



Staff Report

March 12, 2019

TO: Honorable Mayor and Members of the Town Council
FROM: Britton Snipes, Town Engineer/Public Works Director
DATE: March 12, 2019
RE: Business
Taylor Road Mixed Use Maintenance District – Intention to form a Maintenance District

Recommendation

Recommend Town Council to adopt the Resolution of Intention to form a Maintenance District for the Taylor Road Mixed Use Subdivision

Issue Statement and Discussion

The owners of the Taylor Road Mixed Use subdivision on Taylor Road have petitioned the Town Council to form a maintenance district to satisfy their subdivision approval conditions. Under condition 20 as stated:

PRIOR TO FINAL ACCEPTENCE OF IMPROVEMENTS, the owner shall petition Town Council to form a Maintenance District for ongoing maintenance of the curb & gutter, drainage facilities (including NPDES requirements), any common residential landscaping & trees, park area, and open space, park equipment, fire hydrants, street sweeping, street lights, street signs, pavement markings and emergency access driveway. The Owner shall provide the Engineer's Cost report, property owner voting form and be approved by Town Council at the public hearing. Owner of the commercial site along Taylor Road shall be collectively responsible for onsite landscaping and maintenance of that land through mandatory CC&R's.

Attached are the prepared engineer's report, boundary map, petition and a Resolution of Intention to establish the district for Council consideration. The maintenance district includes maintenance and repair/replacement cost for the landscaping, drainage system and pavement. The assessment is proposed to generate approximately \$31,225.51 per year or \$1,115.20 per lot per year. The Assessment District will be active for a period of 50 years and collect approximately \$1,561,275.50 during the life of the Assessment.

If approved by the Council, staff would come back to Council on May 14, 2019 to receive approval to levy the assessment and to approve the Final Map. The assessment amount will be collected with the property taxes each year by the County and remitted to the Town.

CEQA

There are no CEQA issues

Financial and/or Policy Implications

The property owners are 100% responsible for maintenance of the roadways with the subdivision. The amount to be assessed is sufficient to cover the cost of maintenance, repair and replacement of the roadways, and drainage.

Attachment

- A. Petition to form a maintenance district signed by the property owner.
- B. Resolution
- C. Engineer's Report for the Taylor Road Mixed Use Maintenance District

TOWN OF LOOMIS
TAYLOR ROAD MIXED USE SUBDIVISION
MAINTENANCE DISTRICT

To: Town Clerk
Town Council

We, the undersigned, being 100% of the real property owners of the territory within the subdivision generally known as Taylor Road Mixed Use, hereby petition for the formation of a maintenance district pursuant to the provisions of Chapter 26 of Division 7, Part 3 of the Streets and Highway Code (Secs. 5820 et.seq.) to provide for the maintenance and operation of the subdivision improvements described in the Engineer's Report attached hereto within the boundaries of Taylor Road Mixed Use Maintenance District Boundary map attached hereto.

We further:

1. Waive any hearing on the resolution of intention to form such maintenance district and consent to the formation by the Town Council without further notice of proceedings.
2. We waive all applicable investigation proceedings, if any, under the Special Assessment, Limitation and Majority Protest Act of 1931 (Division 4, beginning at Section 2800 of the Streets and Highways Code of the State of California).

Dated: 12-05-2018

Taylor Village 2018, LP

By: Sheryl J. Gaskay

12/4/2018 11:02 AM

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TOWN OF LOOMIS

RESOLUTION NO. 19-__

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS
DECLARING ITS INTENTION TO LEVY STREET MAINTENANCE ASSESSMENTS

WHEREAS, in order to finance the costs of maintaining streets and roads and to equitably distribute the costs among benefited landowners whose property is located within the boundaries of the Town of Loomis Taylor Road Mixed Use Maintenance District (the "District"), the Town Council (the "Town Council") of the Town of Loomis (the "Town") has determined to undertake proceedings pursuant to the Benefit Assessment Act of 1982, being California Government Code sections 54703, et seq. (the "Act"), to levy assessments to finance such costs; and

