



**Harris & Associates**<sup>SM</sup>

SHAPING THE FUTURE ONE PROJECT AT A TIME<sup>SM</sup>

# Engineer's Report

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for the

## City of Garden Grove Street Lighting District

Fiscal Year 2014-15

City of Garden Grove  
Orange County, California

May 15, 2014

**ENGINEER'S REPORT**  
**CITY OF GARDEN GROVE**  
**STREET LIGHTING DISTRICT**  
**FISCAL YEAR 2014-15**

**TABLE OF CONTENTS**

Synopsis .....1  
Current Financial Summary .....2  
Report.....3  
Part A - Plans and Specifications.....5  
Part B - Estimate of Cost .....6  
Part C - Method of Apportionment.....8  
Part D - Assessment Diagram.....16  
Part E - Assessment Roll .....16

**CITY OF GARDEN GROVE**

**FISCAL YEAR 2014-15**

**SYNOPSIS**

This report as filed complies with the Landscaping and Lighting Act of 1972. Also part of this report, but not bound herein, is the assessment roll on file with the City Clerk which indicates each property's City of Garden Grove Street Lighting District assessment for Fiscal Year 2014-15.

Following the passage of Proposition 218 in November, 1996, the City has been able to continue to levy assessments within the District at the current rate since Proposition 218 allowed certain exemptions for existing assessments. However, any increase in the assessment, including the addition of a CPI escalator, will require that a ballot be mailed to each property owner subject to the assessment, and that a majority of property owners (weighted by assessment amount) returning their ballot must approve of the increase in the assessment. In addition, any other changes needed to comply with the requirements of Proposition 218 would have to be made at that time.

The proposed lighting maintenance assessment for Fiscal Year 2014-15, as described in this Report, is approximately \$1,327,757. The typical homeowner's assessment will be \$28.71, which is the same as that assessed for lighting prior to the passage of Proposition 218 and last year. The estimated fund balance at the end of Fiscal Year 2014-15 is expected to be zero.

**CITY OF GARDEN GROVE**  
**FISCAL YEAR 2014-15**  
**CURRENT FINANCIAL SUMMARY**

	<u>Amount</u>	<u>Total</u>
Uncommitted Fund Balance (as of July 1, 2013)	\$0	
Revenue FY 2013-14	\$1,328,326	
General Fund Contribution	<u>\$383,932</u>	
<i>Subtotal Est. Revenue FY 2013-14</i>		<i>\$1,712,258</i>
Estimated Operating Expenses (for FY 2013-14)	\$1,712,258	
Capital Improvements Approved for FY 2013-14	<u>\$0</u>	
<i>Subtotal Est. Expenses FY 2013-14</i>		<i>\$1,712,258</i>
Estimated Uncommitted Fund Balance (as of June 30, 2014)		<u><u>\$0</u></u>
Estimated Uncommitted Fund Balance (as of July 1, 2014)	\$0	
Proposed Revenue Fiscal Year 2014-15	\$1,327,757	
General Fund Contribution	\$331,774	
<i>Subtotal Est. Revenues FY 2014-15</i>		<i>\$1,659,531</i>
Estimated Operating Expenses (for FY 2014-15)	\$1,659,531	
Capital Improvements for FY 2014-15	\$0	
<i>Subtotal Est. Expenses FY 2014-15</i>		<i>\$1,659,531</i>
Estimated Uncommitted Fund Balance (as of June 30, 2015)		<u><u>\$0</u></u>

**CITY OF GARDEN GROVE**  
**FISCAL YEAR 2014-15**  
**ENGINEER'S REPORT**  
**PREPARED PURSUANT TO THE PROVISIONS OF THE**  
**LANDSCAPING AND LIGHTING ACT OF 1972**  
**SECTION 22500 THROUGH 22679**  
**OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation adopted by the City Council of the City of Garden Grove, State of California, in connection with the proceedings for:

**CITY OF GARDEN GROVE**  
**STREET LIGHTING DISTRICT**

hereinafter referred to as the "Assessment District" or "District", I, K. Dennis Klingelhofer, P.E., the authorized representative of Harris & Associates, the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" consisting of five (5) parts as follows:

**PART A**  
**PLANS AND SPECIFICATIONS**

Plans and specifications for the existing and ultimate improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and are incorporated herein by reference.

**PART B**  
**ESTIMATE OF COST**

An estimate of the costs of the maintenance and/or servicing of the existing and ultimate improvements for FY 2014-15, including incidental costs and expenses in connection therewith.

**PART C**  
**METHOD OF APPORTIONMENT**

The method of apportionment of assessments indicates the proposed assessment of the net amount of the costs and expenses of the maintenance and/or servicing of the existing and ultimate improvements to be assessed upon the several lots and parcels of land within the Assessment District in proportion to the estimated special benefits to be received by such lots and parcels.

**PART D  
ASSESSMENT DIAGRAM**

The Assessment Diagram, which shows the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District, is on file in the Office of the City Clerk and is incorporated herein by reference.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Orange for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

**PART E  
ASSESSMENT ROLL**

An assessment of the estimated cost of maintenance and/or servicing of the existing improvements on each benefited lot or parcel of land within the Assessment District for the fiscal year to which this report applies are on file in the Office of the City Clerk and incorporated herein by reference.

The undersigned respectfully submits the enclosed report as directed by the City Council. The undersigned certifies that she is a Professional Engineer, registered in the State of California.

DATED: May 15, 2014

Harris & Associates



BY: K. Dennis Klingelhofer, P.E.  
R.C.E. No. 50255



**PART A**  
**PLANS AND SPECIFICATIONS**

The facilities, which have been constructed within the City of Garden Grove, and those which may be subsequently constructed, will be serviced and maintained as generally described as follows:

**DESCRIPTION OF IMPROVEMENTS  
FOR THE CITY OF GARDEN GROVE  
STREET LIGHTING DISTRICT  
FISCAL YEAR 2014-15**

**Street Lighting.** The plans for local lighting including alley lighting, and certain arterial lighting, consist of the lamp location list, the Diagram, and the County Assessor's Maps, all of which are on file in the City Clerk's office and are incorporated herein by reference.

The Diagram shows the existing District boundaries and includes all of the areas of the District with existing street lights. The lamp location list is a tabulated listing of every street in the District by street in alphabetical order. Included in the items listed for each lamp is the exact location by street address, number and lamp size. Lamps are not placed in specific zones, unless they clearly only benefit certain parcels (e.g., Main Street lights, which are funded through the Main Street Assessment District No. 1).

The County Assessor's Maps show each parcel, including its parcel number and the dimension of each parcel in the District. Preceding the Assessor's Maps is an information sheet, which gives instructions for finding individual parcel street lighting assessments and for finding lamp locations. These maps are available for inspection in the Engineering Services Division of the Public Works Department.

Specifications for street lighting within the District are indicated within a previously executed contract dated July 22, 1958, by and between the City of Garden Grove and Southern California Edison Company, a copy of which is attached by reference to this report.

**Traffic Signals and Freeway Lighting.** Maps showing the location of traffic signals and freeway lighting within the District, and specifications showing the general nature, location and extent of proposed capital improvements, are on file in the office of the City Clerk and incorporated herein by reference.

**PART B**  
**ESTIMATE OF COST**

The City's budget for the installation, operation, maintenance and servicing of lighting details the estimated costs for Fiscal Year 2014-15 as available at the time of preparation of this report, and includes engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

	Est. Costs	Allocated Engineering & Incidentals	Contributions from Other Funds	Total to Assessment
<b>Local Lighting Cost</b>				
(from Street Lighting Cost Table)	\$763,554			
<b>Total Local Lighting Cost</b>	<b>\$763,554</b>	\$226,032	(\$262,522)	\$727,064
<b>Alley Lighting Costs</b>				
(from Street Lighting Cost Table)	\$1,789			
<b>Total Alley Lighting Cost</b>	<b>\$1,789</b>	\$530	(\$835)	\$1,484
<b>Arterial Lighting Cost to All Assessable Properties:</b>				
Arterial Lighting Cost	\$267,015			
Signal Maintenance	\$243,117			
Freeway Underpass Lighting (LS3 Sched. incl. in Arterial Lights above)	\$5,000			
<b>Total Arterial Lighting Cost</b>	<b>\$515,132</b>	\$152,493	(\$68,416)	\$599,209
<b>Total Lighting Costs</b>	<b>\$1,280,476</b>	<b>\$379,055</b>	<b>(\$331,774)</b>	<b>\$1,327,757</b>
<u>Engineering and Incidentals</u>				
0020 Management - Regular Salaries	\$17,523			
3000 Public Works General Administration Regular Salaries	\$29,073			
3210 Street Lighting Regular Salaries	\$196,687			
3210 Overtime	\$1,412			
3210 Commodities	\$2,540			
3210 Insurance / Liability	\$41,945			
3210 Facilities Maint., Finance Mgmt., Operational and General Admin Support	\$58,500			
3210 Contractual Services	\$31,375			
7113 Capital Outlay	\$0			
<b>Total Engineering and Incidentals</b>	<b>\$379,055</b>			
<b>Starting Fund Balance (Fund Balance as of July 1, 2014)</b>	<b>\$0</b>			
<b>General Fund Contribution to balance budget</b>	<b>(\$331,774)</b>			
<b>Estimated Reserve (Fund Balance as of June 30, 2015)</b>	<b>\$0</b>			
<b>Total Estimated 2014-15 Assessment</b>	<b>\$1,327,757</b>			

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.



The detail of the estimated cost of operating, maintaining and servicing local and arterial street lighting including alleys and safety lights within the District for Fiscal Year 2014-15 is set forth below:

**STREET LIGHTING - EDISON OWNED**

**Local Lighting:**

<u>Lamp Size</u>	<u>Number</u>		<u>Cost</u>	
4,000 L	3	@ \$ 10.02 x 12 mos.	\$ 360.72	
5,800 L	4,282	@ 10.46 x 12 mos.	537,476.64	
9,500 L	1,690	@ 11.13 x 12 mos.	225,716.40	
	<u>5,975</u>		<u>\$ 763,553.76</u>	\$ 763,553.76

**Alley Lighting:**

<u>Lamp Size</u>	<u>Number</u>		<u>Cost</u>	
5,800 L	10	@ 10.46 x 12 mos.	1,255.20	
9,500 L	4	@ 11.13 x 12 mos.	534.24	
	<u>14</u>		<u>\$ 1,789.44</u>	\$ 1,789.44

**Arterial Lighting:**

<u>Lamp Size</u>	<u>Number</u>		<u>Cost</u>	
16,000 L	13	@ 13.14 x 12 mos.	2,049.84	
22,000 L	1,213	@ 14.63 x 12 mos.	212,954.28	
27,500 L	58	@ 15.83 x 12 mos.	11,017.68	
	<u>1,284</u>		<u>\$ 226,021.80</u>	\$ 226,021.80

**STREET LIGHTING - CITY OWNED (Arterial)**

<u>Lamp Size</u>	<u>Number</u>		<u>Cost</u>	
5,800 L	55	@ \$ 2.47 x 12 mos.	\$ 1,630.20	
7,900 L	8	@ 5.11 x 12 mos.	490.56	
9,500 L	8	@ 3.14 x 12 mos.	301.44	
16,000 L	3	@ 4.65 x 12 mos.	167.40	
22,000 L	517	@ 5.70 x 12 mos.	35,362.80	
27,500 L	36	@ 7.04 x 12 mos.	3,041.28	
	<u>627</u>		<u>\$ 40,993.68</u>	\$ 40,993.68

**TOTAL**

**\$ 1,032,358.68**

## PART C METHOD OF APPORTIONMENT

### GENERAL

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the maintenance and servicing of street lights, traffic signals, landscaping and park and recreational facilities.

Section 22573, Landscaping and Lighting Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

### EXEMPTION FROM ARTICLES XIIC AND XIID

As a result of the passage of Proposition 218 by Voters on November 5, 1996, Articles XIIC and XIID were added to the California Constitution. The new procedural and approval process outlined in these articles apply to those districts that do not qualify for an exemption as provided therein. There are several exemptions provided, including: 1) a district that received prior voter approval, 2) a district originated with a petition signed by 100 percent of the property owners in the district, or 3) a district complying with the requirements set forth in Section 5(a) of Article XIID that states:

"...assessments existing on the effective date of this Article shall be exempt from the procedures and approval process set forth in Section 4 [if they were] imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control."

The street lighting assessment existed in Fiscal Year 1996-97 and funded improvements that are classified as street improvements. Street improvement as defined herein is based on the definitions provided by the Office of the Controller for the State of California in the *Guidelines Relating to Gas Tax Expenditures* published by the Division of Local Government Fiscal Affairs. The state's gas tax program is administered in city agencies, but audited by the Office of the State Controller. The proceeds of the gas tax are statutorily limited to expenditures for streets and roads. Because the funds are restricted to street and road costs, the State Controller has developed "Street Purpose Definitions and Guidelines" based on the *Manual of Uniform Highway Accounting and Financial Management Procedures* developed by the American Association of State Highway Officials. Street improvement, as it relates to this District, is defined as the construction, operation, or maintenance of facilities within the right-of-way used for street or road purposes including but not limited to the following:

- Installation or expansion of the street lighting system including replacement of old equipment with superior equipment, installation of traffic signals at intersections and railroad crossings, replacement of equipment as required for relocations for street purposes, and purchase and installation of traffic signal control equipment.
- Servicing lighting systems and street or road traffic control devices including repainting and repairing traffic signals and lighting standards; and furnishing of power for street and road lighting and traffic control devices.

Therefore, the assessments levied for street improvements as defined above are exempt from the Article XIID procedural and approval process.

