

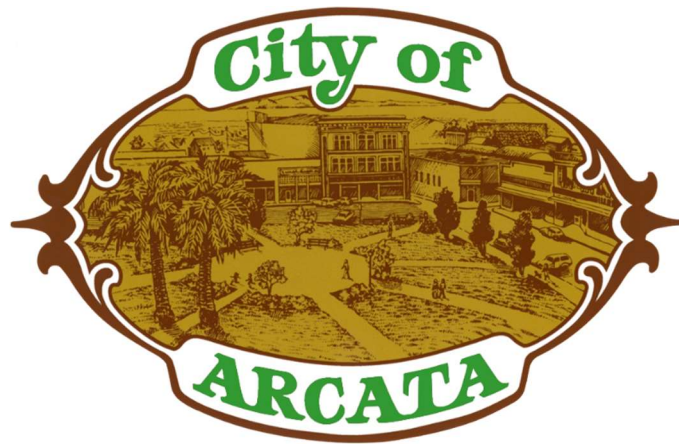
Engineer's Report for The Janes Creek Meadow Landscape Maintenance Assessment District

2026/2027

David Caisse, Assistant City Engineer

04/01/26

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 Janes Creek Meadow Landscape Maintenance Assessment District in order to continue the maintenance of landscape and lighting improvements within the “District”. The District was formed in October of 2003 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 XIID, 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 2026/2027.

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 2026/2027.

B. DESCRIPTION OF THE DISTRICT

The Janes Creek Meadow Landscape Maintenance Assessment District (JCAD) consists of 54 lots. The 9 original lots associated with the affordable housing land trust were not assessed. The subdivision is situated in the northern central portion of the City of Arcata. The JCAD contains a City improved park and playground (Janes Creek Meadow Park), improved trail network and stormwater retention pond and swales.

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 streetlights 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 the improvements installed by the Developer and the City. These include: the Park and playground, approximately 3,000 LF of trail, landscaped bulb outs, 13 streetlights and supplied power, fences on City right of way, a sound wall at the entrance, and a pedestrian and emergency access bridge.

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

Private yard fences throughout the JCAD adjacent to the vegetated drainage swales.

Vegetation Management

Vegetation Management includes but is not limited to the mowing and trimming of identified drainage easements, street frontage, Jacoby Creek Park 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 the JCAD. The public lighting system is maintained to provide adequate illumination. Power for streetlights 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, playground, 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 2026/27 Fiscal Year

This past year, the City had no changes recorded and does not anticipate any changes for FY 26-27

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. The most complete assessment (FY24/25) is based on cost data recorded from the Parks and Facilities Department principally, plus the preparation of this report. Per the original language of this assessment district, no CPI was included in this District and thus the costs have not increased over time while the costs to deliver services have.

Assessment District	2024/2025		2025/2026		2026/2027
	Assessment	Expense	Assessment	Expense	Assessment
JCAD	\$ 16,080.00	\$ 20,933.54	\$ 16,080.00	*TBD	\$ 16,080.00

**Current Fiscal Year - Total expenses are unknown until after July 1, 2026.*

**ATTACHMENT A
JANES CREEK MEADOW**

ASSESSMENT ROLL

SPECIAL ASSESSMENT NUMBER	PROPERTY DESCRIPTION ASSESSOR'S PARCEL NO.	FISCAL YEAR 2026-2027 AMOUNT OF ASSESSMENT
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Lot 1	507-511-001	268.00
Lot 2	507-511-002	268.00
Lot 4	507-511-004	268.00
Lot 5	507-511-005	268.00
Lot 6	507-511-006	268.00
Lot 7	507-511-007	536.00
Lot 8	507-511-008	268.00
Lot 9	507-511-009	268.00
Lot 10	507-511-010	268.00
Lot 11	507-511-011	268.00
Lot 12	507-511-012	268.00
Lot 13	507-511-013	268.00
Lot 14	507-511-014	268.00
Lot 15	507-511-015	268.00
Lot 16	507-511-016	268.00
Lot 17	507-511-017	536.00
Lot 18	507-511-018	268.00
Lot 19	507-511-019	268.00
Lot 20	507-511-020	268.00
Lot 21	507-511-021	268.00
Lot 22	507-511-022	268.00

Lot 23	507-511-023	268.00
Lot 24	507-511-024	536.00
Lot 25	507-511-025	268.00
Lot 26	507-511-026	268.00
Lot 27	507-511-027	268.00
Lot 28	507-511-028	804.00
Lot 29	507-511-029	268.00
Lot 30	507-511-030	268.00
Lot 31	507-511-031	268.00
Lot 32	507-511-032	268.00
Lot 33	507-511-033	268.00
Lot 34	507-511-034	268.00
Lot 35	507-511-035	268.00
Lot 36	507-511-036	268.00
Lot 37	507-511-037	268.00
Lot 38	507-511-038	268.00
Lot 39	507-511-039	268.00
Lot 40	507-511-040	536.00
Lot 41	507-511-041	268.00
Lot 42	507-511-042	268.00
Lot 43	507-511-043	268.00
Lot 44	507-511-044	268.00
Lot 45	507-511-045	268.00
Lot 46	507-511-046	268.00
Lot 47	507-511-047	268.00
Lot 48	507-511-048	268.00
Lot 49	507-511-049	536.00

Lot 50	507-511-050	268.00
Lot 51	507-511-051	268.00
Lot 52	507-511-052	268.00
Lot 53	507-511-053	268.00
Lot 54	507-511-001	268.00

TOTAL ASSESSMENT: \$16,080