WHEREAS, the Town Engineer has prepared and filed with the Town Clerk a report for fiscal year 2019-2020 (the "Engineer's Report") in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Loomis as follows:

1. **Recitals.** The above recitals are true and correct.
2. **Approval of Engineer's Report.** The Town Council hereby approves the Engineer's Report as filed. The Engineer's Report sets forth a full and detailed description of the costs financed by the assessments, the parcels to be assessed, and the proposed assessments upon assessable lots and parcels of land within the District. The Engineer's Report is on file with the Town Clerk, 3665 Taylor Road, Loomis, California and is available for review by any interested member of the public during normal business hours.
3. **Public Hearing.** On May 14, 2019, at 7:30 p.m., or as soon thereafter as the matter may be heard, at the Loomis Depot, 5775 Horseshoe Bar Road, Loomis, California, the Town Council shall hold a public hearing on the Engineer's Report and the question of the levy of the proposed assessments.
4. **Notice of Public Hearing.** The Town Clerk is directed to give notice of the public hearing by:
 - a. publishing a notice, in the form attached hereto as Exhibit A, for two successive weeks in The Loomis News. The first publication shall be no later than April 11, and publication shall be completed by April 18;
 - b. posting a notice, in the form attached hereto as Exhibit A, in at least three public places within the District; and
 - c. mailing a notice and ballot, in the form attached hereto as Exhibit B, to the record owners of each identified parcel within the District. Mailing shall be completed on or about March 28, 2019.
5. **Effective Date.** This resolution shall take effect from and after the date of its passage.

PASSED AND ADOPTED by the Town Council of the Town of Loomis this 12th day of March,
2019.

AYES:

NOES:

ABSTAINED:

ABSENT:

Mayor

ATTEST:

Town Clerk

Exhibit A

[Form of Published and Posted Notice]

TOWN OF LOOMIS

**NOTICE OF HEARING ON
ENGINEER'S REPORT
CONCERNING STREET MAINTENANCE ASSESSMENTS**

Notice is hereby given that on May 14, 2019, at 7:30 p.m., or as soon thereafter as the matter may be heard, at the Loomis Depot, 5775 Horseshoe Bar Road, Loomis, California, Town Council of the Town of Loomis shall hold a public hearing on the Engineer's Report prepared and filed in connection with proposed street maintenance assessments within the territory located within the boundaries of Town of Loomis, which is referred to in the Engineer's Report as Town of Loomis Street Maintenance District (the "District"). The District is commonly known as Taylor Road Mixed Use District and comprises a portion of the area bounded by the east side of Taylor Road approximately 1,000 feet north of Sierra College Blvd .

The Town has mailed a notice to each affected property owner specifying the amount of the proposed assessment on the owner's property. At the public hearing, the Town Council shall hear and consider all protests.

Dated: _____

Town Clerk, Town of Loomis

Exhibit B

[Form of mailed Notice]

Notice of Public Hearing

TO: Taylor Village 2018 Lp
4020 Sierra College Blvd., #200
Rocklin, CA 95677
Assessor's Parcel No. 044-123-072,
044-123-073, 044-123-065

FROM: Town Clerk
Town of Loomis

DATE: [date]

SUBJECT: Town of Loomis Taylor Road Mixed Use Maintenance District : Ballot Proceeding

The purpose of this notice is to provide you with information about the assessment ballot proceeding being conducted by the Town of Loomis and its effect on real property that you own. Please be advised of the following:

