

CITY OF FAIRFIELD
MAINTENANCE DISTRICT NO. 8
KOLOB ESTATES
(FISCAL YEAR 2020-2021)
E N G I N E E R ' S R E P O R T

CONTENTS

1. Assessment
2. Cost Summary/Assessment Range
3. Assessments for Each Parcel
4. Method of Apportionment
5. Description of Work
6. Summary Statement of Influencing Factors for Maintenance District
Budget
7. Certifications

A S S E S S M E N T

WHEREAS, on June 4, 1991, the City Council of the City of Fairfield, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, adopted a Continuing Resolution Directing Preparation of Annual Reports for Maintenance Assessment Districts;

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565 et seq. of said Act;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said district.

The amount to be paid for the maintenance of said improvements, and the expenses incidental thereto, are as shown on the cost summary on page 3 of this report.

Reference is made to the original assessment diagram for maintenance dated April 1989, which is hereby amended by the assessment roll contained herein.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said landscaping maintenance assessment district by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within said landscaping maintenance assessment district in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and assessment numbers appearing herein are the diagram numbers appearing on said diagram, to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Solano for the fiscal year 2020-2021 and includes all of such parcel excepting those portions thereof within existing public roads or right of way to be acquired in these proceedings for public road purposes. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County. Because the names of the several owners are unknown to me, I hereby place the word "Unknown" opposite the number of each lot or parcel of land assessed, the amount assessed thereon and the number of the assessment.

Dated: May 19, 2020

Ryan Panganiban
City Engineer/Asst. Director of Public Works
R.C.E. No. 74795
Expires 12/31/21

CITY OF FAIRFIELD

MAINTENANCE DISTRICT NO. 8

KOLOB ESTATES

METHOD OF APPORTIONMENT OF ASSESSMENT

The total assessment is apportioned on an equal basis to each of the 130 residential lots within the District. Un-subdivided areas within the District will be assessed based on the parcel size within each un-subdivided area.

CITY OF FAIRFIELD
MAINTENANCE DISTRICT NO. 8
KOLOB ESTATES
DESCRIPTION OF WORK

The following is a brief description of the improvements to be maintained within Maintenance District No. 8, "Kolob Estates."

Within the Kolob Estates Subdivision

Maintenance Funded by the District:

1. All irrigation between the curb and sidewalk and all streetlights on residential streets.
2. All landscaping on the east side of Oliver Road and on the south side of Waterman Boulevard between the sidewalk and the western and northern perimeter of the Kolob Estates Subdivision.
3. All landscaping along the eastern perimeter of Kolob Estates Unit No. 2 that is on the slope behind lots 43-51.
4. All lands owned by the City of Fairfield designated as open space.
5. All other landscape improvements necessary to maintain the facilities within the subdivision.

CITY OF FAIRFIELD

MAINTENANCE DISTRICT NO. 8

KOLOB ESTATES

SUMMARY STATEMENT OF INFLUENCING FACTORS
FOR MAINTENANCE DISTRICT BUDGET

The overall budget for Kolob Estates is proposed to remain the same as the 2019/2020 budget. The assessment for the current year is \$400.00. The assessment for 2020/2021 is proposed to be \$400.00 and does not exceed the assessment range of \$300 -\$419.42 established for the district. Even though the budget in the district is nearly balanced, the assessments cannot be lowered due to underfunded reserves and the expectation of increased maintenance costs in the future. The district is at the top of the assessment range. The district was balloted in 2003 to increase assessments. The ballot failed. The property owners agreed in 2004 to reduced maintenance in the district.

CITY OF FAIRFIELD
MAINTENANCE DISTRICT NO. 8
KOLOB ESTATES
BENEFIT ANALYSIS

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. All improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. The desirability and security of properties is enhanced by the presence of street-lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with all landscaping improvements are specifically:

- A) Enhanced desirability of properties through association with the improvements.
- B) Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- C) Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- D) Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- E) Increased sense of pride in ownership of property with the District resulting from well-maintained improvements associated with the properties.
- F) Enhanced quality of life through well-maintained green belts and landscaped areas.
- G) Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- H) Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- A) Enhanced deterrence of crime and the aid to police protection.
- B) Increased nighttime safety on roads and streets.
- C) Improved ability of pedestrians and motorists to see.
- D) Improved ingress and egress to property.
- E) Reduced vandalism and other criminal acts and damage to improvements or property.
- F) Improved traffic circulation and reduced nighttime accidents and personal property tax.
- G) Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of property values.

