

Engineer's Report for The Mad River Parkway Business Center Landscape Maintenance Assessment District

2024/2025

Netra B Khatri, City

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City of Arcata



A: OVERVIEW

The City of Arcata (“City”) annually levies and collects special assessments on parcels within the Landscape and Lighting Assessment District Titled Mad River Parkway Business Center Landscape Maintenance Assessment District in order to continue the maintenance of landscape and lighting improvements within the “District”. The District was formed in December of 2013 and is levied annually, pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “1972 Act”) and the provisions of the California Constitution Article XIIIID, added by Proposition 218. This Engineer’s Annual Report (“Report”) describes the District, any changes to the District, modifications to the improvements or zones, and the proposed assessments for fiscal year 2024/2025.

The budgets and annual assessments are based on the City’s estimated cost to maintain the improvements that provide special benefits to properties within the District. The word “parcel”, for the purposes of this Report, refers to an individual property assigned its own Assessment Parcel Number by the Humboldt County Assessor’s Office. The Humboldt County Auditor/Controller uses Assessment Parcel Numbers and specific Fund Numbers to identify properties assessed for special district benefit assessments on the tax roll.

Each fiscal year, an Engineer’s Report is prepared and presented to the City Council describing the District any changes to the District or improvements and the proposed budget and assessments for that fiscal year and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments.

Following final approval of the Report the Council orders the levy and collection of assessments for the fiscal year pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each parcel in fiscal year 2024/2025.

B. DESCRIPTION OF THE DISTRICT

The Mad River Parkway Businesses Center Landscape Maintenance Assessment District (MRAD) consists of 11 lots (previously 14) totally 354,959 square feet. Four of the lots have been developed and one is currently in construction.

The subdivision is situated in the northern portion of the City of Arcata just southeast of the Mad River and North of Guintoli Lane. The MRAD contains a City owned parcel known as Carlson Park.

C. IMPROVEMENTS AND SERVICES AUTHORIZED BY THE 1972 ACT

As generally defined by the 1972 Act and applicable to this District, the improvements and associated assessments may include one or more of the following:

1. The installation or planting of landscaping;

2. The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3. The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
4. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
5. The installation of park or recreational improvements, including, but not limited to, all of the following: a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage. b) Lights, playground equipment, play courts, and public restrooms.
6. The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
7. The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to: a) Repair, removal, or replacement of all or any part of any improvements; b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities; c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; d) The removal of trimmings, rubbish, debris, and other solid waste; e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti; f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
8. Incidental expenses associated with the improvements including, but not limited to: a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment; b) The costs of printing, advertising, and the publishing, posting and mailing of notices; c) Compensation payable to the County for collection of assessments; d) Compensation of any engineer or attorney employed to render services; e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; f) Costs associated with any elections held for the approval of a new or increased assessment.

D. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements established or installed in connection with development of properties within the MRAD. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the MRAD.

The improvements to be maintained and funded entirely or partially through the District assessments are generally described as in the original Engineers report: Seven street lights, landscape areas within the street right-of-way, the park area field, equipment, a-ten foot wide path and vegetated swales, graffiti abatement, and a bridge/drainage structure for access and handrail.

Landscaping and Appurtenant Facilities: Landscaping improvements include but are not limited to: Landscaping, planting, shrubbery, trees, irrigation systems, fences, hardscapes, fixtures, electricity and water, sidewalk maintenance resulting from landscape growth and appurtenant facilities in public rights-of-way, medians, swales, parkways and dedicated easements within the proposed boundaries of said Assessment District. Together with any and all incidental expenses in connection there with as particularly authorized pursuant to the Landscaping and Lighting Act of 1972.

Excluded from the District’s Responsibility: Fences throughout the Development other than the fence on the West side and within Lot 12.

Vegetation Management

Vegetation Management includes but is not limited to the mowing and trimming of identified drainage easements, street frontage, Carlson Park (lot 12) and other landscape areas.

Lighting and Appurtenant Facilities

Street lighting improvements include but are not limited to: Poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide safety lighting and traffic signals in public rights-of-way and dedicated easements within the proposed boundaries of said Assessment District. The public lighting system is maintained to provide adequate illumination. Power for street lights is furnished by the Pacific Gas and Electric Company, and based on the rates for power authorized by the California Public Utilities Commission LS2-A rate.

Park and Recreation Improvements and Appurtenant Facilities

Parks and recreation improvements include but are not limited to lights, playgrounds, playground equipment, park furniture, site amenities, and appurtenant facilities in public parks and recreation facilities within the boundaries of said Assessment District.

E: Recent Changes and Proposed Changes for 2023/24 Fiscal Year

A small change in the assessment values due to the development of one additional lot (Dutch Bros Coffee) and annual CPI is expected in FY 24-25.

F: ASSESSMENT

The annual assessments are based on the historical and estimated costs to maintain the improvements that provide a prescribed benefit to properties within the District. Per the original language of this assessment district properties not yet developed only pay 50% of the annual assessment. A **CPI of 4.5%** for 2024-2025 will be calculated and included in the report forwarded to the County for inclusion on the parcel annual tax assessment.

Assessment District	2022/23 Assessment	2022/23 Expense	2024/25 Assessment
MRBP	\$7,477.01	\$6,246.33	\$8,056.94

Above listed assessment fees include an annual Consumer Price Index factor (6.25% for 2023-2024); All Urban Consumers, U.S. All Items, 1982-1984=100 – Annual from prior calendar year. The cost indexing factor allows the district to raise its assessments on an annual basis to allow it to keep pace with inflation and the rising cost of living.

ATTACHMENT

MAD RIVER BUSINESS PARK

ASSESSMENT ROLL

SPECIAL
ASSESSMENT
NUMBER

FISCAL YEAR
2024-2025
AMOUNT OF ASSESSMENT

PROPERTY
DESCRIPTION
ASSESSOR'S PARCEL NO.

Lot 1	\$372.87	507-531-007
Lot 2	\$471.64	507-531-008
Lot 3	\$441.28	507-531-009
Lot 4	\$904.67	507-531-010
Lot 5	\$589.42	507-531-011
Lot 6	\$314.82	507-531-013
Lot 7	\$270.76	507-531-014
Lot 8	\$385.81	507-531-004
Lot 9	\$486.93	507-531-003
Lot 10	\$3,818.74	507-531-015

TOTAL ASSESSMENT: \$8,056.94