- A hearing will be held on May 14, 2019, at 7:30 p.m., or as soon thereafter as the matter may be heard at the Loomis Depot, 5775 Horseshoe Bar Road, Loomis, California.
- The reason for the assessment is to fund the maintenance and operation of streets, drainage, street lighting and utility, and landscape maintenance all serving property located within the boundaries of the Town of Loomis Taylor Road Mixed Use Maintenance District (the "District").
- The proposed annual assessment is \$1,115.20 per for each parcel within the District. Such assessment may be increased each year after fiscal year 2019-2020, at 3% over the prior year.
- The total amount chargeable to the entire assessment district would be \$1,561,275.50 (plus inflation adjustments).
- Assessment duration: in perpetuity.
- How the assessment was calculated: The assessment is apportioned on all assessable lots or parcels located in the District in proportion to the estimated benefits to be received by each lot or parcel. Benefit to any parcel is in proportion to the availability of paved road surfaces and storm drainage to all assessed lots. The total estimated costs for operation and maintenance of streets, drainage, street lighting and utility and landscaping that serve the District is allocable equally among all parcels. For additional detail, see the Engineer's Report.

Enclosed with this notice, you will find an assessment ballot. Please follow the directions on the assessment ballot to express your view on the proposed assessment.

1. Ballots may be mailed or delivered to the Town Clerk at any time, but **MUST** be received not later than the conclusion of the public hearing described above. At any time prior to the conclusion of the public hearing, you may withdraw your ballot and submit a changed or new ballot in place of the ballot previously submitted.

2. At the conclusion of the public hearing, the Town Clerk will tabulate the ballots received, including those received during the public hearing.

3. The Town will not impose the assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. Ballots shall be weighted according to the proportional financial obligation of the affected property.

Official Ballot
Town of Loomis Street Maintenance District

Assessor's Parcel Number(s):

044-123-072, 044-123-073, 044-123-065

Name(s) of Property Owner(s):

Taylor Village 2018 Lp

Property Owner's Address:

4020 Sierra College Blvd., #200
Rocklin, CA 95677

Proposed Annual Assessable Amount

(2019-2020 base year) (assessable upon
approval) Per Lot: \$1,115.20

**Proposed Inflation Adjustment
Formula:**

Assessable amount may be increased each year
following the 2019-2020 fiscal year at 3% over
the prior year.

Instructions For Completing and Delivering This Ballot

- To express your view on the proposed assessment and the proposed inflation adjustment, place a check mark in the space before the word "YES" or "NO," then sign and date the ballot.
- After completing your ballot, seal it in an envelope and mail or deliver this entire ballot to the Town Clerk at 3665 Taylor Road, Loomis, California or mailing address is P. O. Box 1330 Loomis, California 95650.
- Ballots may be sent or delivered to the Town Clerk at any time, but **MUST** be received not later than the conclusion of the public hearing on the proposed assessment and inflation assessment limit set for May 14, 2019, at 7:30 p.m., or as soon thereafter as the matter may be heard, at the Loomis Depot, 5775 Horseshoe Bar Road, Loomis, California.

PLEASE EXPRESS YOUR VIEW BY MARKING AND SIGNING BELOW

___ **Yes**, I/we approve the proposed assessment and the proposed inflation adjustment limit described above for the parcel identified in this ballot.

___ **No**, I/we do not approve the proposed assessment and the proposed inflation adjustment limit described above for the parcel identified in this ballot.

I/we hereby declare under penalty of perjury that I am/we are the record owner(s) of the parcel listed above.

Date: _____

Signature of Record Owner

ENGINEER'S REPORT

FOR

TAYLOR ROAD MIXED USE

MAINTENANCE DISTRICT

TOWN OF LOOMIS

PLACER COUNTY, CALIFORNIA

November, 2018

RECEIVED

JAN 22 2019

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Road Mixed Use Engineer's Report.doc

TOWN OF LOOMIS

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I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

Taylor Road Mixed Use is a planned subdivision. The project is located on the east side of Taylor Road, approximately 1,000 feet north of Sierra College Boulevard in the Town of Loomis. Taylor Road Mixed Use contains 2 commercial lots, 1 open space, 9 single family dwellings with carriage units, 7 single family dwellings, and 10 halfplexes.