### **SPECIAL BENEFIT ANALYSIS**

***Local Lighting.*** The installation, operation, maintenance and servicing of lighting along streets and alleys in close proximity to certain lots or parcels provides a special benefit to such lots or parcels, enhancing their value by providing illumination resulting in: 1) improved security of such lots or parcels, 2) improved ingress and egress from such lots or parcels by illuminating access after sunset, and 3) improved nighttime visibility for the local access of emergency vehicles. In the case of commercial lots or parcels, these local lights, by improving ingress and egress, facilitate the opening and operation of businesses after sunset.

***Arterial Lighting.*** The installation, operation, maintenance and servicing of arterial lighting (including traffic signals, intersection safety lighting, freeway underpass lighting, and lighting on arterial streets) provides a special benefit to each and every assessable lot or parcel within the District, enhancing their value by: 1) improved nighttime visibility for the access of emergency vehicles, and 2) improved safety and traffic circulation to and from parcels citywide.

### **METHODOLOGY**

#### ***Local Lighting Assessment***

The special benefit from operation, maintenance and servicing of local street lighting within the District only accrues to those parcels within the District located in areas where such lighting is provided. Therefore, parcels without local street lighting are not assessed for the cost of providing such lighting. Generally, a parcel is determined to have local lighting provided if a street light is within approximately 90 feet of the parcel.

The benefit from local lighting can be measured by increased safety to people and property, as well as the increased availability of lighting. In order to establish the proportionate share of local lighting benefit to any parcel of land in relation to the total special benefits to be received by local lighting, it is necessary to establish a benchmark to relate that one parcel to all others. The benchmark is called the Assessment Unit (AU). The District uses the Single Family Residence (SFR) as the benchmark AU. All other land uses will be compared to the benchmark of the Single Family Residence to gain a comparative Assessment Unit based on population and parcel size as described below. For parcels with local lighting, there exists the core benefit of available lighting for every parcel in the District near a street light. This “Availability” benefit is apportioned to parcels with local lighting in the District on a per parcel basis, and has been assigned one-fourth of the SFR Assessment Unit. In addition to this benefit, parcels in the District benefit from improved safety related to people who own or use the parcels in the District (“Safety to People”), which has been assigned one-half of the

SFR Assessment Unit. Parcels also benefit from improved safety related to the parcel itself (“Safety to Property”), which has been assigned one-fourth of the SFR Assessment Unit. The three benefit factors are then added together for a total of 1 AU per SFR.

$$\begin{array}{cccc} \text{Safety to People Benefit} & + & \text{Safety to Property Benefit} & + & \text{Availability Benefit} & = & \text{SFR Benefit} \\ \frac{1}{2} \text{ AU} & & \frac{1}{4} \text{ AU} & & \frac{1}{4} \text{ AU} & & 1 \text{ AU} \end{array}$$

### Safety to People

Assessment law requires that benefit be apportioned to parcels in the District based on the benefit the land receives. It is not, however, contradictory to relate the benefit property receives to the benefit people owning or using such property receive from improved safety as a result of the District’s improvements. The Safety to People benefit results in a benefit to land, especially in residential properties, because clearly what is good for people improves the property value of the land and the ability to sell homes, rent apartments, or let mobile home spaces.

What is good for people is also important to the Nonresidential and Nonprofit properties in the District. Nonresidential properties receive Safety to People benefit from street lighting through the reduction in criminal acts to employees in their parking lots as well as related traffic safety of employees.

Therefore, the Safety to People benefit received by Nonresidential parcels is, at a minimum, that amount received by single family parcels for every portion of the Nonresidential property equal in size to a typical single family parcel. In addition, in order to distribute benefit between the Nonresidential parcels, the individual lot size of each Nonresidential parcel will be used to compute the parcel’s benefit points.

Nonprofit properties benefit from local street lighting through the reduction in criminal acts to members or visitors on property grounds as well as traffic safety to people traveling to and from the property. However, on an ongoing basis, nonprofit properties generally have an inconsistent number of people using the facilities on a day-to-day basis. Unlike an office, warehouse, or retail establishment, a typical nonprofit facility will have one or two days of intense use and more days of less intensive use where a small staff takes care of necessary duties. Therefore, the nonprofit parcels should be assessed at a lower level than other Nonresidential properties, with a minimum assessment equal to a single family residence.

The safety benefit as it relates to safety of the person is apportioned to properties in the District based on the following demographic population information for residential uses as provided by the City of Garden Grove Planning Department. The Nonresidential and Nonprofit uses are related to the residential uses utilizing the Single Family Residential average density of 7,200 square feet as shown in Table 1 below:

**TABLE 1 - POPULATION DEMOGRAPHICS (SAFETY TO PEOPLE)**

Land Use Description	Population per Unit	Rounded % of SFR	Safety to People Benefit (1/2)
Single Family Residential (SFR)	3.51/unit	100%	0.50
Condominium	3.02/unit	85%	0.43
Multiple Family Residential	3.38/unit	95%	0.45
Mobile Home	1.50/unit	40%	0.20
Nonresidential	3.51/7,200 sq. ft.	100%	0.50
Nonprofit	1.755/7,200 sq. ft.	50%	0.25
Vacant	0/parcel	0%	0.00

**Safety to Property**

Both Residential and Nonresidential properties, including Commercial, Industrial, Nonprofit and Vacant parcels, receive benefit from local lighting operation, maintenance and servicing related to the protection of buildings, personal property, business equipment, inventory, materials, etc. located on the property. The Safety to Property benefit is apportioned to properties in the District based on relative property size as available from the City of Garden Grove Planning Department for Residential uses and Assessor’s Parcel Maps for Nonresidential land uses.

For the Residential uses, an average density has been used to determine the per unit parcel size. The Nonresidential, Nonprofit and Vacant uses are related to the Residential uses utilizing the Single Family Residential average density of 7,200 square feet as shown in Table 2 below:

**TABLE 2 - AVERAGE DENSITY PER LAND USE (SAFETY TO PROPERTY)**

Land Use Description	Square Feet per Unit	Rounded % of SFR	Safety to Property Benefit (1/4)
Single Family Residential (SFR)	7,200 sf/unit	100%	0.25
Condominium	3,300 sf/unit	46%	0.12
Multiple Family Residential	2,600 sf/unit	36%	0.09
Mobile Home	3,700 sf/unit	51%	0.13
Nonresidential	7,200 sf/unit	100%	0.25
Nonprofit	7,200 sf/unit	100%	0.25
Vacant	7,200 sf/unit	100%	0.25

In determining the benefit for local lighting, larger properties do not necessarily receive benefit in proportion to their larger size, because a large share of the property may not be protected by the light on the street. In addition, these properties would typically have to provide their own privately funded lighting system in order to afford protection to their entire lot. To account for this, Safety to Property benefit points per unit will only be assigned up to 20 dwelling units or 20 times 7,200 square feet (144,000 square feet) for Nonresidential and Vacant properties. However, a lower maximum assessment, based on 5 dwelling units or 36,000 square feet, is appropriate for the nonprofit parcels, because these properties are less susceptible to criminal activity since the services provided on the premises are not for profit.

Table 3 below shows the breakdown of the Assessment Unit benefit points assigned to each land use for those properties located in areas with local street lights.

**TABLE 3 - LOCAL LIGHTING BENEFIT FACTORS**

Land Use Description	Safety to People	Safety to Property	Availability Benefit	Total AU's
Single Family Residential (SFR)	.50/unit	.25/unit	.25/parcel	1.00/parcel
Condominium	.43/unit	.12/unit	.25/parcel	.79/parcel
Multi-family up to 20 units	.45/unit	.09/unit	.25/parcel	.54/unit + .25/parcel
Multi-family more than 20 units	.45/unit	1.80/parcel	.25/parcel	.45/unit + 2.05/parcel
Mobile Home up to 20 units	.20/unit	.13/unit	.25/parcel	.33/unit + .25/parcel
Mobile Home more than 20 units	.20/unit	2.60/parcel	.25/parcel	.20/unit + 2.85/parcel
Nonresidential minimum 7,200sf *	.50/parcel	.25/parcel	.25/parcel	1.00/parcel
Nonresidential 7,200 to 144,000sf	.50/7,200sf	.25/7,200sf	.25/parcel	.75/7,200sf + .25/parcel
Nonresidential > 144,000sf	.50/7,200sf	5.00/parcel	.25/parcel	.50/7,200sf + 5.25/parcel
Nonprofit minimum 10,800sf *	.50/parcel	.25/parcel	.25/parcel	1.00/parcel
Nonprofit 10,800 to 36,000sf	.25/7,200sf	.25/7,200sf	.25/parcel	.50/7,200sf + .25/parcel
Nonprofit > 36,000sf	.25/7,200sf	1.25/parcel	.25/parcel	.25/7,200sf + 1.50/parcel
Vacant minimum 7,200sf	.00/7,200sf	.25/parcel	.25/parcel	.50/parcel
Vacant 7,200 to 144,000sf	.00/7,200sf	.25/7,200sf	.25/parcel	.25/7,200sf + .25/parcel
Vacant maximum > 144,000sf	.00/7,200sf	5.00/parcel	.25/parcel	5.25/parcel

\*Minimum assessment is equal to a single family residence

Table 4 below provides a summary of assessment units for the different land uses for local lighting benefit.

**TABLE 4 - LOCAL LIGHTING ASSESSMENT UNIT SUMMARY**

Land Use Description	Parcels	Dwellings	Square Ft	Total AU's
Single Family Residential	21,914	21,915	0	21,915.000
Condominium	5,856	5,897	0	4,658.630
Multiple Family Residential	1,053	12,462	0	6,601.230
Mobile Home	12	1,197	0	273.600
Nonresidential *	1,477	20	67,794,523	7,059.164
Nonprofit *	119	0	8,334,513	431.386
Vacant	58	15	837,160	45.459
<b>Totals</b>	<b>30,489</b>	<b>41,506</b>	<b>76,966,196</b>	<b>40,984.469</b>

\* Square feet shown are total square feet. Nonresidential and Nonprofit parcels are assessed a minimum of 1 AU.

The rate per AU is calculated by dividing the total budget amount by the total number of AU's:

$$\$727,064 / 40,984.469 \text{ AU's} = \$17.74 / \text{AU}$$

### *Arterial Lighting*

All parcels in the District receive a special benefit from the installation, operation, maintenance and servicing of traffic signals and freeway lighting as well as the operation, maintenance and servicing of safety lighting and street lighting on arterial streets. The arterial lighting, traffic signals, safety lighting, freeway lighting, and capital improvements (Arterial Lighting) are provided throughout the City and all properties in the City may easily access these improvements. In contrast to Local Lighting, Arterial Lighting benefits properties primarily because the properties, and the persons using the properties, are provided safe arterial street access. Therefore, Arterial Lighting benefit will be apportioned to Residential and Nonresidential parcels in the District on a per unit basis taking into account demographic population information.

Nonresidential and Nonprofit parcels rely in large part on the flow of through traffic to attract employees, members and customers, and therefore benefit from Arterial Lighting, at least as much as single family residential parcels. Accordingly, these parcels are assessed the minimum that would be assessed to a 7,200 square foot Residential parcel. Since larger parcels, which attract more employees, members and customers, derive a greater benefit from the traffic signals and safety lighting than smaller parcels, the assessment for a Nonresidential or Nonprofit parcel is calculated based on the square footage of the parcel.

Arterial Lighting benefit is based on the demographic population information shown in Table 1 (Population Demographics) above. All residential uses are related based on the average population for the respective land use. The Nonresidential and Nonprofit land uses have been assigned a minimum single family factor under the premise that regardless of the Nonresidential use, the minimum benefit to the parcel is that of a single family residence.

The single family factor of 1.0 benefit point per unit is assigned to every 7,200 square foot portion of a Nonresidential parcel with every parcel assigned a minimum of 7,200 square feet. The 7,200 square feet is based on the City of Garden Grove Planning Department information regarding typical zoning density for single family houses of six homes per acre as shown in Table 2 (Average Density Per Unit) above.

Nonprofit parcels benefit from safe arterial street access and the flow of through traffic to attract members. Because Nonprofit parcels are typically used less intensively than other Nonresidential uses, they are assessed at a lower rate than the Nonresidential uses. Nonprofit parcels are assessed at one-half the rate of the Nonresidential uses, with a minimum assessment equal to a single family residence.

Vacant properties, which have no people residing on the property, also benefit from arterial lighting because of the convenience associated with emergency vehicle access and other traffic that must use the arterial streets to service the Vacant properties in the District. Therefore, Vacant parcels are assigned a per parcel benefit point. Vacant parcels are assigned 0.25 benefit points per parcel, based on the core benefit attributable to every assessable parcel in the District from Arterial Lighting.

Table 5 below shows the breakdown of the Assessment Units assigned to each land use for all assessable property in the District.

**TABLE 5 - ARTERIAL LIGHTING BENEFIT**

Land Use Description	Total AU's
Single Family Residential (SFR)	1.00 / unit
Condominium	0.85 / unit
Multiple Family Residential	0.95 / unit
Mobile Home	0.40 / unit
Nonresidential	1.00 / 7,200 sf *
Nonprofit	0.50 / 7,200 sf *
Vacant	0.25 / parcel

\*Minimum assessment is equal to a single family residence

Table 6 below provides a summary of assessment units for the different land uses for arterial lighting benefit.

**TABLE 6 - ARTERIAL LIGHTING ASSESSMENT UNIT SUMMARY**

Land Use Description	Parcels	Dwellings	Square Ft	Total AU's
Single Family Residential	26,178	26,179	0	26,179.000
Condominium	5,857	5,902	0	5,016.700
Multiple Family Residential	1,141	13,247	0	12,584.650
Mobile Home	14	1,559	0	623.600
Nonresidential *	1,502	20	68,706,712	9,602.887
Nonprofit *	119	0	8,334,513	596.947
Vacant	75	24	975,080	18.750
<b>Totals</b>	<b>34,886</b>	<b>46,931</b>	<b>78,016,305</b>	<b>54,622.534</b>

\* Square feet shown are total square feet. Nonresidential and Nonprofit parcels are assessed a minimum of 1 AU.

