Culver City
PUBLIC WORKS DEPARTMENT
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CHARLES D. HERBERTSON, PE, LS
Public Works Director and
City Engineer

ENGINEER'S REPORT
ON THE ANNUAL LEVY

2016-2017

LANDSCAPING MAINTENANCE DISTRICT NO. 1

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 8, 2016

PRESENTED to the City Council

and APPROVED by Resolution
No. 2016-R______ , adopted by said
City Council on June 13, 2016
and thereafter filed in the
Office of the City Clerk

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City of Culver City

To: The Honorable Mayor and Members of the City Council

From: Charles D. Herbertson, P.E., Public Works Director and City Engineer

SUBJECT: LANDSCAPING MAINTENANCE DISTRICT NO. 1
FISCAL YEAR 2016-2017 ASSESSMENT ENGINEER'S REPORT

LANDSCAPING MAINTENANCE DISTRICT NO. 1 (hereinafter referred to as "District"), described herein, has been formed in accordance Chapter 15.01 of the Code of the City of Culver City, California.

Landscaping Maintenance District No. 1, consisting of certain public property and the real property within the District subject to assessment, is shown on maps consisting of two pages which have been filed in the Office of the City Clerk on May 21, 1979; April 21, 1980; April 12, 1982, and April 11, 1983; and by this reference are made a part hereof (pages 10 and 11).

Landscaping and Irrigation System Plans

The landscaping maintenance areas were constructed in several phases and improved with irrigation systems. The initial improvements for Zone 1 (Studio Estates) were constructed by a developer in accordance with approved plans under separate bonded agreement. The plans for the initial improvements for Zone 1 consist of landscaping plans, Drawing No. 5024-39g (one sheet) approved January 21, 1980, and landscape irrigation system plans, Drawing No. 4024-39g (two sheets) approved January 3, 1979. Zone 2 was disbanded by the City Council in August 2010.

Performance of Maintenance by City Forces and/or Contractor

The maintenance of the improvements is provided by City of Culver City forces and/or maintenance contractors through contracts awarded by the City, and the costs thereof shall be assessed to the benefiting properties within the District.

Parcel Assessments Based Upon Benefit Received

It is proposed to assess the total amount of maintenance and incidental costs for maintaining the landscaped areas to the individual parcels of real property within the District in proportion to the estimated benefit to be received by such parcels of real property. The assessments of such costs commenced upon acceptance of the improvements by the City of Culver City and the commencement of maintenance. The proposed individual assessments are shown on the attached assessment roll.

Method of Assessment

The District consists of all the lots in Tracts 34390, 34371, 36218, eight of the nine lots of Tract 33484, and thirty-one of the thirty-two lots of Tract 28805, all of which derive an equal benefit from the Zone 1 landscaping. The assessments will be spread in accordance with the following formula.

Zone 1 Annual Rate Per Parcel =

Estimated Cost of Maintenance and Administration for Zone 1

Divided by:

Number of Parcels in Zone 1

Annual Assessment Calculation

The annual assessment shall be calculated by taking into account the following:

A. The total cost of constructing or installing all proposed improvements and maintaining and servicing all existing and proposed improvements, 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 for 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 District shall be the total maintenance and improvement costs, as referred to in A., above, increased or decreased, as the case may be, by any of the amounts referred to in B., C., or D., above.

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.

Recommended Assessment:

On July 13, 2009, the members of the District approved by majority ballot an annual increase to the assessment levy based on the February Consumer Price Index for All Urban Consumers for the Los Angeles – Riverside - Orange County area plus a 5% premium each year.

Staff is proposing that the City Council approve increasing the annual assessment district levy by the February Consumer Price Index for All Urban Consumers for the Los Angeles – Riverside – Orange County area which is 2.4%. The assessment levy per parcel is proposed to be $231.19 for a total amount of $41,614.20 (180 parcels) for Fiscal Year 2016-17.