The petitioners have requested, and the Town of Loomis has agreed, to consider the formation of a Maintenance District to levy a charge to each lot and provide the services listed below. Should the Maintenance District be abolished, the project homeowners' association, or a substitute acceptable to the Town of Loomis, would be responsible for the services.

Services to be provided in this Maintenance District are:

- A. Street Surface Maintenance for 49,050 SF of roads.
 - 1. Slurry seal paving every five (5) years after 2019.
 - 2. Repair of potholes annually.
 - 3. 2" overlay paving every twenty-five (25) years after 2019.
 - 4. Street sweeping one (1) hour per month
 - 5. Pavement marking repair and replacement every five (5) years after 2019.
 - 6. Inspect and repair the concrete sidewalks annually.
 - 7. Inspect and repair the concrete curbs and gutters annually.
 - 8. Inspect and repair street signage annually.
- B. Storm Drain Maintenance for approximately 2,548 LF of Storm Drainage Pipe.
 - 1. Inspect and repair drain pipes within public easement.
 - 2. Inspect and clean drain inlets within public easement.
 - 3. Inspect and maintenance drain swales and detention facilities within public easement.
- C. Utility Maintenance
 - 1. Street light maintenance once per month
 - 2. Fire hydrant maintenance once per month
- D. Landscape Maintenance
 - 1. Maintain and repair landscape within street frontage
 - 2. Maintain and repair landscape within open space lot
 - 3. Fire Abatement for commercial lots until they will be developed

These services represent a special benefit to the Taylor Road Mixed Use property in that the services to be funded by the assessments will only benefit the Taylor Road Mixed Use property and individual lots in the Taylor Road Mixed Use Maintenance District.

The project homeowners; association, or a substitute acceptable to the Town of Loomis, will provide the maintenance for all facilities not listed above.

II. LEGAL REQUIREMENTS

In November 1996, the voters of the State of California passed Proposition 218, which made significant changes in Assessment Law. Among those changes was a requirement that a detailed Engineer's Report be prepared and signed by a Registered Professional Engineer in the State of California. This report is being prepared in response to that requirement and attached here to as Appendix "A".

Another requirement of the new law is that the report must establish a substantive "special benefit" to property for the valid levy of an assessment. In the case of this assessment, the "special benefit" to property being assessed is the availability of paved road surfaces and storm drainage to all assessed lots. All the commercial and residential lots in the Taylor Road Mixed Use Maintenance District are to be assessed an equal amount of the total assessment.

III. ENGINEER'S STATEMENT

I do hereby state the amount found in the "Budget Worksheet", attached hereto and made a part thereof, is an accurate assessment to be apportioned upon the assessable lots within the Taylor Road Mixed Use Maintenance District, severally and respectively, in accordance with the special benefits to be received by such lots and more particularly set forth in the Assessments Roll hereto attached as Category VIII reference made a part hereof.

An Assessment Diagram is attached as Exhibit "A" showing the boundaries and roads of Taylor Road Mixed Use Maintenance District.

Each assessed lot is described in the attached Roll by reference to its assessment number as shown on the Assessment Diagram. A more particular description of the Maintenance District roads is included as Exhibit "B".

Dated: _____

By: _____
Richard Rozumowicz
Engineer
RCE 28217

IV. BOUNDARY OF TAYLOR ROAD MIXED USE MAINTENANCE DISTRICT

- A. See Exhibit "A" for an Assessment Diagram depicting the lot lines with the boundary of the Maintenance District.
- B. See Exhibit "B" for a legal description of the roads that will be maintained by the Maintenance District.