The rate per AU is calculated by dividing the total budget amount by the total number of AU's:

$$\$599,209 / 54,622.534 \text{ AU's} = \$10.97 / \text{AU}$$

***Alley Lighting***

Residential properties fronting alleys with local alley lighting are assessed for local alley lighting contiguous to such parcels in addition to any other lighting benefits. These properties receive a special and direct benefit from the local alley lighting. There are currently 58 single family residential parcels receiving this benefit, therefore the rate per parcel is calculated by dividing the total budget amount by the total number of parcels:

$$\$1,484 / 58 \text{ parcels} = \$25.59 / \text{Parcel}$$



***Engineering and Incidental Expenses***

All parcels within the District benefit from the ongoing operation of the District. Therefore, all parcels assessed in the District receive a share of the administrative costs for the District based on their lighting benefit.

***Total Assessment***

The total assessment for each parcel is the sum of its assessments for local lighting, alley lighting, arterial lighting, engineering and incidentals, and, if appropriate, its assessment for Main Street Lighting improvements.

**PART D**  
**ASSESSMENT DIAGRAM**

A diagram showing the exterior boundaries of the District and the area assessed for Main Street Lighting (nonresidential properties on Main Street between Acacia Parkway and Garden Grove Boulevard) is on file in the Office of the City Clerk and incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Orange for the fiscal year to which this report applies. The Assessor's maps and records are incorporated by reference herein and made part of this report.

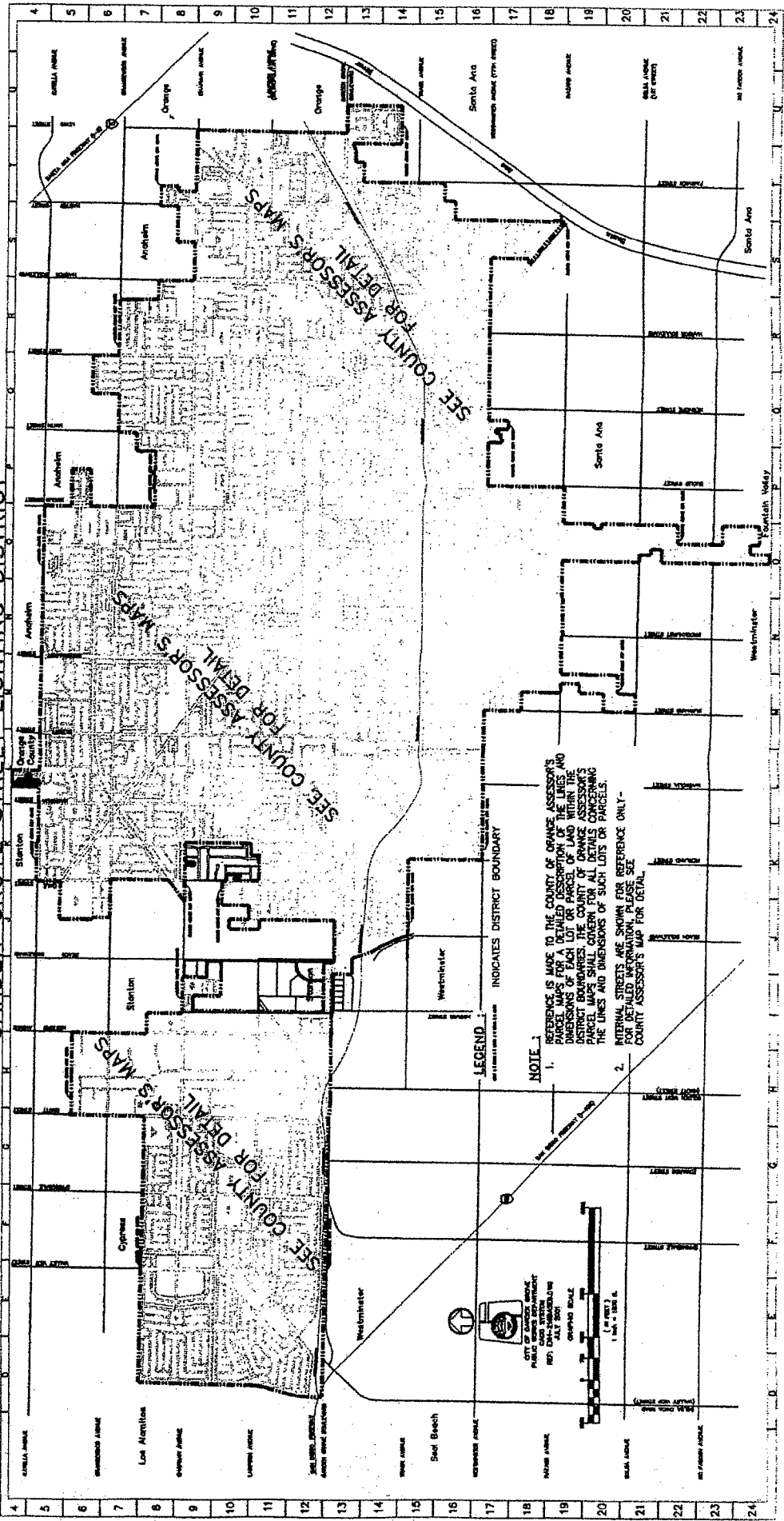
A reduced copy of the City of Garden Grove Street Lighting Maintenance District Map is provided on the following page.

**PART E**  
**ASSESSMENT ROLL**

The total proposed assessment for Fiscal Year 2014-15 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Orange County Assessor's Office, are contained in the Assessment Roll on file in the Office of the City Clerk of the City of Garden Grove, which is incorporated herein by reference.

The description of each lot or parcel is part of the records of the Assessor of the County of Orange and these records are, by reference, made part of this Report.

# GARDEN GROVE STREET LIGHTING DISTRICT



LEGEND

INDICATES DISTRICT BOUNDARY

**NOTE 1**

REFERENCE IS MADE TO THE COUNTY OF ORANGE ASSESSOR'S DIMENSIONS OF EACH LOT AND DISTRICT BOUNDARIES. THE COUNTY OF ORANGE ASSESSOR'S PARCEL MAPS SHALL COVER FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

INTERNAL STREETS ARE SHOWN FOR REFERENCE ONLY - FOR DETAILED INFORMATION, PLEASE SEE COUNTY ASSESSOR'S MAP FOR DETAIL.

CITY OF GARDEN GROVE  
PUBLIC WORKS DEPARTMENT  
REF: DISTRICT BOUNDARY  
GRAPHIC SCALE  
1" = 100' (HORIZONTAL)  
1" = 100' (VERTICAL)

Westminster  
Fountain Valley

SEE COUNTY ASSESSOR'S MAPS

SEE COUNTY ASSESSOR'S MAPS

SEE COUNTY ASSESSOR'S MAPS



**Harris & Associates**<sup>SM</sup>

**SHAPING THE FUTURE ONE PROJECT AT A TIME**<sup>SM</sup>

# **Engineer's Report**

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for the

## **City of Garden Grove Street Lighting District No. 99-1**

**Fiscal Year 2014-15**

**City of Garden Grove  
Orange County, California**

**May 15, 2014**

**ENGINEER'S REPORT**

**CITY OF GARDEN GROVE  
STREET LIGHTING DISTRICT NO. 99-1**

**FISCAL YEAR 2014-15**

**TABLE OF CONTENTS**

Introduction and Background .....	1
Report .....	3
Part A - Plans and Specifications.....	5
Part B - Estimate of Cost .....	6
Part C - Method of Apportionment.....	7
Part D - Assessment Diagram.....	12
Part E - Assessment Roll .....	12

Exhibits

- A - Boundary Maps
- B - Assessment Roll, Fiscal Year 2014-15

**CITY OF GARDEN GROVE**

**FISCAL YEAR 2014-15**

**INTRODUCTION AND BACKGROUND**

This report is prepared pursuant to the City Council action taken at their regular meeting ordering a report for the Street Lighting District No. 99-1 and the levy of assessments for the fiscal year commencing July 1, 2014 and ending June 30, 2015. This report is prepared in compliance with the requirements of Proposition 218 as stated in Articles XIIC and XIID of the California Constitution (hereinafter referred to as "Articles"), and the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code (hereinafter referred to as "Act").

This report presents the annual levy of assessments for the lighting district known as:

**"City of Garden Grove  
Street Lighting District No. 99-1"**

Hereinafter referred to as "District".

Assessments for the District are being levied to provide funding for the following:

1. The operation, maintenance, and servicing of local street lights in close proximity, within approximately 90 feet, to certain lots and parcels which provide a direct special benefit to such lots or parcels.
2. The operation, maintenance, and servicing of arterial street lights which provide a special benefit to all the assessable parcels within the District whether or not such parcels are in close proximity to such lighting.

As a result of Proposition 218 enacting Articles XIIC and XIID of the California Constitution, the City Council has ordered a report that complies with the special benefit requirements of the Articles. The assessment methodology contained herein incorporates an analysis of general benefit and special benefit as approved by the City Council at the time the district was formed. The assessments to be levied on each property do not exceed the reasonable cost of proportional special benefit conferred on each parcel from the funded operation and maintenance of street light improvements.

The City of Garden Grove currently levies an assessment for street lighting on parcels throughout the City through its Citywide Street Lighting District (hereinafter referred to as "Citywide SLD"). Since the formation of the Citywide SLD, two non-contiguous residential areas have been annexed and incorporated into the City pursuant to LAFCO Annexation No. 141. These two areas were previously provided local and arterial street lighting by the County of Orange. The City is now required to provide resources in order to maintain the current levels of service for both local and arterial lighting for these two areas. These two areas will now be assessed for both local and arterial lighting with this District.

In addition to LAFCO Annexation No. 141, six owners of residential property, in a contiguous area of the City currently within Citywide SLD and assessed for arterial lighting only, petitioned the City

for the installation and maintenance of a single local street lamp to benefit their properties. Therefore, the annual costs of maintaining the local and arterial lighting that benefit these property owners is to be assessed annually through the District.

### **ZONES OF BENEFIT**

The District has two zones of benefit which were established at the time of formation to apportion the cost of the District improvements based on proportional special benefit conferred on each property in the zones. The District provides Zone 1, as described below, both local and arterial lighting benefits and provides Zone 2 local lighting benefit only. Zone 2, as described below, is currently assessed for arterial lighting through the Citywide SLD.

#### **Zone 1**

Zone 1 of the District is comprised of property within LAFCO Annexation No. 141 that incorporates into the City boundary two non-contiguous residential areas. The first annexation area includes 290 parcels in the area northeast of the corner of Dale Street and Lampson Avenue. The second annexation area includes 54 parcels on the west side of Fairview Avenue, south of Trask Avenue. These areas are displayed on separate maps as Exhibit A.

#### **Zone 2**

Zone 2 includes 6 single-family residential parcels located on Gail Lane, north of Chapman Avenue. This area of the City was without local street lighting, and the property owners of the parcels petitioned the City for the installation, operation, maintenance and servicing of a single local street light on Gail Lane that benefits their properties.

### **BOUNDARIES OF THE DISTRICT**

The boundaries of the City of Garden Grove Street Lighting District No. 99-1 are three non-contiguous residential areas in the City and are shown on the maps on file in the office of the City Engineer and attached as Exhibit A.

**CITY OF GARDEN GROVE**

**FISCAL YEAR 2014-15**

**ENGINEER'S REPORT  
PREPARED PURSUANT TO THE PROVISIONS OF THE  
LANDSCAPING AND LIGHTING ACT OF 1972  
SECTION 22500 THROUGH 22679  
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation adopted by the City Council of the City of Garden Grove, State of California, in connection with the proceedings for:

**CITY OF GARDEN GROVE  
STREET LIGHTING DISTRICT NO. 99-1**

hereinafter referred to as the "Assessment District" or "District", I, K. Dennis Klingelhofer, P.E., the authorized representative of Harris & Associates, the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" consisting of five (5) parts as follows:

**PART A  
PLANS AND SPECIFICATIONS**

Plans and specifications for the existing and ultimate improvements are as set forth on the lists thereof, attached hereto, and are on file in the office of the City Engineer and are incorporated herein by reference.

**PART B  
ESTIMATE OF COST**

An estimate of the costs of the maintenance and/or servicing of the existing and ultimate improvements for FY 2014-15, including incidental costs and expenses in connection therewith.

**PART C  
METHOD OF APPORTIONMENT**

The method of apportionment of assessments indicates the proposed assessment of the net amount of the costs and expenses of the maintenance and/or servicing of the existing and ultimate improvements to be assessed upon the several lots and parcels of land within the Assessment District in proportion to the estimated special benefits to be received by such lots and parcels.



**PART D  
ASSESSMENT DIAGRAM**

The Boundary Map and Diagram, which shows the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District, is on file in the offices of the City Engineer and the City Clerk and is incorporated herein by reference.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Orange for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

**PART E  
ASSESSMENT ROLL**

An assessment of the estimated cost of maintenance and/or servicing of the existing improvements on each benefited lot or parcel of land within the Assessment District for the fiscal year to which this report applies are on file in the offices of the City Engineer and the City Clerk and incorporated herein by reference.

The undersigned respectfully submits the enclosed report as directed by the City Council. The undersigned certifies that she is a Professional Engineer, registered in the State of California.

