

OLIVEHURST PUBLIC UTILITY DISTRICT

RESOLUTION NO. 1136

A RESOLUTION APPROVING ENGINEER'S REPORT
FOR THE RIVER OAKS LANDSCAPING AND LIGHTING
ASSESSMENT DISTRICT
FOR FISCAL YEAR 1995/96

WHEREAS, the District Engineer has on this date filed with this Board his report pursuant to the provisions of Article 4 of Part 2 of Division 15 of the Streets and Highways Code of the State of California.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Olivehurst Public Utility District that the report filed with this Board for the "River Oaks Landscaping and Lighting Assessment District for fiscal year 1995/96" is hereby approved as submitted.

PASSED AND ADOPTED this 20th day of April, 1995.

OLIVEHURST PUBLIC UTILITY DISTRICT

Mike Morrison
President, Board of Directors

ATTEST:

Catherine Sharp
Deputy Clerk & ex-officio Secretary

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

Jeffrey A. Meith
Jeffrey A. Meith, Legal Counsel

* * * * *

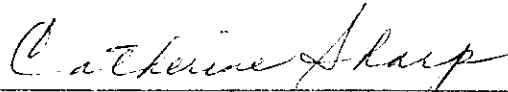
I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted and passed by the Board of Directors of the Olivehurst Public Utility District, Yuba County, California, at a meeting thereof held on the 20th day of April, 1995, by the following vote:

AYES, AND IN FAVOR THEREOF: DIRECTORS BLUETT, JONES, MILLER, AND MORRISON

NOES, : DIRECTOR SKINNER

ABSTAIN, : DIRECTOR SKINNER

ABSENT, :



Deputy Clerk & ex-officio Secretary

MURRAY SMITH & ASSOCIATES ENGINEERING
3110 GOLD CANAL DRIVE
RANCHO CORDOVA, CA 95670
PHONE: (916) 635-1511
FAX: (916) 638-0196



FINAL ENGINEER'S REPORT
FOR RIVER OAKS SUBDIVISION
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT
PREPARED APRIL 3, 1995
FOR FISCAL YEAR 1995/96

Board of Directors
Olivehurst Utility District
1970 - 9th Avenue
Olivehurst, CA 95961

Pursuant to the Agreement for Annexation of Land to Public Utility District, Provision of Public Services, Dedication of Land and Construction of Public Improvements entered into on January 21, 1993 between Yuba Ventures and Olivehurst Public Utility District, I hereby present to you my report in accordance with the requirements of Article 4 of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code of the State of California, "The Landscape and Lighting Act of 1972".

I have included herein the following:

- (A) My estimate of the cost for the maintenance and administration of the district,
- (B) A diagram of the maintenance district, and
- (C) An assessment of the estimated costs of the maintenance and administration.

RIVER OAKS SUBDIVISION
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT
COST SUMMARY

OPERATING EXPENSES:

	<u>Annual Cost</u>
1. Maintenance	\$ 0.00
2. Domestic Water	0.00
3. Irrigation Water	No Charge
4. Electricity / Phone	<u>0.00</u>
Sub Total	\$ 0.00

LONG-TERM REPAIR / MAINTENANCE COSTS:

1. Asphalt Path	\$ 0.00
2. Soundwall	0.00
3. Sidewalk	0.00
4. Parking Lots	0.00
5. Maintenance Equipment & Repair	0.00
6. Community Center Structure	<u>0.00</u>
Sub Total	\$ 0.00

INCIDENTAL EXPENSES:

1. O.P.U.D. Administration	\$ 0.00
2. Community Center / Park Staff	0.00
3. Insurance	0.00
4. Yearly Engineer's Report	0.00
5. Advertising & Legal Notices	<u>0.00</u>
Sub Total	\$ 0.00

Grand Total \$ 0.00

(A) ESTIMATE OF COST FOR MAINTENANCE AND ADMINISTRATION

<u>OPERATING EXPENSES:</u>	<u>Annual</u> <u>Cost</u>
1. <u>Maintenance</u>	
A. Open Space (None)	\$ 0.00
B. Parks (None)	0.00
C. Roadway Landscape (None)	0.00
D. Community Center (None)	<u>0.00</u>
Sub Total	\$ 0.00
2. <u>Domestic Water</u>	
(None)	<u>0.00</u>
Sub Total	\$ 0.00
3. <u>Irrigation Water</u>	
(None)	<u>0.00</u>
Sub Total	\$ 0.00
4. <u>Electricity / Phone</u>	
A. Street Lights (None)	0.00
B. Irrigation Controller (None)	0.00
C. Community Center (None)	0.00
D. Park Security Lighting (None)	<u>0.00</u>
Sub Total	\$ 0.00
Operating Expenses Total	\$ 0.00