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

Respectfully submitted,

6/30/2016

Charles D. Herbertson RCE 46658
Public Works Director and City Engineer

attachments

TABLE I
COST ESTIMATE PER PARCEL (FISCAL YEAR 2015/2016)

Landscaping Maintenance District No. 1 has been formed to assess directly to the property owners, on a benefit basis, the landscaping maintenance costs that will be incurred in the ensuing fiscal year.

(Studio Estates)$	Current (2015-16)	Proposed(2016-17)
Number of parcels	180	180
Parkway Area	Approx.22,000 sq.ft.	Approx. 22,000 sq. ft.
Total Assessment	$40,638.60	$41,614.20
Cost Per Parcel to Maintain	**$225.77**	**$231.19**

TABLE II

LANDSCAPING MAINTENANCE DISTRICT NO. 1, ASSESSMENT DISTRICT DIAGRAM

DISTRICT BOUNDARY DESCRIPTIONS

The general location is the north central portion of the City of Culver City, California. Maintenance District includes the enclosed 51 parcels of Tract No. 34390, the enclosed 45 parcels of Tract No. 34371, the enclosed 45 parcels of Tract No. 36218, the enclosed 8 parcels of Tract No. 33484, and the enclosed 31 parcels of Tract No. 28805, for a total number of 180 parcels; surrounded on the southeast by Culver Boulevard; on the southwest by Elenda Street; on the northwest by Arizona Avenue and the most northerly line of Tract No. 34371 and Tract No. 28805; and on the northeast by the northeasterly line of Tract No. 28805; all as more specifically shown on the Diagram of Landscaping Maintenance District No. 1, on file in the office of the City Engineer, City of Culver City.

Exhibit A

Landscape Maintenance District #1 Studios Estates ESTIMATED	
2015-16 Expenditures	
Maintenance Contract	$18,327
General Fund (personnel)	$10,000
General Fund (materials)	$500
Irrigation Cost	$9,000
Tree Trimming Costs (Spring 2015) amortized over 3 years	$4,167
Assessment Procedure (City Engineer's Cost)	$1,500
TOTAL	$43,494.00
Total Proposed Assessment **Negative Operating**	**$40,638.60** **$2,856**

Landscape Maintenance District #1 Studios Estates ACTUAL (Prorated from 4/1 to 6/30/15)	
2015-16 Expenditures	

Maintenance Contract	$18,327
General Fund (personnel)	$18,082
General Fund (materials)	$2,500
Irrigation Cost	$6,645
Tree Trimming Costs (Spring 2015) amortized over 3 years	$4,167
Assessment Procedure (City Engineer's Cost)	$1,500
TOTAL	$51,221
Total Proposed Assessment **Negative Operating**	**$40,638.60** **$10,583**

Landscape Maintenance District #1 Studios Estates proposed	
2016-17 Expenditures	
Maintenance Contract	$18,327
General Fund (personnel)	$10,000
General Fund (materials)	$500
Irrigation Cost	$6,000
Tree Trimming Costs. Done every 3 years. Amortized over 3 years	$4,167
Assessment Procedure (City Engineer's Cost)	$1,500
TOTAL	$43,494.00
Total Proposed Assessment	**$41,614.20**

Water bills are available for review at the City Engineer's office.

The General Fund (personnel and materials) ACTUAL 2015/2016 cost breakdown spreadsheet is shown on the following page.

The assessment procedure (City Engineer's cost) breakdown spreadsheet is shown on the page following the next page.