DATED: May 15, 2014

**Harris & Associates**



BY: K. Dennis Klingelhofer, P.E.  
R.C.E. No. 50255



**PART A**  
**PLANS AND SPECIFICATIONS**

The facilities, which have been constructed within the City of Garden Grove, and those which may be subsequently constructed, will be serviced and maintained as generally described as follows:

**DESCRIPTION OF IMPROVEMENTS  
FOR THE CITY OF GARDEN GROVE  
STREET LIGHTING DISTRICT NO. 99-1  
FISCAL YEAR 2014-15**

The improvements to be operated, maintained and serviced by the District are that portion of the local and arterial street lighting system of the City of Garden Grove that confers special benefit to the District parcels. The specific location of both local and arterial street light improvements within the City can be found on the Street Light Inventory Maps maintained by the City and on file in the office of the City Engineer where they are available for inspection.

Article XIIIID of the California Constitution defines “maintenance and operation expenses” as “the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care and supervision necessary to property operate and maintain a permanent public improvement”. The District funding includes, but is not limited to, the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures and all appurtenances, electrical energy, supplies, and engineering and incidental costs relating to the operation and maintenance of the local and arterial lighting benefiting the District parcels.

The local street lighting improvements to be operated, maintained and serviced by the District include all Edison owned street lights within the right-of-way of the local public streets located within the boundaries of the District as displayed in Exhibit A. These lights are all within close proximity to the District parcels and provide special benefit to such parcels.

The arterial street lighting improvements to be operated, maintained and serviced by the District include a reasonable allocation of all Edison-owned street light operation, maintenance and servicing on the major arterial streets within the City that provide special benefit to Zone 1. Arterial lighting for parcels within Zone 2 is currently provided by an assessment through the Citywide SLD and are not part of the District improvements.

**PART B**  
**ESTIMATE OF COST**

The City's budget for the installation, operation, maintenance and servicing of lighting details the estimated costs for Fiscal Year 2014-15 as available at the time of preparation of this report, and includes engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

Lighting Cost		Zone 1	Zone 2	Total
<u>Lamp Size</u>	<u>Number</u>			
5,800 lumen bulbs	43 @ \$99.48 per year	\$4,192.09	\$85.55	\$4,277.64
Engineering & Incidentals	(1)	\$818.97	\$16.71	\$835.68
<b>Cost Local Lighting</b>		<b>\$5,011.05</b>	<b>\$102.27</b>	<b>\$5,113.32</b>
Arterial Lighting Cost	(2)	\$3,789.28	\$0.00	\$3,789.28
Less: City Contribution	(3)	(\$1,250.46)	\$0.00	(\$1,250.46)
Engineering & Incidentals	(1)	\$665.00	\$0.00	\$665.00
<b>Cost Arterial Lighting</b>		<b>\$3,203.82</b>	<b>\$0.00</b>	<b>\$3,203.82</b>
<b>Total Lighting Cost</b>		<b>\$8,214.87</b>	<b>\$102.27</b>	<b>\$8,317.14</b>
District Engineering	(4)	\$1,544.62	\$19.23	\$1,563.85
<b>Total 2014-15 District Expense Budget</b>		<b>\$9,759.49</b>	<b>\$121.50</b>	<b>\$9,880.99</b>
Cost per assessed parcel				
	SINGLE FAMILY	\$28.71	\$17.74	
	CONDOS/TOWNHOMES	\$23.33		
	MULTI-FAMILY	Varies		
	VACANT	Varies		

- (1) Engineering and Incidentals include, but are not limited to, City Engineering department maintenance.
- (2) Gail Lane property owners pay for arterial lighting through the Citywide SLD.
- (3) City contribution represents 33% of arterial lighting cost relating to general benefit.
- (4) District engineering includes the cost of compliance with Proposition 218.

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

## **PART C**

### **METHOD OF APPORTIONMENT**

#### **GENERAL**

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the maintenance and servicing of street lights, traffic signals, landscaping and park and recreational facilities.

Section 22573, Landscaping and Lighting Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Article XIID Section 4 of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the City must separate the general benefits from the special benefits.

#### **METHODOLOGY**

##### ***General Benefit***

The City recognizes that a portion of the maintenance, operation and servicing of the City's arterial lighting improvements funded by the District provide a general benefit to the public at large. City traffic studies have shown that 33% of the City traffic flow on arterial streets is related to through traffic from surrounding regional areas. This pass-through traffic is an appropriate measure of the general benefit provided by the maintenance, operation and servicing of arterial lights. Therefore, the City is making a contribution of funds to the District equal to or in excess of the 33% of the estimated arterial lighting costs for the District. This amount is shown in the Estimated District Budget as the "City Contribution".

##### ***Special Benefit***

Articles XIIC and XIID of the California Constitution define special benefit as "a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. General enhancement of property value does not constitute 'special benefit'." The method of assessment for each Zone analyzes the special benefit each parcel receives from the improvements funded in each Zone. The costs are spread to the individual parcels based on their assigned Assessment Units.

**Local Lighting Apportionment**

The special benefit from operation, maintenance and servicing of local street lighting within the District only accrues to those parcels within the District located in areas where such lighting is provided. Therefore, parcels without local street lighting are not assessed for the cost of providing such lighting. Generally, a parcel is determined to have local lighting provided if a street light is within approximately 90 feet of the parcel.

The benefit from local lighting can be measured by increased safety to people and property, as well as the increased availability of lighting. In order to establish the proportionate share of local lighting benefit to any parcel of land in relation to the total special benefits to be received by local lighting, it is necessary to establish a benchmark to relate that one parcel to all others. The benchmark is called the Assessment Unit (AU). The District uses the Single Family Residence (SFR) as the benchmark AU. All other land uses will be compared to the benchmark of the Single Family Residence to gain a comparative Assessment Unit based on population and parcel size as described below. For parcels with local lighting, there exists the core benefit of available lighting for every parcel in the District near a street light. This “Availability” benefit is apportioned to parcels with local lighting in the District on a per parcel basis, and has been assigned one-fourth of the SFR Assessment Unit. In addition to this benefit, parcels in the District benefit from improved safety related to people who own or use the parcels in the District (“Safety to People”), which has been assigned one-half of the SFR Assessment Unit. Parcels also benefit from improved safety related to the parcel itself (“Safety to Property”), which has been assigned one-fourth of the SFR Assessment Unit. The three benefit factors are then added together for a total of 1 AU per SFR.

$$\begin{array}{cccc}
 \text{Safety to People Benefit} & + & \text{Safety to Property Benefit} & + & \text{Availability Benefit} & = & \text{SFR Benefit} \\
 1/2 \text{ AU} & & 1/4 \text{ AU} & & 1/4 \text{ AU} & & 1 \text{ AU}
 \end{array}$$

**Safety to People**

The Safety to People benefit results in a special benefit to residential parcels because local street lighting improves traffic safety during ingress and egress to the property and creates a deterrent to crime against people on the property. Vacant, non-developable properties within the District are not perceived to receive Safety to People benefit.

The Safety to People benefit is apportioned to properties in the District based on the following demographic population information for residential uses as provided by the City of Garden Grove Planning Department, as shown in Table 1 below.

**TABLE 1 - POPULATION DEMOGRAPHICS (SAFETY TO PEOPLE)**

Land Use Description	Population per Unit	Rounded % of SFR	Safety to People Benefit (1/2)
Single Family Residential (SFR)	3.51/unit	100%	0.50
Condominium	3.02/unit	85%	0.43
Multiple Family Residential	3.38/unit	95%	0.45
Vacant	0/parcel	0%	0.00

**Safety to Property**

The Safety to Property benefit results in a special benefit to both residential and vacant non-developable parcels because local lighting operation, maintenance and servicing provides for the protection of buildings and personal property against crimes such as theft and vandalism. The Safety to Property benefit is apportioned to properties in the District based on relative property size as available from the City of Garden Grove Planning Department for residential uses.

For all residential uses, an average density has been used to determine the per unit parcel size. Vacant uses are related to the Residential uses utilizing the Single Family Residential average density of 7,200 square feet as shown in Table 2 below:

**TABLE 2 - AVERAGE DENSITY PER LAND USE (SAFETY TO PROPERTY)**

Land Use Description	Square Feet per Unit	Rounded % of SFR	Safety to Property Benefit (1/4)
Single Family Residential (SFR)	7,200 sf/unit	100%	0.25
Condominium	3,300 sf/unit	46%	0.12
Multiple Family Residential	2,600 sf/unit	36%	0.09
Vacant	7,200 sf/unit	100%	0.25

In determining the benefit for local lighting, larger properties do not necessarily receive benefit in proportion to their larger size, because a large share of the property may not be protected by the light on the street. In addition, these properties would typically have to provide their own privately funded lighting system in order to afford protection to their entire lot. To account for this, Safety to Property benefit points per unit will only be assigned up to 20 dwelling units or 20 times 7,200 square feet (144,000 square feet) for Vacant properties.

Table 3 below shows the breakdown of the Assessment Unit benefit points assigned to each land use for those properties located in areas with local street lights.

**TABLE 3 - LOCAL LIGHTING BENEFIT FACTORS**

Land Use Description	Safety to People	Safety to Property	Availability Benefit	Total AU's
Single Family Residential (SFR)	.50/unit	.25/unit	.25/parcel	1.00/parcel
Condominium	.43/unit	.12/unit	.25/parcel	.79/parcel
Multi-family up to 20 units	.45/unit	.09/unit	.25/parcel	.54/unit + .25/parcel
Multi-family more than 20 units	.45/unit	1.80/parcel	.25/parcel	.45/unit + 2.05/parcel
Vacant minimum 7,200sf	.00/7,200sf	.25/parcel	.25/parcel	.50/parcel
Vacant 7,200 to 144,000sf	.00/7,200sf	.25/7,200sf	.25/parcel	.25/7,200sf + .25/parcel
Vacant maximum > 144,000sf	.00/7,200sf	5.00/parcel	.25/parcel	5.25/parcel

Table 4 below provides a summary of assessment units for the different land uses for local lighting benefit.

**TABLE 4 - LOCAL LIGHTING ASSESSMENT UNIT SUMMARY**

Land Use Description	Parcels	Dwellings	Square Ft	Total AU's
Single Family Residential	284	284		284.000
Condominium	52	52		41.080
Multiple Family Residential	13	26		17.290
Vacant	0		0	0.000
<b>Totals</b>	<b>349</b>	<b>362</b>	<b>0</b>	<b>342.370</b>

The rate per AU is calculated by dividing the total budget amount by the total number of AU's:

$$\$6,075 / 342.370 \text{ AU's} = \$17.74 / \text{AU}$$

***Arterial Lighting Apportionment***

All parcels in the District receive a special benefit from the installation, operation, maintenance and servicing of traffic signals and freeway lighting as well as the operation, maintenance and servicing of safety lighting and street lighting on arterial streets. The arterial lighting, traffic signals, safety lighting, freeway lighting, and capital improvements (Arterial Lighting) are provided throughout the City and all properties in the City may easily access these improvements. In contrast to Local Lighting, Arterial Lighting benefits properties primarily because the properties, and the persons using the properties, are provided safe arterial street access. Therefore, Arterial Lighting benefit will be apportioned to parcels in the District on a per unit basis taking into account demographic population information.

Vacant properties, which have no people residing on the property, also benefit from arterial lighting because of the convenience associated with emergency vehicle access and other traffic that must use the arterial streets to service the vacant properties in the District. Therefore, Vacant parcels are assigned a per parcel benefit point. Vacant parcels are assigned 0.25 benefit points per parcel, based on the core benefit attributable to every assessable parcel in the District from Arterial Lighting.

Table 5 below shows the breakdown of the Assessment Units assigned to each land use for all assessable property in the District.

**TABLE 5 - ARTERIAL LIGHTING BENEFIT**

Land Use Description	Total AU's
Single Family Residential (SFR)	1.00 / unit
Condominium	0.85 / unit
Multiple Family Residential	0.95 / unit
Vacant	0.25 / parcel

Table 6 below provides a summary of assessment units for the different land uses for arterial lighting benefit.

**TABLE 6 - ARTERIAL LIGHTING ASSESSMENT UNIT SUMMARY**

Land Use Description	Parcels	Dwellings	Square Ft	Total AU's
Single Family Residential	284	284		278.000
Condominium	52	52		44.200
Multiple Family Residential	13	26		24.700
Vacant	0		0	
<b>Totals</b>	<b>349</b>	<b>362</b>	<b>0</b>	<b>346.900</b>

The rate per AU is calculated by dividing the total budget amount by the total number of AU's:

$$\$3,806 / 346.900 \text{ AU's} = \$10.97 / \text{AU}$$

**District Engineering Costs**

District Engineering Costs include legal, assessment engineering, and other engineering related costs necessary to achieve the District's compliance with Article XIID of the California Constitution. All parcels in the District benefit from the District Engineering Costs. Each parcel in the zone is allocated a proportionate share of the District Engineering Cost based on its assigned benefit points.

**Total Assessment**

The total assessment for each parcel is the sum of its assessment for local and arterial lighting. Table 7 below summarizes the FY 2014-15 assessment rates for the various land uses in Zones 1 and 2.

Assessment	Zone 1				Zone 2
	Single-family Residential	Condos/Townhomes	Multi-family Residential	Vacant	Single-family Residential
	per parcel	per unit	per unit	per parcel	per parcel
Local	\$17.74	\$14.01	\$9.58 + \$4.44 per parcel	\$4.44 + \$4.44 per parcel	\$17.74
Arterial	\$10.97	\$9.32	\$10.42	\$2.74	N/A
Total	\$28.71	\$23.33	Varies	Varies	\$17.74



## **PART D**

### **ASSESSMENT DIAGRAM**

The Boundary Map and Diagram showing the exterior boundaries of the District and zones of benefit is on file in the offices of the City Engineer and the City Clerk where it is available for public inspection and is incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Orange for the fiscal year to which this report applies. The Assessor's maps and records are incorporated by reference herein and made part of this report.