		Annual Cost
<u>LONG-TERM REPAIR / MAINTENANCE COSTS</u>		
1. Asphalt Path within Open Space (None)	\$	0.00
2. Soundwall (None)		0.00
3. Sidewalk (None)		0.00
4. Parking Lots (None)		0.00
5. Maintenance Equipment Repair & Replacement (None)		0.00
6. Community Center Structure (None)		<u>0.00</u>
	Long-Term Maintenance Total \$	0.00

INCIDENTAL EXPENSES

1. <u>O.P.U.D. Administration / Inspection</u>	\$	0.00
2. <u>Community Center / Park Staff</u>		0.00
3. <u>Insurance</u>		0.00
*4. <u>Yearly Engineer's Report</u>		0.00
*5. <u>Advertising and Legal Notices</u>		<u>0.00</u>
	Sub Total \$	0.00
	Incidental Expense Total	<u>0.00</u>
	Grand Total \$	0.00

* To be funded by the Developer under separate contract for this fiscal year.

(B) DIAGRAM OF MAINTENANCE DISTRICT

I attach hereto, a marked Exhibit 'B', a diagram showing the exterior boundaries of the maintenance district and the lines and dimensions of each lot or parcel of land within the district.

Each lot or parcel shown on Exhibit 'B' is identified therein by its Yuba County Assessor Parcel Number which corresponds to the parcel number for said parcel in the assessment for the costs of the improvements hereinafter set forth.

(C) ASSESSMENT OF ESTIMATED COSTS FOR IMPROVEMENT

I hereby estimate the benefit to each of the lots or parcels of land in the district for the cost of said improvements to be as shown on Exhibit 'C' attached hereto and by such attachment made a part hereof.

The Assessor's Parcel Number referred to in Exhibit 'C' is the number assigned to the lot or parcel of land assessed on the maps of the Yuba County Assessor which are hereby referred to for a complete and detailed description of the lines and dimensions of the lot or parcel of land assessed.

Respectfully submitted,



Rick C. Hansen - P.E.
Vice President

MURRAY SMITH & ASSOCIATES
ENGINEERING, INC.
3110 Gold Canal Drive, Suite A
Rancho Cordova, CA 95670

EXHIBIT 'C'

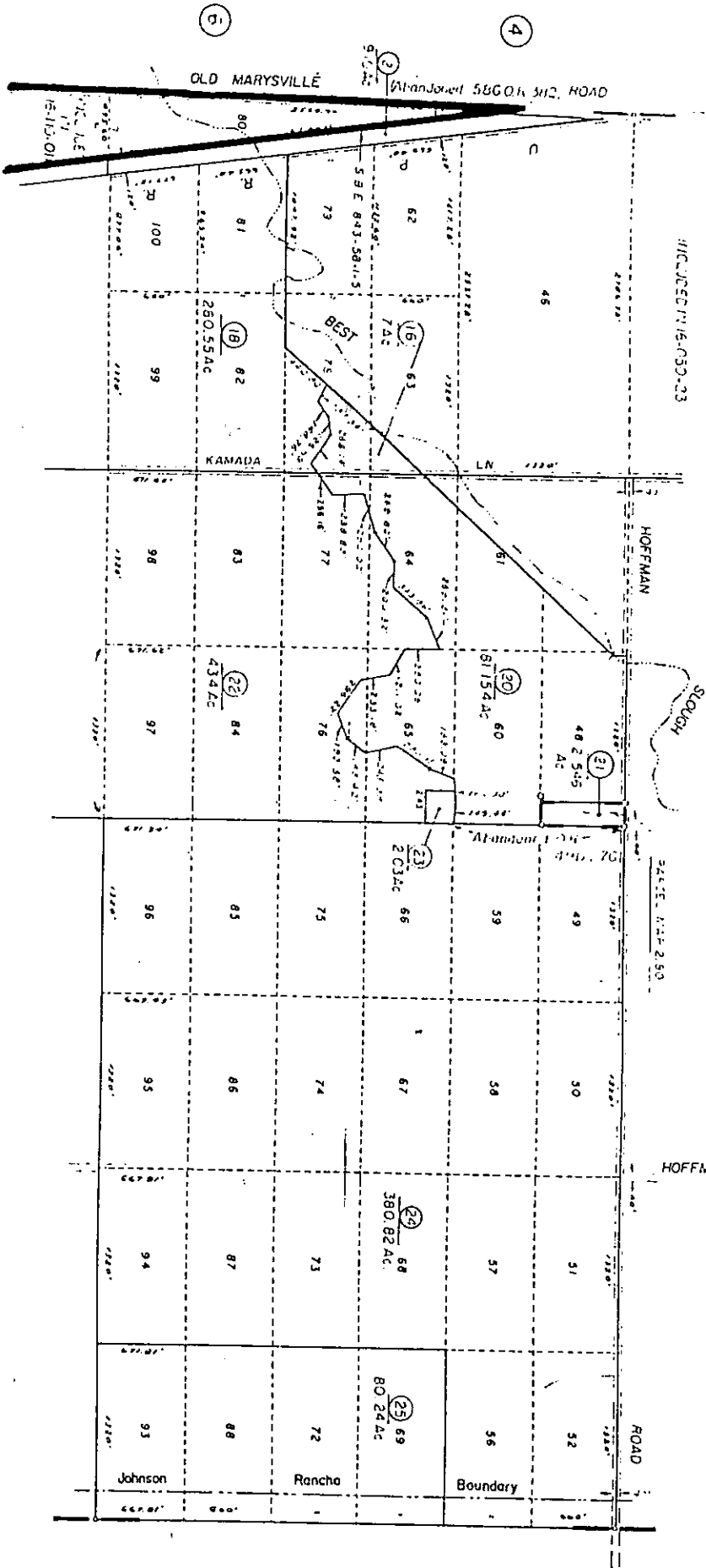
River Oaks Tentative Tract Map Lot No.	Area	Proposed No. of Dwelling Units	APN	Assessment
1	46.5 ac.	159	016-130-009	\$ 0.00
4, 5 & 8	127.1 ac.	568	016-100-013	0.00
9, 10, 13, 14 & 15	173.2 ac.	539	016-100-016	0.00
24, 25 & 26	113.3 ac.	293	016-140-001	0.00
27	42.8 ac.	103	016-110-011, 012	0.00
	<u>502.9 ac.</u>	<u>1,662</u>		<u>\$ 0.00</u>

