PUBLIC WORKS DEPARTMENT

9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507
(310) 253-5600 • FAX (310) 253-5626

YANNI DEMITRI, P.E.
Public Works Director and
City Engineer

ENGINEER'S REPORT
ON THE ANNUAL LEVY

2022 -2023

HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT

IN THE CITY OF CULVER CITY
UNDER THE PROVISIONS OF CHAPTER 15.01
OF THE CODE OF THE CITY OF CULVER CITY, CALIFORNIA

FILED with the City Clerk
On June 22, 2022

PRESENTED to the City Council

and APPROVED by Resolution No. 2022-R___, adopted by said City Council on June 27, 2022 and thereafter filed in the Office of the City Clerk

_____

City Clerk
City of Culver City

To: The Honorable Mayor and Members of the City Council

From: Yanni Demitri, P.E., Public Works Director and City Engineer

SUBJECT: HIGUERA STREET LANDSCAPING AND LIGHTING MAINTENANCE DISTRICT FISCAL YEAR 2022-2023 ASSESSMENT ENGINEER'S REPORT

Higuera Street Landscaping and Lighting Maintenance District (hereinafter referred to as "District"), described herein, was formed by Resolution 95-R056, adopted on July 10, 1995, in accordance with the Chapter 15.01 of the Code of the City of Culver City, California.

This report consists of the following seven sections and two exhibits, which are submitted herewith, and made a part hereof:

I. Diagram of District Boundaries and Parcels

Higuera Street Landscaping and Lighting Maintenance District, consisting of certain public property and private real property within the District which is subject to assessment, is shown on that Diagram which has been filed in the Office of the City Clerk and, as a duplicate copy, in the Office of the City Engineer, and by this reference is made a part hereof (as Exhibit C). The Map must be updated each year to reflect all changes made on the County Assessor's Map that impact the District. There are a total of 76 parcels in the District.

II. Types of Maintenance

The proposed maintenance to be performed within the landscaping and lighting maintenance area consists in general of the following:

A. Landscaping in the street median strip and the parkways twice a month.

B. Irrigation costs of the landscaping in the median strip and in the parkways.

C. The District area illumination has been increased above standard by the installation of 27 more luminaires than standard. The District will pay the differential energy and maintenance costs of these decorative streetlights to the extent that these additional street lights remain in service.

III. Landscaping, Irrigation, and Lighting System Plans

The District Landscaping, Irrigation, and Lighting were constructed by contract by the Culver City Redevelopment Agency (hereinafter "Agency") as parts of Project R-3059. The Agency approved the plans and specifications for that project on June 20, 1994. The work was accepted by the Agency as completed on June 17, 1996.

IV. Performance of Maintenance by City Forces and/or Contractor

The maintenance of the improvements is provided by the City of Culver City force account and/or maintenance contracts awarded by the City, and the costs thereof assessed to the benefiting properties within the District.

V. Parcel Assessments Based Upon Benefit Received

It is proposed to assess the total amount of maintenance and incidental costs for maintaining the landscaped median areas and parkways, the irrigated areas in the median and the parkways, and the differential costs of the decorative streetlights to the individual parcels of real property within the District in proportion to the benefit to be received by such parcels of real property. The proposed individual assessments are shown on the attached assessment roll.

VI. Method of Assessment

The District costs are assessed amongst the benefited properties in accordance with their lot dimensions along Higuera Street. In those cases where a residential corner property fronts on a side street other than Higuera Street, the lot dimension used for computation of the assessment is one-half of the length along Higuera Street. There are a total of 4,461.45 linear frontage feet in the assessment district. The existing assessment is $4.35 per linear foot and it is recommended that this amount be approved again for fiscal year 2022-2023.

VII. Estimated Cost of Maintenance and Improvements

The estimated cost of maintenance and improvements for the fiscal year includes, in total or in part, the following:

A. The total cost of maintaining and servicing all existing improvements, as described in Section II, including all incidental expenses.

B. The amount of any surplus or deficit in the District Fund to be carried over from the previous fiscal year.

C. The amount of any contributions to be made from sources other than assessments levied pursuant to District assessment proceedings.

D. The amount, if any, of the annual installment of an assessment ordered by the City Council, wherein the estimated cost of any improvements shall be levied and collected in annual installments.