A reduced copy of the City of Garden Grove Street Lighting District No. 99-1 Map is provided as Exhibit A of this Report.

## **PART E**

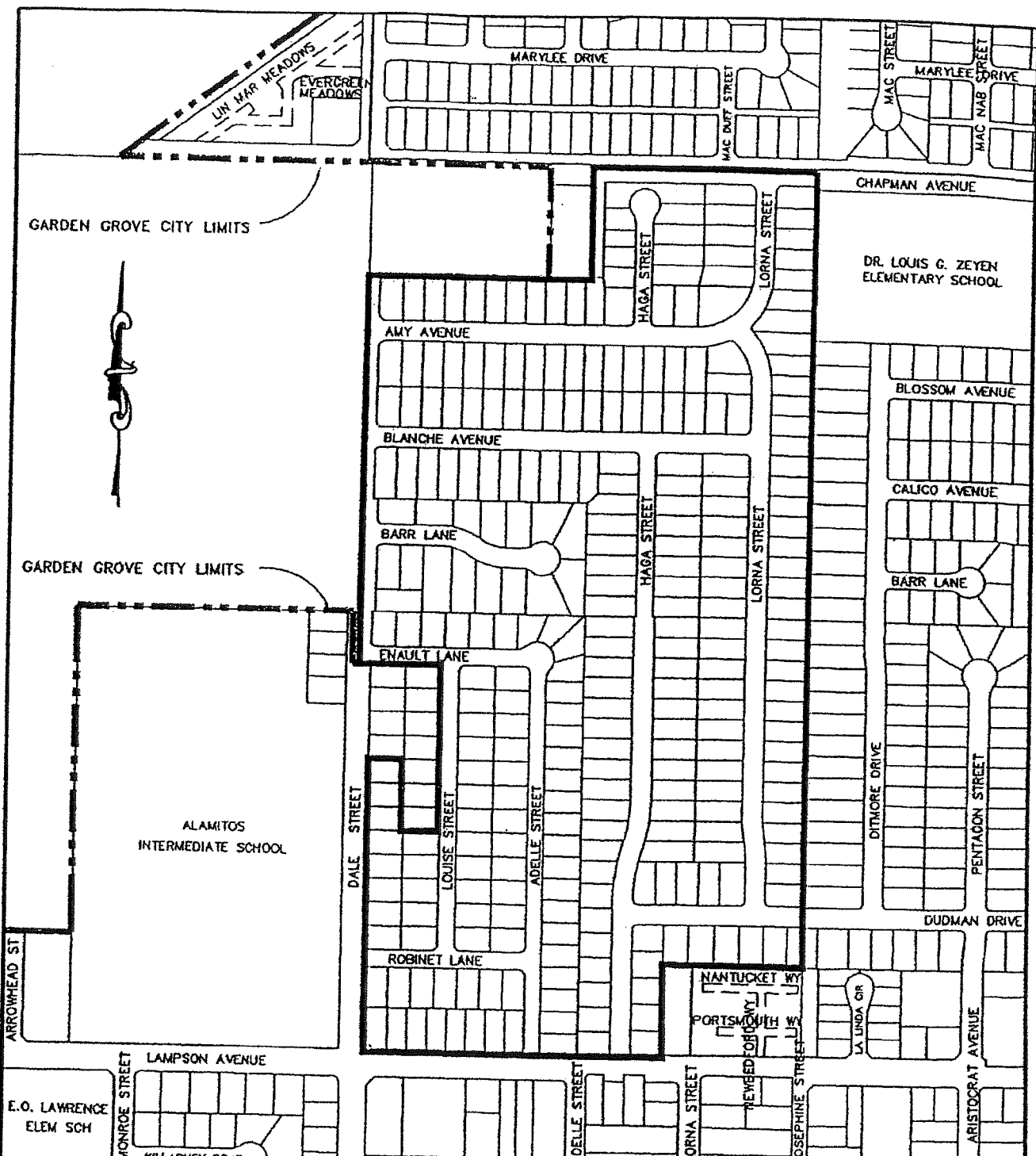
### **ASSESSMENT ROLL**

The total proposed assessment for Fiscal Year 2014-15 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Orange County Assessor's Office, are contained in the Assessment Roll as Exhibit B of this report and is on file in the offices of the City Engineer and the City Clerk, which is incorporated herein by reference.

The description of each lot or parcel is part of the records of the Assessor of the County of Orange and these records are, by reference, made part of this Report.

**EXHIBIT A**

**City of Garden Grove  
Street Lighting District No. 99-1  
Boundary Maps**



**City Of Garden Grove  
Department Of Public Works**

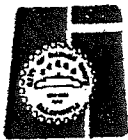
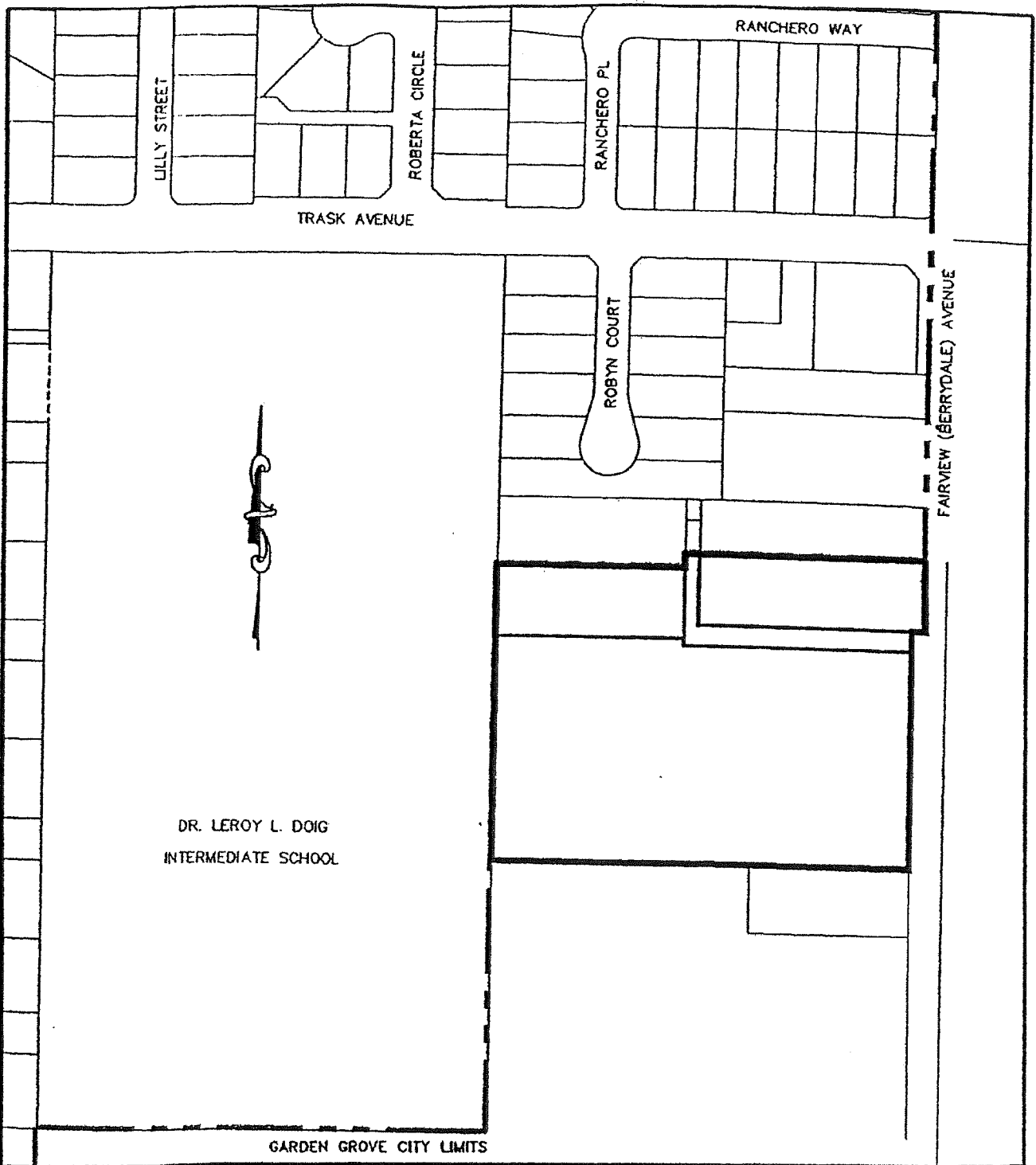
DWG NO. :  
A-XXXX  
PREPARED BY :  
T.A.  
DRAWN BY:  
M.B.

**STREET LIGHTING  
DISTRICT No. 99-1  
ZONE 1**

R/W NO:  
SCALE: 1"=400'  
PROJECT NO. :  
210  
APPROVED BY :  
\_\_\_\_\_  
CITY ENGINEER

CHECKED BY:  
J.S.

THIS IS NOT A SURVEY BUT IS COMPILED FROM EXISTING RECORDS



**City Of Garden Grove**  
**Department Of Public Works**

DWG NO. :  
A-XXXX

PREPARED BY :  
T.A.

DRAWN BY:  
M.B.

CHECKED BY:  
J.S.

**STREET LIGHTING**  
**DISTRICT No. 99-1**  
**ZONE 1**

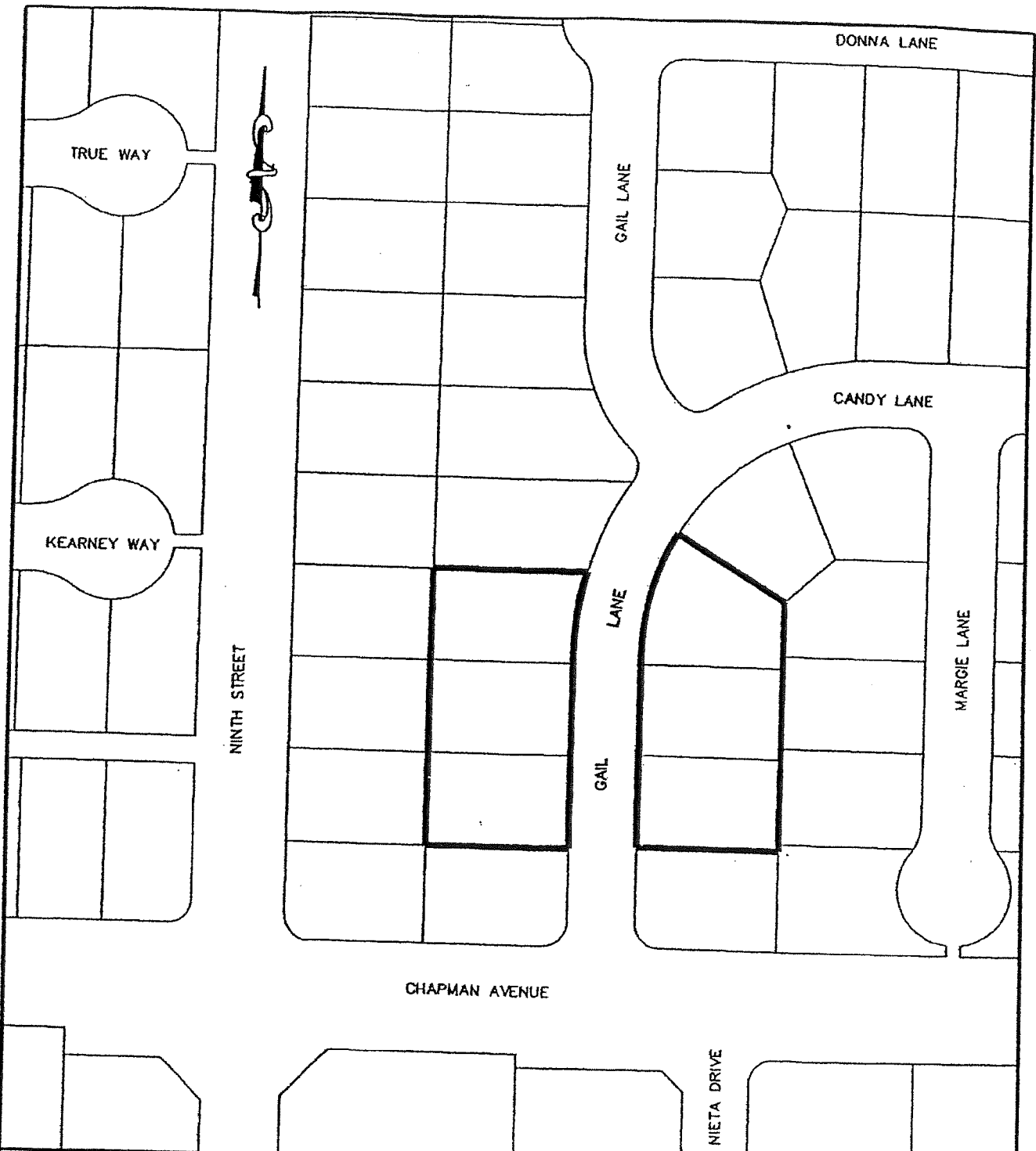
R/W NO:

SCALE: 1"=200'

PROJECT NO. :  
210

APPROVED BY :  
\_\_\_\_\_  
CITY ENGINEER

THIS IS NOT A SURVEY BUT IS COMPILED FROM EXISTING RECORDS



City Of Garden Grove  
 Department Of Public Works

DWG NO. :  
 A-XXXX  
 PREPARED BY :  
 T.A.  
 DRAWN BY:  
 M.B.