General Fund (personnel and materials) 2015/2016

Studio Estates FY 15/16 includes prorate from 4/1 to 6/30/16			
Labor	Hours	Rate	Total
Irrigation Tech.	187.4	$46.60	$8,732.84
Crew Leader	33.1	$46.96	$1,554.38
Parks Manager	76.0	$81.31	$6,179.56
Parks Supervisor	28.0	$57.69	$1,615.32
Total Labor	314.5		$18,082.10
Total Equipment			$2,500
Grand Total			$20,236.78

Assessment Procedure (City Engineer's Cost) 2015/16

Engineering Services Manager: $97.11 rate
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
$874 total
Parks Manager: $79.72 rate
Research and determine city costs, i.e. supplies and personnel: 3 hours
Attend 2 City Council meetings: 1 hour
$318 total
Public Works Director/City Engineer: $123.68
Review reports: .75 hours
Attend 3 City Council meetings: 1.5 hours
$278 total
$1500 total cost.

Exhibit B Zone 1

APN	Mailing Address	Proposed Assessment
4208-028-002	10884 ARIZONA AVE	$231.19
4208-028-003	10878 ARIZONA AVE	$231.19
4208-028-004	10872 ARIZONA AVE	$231.19
4208-028-005	10866 ARIZONA AVE	$231.19
4208-028-006	10860 ARIZONA AVE	$231.19
4208-028-007	10854 ARIZONA AVE	$231.19
4208-028-008	10833 MARIETTA AVE	$231.19
4208-028-009	10839 MARIETTA AVE	$231.19
4208-028-010	10845 MARIETTA AVE	$231.19
4208-028-011	10853 MARIETTA AVE	$231.19
4208-028-012	4243 229TH ST	$231.19
4208-028-013	10869 MARIETTA AVE	$231.19
4208-028-014	10877 MARIETTA AVE	$231.19
4208-028-016	10890 ARIZONA AVE	$231.19
4208-028-017	10885 MARIETTA AVE	$231.19
4208-028-030	1048 IRVINE AVE	$231.19
4208-028-031	3980 ASTAIRE AVE	$231.19
4208-028-032	3974 ASTAIRE AVE	$231.19
4208-028-033	3968 ASTAIRE AVE	$231.19
4208-028-034	3962 ASTAIRE AVE	$231.19
4208-028-035	10821 MARIETTA AVE	$231.19
4208-028-036	4049 COOGAN CIR	$231.19
4208-028-037	10848 ARIZONA AVE	$231.19
4208-028-038	10842 ARIZONA AVE	$231.19
4208-028-039	10350 SANTA MONICA BLVD	$231.19
4208-028-040	10830 ARIZONA AVE	$231.19
4208-028-041	5366 SUNLIGHT PL	$231.19
4208-028-042	P O BOX 10639	$231.19
4208-028-043	3959 MIDWAY AVE	$231.19
4208-028-045	3971 MIDWAY AVE	$231.19
4208-028-046	3977 MIDWAY AVE	$231.19
4208-028-047	3983 MIDWAY AVE	$231.19
4208-028-048	3965 MIDWAY AVE	$231.19
4208-029-002	10884 MARIETTA AVE	$231.19
4208-029-003	10876 MARIETTA AVE	$231.19
4208-029-004	10868 MARIETTA AVE	$231.19
4208-029-005	P O BOX 546	$231.19
4208-029-006	10852 MARIETTA AVE	$231.19
4208-029-007	10844 MARIETTA AVE	$231.19
4208-029-008	10836 MARIETTA AVE	$231.19
4208-029-009	10830 MARIETTA AVE	$231.19
4208-029-010	10823 GARLAND DR	$231.19
4208-029-011	10829 GARLAND DR	$231.19

