

2023-2024 LINDSAY LANDSCAPE & LIGHTING ASSESSMENT DISTRICTS

PREPARED BY; NEYBA AMEZCUA

LLAD's

- ▶ What is LLAD?
 - Landscape & Lighting Assessment District
 - “Assessment” means any levy or charge by an agency upon real property that is based upon the special benefit conferred upon the real property by a public improvement or service, that is imposed to pay the capital cost of the public improvement, the maintenance and operation expenses of the public improvement, or the cost of the service being provided. “Assessment” includes, but is not limited to, “Special Assessment,” “Benefit Assessment,” and “Maintenance Assessment.”
- ▶ How are LLAD created?
 - Assessment Districts are created when new development is proposed as part of Conditions of Approvals.
- ▶ How are fees collected?
 - Tax roll
 - is an official record of property subject to property tax within a given jurisdiction.

ENGINEER'S REPORT

Parkside Estates

ENGINEER'S REPORT FOR ASSESSMENT DISTRICT 01-01

Maintenance cost breakdown based on 44 lots with an estimated maint. Area of 7,536 square feet.

	Budgeted 2012-2013				Spent 2012-2013		Projected 2013-2014		
COUNTY FEES									
Assessment Fee	44	\$ 0.20	\$ 8.80	\$ 44.00	44	\$ 1.00	\$ 44.00		
Roll Corrections	1	\$ 26.00	\$ 26.00	\$ -	1	\$ 26.00	\$ 25.00		
Reporting Fee	1	\$ 50.00	\$ 50.00	\$ 200.00	1	\$ 200.00	\$ 200.00		
TOTAL			\$ 83.80	\$ 244.00			\$ 269.00		
CITY COSTS									
Engineering		\$ per hr	# hr			\$ per hr	# hr		
Office Support Staff		\$ 33.34	8	\$ 266.68	\$ 64.65	\$ 33.34	8	\$ 266.68	
City Services Director		\$ 82.99	4	\$ 331.95	\$ 69.40	\$ 69.40	2	\$ 138.80	
Associate Engineer		\$ 43.97	12	\$ 527.95	\$ 179.00	\$ 41.48	5	\$ 207.30	
Administration									
City Manager		\$ 114.06	1	\$ 114.06	\$ 104.09	\$ 104.09	1	\$ 104.09	
City Attorney		\$ 125.00	1	\$ 125.00		\$ 125.00		\$ -	
Finance Director		\$ 69.98	2	\$ 139.95	\$ 64.45	\$ 64.45	1	\$ 64.45	
TOTAL				\$ 1,506.30	\$ 727.79			\$ 781.32	
WALL MAINTENANCE									
Graffiti Incidents				\$ 784.00	\$ -			\$ 15.00	
TOTAL				\$ 784.00				\$ 15.00	
UTILITIES		\$ per month	# months			\$ per month	# months		
Irrigation Timer Electrical costs		\$ 150.13	12	\$ 342.80	\$ 1,801.55	\$ 150.13	12	\$ 1,801.55	
Water used for irrigation	# Street Lights	\$ 133.50	12	\$ 1,320.00	\$ 1,601.95	\$ 133.50	12	\$ 1,601.95	
Lighting	6	\$ 778.32	12	\$ 262.80	\$ 778.32	\$ 10.81	12	\$ 778.32	
TOTAL				\$ 1,925.40	\$ 4,181.82			\$ 4,181.82	
CITY MAINTENANCE (Landscaping & Irrigation Maintenance/plants)		\$/hr	hrs		\$ 1,327.23	\$/hr	hrs		
Senior Employee		\$ 18.92	50	\$ 946.00		\$ 18.92	9	\$ 170.28	
Regular Employee		\$ 9.04	65	\$ 587.34		\$ 14.50	40	\$ 580.00	
Regular Employee		\$ 9.04	65	\$ 587.34		\$ 14.50	40	\$ 580.00	
Operational Supplies (Landscaping Equipment, Fuel & Oil, Seeding, Fertilizer, Plants, Trees, etc)				\$ 1,260.00	\$ 2,370.34			\$ 1,000.00	
TOTAL				\$ 3,370.68	\$ 3,697.57			\$ 2,330.28	
SUBTOTAL COSTS				\$ 7,669.18	\$ 8,851.18			\$ 7,577.42	
Carry Over from Previous Fiscal Year				\$ (229.24)				\$ 1,411.66	
TOTAL COSTS				\$ 7,439.94	\$ 8,851.18			\$ 8,989.08	
Costs per square foot of area	7536			\$ 0.99				\$ 1.19	
				\$ 169.09				\$ 204.30	
Assessment per Lot.	44			\$ 169.08				\$ 199.74	