**STREET LIGHTING**  
**DISTRICT No. 99-1**  
**ZONE 2**

R/W NO:

PROJECT NO. :  
 210

CHECKED BY:  
 J.S.

SCALE: 1"=100'

APPROVED BY :  
 \_\_\_\_\_  
 CITY ENGINEER

THIS IS NOT A SURVEY BUT IS COMPILED FROM EXISTING RECORDS

**EXHIBIT B**

**City of Garden Grove  
Street Lighting District No. 99-1  
Assessment Roll – Fiscal Year 2014-15**

EXHIBIT B

City of Garden Grove  
 Street Lighting District No. 99-1  
 Preliminary Assessment Roll  
 Fiscal Year 2014-15

APN	Zone	Land Use	Units	Lot Sq Ft	Local Lt AU's	Arterial Lt AU's	Local Lt Asmt	Arterial Lt Asmt	FY 2014-15 Total Asmt
10165212	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
10165301	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165302	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165303	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165304	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165305	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165306	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165307	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165308	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165309	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165310	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165311	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165312	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165313	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165314	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165315	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165316	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165317	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165318	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165319	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165320	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165321	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165322	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165323	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165324	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165325	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165326	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165327	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33
10165328	1	CONDO	1	-	0.790	0.850	\$14.01	\$9.32	\$23.33

Landuse Key: APT - Apartment      CONDO - Condominium      RES - Single Family Residential      VACANT - Vacant

**EXHIBIT B**

**City of Garden Grove  
Street Lighting District No. 99-1  
Preliminary Assessment Roll  
Fiscal Year 2014-15**

APN	Zone	Land Use	Units	Lot Sq Ft	Local Lt AU's	Arterial Lt AU's	Local Lt Asmt	Arterial Lt Asmt	FY 2014-15 Total Asmt
21504124	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504125	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504126	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504127	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504128	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504129	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504130	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504131	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504132	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504133	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504134	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504201	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504202	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504203	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504204	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504205	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504206	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504207	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504208	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504209	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504210	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504211	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504212	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504213	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504214	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504215	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504216	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504217	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21504218	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71

Landuse Key: APT - Apartment      CONDO - Condominium      RES - Single Family Residential      VACANT - Vacant



EXHIBIT B

City of Garden Grove  
 Street Lighting District No. 99-1  
 Preliminary Assessment Roll  
 Fiscal Year 2014-15

APN	Zone	Land Use	Units	Lot Sq Ft	Local Lt AU's	Arterial Lt AU's	Local Lt Asmt	Arterial Lt Asmt	FY 2014-15 Total Asmt
21505202	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505203	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505204	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505205	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505206	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505207	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505208	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505209	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505210	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505211	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505212	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505213	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505214	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505215	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505216	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505217	1	APT	2	-	1.330	1.900	\$23.59	\$20.84	\$44.43
21505218	1	APT	2	-	1.330	1.900	\$23.59	\$20.84	\$44.43
21505219	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505220	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505221	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505222	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505223	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505224	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505225	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505226	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505227	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505228	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505229	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71
21505230	1	RES	1	-	1.000	1.000	\$17.74	\$10.97	\$28.71

Landuse Key: APT - Apartment      CONDO - Condominium      RES - Single Family Residential      VACANT - Vacant

**EXHIBIT B**

**City of Garden Grove  
Street Lighting District No. 99-1  
Preliminary Assessment Roll  
Fiscal Year 2014-15**

APN	Zone	Land Use	Units	Lot Sq Ft	Local Lt AU's	Arterial Lt AU's	Local Lt Asmt	Arterial Lt Asmt	FY 2014-15 Total Asmt
21505409	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21505410	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21505413	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508101	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508102	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508103	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508104	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508105	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508106	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508107	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508108	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508109	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508110	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508111	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508112	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508113	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508114	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508115	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508116	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508117	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508118	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508119	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508120	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508121	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508122	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508123	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508124	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508125	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508126	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71

Landuse Key: APT - Apartment      CONDO - Condominium      RES - Single Family Residential      VACANT - Vacant

**EXHIBIT B**

**City of Garden Grove  
Street Lighting District No. 99-1  
Preliminary Assessment Roll  
Fiscal Year 2014-15**

APN	Zone	Land Use	Units	Lot Sq Ft	Local Lt AU's	Arterial Lt AU's	Local Lt Asmt	Arterial Lt Asmt	FY 2014-15 Total Asmt
21508312	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508313	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508314	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508315	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508316	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508317	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508318	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508319	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508320	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508401	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508402	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508403	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508404	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508405	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508406	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508407	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508409	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21508410	1	APT	2	-	1,330	1,900	\$23.59	\$20.84	\$44.43
21508411	1	APT	2	-	1,330	1,900	\$23.59	\$20.84	\$44.43
21508412	1	APT	2	-	1,330	1,900	\$23.59	\$20.84	\$44.43
21508413	1	APT	2	-	1,330	1,900	\$23.59	\$20.84	\$44.43
21508414	1	APT	2	-	1,330	1,900	\$23.59	\$20.84	\$44.43
21508415	1	APT	2	-	1,330	1,900	\$23.59	\$20.84	\$44.43
21508416	1	APT	2	-	1,330	1,900	\$23.59	\$20.84	\$44.43
21511101	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21511102	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21511103	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21511104	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21511105	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71

Landuse Key: APT - Apartment      CONDO - Condominium      RES - Single Family Residential      VACANT - Vacant

EXHIBIT B

City of Garden Grove  
 Street Lighting District No. 99-1  
 Preliminary Assessment Roll  
 Fiscal Year 2014-15

APN	Zone	Land Use	Units	Lot Sq Ft	Local Lt AU's	Arterial Lt AU's	Local Lt Asmt	Arterial Lt Asmt	FY 2014-15 Total Asmt
21512101	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512102	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512103	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512104	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512105	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512106	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512107	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512108	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512109	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512110	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512201	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512202	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512203	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512204	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512205	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512206	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512207	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512208	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512209	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512210	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512211	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512212	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512213	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512214	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512215	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512216	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512217	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512218	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71
21512219	1	RES	1	-	1,000	1,000	\$17.74	\$10.97	\$28.71

Landuse Key: APT - Apartment      CONDO - Condominium      RES - Single Family Residential      VACANT - Vacant

**EXHIBIT B**

**City of Garden Grove  
Street Lighting District No. 99-1  
Preliminary Assessment Roll  
Fiscal Year 2014-15**

APN	Zone	Land Use	Units	Lot Sq Ft	Local Lt AU's	Arterial Lt AU's	Local Lt Asmt	Arterial Lt Asmt	FY 2014-15 Total Asmt
09032305	2	RES	1	-	1.000	-	\$17.74	\$0.00	\$17.74
09032417	2	RES	1	-	1.000	-	\$17.74	\$0.00	\$17.74
09032418	2	RES	1	-	1.000	-	\$17.74	\$0.00	\$17.74
09032419	2	RES	1	-	1.000	-	\$17.74	\$0.00	\$17.74
<b>6 Parcels</b>		<b>Subtotal Zone 2</b>	<b>6</b>	<b>0</b>	<b>6.000</b>	<b>0.000</b>	<b>\$106.44</b>	<b>\$0.00</b>	<b>\$106.44</b>

**DISTRICT TOTALS:**

**349 Parcels TOTALS: 362 0 342.370 346.900 \$6,073.35 \$3,805.22 \$9,878.57**

Landuse Key: APT - Apartment CONDO - Condominium RES - Single Family Residential VACANT - Vacant



**Harris & Associates**<sup>SM</sup>

**SHAPING THE FUTURE ONE PROJECT AT A TIME**<sup>SM</sup>

# **Engineer's Report**

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for the

## **City of Garden Grove Park Maintenance District**

**Fiscal Year 2014-15**

**City of Garden Grove  
Orange County, California**

**May 15, 2014**

**ENGINEER'S REPORT**  
**CITY OF GARDEN GROVE**  
**PARK MAINTENANCE DISTRICT**  
**FISCAL YEAR 2014-15**

**TABLE OF CONTENTS**

Synopsis .....1  
Current Financial Summary .....2  
Report.....3  
Part A - Plans and Specifications.....5  
Part B - Estimate of Cost .....7  
Part C - Method of Apportionment.....8  
Part D - Assessment Diagram.....17  
Part E - Assessment Roll .....17

**CITY OF GARDEN GROVE**

**FISCAL YEAR 2014-15**

**SYNOPSIS**

This report as filed complies with Articles XIIC and XIID of the California Constitution and the Landscaping and Lighting Act of 1972. Also part of this report, but not bound herein, is the assessment roll on file with the City Clerk which indicates each property's City of Garden Grove Park Maintenance District assessment for Fiscal Year 2014-15.

In order to comply with the requirements of Article XIIC and XIID of the California Constitution in the Fiscal Year 1997-98, the City Council ordered an Engineer's Report that complied with the new benefit analysis requirements and submitted the District's assessments to a property owner mailed ballot which passed by a majority vote. The new District was formed to fund park maintenance, as more thoroughly described in this Report.

The Park Maintenance District assessment for the Fiscal Year 2014-15 is proposed to total \$703,576. Under the proposed Fiscal Year 2014-15 Park Maintenance District, the typical homeowner will pay \$13.75, which represents their proportional special benefit for the cost of maintaining community parks. For the Fiscal Year 2014-15, the assessments will be levied at the same rate and method as levied in the Fiscal Year 2013-14. The estimated fund balance at the end of Fiscal Year 2014-15 is expected to be zero.



**CITY OF GARDEN GROVE**  
**FISCAL YEAR 2014-15**  
**CURRENT FINANCIAL SUMMARY**

	<u>Amount</u>	<u>Total</u>
Uncommitted Fund Balance (as of July 1)	\$0	
<u>Operating Revenues</u>		
City General Fund Contribution	\$935,283	
Assessment Revenue, FY 2014-15	\$433,843	
<b><i>Total Park Maintenance Operating Revenues</i></b>		\$1,369,126
<u>Operating Expenses</u>		
Operating Expenses, FY 2014-15	\$1,369,126	
<b><i>Total Park Maintenance Operating Expenses</i></b>		(\$1,369,126)
 <u>Engineering and Incidentals Revenues</u>		
City General Fund Contribution	\$581,493	
Assessment Revenue, FY 2014-15	\$269,733	
<b><i>Total Park Maintenance Engineering and Incidentals Revenues</i></b>		\$851,226
 <u>Engineering and Incidentals Expenses</u>		
Engineering and Incidentals Expenses	\$851,226	
<b><i>Total Park Maintenance Engineering and Incidentals Expenses</i></b>		(\$851,226)
 Uncommitted Fund Balance (as of June 30, 2015)		 \$0
<hr/>		
	Total City Contribution	\$1,516,776
	Total To Assessment	\$703,576

**CITY OF GARDEN GROVE**  
**FISCAL YEAR 2014-15**  
**ENGINEER'S REPORT**  
**PREPARED PURSUANT TO THE PROVISIONS OF THE**  
**LANDSCAPING AND LIGHTING ACT OF 1972**  
**SECTION 22500 THROUGH 22679**  
**OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation adopted by the City Council of the City of Garden Grove, State of California, in connection with the proceedings for:

**CITY OF GARDEN GROVE**  
**PARK MAINTENANCE DISTRICT**

hereinafter referred to as the "Assessment District" or "District", I, K. Dennis Klingelhofer, P.E., the authorized representative of Harris & Associates, the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" consisting of five (5) parts as follows:

**PART A**  
**PLANS AND SPECIFICATIONS**

Plans and specifications for the existing and ultimate improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and are incorporated herein by reference.

**PART B**  
**ESTIMATE OF COST**

An estimate of the costs of the maintenance and/or servicing of the existing and ultimate improvements for FY 2014-15, including incidental costs and expenses in connection therewith.

**PART C**  
**METHOD OF APPORTIONMENT**

The method of apportionment of assessments indicates the proposed assessment of the net amount of the costs and expenses of the maintenance and/or servicing of the existing and ultimate improvements to be assessed upon the several lots and parcels of land within the Assessment District in proportion to the estimated special benefits to be received by such lots and parcels.

**PART D  
ASSESSMENT DIAGRAM**

The Assessment Diagram, which shows the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District, is on file in the Office of the City Clerk and is incorporated herein by reference.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Orange for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

**PART E  
ASSESSMENT ROLL**

An assessment of the estimated cost of maintenance and/or servicing of the existing improvements on each benefited lot or parcel of land within the Assessment District for the fiscal year to which this report applies are on file in the Office of the City Clerk and incorporated herein by reference.

The undersigned respectfully submits the enclosed report as directed by the City Council. The undersigned certifies that she is a Professional Engineer, registered in the State of California.

DATED: May 15, 2014

Harris & Associates

  
BY: K. Dennis Klingelhofer, P.E.

R.C.E. No. 50255



**PART A**  
**PLANS AND SPECIFICATIONS**

The facilities, which have been constructed within the City of Garden Grove, and those which may be subsequently constructed, will be serviced and maintained as generally described as follows:

**DESCRIPTION OF IMPROVEMENTS  
FOR THE CITY OF GARDEN GROVE  
PARK MAINTENANCE DISTRICT  
FISCAL YEAR 2014-15**

The City currently funds the operation and maintenance of park and recreational improvements, including park and grounds maintenance, for 15 community parks. The City's park system provides for a uniform distribution of green area and recreation facilities throughout the District's boundary. Each property in the District is within close proximity of a park facility and specially benefits from the availability of these improvements.