Annual assessment based on ultimate River Oaks project buildout.
 Per dwelling unit cost = \$ 0.00 / 1,662 du = \$0.00/du

FOR HARDING TRACT

Tax Area Code
71-002

71-CC5



RS - Bk 15, Pg 1 (Parcel Map 280)
RS - Bk 1, Pg 3C

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 16 - Pg. 7
County of Yuba, Calif.

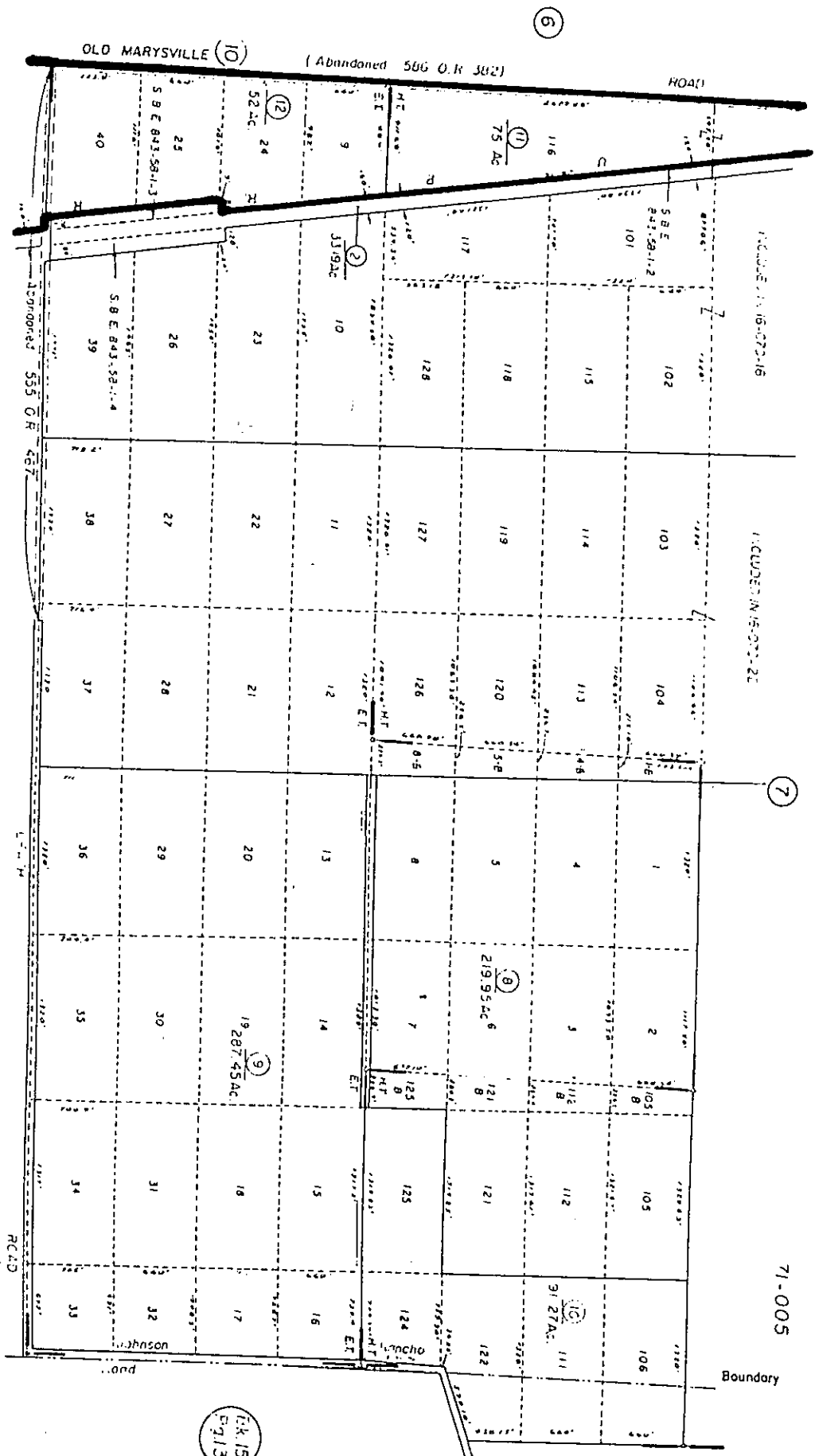