EXHIBIT "A" – ASSESSMENT DIAGRAM

TAYLOR ROAD MIXED USE MAINTENANCE DISTRICT

I. SUBDIVISION IMPROVEMENTS SUBJECT TO MAINTENANCE:

A. Street Improvements

1. 49,050 SF of asphalt pavement
2. Twenty-eight (28) LF of pavement marking
3. 17,720 SF of concrete sidewalk
4. 3,550 LF of concrete curb and gutter and 226 SF of concrete v-gutter
5. Eight (8) street and two (2) traffic signs

B. Storm Drain Improvements

1. 2,449 LF of storm drain pipe, including manholes and flared end sections
2. Eleven (11) drain inlets
3. Two (2) underground detention facilities and 670 LF of drain swales

C. Utility Maintenance

1. Thirteen (13) street lights and street light bases
2. Four (4) fire hydrants

D. Landscape Maintenance

1. 8,120 SF of landscape along the streets
2. 7,065 SF of open space lot landscape
3. Fire abatement operations for commercial lots until development

II. MAINTENANCE LEVEL OF SERVICE: 50-YEAR LIFE CYCLE

A. Street Improvements

1. Asphalt Pavement
 - i. Slurry seal coat one every five (5) years
 - ii. Patch base and pavement over ¼ of total square footage over the live cycle
 - iii. Pavement 2-inch overlay every 25 years
 - iv. Street sweeping 15 min per week or 1 hr per month
2. Pavement marking
 - i. Replace every five (5) years
3. Concrete sidewalk
 - i. Replace over ¼ of total square footage over the life cycle
4. Concrete curb and gutter
 - i. Replace over ¼ of total length over the life cycle
5. Street and traffic signs
 - i. Replace every five (5) years

B. Storm Drain Improvements

1. Storm drain pipe, manholes and flared end sections
 - i. Clean ones per year
2. Drain inlets
 - i. Clean 1 hr per week during winter months
3. Underground detention facilities and drain swales
 - i. Clean ones per year
 - ii. Reseeding and mulching as needed

C. Utility Maintenance

1. Street lights and street light bases
 - i. On-going maintenance performed by PG&E for monthly service charge
2. Fire hydrants
 - i. Minor repair and annual test

D. Landscape Maintenance

1. Landscape within public easements
 - i. Prune and clean twice per year
2. Open space lot maintenance
 - i. Prune and clean twice per year
3. Undeveloped commercial lots maintenance
 - i. Fire abatement operations

EXHIBIT "B" – LEGAL DESCRIPTION

THE ROADS KNOW AS TAYLOR VILLAGE DRIVE, STONE FIELD WAY, AND WATER WELL PLACE, AS SHOWN ON SUBDIVISION _____, ENTITLED "TAYLOR ROAD MIXED USE", AS FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY ON _____ IN BOOK OF MAPS, PAGE NO. _____, IN THE COUNTY OF PLACER, STATE OF CALIFORNIA.

V. BASIS OF ANNUAL ASSESSMENT

The annual assessments for each maintenance program, as defined in this report, have been based upon current rates and maintenance cost. The annualized cost for pavement surface treatments, concrete work, storm drain systems and signs were obtained from Placer County CDRA-ESD Improvement Plan, Plan Check and Inspection Fee Spreadsheet, effective July 1, 2018. The cost for services like the street sweeping, cleaning and landscape maintenance were obtained from Operating Cost Manual for Homeowners Association by California Department of Real Estate, revised January 2016. Further discussion on each maintenance activity is as follows:

A. STREET MAINTENANCE

The street maintenance program is based upon the following costs: to slurry seal the pavement every five (5) years, AC patch of one quarter of the roads area including the emergency vehicle access (EVA) driveway over the 50-year life cycle, roads 2-inch AC overlay every 25 years after the initial pavement placement, streets swiping for 15 minutes every week or for 1 hour per month, replacement of pavement marking every five (5) years, replacement of the sidewalk up to one quarter of total square footage, replacement of the curb and gutter up to one quarter of total length and replacement of street and traffic signs every five (5) years. The following costs were used:

- The slurry seal cost of \$0.54 per square foot (sf),
- AC patch and EVA repair cost of \$4.68 per sf,
- 2-inch overlay cost of \$1.34 per sf,
- Pavement marking repair cost of \$1.34 per linear foot (lf),
- Curb and gutter replacement cost of \$19.80 per lf,
- Sidewalk replacement cost of \$4.00 per sf,
- Street Sweeping cost of \$100 per month.