The existing park and recreational facilities to be maintained and serviced are located in the following parks:

Atlantis Park	Garden Grove Park	Twin Lakes Park
Chapman Sports Complex	Hare School Park	Village Green Park
Civic Center Complex	Lake School Park	West Grove Park
Eastgate Park	Magnolia Park	West Haven Park
Edgar Park	Pioneer Park	Woodbury Park

The District will fund costs in connection with the maintenance and servicing of the park and recreation facilities including, but not limited to, personnel, electrical energy, water, materials, contracting services, and other expenses necessary for the satisfactory operation of these facilities. The facilities are described as follows:

Parks and Recreational Facilities

Park and recreational facilities include, but are not limited to: landscaping, lights, athletic fields, playgrounds, playground equipment, public restrooms, park furniture, site amenities, and appurtenant facilities which are located within the public parks within the boundaries of the Assessment District. The landscaping and lighting are further discussed as follows:

Landscaping and Appurtenant Facilities

Facilities include but are not limited to: Landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, fixtures, sidewalks and appurtenant facilities.

Lighting and Appurtenant Facilities

Facilities 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 lighting.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the park and recreational facilities and appurtenant facilities, including

repair, removal or replacement of all or part of any of the park and recreation facilities or appurtenant facilities; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting and painting of walls and other public improvements to remove or cover graffiti.

Servicing means the furnishing of water for the irrigation of the landscaping and the maintenance of any other improvements and the furnishing of electric energy for the public lighting facilities, or for the lighting or operation of any other improvements.

The plans and specifications for the improvements, showing and describing the general nature, are on file in the office of the City Engineer and the City Clerk and are by reference herein made a part of this report.

**PART B**  
**ESTIMATE OF COST**

The City's budget for the maintenance and servicing of park and recreational facilities details the estimated costs for Fiscal Year 2014-15 as available at the time of preparation of this report, and includes engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

**OPERATION & MAINTENANCE**

Community Park	\$1,369,126
General Fund Contribution	(\$935,283)
<b>Subtotal Operation &amp; Maintenance =</b>	<b>\$433,843</b>

**ENGINEERING & INCIDENTALS**

Regular Salaries	\$579,549
Overtime	\$0
Commodities	\$22,251
Equipment Pool Rental	\$118,476
Contractual Services	\$130,950
General Fund Contribution	(\$581,493)
<b>Subtotal Engineering &amp; Incidentals =</b>	<b>\$269,733</b>

***Total to Assessment = \$703,576***

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

## **PART C**

### **METHOD OF APPORTIONMENT**

#### **GENERAL**

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the maintenance and servicing of street lights, traffic signals, landscaping and park and recreational facilities.

Section 22573, Landscaping and Lighting Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

The Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Article XIID Section 4 of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the City must separate the general benefits from the special benefits.

#### **REASON FOR THE ASSESSMENT**

The assessment is proposed to be levied to defray the costs of the servicing and maintenance of parks and recreational improvements and appurtenant facilities, including but not limited to, personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services.

#### **SPECIAL PARK BENEFIT ANALYSIS**

The maintenance and servicing of parks and recreational improvements provide a particular and distinct special benefit to parcels within the District. The desirability of parcels within the District is specifically enhanced by the presence of well-maintained parks and recreational facilities which are available for the use and enjoyment of residents, customers, clients, employees and visitors of the assessed parcels. Having properly maintained parks readily accessible to properties within the District means that the owners and visitors of the assessed parcels may enjoy the benefits of such improvements available for use while the owner avoids the expense of privately installing and maintaining similar improvements. Each parcel within the District is located within reasonable proximity to a park, and therefore benefits from the improvements provided in that park.

In addition, to providing opportunities for recreational use, the property maintenance and servicing of park and recreational facilities improves the aesthetics of nearby parcels through the proper maintenance and servicing of landscaping, reduces pollution and noise in surrounding areas through

the provision of open space and the planting of otherwise barren areas, and reduces property-related crimes -related crimes (especially vandalism) against properties in the District through the abatement of graffiti. Also, the proper maintenance and servicing of parks which also serve as drainage basins such as Twin Lakes and similar landscaped areas not only facilitates proper drainage (and thereby reduces the potential for flood damage to properties in the District), but also beautifies and makes safer flood control facilities that would otherwise be unsightly and potentially dangerous. All of the above contribute to a specific enhancement of the property values of the parcels within the District.

### **GENERAL PARK BENEFIT ANALYSIS**

In addition to the special benefits received by the parcels in the District, there are general benefits conferred by the maintenance, operation and servicing of park and recreational facilities. In addition to specially benefiting parcels within the District by providing recreational amenities and other property related benefits, the proper maintenance and servicing of park and recreational facilities benefits the public at large.

The general benefit from the park and recreational improvements can be measured by examining the type of facilities used at each park that provide benefit to the public at large. The neighborhood parks provide facilities that, by definition, almost exclusively benefit the surrounding tract neighborhood. In the City's General Plan, a neighborhood park is meant to be located within walking or biking distance of each property in the neighborhood. The cost of maintaining these parks is not included in the assessment district.

Community parks provide amenities that are farther reaching, servicing a population between 10,000 and 50,000 within a radius of one to two miles. Each parcel within the District is within two miles of a community park, therefore, each parcel receives a special benefit from community parks. Several of the community parks include pools, sports fields, tennis courts and other community amenities. Community parks also have neighborhood park attributes such as passive and active recreation opportunities focused on neighborhood recreational activities.

Each community park has been reviewed to determine the benefit associated with community and neighborhood amenities as defined in the City's General Plan. The cost of maintenance, servicing and operation associated with the community amenities of the community parks is 65% of the total maintenance, servicing and operation costs. Therefore, 65% of each community park is related to community amenities, while the other 35% is related to neighborhood amenities.

In addition, each community park has been examined to determine the number of registrations received by the Park and Recreation Department for individuals or teams outside the District boundaries. The ratio of out-of-District registrations to total registrations is used to determine the portion of each park budget that are of general benefit. This proportion has been determined to be 20% for the neighborhood amenities and 40% for the community amenities. Therefore, the portion of the community park's maintenance, servicing and operation that confers a general benefit to the parcels in the District is 20% of the neighborhood amenities and 40% of the community amenities.

The general benefit associated with the community parks includes the benefit the general public receives from the aesthetic and other environmental improvements associated with open space areas. The general benefit portion of the City's parks should not be funded through the assessment district and may be funded through the General Fund or other sources. Therefore, the amount that may be funded through the District for any given community park is comprised of two elements: community amenities – 60% of the 65% of a community park's operating budget, and neighborhood amenities –



80% of 35% of the community park’s operating budget. The remaining budget confers a general benefit and will be paid from funds other than the District. Based on the above analysis, the amount of park and recreational improvements that may be funded through the District is shown in Table 1 below.

**TABLE 1 - FUNDING BY COMMUNITY PARK**

<b>Park Name</b>	<b>Total Park Costs</b>	<b>Assessable Neighborhood Amenities (1)</b>	<b>Assessable Community Park Costs (2)</b>	<b>Total Assessable Costs</b>
Atlantis	\$64,027	\$17,928	\$24,971	\$42,899
Garden Grove	\$576,264	\$161,354	\$224,743	\$386,097
Eastgate	\$72,036	\$20,170	\$28,094	\$48,264
West Grove	\$103,324	\$28,931	\$40,296	\$69,227
Magnolia	\$94,440	\$26,443	\$36,832	\$63,275
Woodbury	\$52,807	\$14,786	\$20,595	\$35,381
Village Green	\$100,844	\$28,236	\$39,329	\$67,565
Civic Center	\$195,166	\$54,646	\$76,115	\$130,761
Hare	\$224,104	\$62,749	\$87,401	\$150,150
Pioneer	\$64,027	\$17,928	\$24,971	\$42,899
Edgar	\$96,042	\$26,892	\$37,456	\$64,348
Twin Lakes	\$368,167	\$103,087	\$143,585	\$246,672
West Haven	\$160,073	\$44,820	\$62,428	\$107,248
Chapman Sports	\$38,477	\$10,774	\$15,006	\$25,780
Lake	\$10,554	\$2,955	\$4,116	\$7,071
<b>Total</b>	<b>\$2,220,352</b>	<b>\$621,699</b>	<b>\$865,938</b>	<b>\$1,487,637</b>

(1) The neighborhood amenities portion of the Community Parks is estimated to be 35 percent of the total park costs. The special benefit that may be assessed in the District is 80 percent of the 35 percent associated with neighborhood park amenities (e.g., Twin Lakes:  $\$368,167 \times 35\% \times 80\% = \$103,087$ ).

(2) The community amenities portion of the Community Parks is estimated to be 65 percent of the total park costs. The special benefit that may be assessed in the District is 60 percent of the 65 percent associated with community park amenities (e.g., Twin Lakes:  $\$368,167 \times 65\% \times 60\% = \$143,585$ ).

**METHODOLOGY**

The benefit from parks can be measured by increased safety, the availability of improvements for recreational use, and other property-related benefits. In order to establish the proportionate share of park benefit to any parcel of land in relation to the total special benefits to be received by parks, it is necessary to establish a benchmark to relate that one parcel to all others. The benchmark is called the Assessment Unit (AU). The District uses the Single Family Residence (SFR) as the benchmark AU. All other land uses will be compared to the benchmark of the Single Family Residence to gain a comparative Assessment Unit based on population and parcel size as described below. Based on citizens' input and engineering judgment regarding the factors involved, it has been determined that park maintenance and servicing benefit primarily stems from increased safety and other property-related benefits. Therefore, the safety portion of the benefit has been assigned two-thirds of the SFR Assessment Unit, and the recreational portion of the benefit has been assigned one-third, to total 1 AU per SFR.

$$\begin{array}{rcccl} \text{Safety Benefit} & + & \text{Recreation Benefit} & = & \text{SFR Benefit} \\ 2/3 \text{ AU} & & 1/3 \text{ AU} & & 1 \text{ AU} \end{array}$$

In comparing the other land uses to the Single Family Residence, two factors are used: population data and parcel size. The benefit from the availability of improvements for recreational use is apportioned to parcels in the District based on the relative population within a given land use as determined by the City of Garden Grove Planning Department. The benefit to parcels from increased safety and other property-related benefits is apportioned to other residential uses based on average parcel size as compared to the Single Family Residence. The benefit to Nonresidential, Nonprofit, Governmental and Vacant properties for increased safety and other property-related benefits is apportioned based on these parcels' specific property size as compared to the typical 7,200 square foot SFR lot.

Multiple Family Residential properties such as apartments, mobile homes and condominiums benefit from the park maintenance and servicing funded by the District. Residents of these types of parcels have the opportunity to use the recreational facilities and benefit from safer parks and the other property-related benefits mentioned above. Because Multiple Family Residential properties have fewer people per dwelling (see Table 2), they receive a proportionally smaller benefit from the improvements and their assessments have been decreased accordingly.

Nonresidential parcels, including commercial and industrial properties, benefit from the proper maintenance and servicing of parks, since such parks attract potential customers, employees, and membership from outside the District, and encourage residents of the City to leave their residences and patronize these establishments. All Nonresidential parcels are assessed according to their parcel square footage for safety benefit resulting from park maintenance and servicing. Using the Single Family Residence as a base, Nonresidential properties receive the same number of AU's as an SFR for every 7,200 square feet of land. Furthermore, Nonresidential parcels less than 7,200 square feet in size are assigned a minimum of 1 AU.

The benefit of recreational amenities is apportioned to parcels in the District based on population data from the City of Garden Grove Planning Department as shown in Table 2 below. This table also shows the weighted amount of benefit that each land use receives from having recreational amenities in close proximity. As it was determined that the recreational amenities made up one-third of the total benefits received, the rounded percentage of each land use's population, as compared to the SFR's population, is then multiplied by one-third.

**TABLE 2 - POPULATION DEMOGRAPHICS (RECREATION)**

Land Use Description	Population per Unit	Rounded % of SFR	Recreation Benefit (1/3)
Single Family Residential (SFR)	3.51/unit	100%	0.33
Condominium	3.02/unit	85%	0.28
Multiple Family Residential	3.38/unit	95%	0.32
Mobile Home	1.50/unit	40%	0.13
Nonresidential (min. SFR rate)	3.51/7,200 sq. ft.	100%	0.33

The safety associated with well-maintained parks directly benefits properties because businesses and property owners want to be located in safe neighborhoods with safe parks. Safety benefit is appropriately measured based on land area for all of the uses. However, it would be impractical to charge different amounts within the residential land uses. Therefore, the residential properties are applied an assessment unit based on the average parcel size of each land use as shown below in Table 3. The table also shows the weighted amount of benefit that each land use receives from the safety associated with having parks in close proximity. As it was determined that the safety factor made up two-thirds of the total benefits received, the rounded percentage of each land use’s population, as compared to the SFR’s population, is then multiplied by two-thirds.

**TABLE 3 - AVERAGE PARCEL SIZE (SAFETY TO PROPERTY)**

Land Use Description	Square Feet per Unit	Rounded % of SFR	Safety Benefit (2/3)
Single Family Residential (SFR)	7,200 sf/unit	100%	0.67
Condominium	3,300 sf/unit	46%	0.30
Multiple Family Residential	2,600 sf/unit	36%	0.24
Mobile Home	3,700 sf/unit	51%	0.34
Nonresidential (min. SFR rate)	7,200 sf/unit	100%	0.67

The weighted benefits received from recreation and safety are then added together to determine the assessment unit for each of the land uses as shown in Table 4 below.

**TABLE 4 - ASSESSMENT UNIT CALCULATION**

Land Use Description	Recreation Benefit	+	Safety Benefit	=	Assessment Unit
Single Family Residential (SFR)	0.33	+	0.67	=	1.00 AU per parcel
Condominium	0.28	+	0.30	=	0.58 AU per parcel
Multiple Family Residential	0.32	+	0.24	=	0.56 AU per unit
Mobile Home	0.13	+	0.34	=	0.47 AU per unit
Nonresidential (min. SFR rate)	0.33	+	0.67	=	1.00 AU per 7,200 sf

Nonprofit, Government and Vacant parcels receive less benefit than other Nonresidential parcels in the District from the operation, maintenance and servicing of parks in the City and are therefore assessed at lower levels, as discussed below.