SAMPLE

\$ 30.66 Proposed increase per lot/year
 \$ 2.56 Proposed increase per lot/month
 18% Increase

CITY OF LINDSAY

PARKSIDE
ESTATES 01-01

MAPLE VALLEY
07-02

HERITAGE PARK
96-01

SIERRA VISTA
ESTATES 07-01










PELOUS RANCH
09-01

SIERRA VIEW
ESTATES 92-01

SWEET BRIER PLAZA-
SAMOA 02-01

SWEET BRIER PLAZA-
HERMOSA 02-02

LEGEND

-  Railroad
-  Lewis Creek
-  City Limits
-  City Block
-  Street
-  State Highway
-  County
-  200 Block Address
-  Right of Way

Base Data Provided by Tulare County
Created by William Ziegler
City Planning Department
Printed November 15, 2011

The Features Produced by These Data Are
Only Representations and Are Not Intended
for Legal or Survey Purposes.



LANDSCAPE DISTRICT NO.92-01

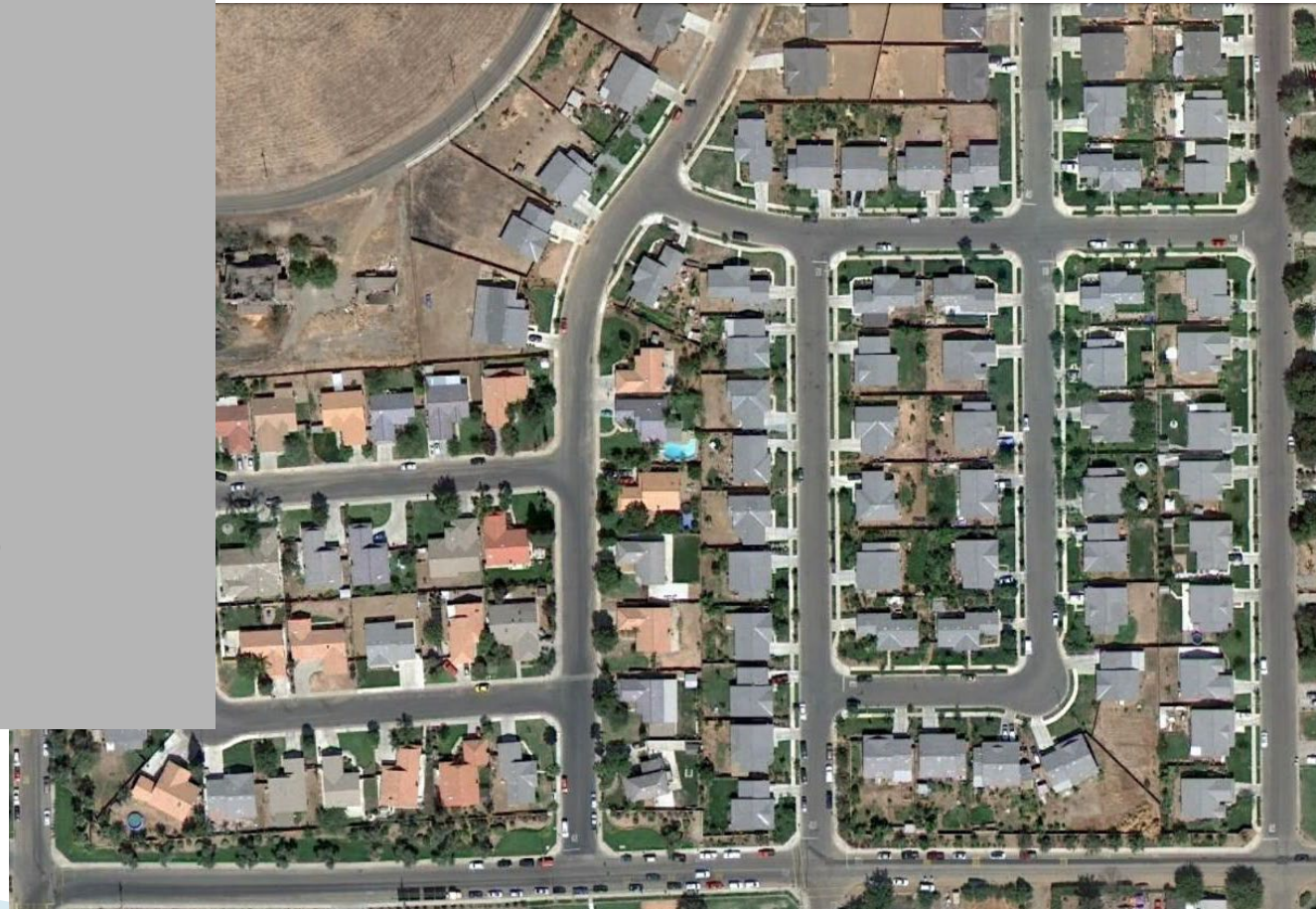
SIERRA VIEW ESTATES

Maint. Area= 41,523 ft²

92 Lots

Max= \$295.40
/year/lot

Proposed=\$224.50
/year/lot



LANDSCAPE DISTRICT NO.96-01 HERITAGE PARK

Maint. Area=11,600
ft²

37 Lots

Max= \$260.30
/year/lot

Proposed= \$208.10
/year/lot



LANDSCAPE DISTRICT NO.01-01

PARKSIDE ESTATES

Maint. Area=7,536 ft²

44 Lots

Max= \$307.72
/year/lot

Proposed= \$142.52
/year/lot



LANDSCAPE DISTRICT NO.02-01

SWEET BRIER – SAMOA

Maint. Area=4,924 ft²

6 Lots

Max= \$1,929.83
/year/lot

Proposed= \$788.26
/year/lot



LANDSCAPE DISTRICT NO.02-02

SWEET BRIER – HERMOSA

Maint. Area=20,766 ft²

12 Lots

Max= \$1,923.33
/year/lot

Proposed= \$966.42
/year/lot



LAND

7-01

Maint. Area=2
ft²



LANDSCAPE DISTRICT NO.07-02

MAPLE VALLEY ESTATES

Maint. Area=1,720 ft²

42 Lots

Max= \$120.00