E. The net amount to be assessed upon assessable lands within the assessment district is equal to the total maintenance and improvement costs, as referred to in Part A above, increased or decreased, as the case may be, by any of the amounts referred to in B., C., or D., above. The estimated and actual costs for Fiscal Year 2021/22 and estimated costs for Fiscal Year 2022/23 are shown in EXHIBIT A.

F. Item B above may specify individual parcels within a zone that did not receive notice of or pay assessments levied by the City Council, and which assessments are carried over and added to the assessments for the current fiscal year for each such specified parcel.

Current Status

When the District was originally formed, the scope of the District's maintenance did not include the parkway landscaping maintenance. At the July 14, 2003 City Council meeting, a ballot measure was approved to increase the District annual assessment that added the parkway landscaping maintenance as a function of the District. The City Council adopted Resolution No. 2003-R053 that imposed the increased annual assessment levy for the fiscal year 2003/2004.

Over the history of the District, the only assessment increase for the District was in fiscal year 2003/2004. In the interim, the costs to maintain the District have increased. In fiscal years 2007-2008, 2008-09, and 2009-10, ballot measures to increase the assessment, failed to pass and therefore were not implemented.

In December 2009, the City Council approved a reduced maintenance schedule from 4 times a month to 2 times a month in order to have expenditures be in line with assessment revenues. Also the City Council approved the removal of the lantanas around the tree wells and irrigation water usage was reduced by 30%. These reductions brought the District's expenses in line with the revenues being received through the annual assessment.

Recommended District Assessment for Fiscal Year 2022-2023

There are a total of 4,461.45 linear frontage feet in the assessment district. The existing assessment is $4.35 per linear foot and it is recommended that this amount be approved again for fiscal year 2022-2023. The District will be assessed a total of $19,402.24.

The proposed assessment and individual assessments to the District are shown in EXHIBITS A and B, respectively.

Respectfully submitted,

Yanni Demitri, P.E. RCE 63388
Public Works Director and City Engineer

attachments

EXHIBIT A

Higuera Landscaping and Lighting Maintenance District actual and prorated 2021-22 Expenditures	
Maintenance Contract	$6,036
General Fund (personnel)	$4,101
General Fund (materials)	$500
Irrigation Cost	$7,400
Assessment Procedure (City Engineer's Cost)	$1,600
Total	**$19,637**
Total Approved 2021/22 Assessment	**$19,402**

Irrigation and electric bill are available for review at the City Engineer's office

General Fund (personnel and materials) 2021/2022 actual and prorated Expenditures	Hours	Hourly Rate	Total
Irrigation Tech.	70	$31.06	$2,174.16
Parks Manager	30	$64.22	$1,926.63
Total Labor	100		$4,100.79
Total Equipment			$500.00

.

Higuera Landscaping and Lighting Maintenance District proposed 2022-23 Expenditures	
Maintenance Contract	$6,036
General Fund (personnel)	$4,101
General Fund (materials)	$700
Irrigation Cost	$7,400
Assessment Procedure (City Engineer's Cost)	$1,600
Total	**$19,837**
Total Proposed Assessment	**$19,402.24**

General Fund (personnel and materials) 2022/2023	Hours	Hourly Rate	Total
Irrigation Tech.	70	$31.06	$2,174.16
Parks Manager	30	$64.22	$1,926.63
Total Labor	100		$4,100.79
Total Equipment			$500.00

Assessment Procedure (City Engineer's Cost) 2022/23
Engineering Services Manager:
Research and determine total water and/or electrical cost: 3 hours
Discuss with Parks Manager 2 hours
Prepare reports: 2.5 hours
Attend 3 City Council meetings: 1.5 hours
$900 total
Parks Manager:
Research and determine city costs, i.e. supplies and personnel: 3 hours
Attend 2 City Council meetings: 1 hour
$370 total
Public Works Director/City Engineer:
Review reports: .75 hours
Attend 3 City Council meetings: 1.5 hours
$330 total
$1600 total cost.