EBERT TRACT & POR. HARDING TRACT

Tax Area Code
71-CO2

16-1

71-005



CGO-Map, a product of B.F. INCORPORATED R.S.-5K.3, Pg. 34 (Eberl Tr.)

R.S.-Bk. 1, Pg. 30 (Harding Tr.)

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 16 - Pg. 11
County of Yuba, Calif.



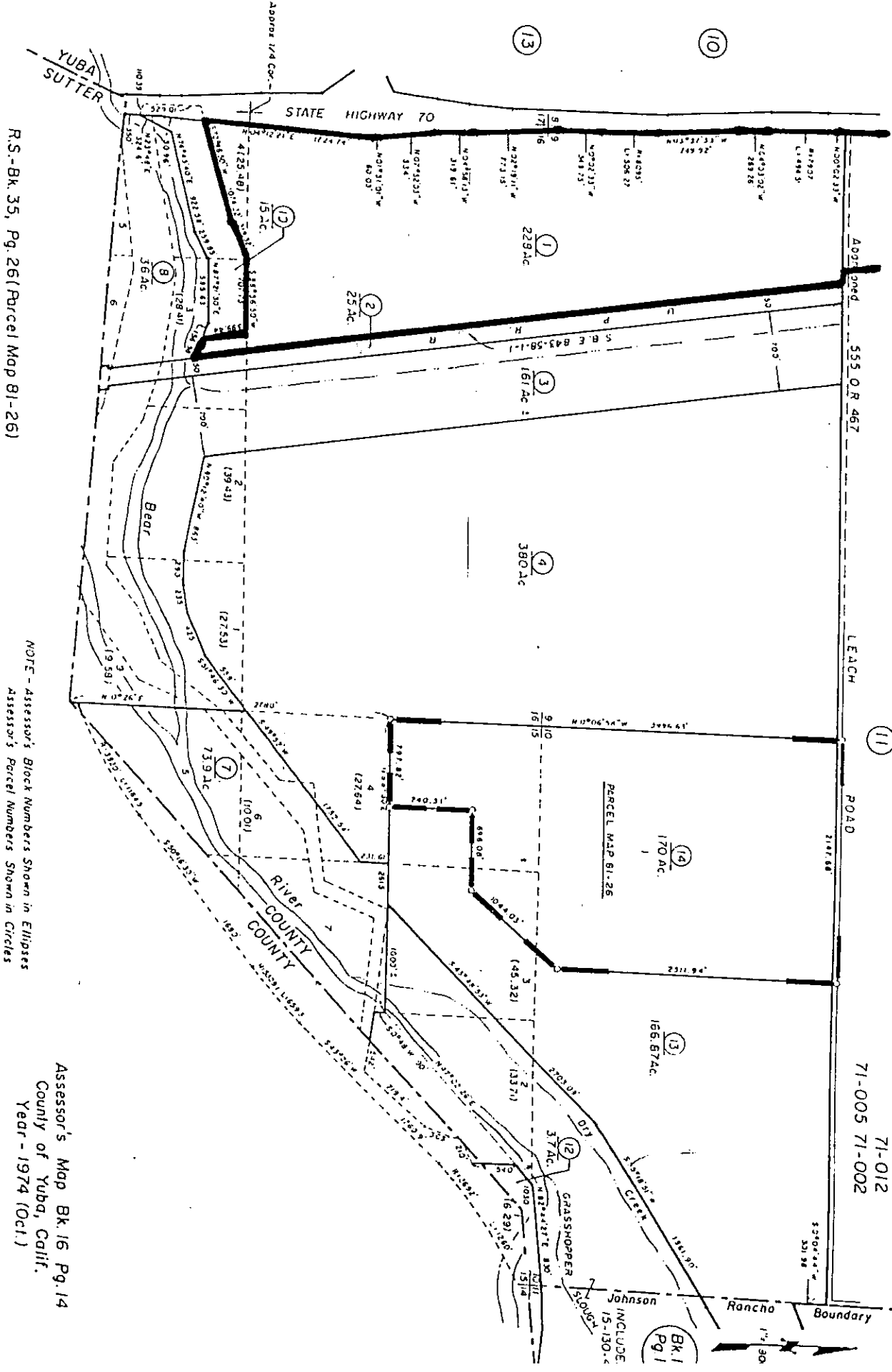
POR. SEC. 9, 10, 15, 16, 17, T.13N., R.4 E., M. D. B. & M.