B. STORM DRAIN MAINTENANCE

Annual maintenance required to the storm drain systems include the following costs: cost to clean drain pipes and chambers ones per year, cost to clean drain inlets every week during the winter months, and cost to clean, mulch and reseed if needed the open space areas used for underground detention and two drainage swales. The following costs were used:

- Storm drain pipes and chambers cleaning cost of \$2.00 per lf,
- Drain inlets cleaning cost of \$20.00 per inlet per week during the winter months,
- Drain swales and underground detention systems cleansing, reseeding and mulching of \$0.25 per sf.

C. UTILITY MAINTENANCE

Utility maintenance consist of street lights, street light bases and fire hydrant maintenance which will be performed by the utility providers. The following costs associated with the above services were used:

- Street lights and street light bases maintenance cost of \$10.00 per light per month
- Fire hydrant maintenance cost including annual test of \$15.00 per hydrant per month

D. LANDSCAPE MAINTENANCE

Landscape maintenance consists landscape maintenance cost along the streets and costs associated with the maintenance of open space lot and commercial lots until commercial lots will be developed. The following costs were used for the landscape maintenance:

- Commercial lots landscape maintenance and fire abatement operations costs of \$0.03 per sf,
- Repair and replace street landscape cost of \$0.10 per sf,
- Repair and replace open lot landscape cost of \$0.20 per sf.

The annualized cost expenditures for insurance, collections, administration, management and contingencies are included in the actual assessments for each assessable lot. The actual cost breakdown worksheet and cost spread are included in the Budget Worksheet section of this report. The assessments, as calculated, are necessary to ensure the funds are available when needed. By using actual, current maintenance cost and electric rates, the assessments are justified, yet the assessments should not be more than what is necessary for the estimated maintenance costs.

VI. CALCULATIONS OF SPECIAL BENEFIT

Pursuant to Section 4 of Article XIII D of the California Constitution, the lots of the subdivision receiving a special benefit from the maintenance must be identified and the proportional special benefit must be determined in relationship to the total maintenance expenses estimated to be necessary to maintain the street, drainage, utility and landscape improvements. It is my opinion that the benefits are wholly special benefits and each of the lots within this Maintenance District receive an equal proportion of the special benefit from the identified maintenance in that the roads of Maintenance District serve only the lots in this Maintenance District and are not a part of a larger County traffic system. In addition, the drainage being maintained serves only lots within this Maintenance District. Because it cannot be said that any one lot is benefiting greater than any other lot, the amount of assessment, which is to be imposed on each lot, is equal and does not exceed the reasonable cost of the proportional special benefit conferred on that lot.

Accordingly, I find that each lot in this subdivision receives a special benefit from the proposed maintenance programs. I find that each lot will receive the following annual special benefit as shown on the "Budget Worksheet" attached hereto and made a part thereof.

Assessment Rate

The rate of assessment for each lot is calculated and is as follows:

Taylor Road Mixed Use - 28 lots

The assessment rate for 2018-2019 tax year is based upon the "Budget Worksheet" attached hereto and made a part thereof and is proposed to be as follow:

Total Assessment	\$31,225.51
Number of Lots	28
Annual cost per lot	\$1,115.20

VII. METHOD OF ASSESSMENT

Assessments will be collected in the same way real property taxes are collected by the Placer County Tax Collector on behalf of the Maintenance District and will be delivered by the County to the Town of

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Loomis in the name of Taylor Road Mixed Use Maintenance District. Assessments will be collected in two installments and will be available within sixty (60) days after the installments are due.

Inflation Adjustment:

The amount of assessment specified for this year may be adjusted annually for the ensuing fiscal year. The amount of increase will be 3.0 per cent per year. The Department of Public Works shall be responsible for making the necessary computations each year prior to May 1st and advising the Placer County Auditor/Controller what the amounts of charge for all Maintenance District Services are to be for the next year as a result of the foregoing computations.