/year/lot

Proposed= \$100
/year/lot



LANDSCAPE DISTRICT NO.09-01

PELOUS RANCH

Maint.

Area=27,593.1 ft²

105 Lots

Max= \$200.62
/year/lot

Proposed= \$160.00
/year/lot



SUMMARY OF CHARGES

	No. Lots	Maximum Allowed		Budgeted 2022-2023 FY		Proposed 2023-2024 FY		Increase/Decrease per Year
		Amount per Year/lot	Amount per Month/lot	Amount per Year/lot	Amount per Month/lot	Amount per Year/lot	Amount per Month/lot	
Sierra View Estates Assessment District 92-01	92	\$ 295.40	\$ 24.62	\$ 238.75	\$ 19.90	\$ 224.50	\$ 18.71	\$ (1.19)
Heritage Park Assessment District 96-01	37	\$ 260.30	\$ 21.69	\$ 208.10	\$ 17.34	\$ 208.10	\$ 17.34	\$ -
Parkside Estates Assessment District 01-01	44	\$ 307.72	\$ 25.64	\$ 142.52	\$ 11.88	\$ 142.52	\$ 11.88	\$ -
Sweet Brier Plaza (Samoa) Assessment District 02-01	6	\$ 1,929.83	\$ 160.82	\$ 766.52	\$ 63.88	\$ 788.26	\$ 65.69	\$ 1.81
Sweet Brier Plaza (Hermosa) Assessment District 02-02	12	\$ 1,923.33	\$ 160.28	\$ 966.42	\$ 80.54	\$ 966.42	\$ 80.54	\$ -
Sierra Vista Assessment District 07-01	19	\$ 502.84	\$ 41.90	\$ 502.84	\$ 41.90	\$ 321.30	\$ 26.78	\$ (15.13)
Maple Valley Assessment District 07-02	42	\$ 120.00	\$ 10.00	\$ 86.12	\$ 7.18	\$ 100.00	\$ 8.33	\$ 1.16
Pelous Ranch Assessment District 09-01	105	\$ 200.62	\$ 16.72	\$ 150.00	\$ 12.50	\$ 160.00	\$ 13.33	\$ 0.83

Action Item:

- Conduct Public Hearing & Consider the Approval of Resolution 23-23 Ordering the Continued Maintenance of Landscaping and Lighting Maintenance Districts and Confirming the Engineer's Report and Assessment for the 2023-2024 Fiscal Year.