The improvements are for the special benefit, enhancement and use of properties within the District. Although the improvements include public easements, right-of-ways, streets and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessary desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

Although the street lighting has been determined to be a special benefit, current City policy provides for the payment of streetlights from the General Fund that conform to the City standard. Currently, all streetlights within the District conform to the City standard. Therefore, the General Fund pays for the lighting costs. Should the current streetlights be replaced with lights outside the City standards or the policy is changed then the costs of the street lighting may be collected through the District.

CITY OF FAIRFIELD
MAINTENANCE DISTRICT NO. 8
KOLOB ESTATES
CERTIFICATIONS
FISCAL YEAR 2020-2021

I, the City Clerk of the City of Fairfield, California, hereby certify that the foregoing Assessment, in the amounts set forth in Column (1), with the diagram thereto attached, was filed with me on May 19, 2020.

City Clerk
City of Fairfield

I have prepared this Engineer's Report and do hereby certify that the amounts set forth in Column (2) under Estimate of Costs on page 1 of the foregoing Assessment, and the individual amounts in Column (2) under "Assessment" on the foregoing pages of this Assessment, have been recomputed in accordance with the order of the City Council of said City, as expressed by its Resolution No. 2020-___, duly adopted by said Council on June 16, 2020; provided, however, that if Column (2) is blank, the figures in Column (1) were preliminarily approved without change.

Dated: June 16, 2020

Ryan Panganiban
City Engineer/Asst. Director of Public Works
R.C.E. No. 74745
Expires 12/31/21

I, the City Clerk of the City of Fairfield, California, hereby certify that this Assessment, in the amounts set forth in Column (2), unless Column (2) is blank, in which event the amounts in Column (1) apply, with the diagram thereto attached, was approved and confirmed by the City Council of said City on June 16, 2020.

City Clerk
City of Fairfield

I, the City Clerk of the City of Fairfield, California, hereby certify that a certified copy of the assessment and diagram was filed in the office of the County Auditor of the County of Solano, California, on August , 2020.

City Clerk
City of Fairfield

7323	152	21	1	\$400.00	MAINTENANCE DISTRICT NO. 8	1
7323	152	21	2	\$400.00	Kolob Estates (7323)	1
7323	152	21	3	\$400.00	Fiscal Year 2020-2021	1
7323	152	21	4	\$400.00		1
7323	152	21	5	\$400.00		1
7323	152	21	6	\$400.00		1
7323	152	21	7	\$400.00		1
7323	152	21	8	\$400.00		1
7323	152	21	9	\$400.00		1
7323	152	21	10	\$400.00		1
7323	152	21	11	\$400.00		1
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7323	152	21	15	\$400.00		1
7323	152	21	16	\$400.00		1
7323	152	21	19	\$400.00		1
7323	152	21	20	\$400.00		1
7323	152	21	21	\$400.00		1
7323	152	21	22	\$400.00		1
7323	152	21	23	\$400.00		1
7323	152	22	1	\$400.00		1
7323	152	22	2	\$400.00		1
7323	152	22	3	\$400.00		1
7323	152	22	4	\$400.00		1
7323	152	22	5	\$400.00		1
7323	152	22	6	\$400.00		1
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7323	152	43	15	\$400.00	1
7323	152	43	16	\$400.00	1
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7323	152	52	7	\$400.00	1
7323	152	52	8	\$400.00	1
7323	152	52	9	\$400.00	1
7323	152	52	10	\$400.00	1
7323	152	52	11	\$400.00	1
7323	152	52	12	\$400.00	1
7323	152	52	13	\$400.00	1
7323	152	52	14	\$400.00	1
7323	152	52	15	\$400.00	1
7323	152	52	16	\$400.00	1
7323	152	52	17	\$400.00	1
7323	152	52	18	\$400.00	1
7323	152	52	19	\$400.00	1
7323	152	52	20	\$400.00	1
7323	152	52	21	\$400.00	1
7323	152	52	22	\$400.00	1
7323	152	52	23	\$400.00	1
7323	152	52	24	\$400.00	1
7323	152	53	1	\$400.00	1
7323	152	53	2	\$400.00	1
7323	152	54	1	\$400.00	1
7323	152	54	2	\$400.00	1
7323	152	54	3	\$400.00	1
7323	152	54	4	\$400.00	1
7323	152	54	5	\$400.00	1
7323	152	54	6	\$400.00	1

Total Assessment \$52,000.00

130