4208-029-012	10835 GARLAND DR	$231.19
4208-029-013	10841 GARLAND DR	$231.19
4208-029-014	10847 GARLAND DR	$231.19
4208-029-015	10853 GARLAND DR	$231.19
4208-029-016	10859 GARLAND DR	$231.19
4208-029-017	10865 GARLAND DR	$231.19
4208-029-028	4050 COOGAN CIR	$231.19
4208-029-029	4044 COOGAN CIR	$231.19
4208-029-030	4038 COOGAN CIR	$231.19
4208-029-031	4032 COOGAN CIR	$231.19
4208-029-032	4026 COOGAN CIR	$231.19
4208-029-033	4020 COOGAN CIR	$231.19
4208-029-034	10862 GARLAND DR	$231.19
4208-029-035	10856 GARLAND DR	$231.19
4208-029-036	3130 WILSHIRE BLVD	$231.19
4208-029-037	10892 MARIETTA AVE	$231.19
4208-029-038	10873 GARLAND DR	$231.19
4208-029-039	4001 COOGAN CIR	$231.19
4208-029-040	4007 COOGAN CIR	$231.19
4208-029-041	4013 COOGAN CIR	$231.19
4208-029-042	4019 COOGAN CIR	$231.19
4208-029-043	4025 COOGAN CIR	$231.19
4208-029-044	4031 COOGAN CIR	$231.19
4208-029-045	4037 COOGAN CIR	$231.19
4208-029-046	4043 COOGAN CIR	$231.19
4208-029-047	4049 COOGAN CIR	$231.19
4208-029-048	10824 GARLAND DR	$231.19
4208-029-049	10830 GARLAND DR	$231.19
4208-029-050	10836 GARLAND DR	$231.19
4208-029-051	4018 SKELTON CIR	$231.19
4208-029-052	4024 SKELTON CIR	$231.19
4208-029-053	4030 SKELTON CIR	$231.19
4208-029-054	4036 SKELTON CIR	$231.19
4208-029-055	4042 SKELTON CIR	$231.19
4208-029-056	4048 SKELTON CIR	$231.19
4208-029-057	4047 SKELTON CIR	$231.19
4208-029-058	4041 SKELTON CIR	$231.19
4208-029-059	4035 SKELTON CIR	$231.19
4208-029-060	4029 SKELTON CIR	$231.19
4208-029-061	4018 SKELTON CIR	$231.19
4208-029-062	8383 WILSHIRE BLVD	$231.19
4208-029-063	4015 ASTAIRE AVE	$231.19
4208-029-064	4021 ASTAIRE AVE	$231.19
4208-029-065	4027 ASTAIRE AVE	$231.19
4208-029-066	4033 ASTAIRE AVE	$231.19
4208-029-067	4039 ASTAIRE AVE	$231.19
4208-029-070	4045 ASTAIRE AVE	$231.19

4208-030-001	10802 GARLAND DR	$231.19
4208-030-002	10808 GARLAND DR	$231.19
4208-030-003	10814 GARLAND DR	$231.19
4208-030-005	4040 ASTAIRE AVE	$231.19
4208-030-006	4034 ASTAIRE AVE	$231.19
4208-030-007	4028 ASTAIRE AVE	$231.19
4208-030-008	4022 ASTAIRE AVE	$231.19
4208-030-009	4016 ASTAIRE AVE	$231.19
4208-030-010	4011 MIDWAY AVE	$231.19
4208-030-011	4019 MIDWAY AVE	$231.19
4208-030-012	4027 MIDWAY AVE	$231.19
4208-030-013	4033 MIDWAY AVE	$231.19
4208-030-014	4041 MIDWAY AVE	$231.19
4208-030-015	4049 MIDWAY AVE	$231.19
4208-030-016	4050 MIDWAY AVE	$231.19
4208-030-017	4042 MIDWAY AVE	$231.19
4208-030-018	4036 MIDWAY AVE	$231.19
4208-030-019	4028 MIDWAY AVE	$231.19
4208-030-020	4020 MIDWAY AVE	$231.19
4208-030-021	4012 MIDWAY AVE	$231.19
4208-030-022	10784 GARLAND DR	$231.19
4208-030-023	10778 GARLAND DR	$231.19
4208-030-024	10772 GARLAND DR	$231.19
4208-030-025	4009 LAMARR AVE	$231.19
4208-030-026	4015 LAMARR AVE	$231.19
4208-030-027	4021 LAMARR AVE	$231.19
4208-030-028	4027 LAMARR AVE	$231.19
4208-030-029	4033 LAMARR AVE	$231.19
4208-030-030	3259 BEVERLY DR	$231.19
4208-030-031	4040 LAMARR AVE	$231.19
4208-030-032	9229 SUNSET BLVD	$231.19
4208-030-033	4028 LAMARR AVE	$231.19
4208-030-034	4022 LAMARR AVE	$231.19
4208-030-036	4046 ASTAIRE AVE	$231.19
4208-030-037	4016 LAMARR AVE	$231.19
4208-030-038	10700 GARLAND DR	$231.19
4208-030-039	10710 GARLAND DR	$231.19
4208-030-040	10726 GARLAND DR	$231.19
4208-030-041	10754 GARLAND DR	$231.19
4208-030-042	10760 GARLAND DR	$231.19
4208-031-001	3259 BEVERLY DR	$231.19
4208-031-002	PO BOX 642479	$231.19
4208-031-003	3948 MIDWAY AVE	$231.19
4208-031-004	3954 MIDWAY AVE	$231.19
4208-031-005	3960 MIDWAY AVE	$231.19
4208-031-006	3966 MIDWAY AVE	$231.19
4208-031-007	3972 MIDWAY AVE	$231.19
4208-031-008	3978 MIDWAY AVE	$231.19