Tax Area Code

71-012

71-005 71-002

16-14



R.S.-Bk. 35, Pg. 26 (Parcel Map 81-26)

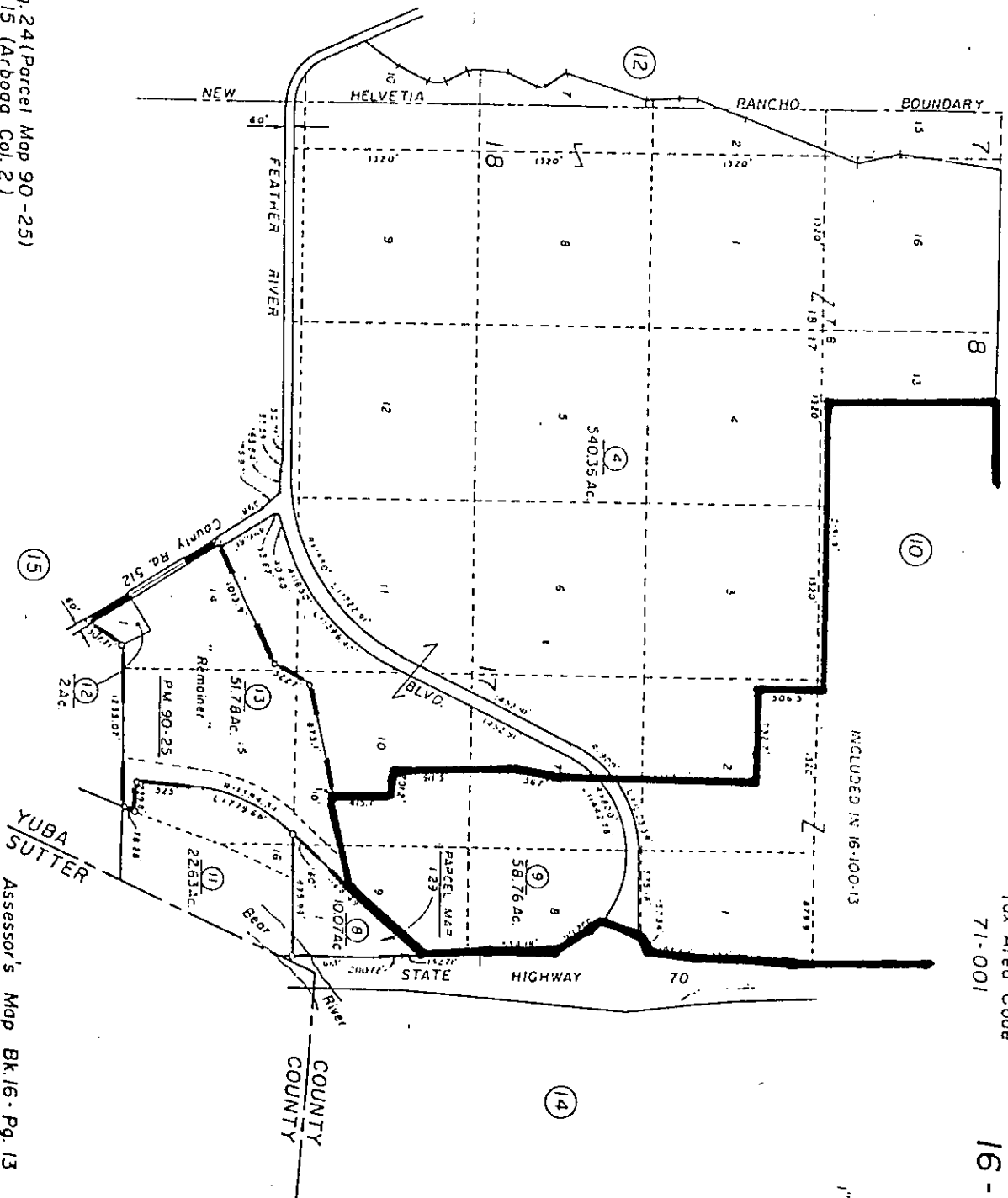
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Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 16 Pg. 14
County of Yuba, Calif.
Year - 1974 (Oct.)

