is currently being graded and it is anticipated that all landscaping will be completed during the 1992-93 Fiscal Year. The district will most likely begin maintenance on July 1, 1993.

Estimated Assessment 1993-94 (12 months)

Maintenance

0.14 Ac. @ \$1500/Ac/Mo	\$2,520
Water & Electric	950
Field Inspections	360

Incidental Expenses

General Administration	\$200
Engineering	200

TOTAL (1993-94)	\$4,230
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Annexation 8-E (MS 216-B)

The estimated cost of the landscaping improvements is \$ 0. It is presumed that the existing landscaping will be maintained by the property owner when homes are built upon the two lots. If this is the case, there will not be an assessment proposed for 1993-94.

SECTION 6. Assessment

General

The cost of planting and installing improvements is to be paid by the developers of the individual projects. The following information regarding assessments to individual lots will be utilized for the assessment which may be levied in the future.

The landscaping areas along the frontages of the projects are being developed for the benefit and enjoyment of the areas proposed to be annexed. The landscaped areas will enhance the property within this annexation to the district and will continue to establish the appearance standard for development along the various streets. 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. 8 to Landscape Maintenance District No. 1 consists of various types of development. The maintenance of the landscaping along their perimeter streets 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 also be annexed to the City of Redlands Landscape Maintenance District No. 1. 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 its 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 all the assessments should be reviewed and adjusted if necessary.

Annexation 8-A (CRA-637)

Annexation 8-A consists of a reuse of a site currently occupied by the former Rettig Machine and welding building. It has frontage on both Stuart Avenue and Third Street.

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.

For the benefit of the future owners the estimated 1993-94 assessment is as follows:

Annexation 8-A = \$644

Annexation 8-B (Tract 10179)

Annexation 8-B consists of a 36 lot residential subdivision between Pioneer Avenue and Riverview Drive, approximately 1000' west of Church Street.

The determination of benefit to Tract 10179 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 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 Pioneer Avenue is oriented away from the units adjacent to the landscaped areas, however, these properties were given a ten percent surcharge to recognize proximity and support benefit. (This area is designated as Zone "A" on the Assessment Diagram.)

Formula for Assessment

A = Assessment per interior lot

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

P = Number of lots with ten percent surcharge

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

For the benefit of the future owners, the estimated 1993-94 assessment will be spread based upon the preceding formula. Total lot count in the district is 36 lots, with 2 of these lots being adjacent to Pioneer Avenue.

Estimated 1993-94 Assessment (12 months)

$$(34 A) + 2 (1.10A) = \$3,136$$

$$A = \$86.63$$

Amount of assessment for lots not adjacent to the landscaping areas on Pioneer Avenue = \$86.63.

Amount of assessments for lots adjacent to Pioneer Avenue landscaping areas (Zone "A") with ten percent surcharge = \$95.29.

Estimated 1993-94 Assessments

Tract Number 10179

Lots 18 and 19 = \$95.29 each

All remaining lots = \$86.63 each

Annexation 8-C (CUP 574)

This development is a conversion of an existing residence to a professional office. There will not be the installation of new landscaping. It is presumed that landscaping in the public right-of-way will be maintained by the property owner with the City's consent.

Annexation 8-C = \$ -0-

Annexation 8-D (CRA 642)

Annexation 8-D consists of a single 5-acre site which has been rough graded. It is located at the southeast corner of New Jersey Street and Park Avenue.

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 the benefit assessment based upon their lot frontage in relation to the total development's frontage.

The cost of planting and installing improvement is to be paid by the developer. For the benefit of the future owners the estimated 1993-94 assessment is as follows:

Annexation 8-D = \$4,230.00

Annexation 8-E (MS 216B)

This development proposes the splitting of one residential lot into two lots. It is presumed that landscaping in the public right-of-way will be maintained by the property owner with the City's consent.

Annexation 8-E = \$ -0-

SECTION 8. Order of Events

1. City Council adopts resolution instituting proceedings, appoints an Assessment Engineer 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 Assessment Engineer 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 R.C.E. 15398
Assessment Engineer