4208-031-009	3984 MIDWAY AVE	$231.19
4208-031-010	3981 LAMARR AVE	$231.19
4208-031-011	3975 LAMARR AVE	$231.19
4208-031-012	3969 LAMARR AVE	$231.19
4208-031-013	3963 LAMARR AVE	$231.19
4208-031-014	3957 LAMARR AVE	$231.19
4208-031-015	3953 LAMARR AVE	$231.19
4208-031-016	3949 LAMARR AVE	$231.19
4208-031-017	3945 LAMARR AVE	$231.19
4208-032-002	3994 LAMARR AVE	$231.19
4208-032-003	3988 LAMARR AVE	$231.19
4208-032-004	3982 LAMARR AVE	$231.19
4208-032-005	3976 LAMARR AVE	$231.19
4208-032-006	3964 LAMARR AVE	$231.19
4208-032-007	3958 LAMARR AVE	$231.19
4208-032-008	3952 LAMARR AVE	$231.19
4208-032-010	3939 LAMARR AVE	$231.19
4208-032-011	3933 LAMARR AVE	$231.19
4208-032-012	3927 LAMARR AVE	$231.19
4208-032-013	3921 LAMARR AVE	$231.19
4208-032-014	3915 LAMARR AVE	$231.19
4208-032-015	3909 LAMARR AVE	$231.19
4208-032-016	1418 BARRINGTON AVE	$231.19
4208-032-017	PO BOX 455	$231.19
4208-032-018	3910 LAMARR AVE	$231.19
4208-032-019	3916 LAMARR AVE	$231.19
4208-032-020	3920 LAMARR AVE	$231.19
4208-032-021	3940 LAMARR AVE	$231.19
4208-032-022	10721 HEPBURN CIR	$231.19
4208-032-023	10715 HEPBURN CIR	$231.19
4208-032-024	10711 HEPBURN CIR	$231.19
4208-032-025	10705 HEPBURN CIR	$231.19
4208-032-026	10701 HEPBURN CIR	$231.19
4208-032-027	10704 HEPBURN CIR	$231.19
4208-032-028	10710 HEPBURN CIR	$231.19
4208-032-029	10714 HEPBURN CIR	$231.19
4208-032-030	10720 HEPBURN CIR	$231.19
4208-032-031	2476 OVERLAND AVE	$231.19
4208-032-032	10755 GARLAND DR	$231.19
4208-032-033	10745 GARLAND DR	$231.19
4208-032-034	10735 GARLAND DR	$231.19
4208-032-035	10725 GARLAND DR	$231.19

Total $41,614.20