EXHIBIT B

Assessor's Parcel Number	Property Address	Frontage (Feet)	Current and Proposed Assessment
4206-016-009	3960 Higuera St.	60.00	$261.07
4206-016-010	3962 Higuera St.	45.00	$195.80
4206-016-011	3966 Higuera St.	45.00	$195.80
4206-016-012	3970 Higuera St.	45.00	$195.80
4206-016-033	8959 Krueger St.	34.00	$147.90
4206-016-034	8957 Krueger St.	34.00	$147.90
4206-017-011	4006 Higuera St.	62.50	$271.95
4206-017-012	4010 Higuera St.	45.00	$195.80
4206-017-013	4014 Higuera St.	45.00	$195.80
4206-017-014	4018 Higuera St.	45.00	$195.80
4206-017-015	4022 Higuera St.	45.00	$195.80
4206-017-016	4028 Higuera St.	48.00	$208.86
4206-017-017	4034 Higuera St.	62.50	$271.95
4206-011-013	8956 Hubbard St.	50.00	$217.56
4206-011-014	4108 Higuera St.	45.00	$195.80
4206-011-015	4112 Higuera St.	45.00	$195.80
4206-011-016	4116 Higuera St.	45.00	$195.80
4206-011-017	4122 Higuera St.	45.00	$195.80
4206-011-018	4126 Higuera St.	50.00	$217.56
4206-008-013	4156 Higuera St.	50.00	$217.56
4206-008-014	4160 Higuera St.	45.00	$195.80
4206-008-015	4164 Higuera St.	45.00	$195.80
4206-008-016	4170 Higuera St.	39.60	$172.31
4206-008-042	4174 Higuera St.	30.20	$131.41
4206-008-043	4176 Higuera St.	30.20	$131.41
4206-008-044	4178 Higuera St.	30.20	$131.41
4206-008-045	4180 Higuera St.	30.20	$131.41
4206-008-021	8673 Higuera St.	33.43	$145.46

4206-008-022	8669 Higuera St.	40.24	$175.09
4206-008-023	8665 Higuera St.	40.24	$175.09
4206-005-016	8655 Higuera St.	39.75	$172.96
4206-005-017	8651 Higuera St.	40.24	$175.09
4206-005-018	8647 Higuera St.	40.00	$174.05
4206-005-019	8643 Higuera St.	40.00	$174.05
4206-005-020	8639 Higuera St.	40.00	$174.05
4206-005-021	8635 Higuera St.	40.25	$175.14
4206-004-016	3650 Helms Ave.	40.25	$175.14
4206-004-037	8621 Higuera St.	40.24	$175.09
4206-004-018	8617 Higuera St.	40.24	$175.09
4206-004-019	8613 Higuera St.	40.24	$175.09
4206-004-020	8605 Higuera St.	80.49	$350.23
4206-001-016	8595 Higuera St.	40.25	$175.14
4206-001-017	8591 Higuera St.	40.24	$175.09
4206-001-018	8585 Higuera St.	40.24	$175.09
4206-001-021	8563 Higuera St.	150.36	$654.25
4206-001-001	8557 Higuera St.	132.30	$575.67
4206-020-028	3951 Higuera St.	50.00	$217.56
4206-019-001	3969 Higuera St.	37.20	$161.87
4206-019-015	3975 Higuera St.	45.00	$195.80
4206-019-016	3979 Higuera St.	45.00	$195.80
4206-019-017	3983 Higuera St.	45.00	$195.80
4206-018-010	4003 Higuera St.	44.67	$194.37
4206-018-011	4009 Higuera St.	44.67	$194.37
4206-018-012	4013 Higuera St.	44.67	$194.37
4206-018-013	4017 Higuera St.	44.66	$194.33
4206-018-014	4023 Higuera St.	49.49	$215.34
4206-018-015	4027 Higuera St.	39.83	$173.31
4206-018-016	4033 Higuera St.	44.67	$194.37
4206-018-017	4037 Higuera St.	44.67	$194.37
4206-010-015	4107 Higuera St.	46.73	$203.33
4206-010-016	4109 Higuera St.	46.72	$203.29
4206-010-017	4115 Higuera St.	46.72	$203.29
4206-010-018	4117 Higuera St.	46.72	$203.29
4206-010-019	4121 Higuera St.	46.72	$203.29
4206-010-020	4127 Higuera St.	46.73	$203.33
4206-009-013	4151 Higuera St.	45.01	$195.85

4206-009-014	**4161 Higuera St.**	**45.00**	**$195.80**
4206-009-015	**4165 Higuera St.**	**45.00**	**$195.80**
4206-009-016	**4171 Higuera St.**	**45.00**	**$195.80**
4206-009-017	**4175 Higuera St.**	**45.00**	**$195.80**
4206-009-018	**4179 Higuera St.**	**45.00**	**$195.80**
4204-005-025	**8665 Hayden Pl.**	**202.53**	**$881.27**
4204-005-018	**8651 Hayden Pl.**	**248.24**	**$1,080.18**
4204-005-019	**8635 Hayden Pl.**	**356.00**	**$1,549.06**
4204-005-022	**8621 Hayden Pl.**	**158.12**	**$688.03**
4204-005-021	**8601 Hayden Pl.**	**168.88**	**$734.85**
		4461.45	**$19,402.24**