POR. BLOCK 788, 8 BLOCK 17 & POR. BLOCK 18, ARBOGA COLONY 2

Tax Area Code
71-001

16-13



R.S. - Bk. 55, Pg. 24 (Parcel Map 90-25)
 R.S. - Bk. 2, Pg. 15 (Arboga Col. 2)
 R.S. - Bk. 12, Pg. 43 (Parcel Map 1.29)

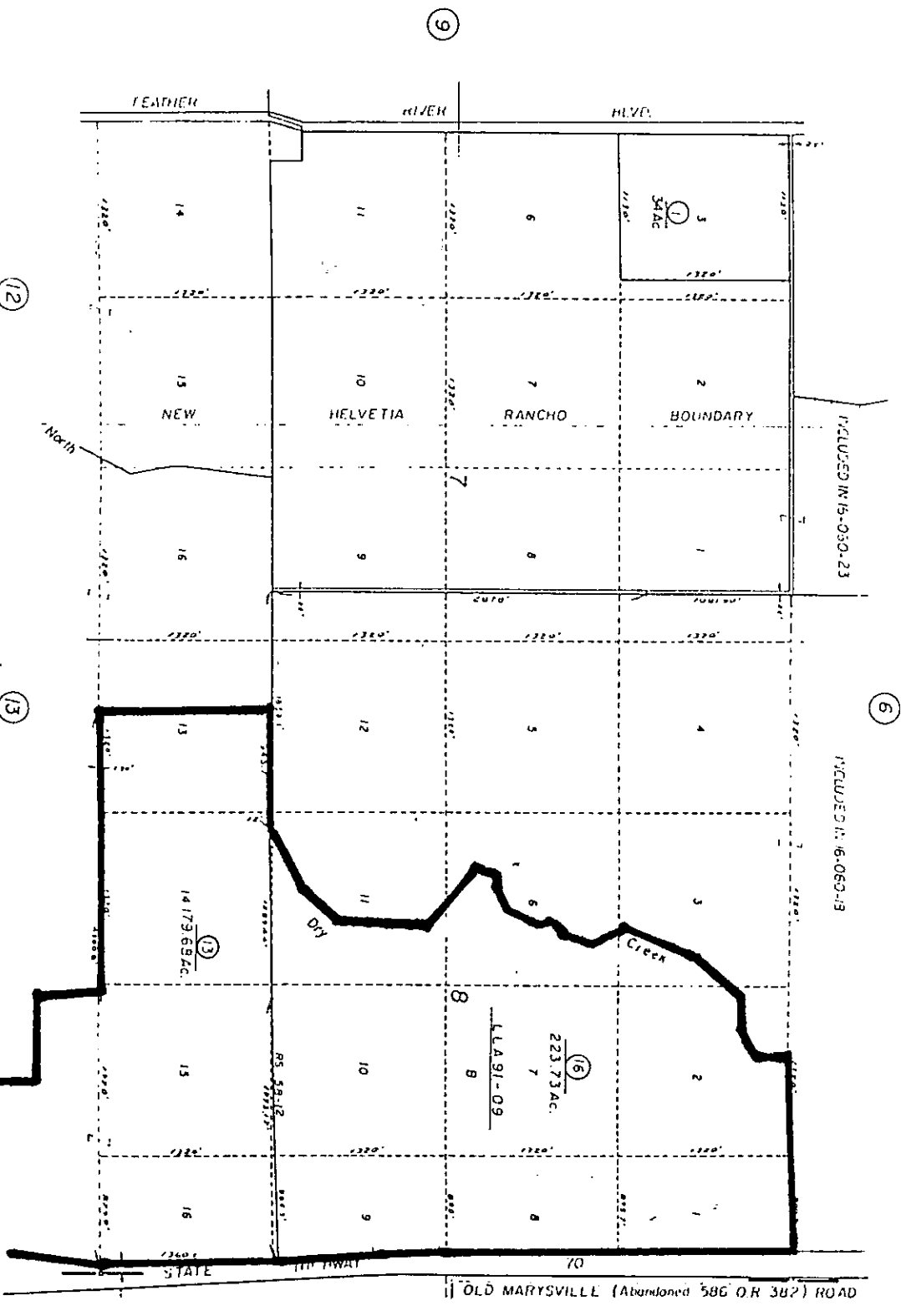
NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 16 - Pg. 13
 County of Yuba, Calif.
 Year - 10 / 75

BLOCK 8 & POR. BLOCK 7, ARBOGA COLONY 2

Tax Area Code
71-001

16-10



COPIED AND REPRODUCED BY BILL INGROSS/ARTIST
RS-BK 58, Pg. 12 (LLA 91-09, R.O.S. 91-35)
RS-BK 2, Pg. 15

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 16 - Pg. 10
County of Yuba, Calif.



MURRAY SMITH & ASSOCIATES ENGINEERING
3110 GOLD CANAL DRIVE
RANCHO CORDOVA, CA 95670
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DRAFT

PRELIMINARY ENGINEER'S REPORT
FOR RIVER OAKS SUBDIVISION
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT
PREPARED JUNE 15, 1994

Board of Directors
Olivehurst Utility District
1970 - 9th Avenue
Olivehurst, CA 95961

Pursuant to the Agreement for Annexation of Land to Public Utility District, Provision of Public Services, Dedication of Land and Construction of Public Improvements entered into on January 21, 1993 between Yuba Ventures and Olivehurst Public Utility District, I hereby present to you my report in accordance with the requirements of Article 4 of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code of the State of California, "The Landscape and Lighting Act of 1972".