Nonprofit parcels receive less benefit than other Nonresidential parcels in the District from the operation, maintenance and servicing of parks in the City for several reasons. Nonprofit parcels function differently than Nonresidential parcels in that they: 1) typically operate fewer days in the week, 2) generally have an inconsistent number of people using the facilities daily, and 3) have a less intensive use than the property size alone would indicate because in general the large Nonprofit parcels in the District contain large green areas that function as open space. Since the Nonprofit parcels receive less safety and recreation benefit than Nonresidential parcels, the Nonprofit parcels are assessed at a lower level than the Nonresidential parcels. Nonprofit parcels are assessed at 0.67 AU for every 7,200 square feet of land, with a minimum assessment of 1 AU, and are only assessed for the first 28,800 square feet.

As a result of the passage of Proposition 218, the assessment methodology for the District has to determine the special benefit that should be attributed to public agency parcels within the District boundary. Section 4 of the Proposition states,

“Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that such publicly owned parcels in fact receive no special benefit.”

Government properties also benefit from the proper maintenance and servicing of parks, since such parks attract potential employees as shown below. Proper maintenance, operation and servicing of parks benefits Government parcels because:

- they reduce property-related crimes against public parcels within the District, especially vandalism, through the abatement of graffiti;
- they improve the aesthetics of public parcels through the proper maintenance and servicing of landscaping and the planting of otherwise barren areas;
- they reduce pollution and noise in surrounding areas throughout the provision of open space;
- having properly maintained parks readily accessible to the public properties means that the public agencies may enjoy the benefits of such improvements available for use while avoiding the expense of privately installing and maintaining similar improvements; and
- spraying and treating of landscaping for disease and weed control reduces the likelihood of insect or weed infestation spreading to the landscaping located on public properties within the District.

However, Government parcels receive less benefit than other Nonresidential parcels in the District from the operation, maintenance and servicing of parks in the City. For instance, a portion of most public properties within the District is used as a park and/or recreation area. Additionally, Government properties generally do not benefit from the resale value of their properties. Consequently, the specific benefit of increased property value that is conferred to other properties in the District is not conferred to Government properties. Therefore, the public parcels are assessed at half the rate of Nonresidential uses, receiving 0.50 AU for every 7,200 square feet of land.

Like Government parcels, Vacant parcels receive a special benefit from the safety improvements due to a decrease in vandalism as a result of the increased desirability of a parcel that is located in an areas with a landscaping program. Since there are fewer improvements on a Vacant parcel and people are not using the parcel, the safety benefit to vacant parcels received is lower than other Nonresidential parcels. Therefore, Vacant parcels are assessed at one-quarter the rate of Nonresidential parcels, receiving 0.25 AU for every 7,200 square feet of land.

The assessment unit formulas for Nonprofit, Government and Vacant parcels are shown below in Table 5.

**TABLE 5 - AU FORMULA FOR NONPROFIT, GOVERNMENT AND VACANT PARCELS**

Land Use Description	Assessment Unit
Nonprofit	0.67 per 7,200 sf (1.00 minimum, 2.68 maximum)
Government	0.50 per 7,200 sf
Vacant	0.25 per 7,200 sf

Table 6 below provides a summary of assessment units for the different land uses for park special benefit.

**TABLE 6 - ASSESSMENT UNIT SUMMARY**

Land Use Description	Parcels	Dwellings	Square Ft	AU Factor	Total AU's
Single Family Residential	26,453	26,454		1.00 / parcel	26,454.000
Condominium	5,914	5,959		0.58 / parcel	3,456.220
Multiple Family Residential	1,151	13,260		0.56 / unit	7,425.600
Mobile Home	14	1,559		0.47 / unit	732.730
Nonresidential *	1,497	0	68,350,283	1.00 / 7,200 sf	9,553.383
Nonprofit *	119	0	8,334,513	0.67 / 7,200 sf	244.868
Government	278	0	47,103,204	0.50 / 7,200 sf	3,271.058
Vacant	73	0	901,028	0.25 / 7,200 sf	31.285
<b>Totals</b>	<b>35,499</b>	<b>47,232</b>	<b>124,689,028</b>		<b>51,169.144</b>

\* Square feet shown are total square feet. Nonresidential and Nonprofit parcels are assessed a minimum of 1 AU. Nonprofit parcels are only assessed for the first 28,800 square feet, or a maximum of 2.68 AU's.

The rate per AU is calculated by dividing the total budget amount by the total number of AU's:

$$\$703,576 / 51,169.144 \text{ AU's} = \$13.75 / \text{AU}$$

Sample calculations for various land use types are provided in Table 7 below.

**Table 7**  
**Sample Calculations for Various Land Uses**

Land Use	AU Calculation	Total AUs	FY 2014-15 Asmt @ \$13.75 / AU
<b>Single Family Residential</b>	1 DU x 1 AU/DU	= 1.000	\$13.75
<b>Condominium</b>	1 DU x 0.58 AU/DU	= 0.580	\$7.98
<b>Multiple Family Residential:</b>			
Duplex	2 DU x 0.56 AU/DU	= 1.120	\$15.40
4-plex	4 DU x 0.56 AU/DU	= 2.240	\$30.80
10-Unit Apartment	10 DU x 0.56 AU/DU	= 5.600	\$77.00
<b>Mobile Home Park:</b>			
30 Spaces	30 DU x 0.47 AU/DU	= 14.100	\$193.88
95 Spaces	95 DU x 0.47 AU/DU	= 44.650	\$613.94
<b>Nonresidential:</b>		<b>min. 1 AU</b>	
5,000 sf Nonres		1.000	\$13.75
10,000 sf Nonres	10,000 sf x 1 AU/7,200 sf =	1.389	\$19.10
25,000 sf Nonres	25,000 sf x 1 AU/7,200 sf =	3.472	\$47.74
50,000 sf Nonres	50,000 sf x 1 AU/7,200 sf =	6.944	\$95.48
<b>Nonprofit:</b>		<b>min. 1 AU, max. 2.68 AU</b>	
10,000 sf Nonprofit		1.000	\$13.75
15,000 sf Nonprofit	15,000 sf x 0.67 AU/7,200 sf =	1.396	\$19.20
25,000 sf Nonprofit	25,000 sf x 0.67 AU/7,200 sf =	2.326	\$31.98
50,000 sf Nonprofit		2.680	\$36.85
<b>Government:</b>			
10,000 sf Nonres	10,000 sf x 0.50 AU/7,200 sf =	0.694	\$9.54
25,000 sf Nonres	25,000 sf x 0.50 AU/7,200 sf =	1.736	\$23.87
50,000 sf Nonres	50,000 sf x 0.50 AU/7,200 sf =	3.472	\$47.74
<b>Vacant:</b>			
10,000 sf Nonres	10,000 sf x 0.25 AU/7,200 sf =	0.347	\$4.77
25,000 sf Nonres	25,000 sf x 0.25 AU/7,200 sf =	0.868	\$11.94
50,000 sf Nonres	50,000 sf x 0.25 AU/7,200 sf =	1.736	\$23.87

Table 8 below summarizes the total assessments to be levied by land use. The percentage of each land use’s assessment in relation to the total assessment is also shown below.

**TABLE 8 - SUMMARY OF ASSESSMENTS BY LAND USE**

<b>Land Use</b>	<b>Approximate 2014-15 Total Assessments by Land Use</b>	<b>Assessments by Land Use as a % of the Total District Assessments</b>
Residential (Single Family, Multi-Family, Condo and Mobile Home)	\$523,443	74%
Nonresidential (Commercial, Industrial)	\$131,359	19%
Nonprofit (Churches)	\$3,367	0%
Government (Schools, City Property)	\$44,977	7%
Vacant	\$430	0%
Approximate 2014-15 Assessments to Be Collected	\$703,576	100%

Residential properties comprise 74% of the District,  
 the remaining property types comprise 26% of the District

**PART D**  
**ASSESSMENT DIAGRAM**

A diagram showing the exterior boundaries of the District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the District is on file in the Office of the City Clerk and incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Orange for the fiscal year to which this report applies. The Assessor's maps and records are incorporated by reference herein and made part of this report.

A reduced copy of the City of Garden Grove Park Maintenance District Map is provided on the following page.

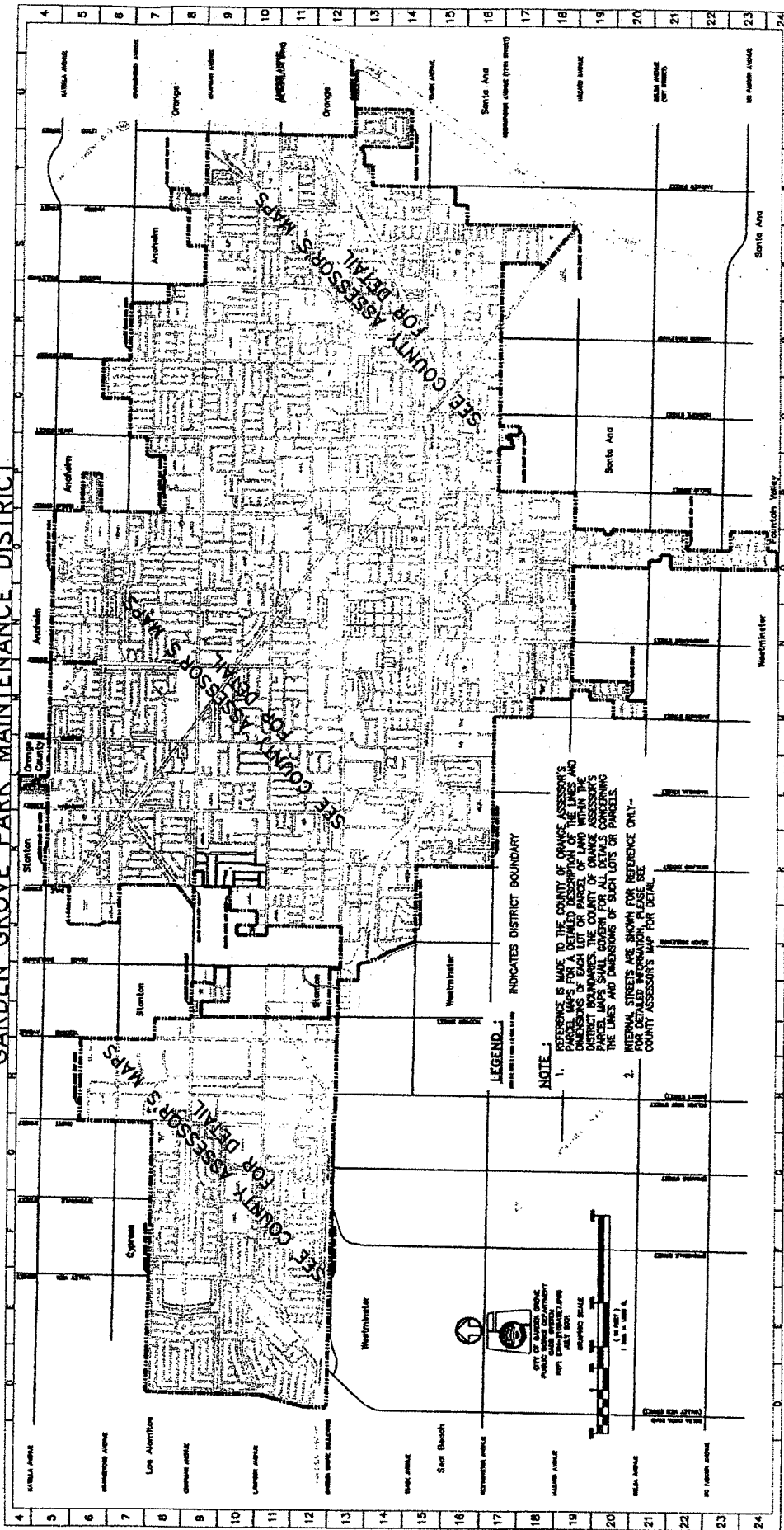
**PART E**  
**ASSESSMENT ROLL**

The total proposed assessment for Fiscal Year 2014-15 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Orange County Assessor's Office, are contained in the Assessment Roll on file in the Office of the City Clerk of the City of Garden Grove, which is incorporated herein by reference.

The description of each lot or parcel is part of the records of the Assessor of the County of Orange and these records are, by reference, made part of this Report.



# GARDEN GROVE PARK MAINTENANCE DISTRICT



**LEGEND:**  
 [Symbol: Thick black line] INDICATES DISTRICT BOUNDARY

**NOTE:**  
 1. REFERENCE IS MADE TO THE COUNTY OF ORANGE ASSESSOR'S PARCEL MAPS FOR A DETAILED DESCRIPTION OF THE LINES AND CORNERS OF EACH USE OF LAND WITHIN THE DISTRICT. PARCEL MAPS SHALL GOVERN OVER THE PARCEL MAPS SHOWN ON THIS MAP FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.  
 2. INTERNAL STREETS ARE SHOWN FOR REFERENCE ONLY. FOR DETAILED INFORMATION, PLEASE SEE COUNTY ASSESSOR'S MAP FOR DETAIL.

CITY OF GARDEN GROVE  
 PUBLIC WORKS DEPARTMENT  
 1001 GARDEN GROVE AVENUE  
 GARDEN GROVE, CALIFORNIA 92647  
 SCALE: 1" = 100'

SEE COUNTY ASSESSOR'S MAPS FOR DETAILS

SEE COUNTY ASSESSOR'S MAPS FOR DETAILS