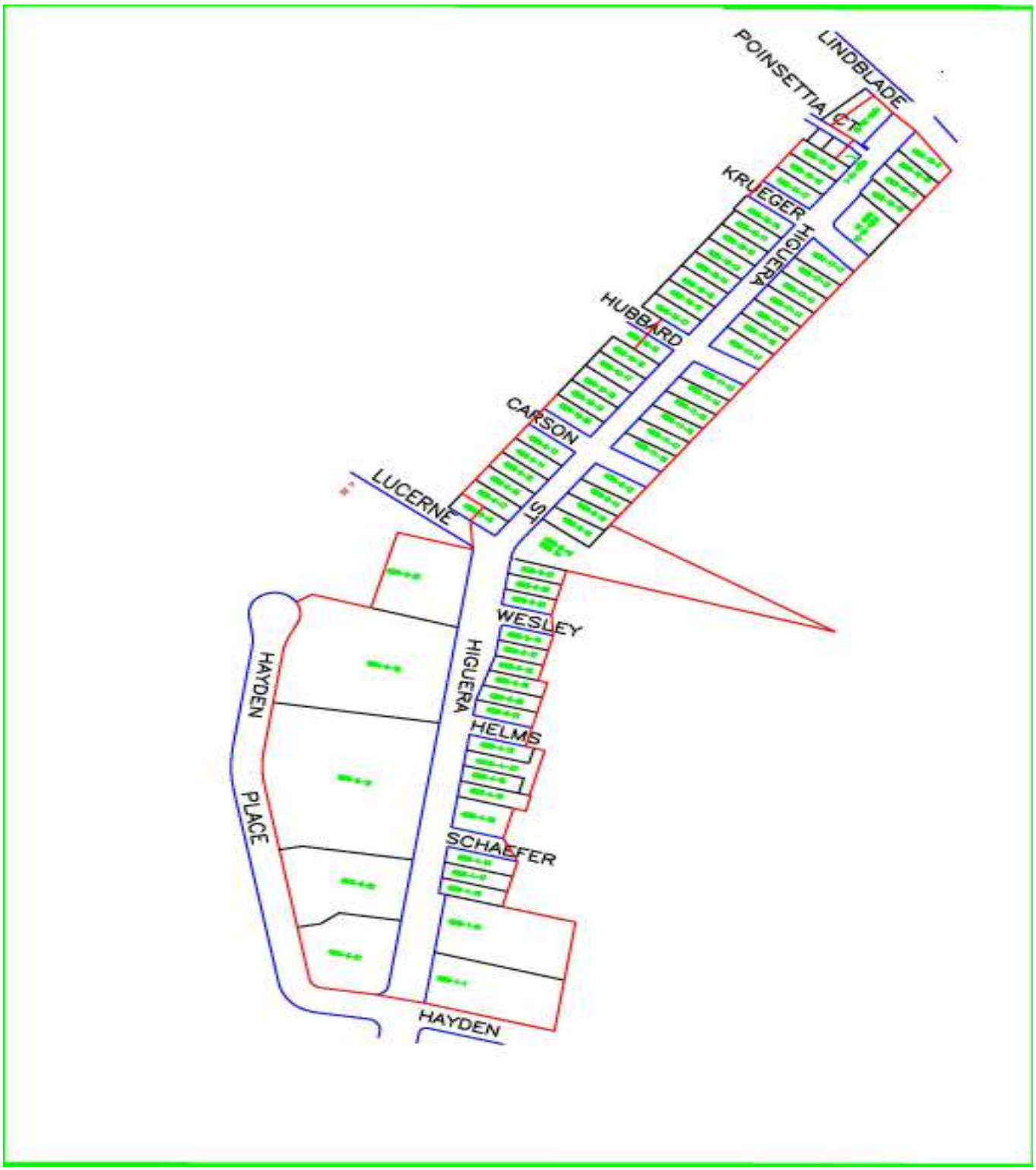

LINDBLADE
POINSETTIA CT
KRUEGER
HIGUERA
HUBBARD
CARSON
LUCERNE
ST
WESLEY
HIGUERA
HAYDEN
PLACE
HELMS
SCHAEFER
HAYDEN

EXHIBIT C