I have included herein the following:

- (A) My estimate of the cost for the maintenance and administration of the district based on ultimate buildout,
- (B) A diagram of the maintenance district, and
- (C) An assessment of the estimated costs of the maintenance and administration based on ultimate buildout.

(A) ESTIMATE OF COST FOR MAINTENANCE AND ADMINISTRATION

OPERATING EXPENSES:

1. Maintenance

	<u>Annual Cost</u>
A. Open Space	
67.6 ac. @ \$22.50/mo./ac. = \$1,521/mo.	\$ 18,252.00
B. Parks	
57.0 ac. @ \$6,000/ac./yr.	342,000.00
C. Roadway Landscape	
727,296 sf @ \$0.014/sf/mo. = \$10,182/mo.	122,184.00
D. Community Center	
Building-Janitorial, Trash-\$500.00/mo.	6,000.00
Pool - \$150/mo.	1,800.00
Grounds - 65,000 sf @ \$0.014/sf/mo. = \$910/mo.	<u>10,920.00</u>
Sub Total	\$ 501,156.00

All maintenance costs listed above include repair and replacement of landscaping and irrigation facilities on a continuing basis.

2. Domestic Water

A. Community Center - 1 - 2" service = \$45.70/mo.	\$ 548.00
B. Community Park - 1 - 2" service = \$45.70/mo.	548.00
C. 5.3 Ac. Park - 1 - 1 1/2" service = \$31.10/mo.	373.00
D. 6.4 Ac. Park - 1 - 1 1/2" service = \$31.10/mo.	373.00
E. Neighborhood Parks - 14 - 1" services = \$20.80/mo.	<u>3,494.00</u>
Sub Total	\$ 5,336.00

	<u>Annual Cost</u>
3. <u>Irrigation Water</u>	
A. Assume all reclaimed water from sewage treatment plant.	No Charge
4. <u>Electricity / Phone</u>	
A. Street Lights	
70 Watt - 442 ea. @ \$15.256/ea./mo. = \$6,743.15/mo.	\$ 80,918.00
150 Watt - 116 ea. @ \$18.215/ea./mo. = \$2,112.94/mo.	25,355.00
250 Watt - 78 ea. @ \$22.516/ea./mo. = \$1,756.25/mo.	21,075.00
B. Irrigation Controller-35 ea @ \$10.00/ea./mo. =	\$ 350.00/mo. 4,200.00
C. Community Center	\$1,000.00/mo. 12,000.00
D. Park Security Lighting	
1. 14 Mini Parks @ 5 ea. @ 70 Watts ea. = 70 ea. @ 15.256 ea./mo. =	\$1,067.92/mo. 12,815.00
2. 2 Neighborhood Parks @ 15 ea. @ 70 Watts ea. = 30 ea. @ 15.256 ea./mo. =	\$ 457.68/mo. 5,492.00
3. 1 Community Park @ 35 ea. @ 70 Watts @ 15.256 ea./mo. =	\$ 533.96/mo. 6,408.00
Electricity / Phone	\$13,971.90/mo.
	Sub Total \$168,263.00
	Operating Expenses Total \$674,755.00

Annual
Cost

LONG-TERM REPAIR / MAINTENANCE COSTS

1. Asphalt Path within Open Space - 236,016 sf
 - A. Replacement-236,016 sf x 50% =
118,008 sf x \$1.00 = \$118,008.00
 - B. Overlay - 236,016 sf x \$0.75 177,012.00\$295,020.00/30 yrs.

Sub Total \$ 9,834.00

2. Soundwall - 35,123 lf
 - A. Replacement - 35,123 lf x 10% = 3,512 lf
x \$132.00 = \$453,584.00/30 yrs.

Sub Total \$ 15,453.00

3. Sidewalk - 183,115 sf
 - A. Replacement - 183,115 sf x 25% = 45,780 sf
x \$2.50 = \$114,450.00/30 yrs.

Sub Total \$ 3,815.00

4. Parking Lots - Community Center, 20 stalls - 10,000 sf
Community Park, 50 stalls - 25,000 sf
 - A. Replacement - 35,000 sf x 25%
= 8,750 sf x \$1.10 = \$ 9,625.00/20 yrs.
 - B. Overlay - 35,000 sf x \$1.25 = 43,750.00/20 yrs.\$53,375.00/20 yrs.