VIII. ASSESSMENT ROLL

The proposed assessment roll for the Permanent Road Division is as follows:
Lots 1 through 26, 28 and 29.

IX. BUDGET WORKSHEET

Item	Unit	Unit Price	Quantity	Cost	Frequency During 50-Year Life Cycle	50-Year Life Cost	Annual Cost	Notes
A STREET IMPROVEMENTS								
1 Slurry Seal	sf	\$0.54	49,050	\$26,487.00	10	\$264,870.00	\$5,297.40	Slurry Seal every 5 years
2 AC Patch and EVA Repair (4" AC over 10" AB)	sf	\$4.68	12,263	\$57,388.50	1	\$57,388.50	\$1,147.77	Patch 1/4 of area over 50 years
3 2" Overlay	sf	\$1.34	49,050	\$65,727.00	2	\$131,454.00	\$2,629.08	Overlay every 25 years
4 Streets Sweeping (Labor and Equipment)	hrs/mon	\$100.00	1	\$100.00	600	\$60,000.00	\$1,200.00	Sweep 15 min per week or 1 hr per month
5 Pavement Marking Repair	lf	\$1.34	28	\$37.52	10	\$375.20	\$7.50	Replace every 5 years
6 Repair and Replace Sidewalk	sf	\$4.00	4,430	\$17,720.00	1	\$17,720.00	\$354.40	Replace 1/4 of area over 50 years
7 Repair and Replace Curb and Gutter	lf	\$19.80	883	\$17,473.50	1	\$17,473.50	\$349.47	Replace 1/4 of length over 50 years
8 Replace Signage	ea	\$333.00	10	\$3,330.00	10	\$33,300.00	\$666.00	Replace every 5 years
B STORM DRAIN IMPROVEMENTS								
1 Clean Drain Pipes and Chambers	lf/yr	\$2.00	2,449	\$4,898.00	50	\$244,900.00	\$4,898.00	Clean system once per year
2 Clean Drain Inlets	ea	\$20.00	11	\$220.00	600	\$132,000.00	\$2,640.00	1 hr/wk during winter months
3 Drain Swales and Detention Facilities	sf	\$0.25	14,978	\$3,744.50	50	\$187,225.00	\$3,744.50	Clean once per year, mulch and reseed as required
C UTILITY MAINTENANCE								
1 Street Light Maintenance	ea/yr	\$120.00	13	\$1,560.00	50	\$78,000.00	\$1,560.00	\$10.00 per month per light
2 Fire Hydrant Maintenance	ea/yr	\$150.00	4	\$600.00	50	\$30,000.00	\$600.00	\$15.00 per month per hydrant
D LANDSCAPE MAINTENANCE								
1 Streets Landscape maintenance	sf	\$0.10	8,120	\$812.00	50	\$40,600.00	\$812.00	Prune and clean twice per year
2 Open Space Lot Maintenance	sf	\$0.10	7,065	\$706.50	50	\$35,325.00	\$706.50	Prune and clean twice per year
3 Undeveloped Commercial Lots Fire Abatement	sf	\$0.02	88,710	\$1,774.20	50	\$88,710.00	\$1,774.20	Twice per year
E TOWN OF LOOMIS ADMINISTRATION								
1 Town Administration Fee	yr	10.00%			50		\$2,838.68	
							Total Amount	\$31,225.51
							Total Lots	28
							Annual Cost Per Lot	\$1,115.20

Notes:

- Unit prices and yearly assessment shall be adjusted annually based upon the consumer cost index
- Unit prices derived from Placer County CDRA-ESD Fee Spreadsheet, Effective July 1, 2018, (copy attached)
- Unit prices derived from Operating Cost Manual for Homeowners Associations, California Department of Real Estate, Revised January, 2016