Sub Total \$ 2,669.00

5. Maintenance Equipment Repair & Replacement

Sub Total \$ 6,000.00

	<u>Annual Cost</u>
6. Community Center Structure	
A. Roof - \$10,000/25 yrs.	400.00
B. Interior Paint - \$3,000/7 yrs.	428.57
C. Exterior Paint - \$4,500/7 yrs.	642.86
D. Mechanical - Heating / AC - \$ 4,000/15 yrs.	266.67
Plumbing - \$ 3,500/15 yrs.	233.33
Electrical - \$ 2,500/15 yrs.	166.67
Floor Coverings - \$20,000/15 yrs.	1,333.33
Window Coverings - \$ 3,500/ 5 yrs.	<u>700.00</u>
Sub Total	\$ 4,171.00
Long-Term Maintenance Total	\$ 41,942.00

INCIDENTAL EXPENSES

1. <u>O.P.U.D. Administration / Inspection</u>	
A. Staff = 2 hr./wk. @ \$25/hr. = \$50/wk.	\$ 2,600.00
B. Supervision = 2 hr./wk. @ \$40/hr. = \$80/wk.	4,160.00
C. Clerical/Accounting = 5 hr./wk. @ \$25/hr. = \$125/wk.	<u>6,500.00</u>
Sub Total	\$ 13,260.00
2. <u>Community Center / Park Staff</u>	
A. Staff = 2 ea. @ 8 hr./day @ \$20/hr. = \$320/day @ 6 days/wk.	\$ 99,840.00
B. Supervision = 5 hr./wk. @ \$40/hr. = \$200/wk.	10,400.00
C. Clerical/Accounting = 5 hr./wk. @ \$25/hr. = \$125/wk.	6,500.00
D.* Life Guards & Pool Manager = 3 ea. @ \$15/hr./ea. @ \$40 hr./wk. = \$1,800/wk. @ 28 wks.	50,400.00
E.* Pool Manager = 1 ea. @ \$22.50/hr. @ \$40 hr./wk. = \$900/wk. @ 28 wks.	<u>25,200.00</u>
Sub Total	\$ 192,340.00

*Includes hourly salary plus 1.5 times hourly salary for taxes and other benefits.

	Annual Cost
3. <u>Insurance</u>	
A. Pool - Operate 7 mo. - April/October	\$ 5,000.00
B. Parks - 57 ac. @ \$425/ac.	24,225.00
C. Community Center - 6,000 sf	<u>6,000.00</u>
Sub Total	\$ 35,225.00
4. <u>Yearly Engineer's Report</u>	
A. Engineer = 16 hr. @ \$100/hr.	\$ 1,600.00
B. Staff = 4 hr. @ \$ 40/hr.	<u>160.00</u>
Sub Total	\$ 1,760.00
5. <u>Advertising and Legal Notices</u>	
Sub Total	\$ 150.00
Incidental Expense Total	\$ <u>242,735.00</u>
Grand Total	\$ 959,432.00

(B) DIAGRAM OF MAINTENANCE DISTRICT

I attach hereto, a marked Exhibit 'B', a diagram showing the exterior boundaries of the maintenance district and the lines and dimensions of each lot or parcel of land within the district.

Each lot or parcel shown on Exhibit 'B' is identified therein by its Yuba County Assessor Parcel Number which corresponds to the parcel number for said parcel in the assessment for the costs of the improvements hereinafter set forth.

(C) ASSESSMENT OF ESTIMATED COSTS FOR IMPROVEMENT

I hereby estimate the benefit to each of the lots or parcels of land in the district for the cost of said improvements to be as shown on Exhibit 'C' attached hereto and by such attachment made a part hereof.

The Assessor's Parcel Number referred to in Exhibit 'C' is the number assigned to the lot or parcel of land assessed on the maps of the Yuba County Assessor which are hereby referred to for a complete and detailed description of the lines and dimensions of the lot or parcel of land assessed.

Respectfully submitted,



Rick C. Hansen
Principal Engineer

EXHIBIT 'C'

River Oaks Tentative Tract Map Lot No.	Area	Proposed No. of Dwelling Units	APN	Assessment
1	46.5 ac.	160	016-130-009	\$ 95,406.54
4, 5 & 8	127.1 ac.	568	016-100-013	338,693.21
9,10,13,14 & 15	173.2 ac.	525	016-100-016	313,052.70
24, 25 & 26	113.3 ac.	258	016-140-001	153,843.04
27	42.8 ac.	98	016-110-011,012	58,436.51
	<u>502.9 ac.</u>	<u>1,609</u>		<u>\$959,432.00</u>

Annual assessment based on ultimate River Oaks project buildout.
 Per dwelling unit cost = \$959,432 / 1,609 du = \$596.29/du

RIVER OAKS SUBDIVISION
LANDSCAPE & LIGHTING MAINTENANCE DISTRICT

COST SUMMARY

PRELIMINARY

OPERATING EXPENSES:

	<u>Annual Cost</u>
1. Maintenance	\$501,156.00
2. Domestic Water	5,336.00
3. Irrigation Water	No Charge
4. Electricity / Phone	<u>168,263.00</u>
Sub Total	\$674,755.00

LONG-TERM REPAIR / MAINTENANCE COSTS:

1. Asphalt Path	\$ 9,834.00
2. Soundwall	15,453.00
3. Sidewalk	3,815.00
4. Parking Lots	2,669.00
5. Maintenance Equipment & Repair	6,000.00
6. Community Center Structure	<u>4,171.00</u>
Sub Total	\$ 41,942.00

INCIDENTAL EXPENSES:

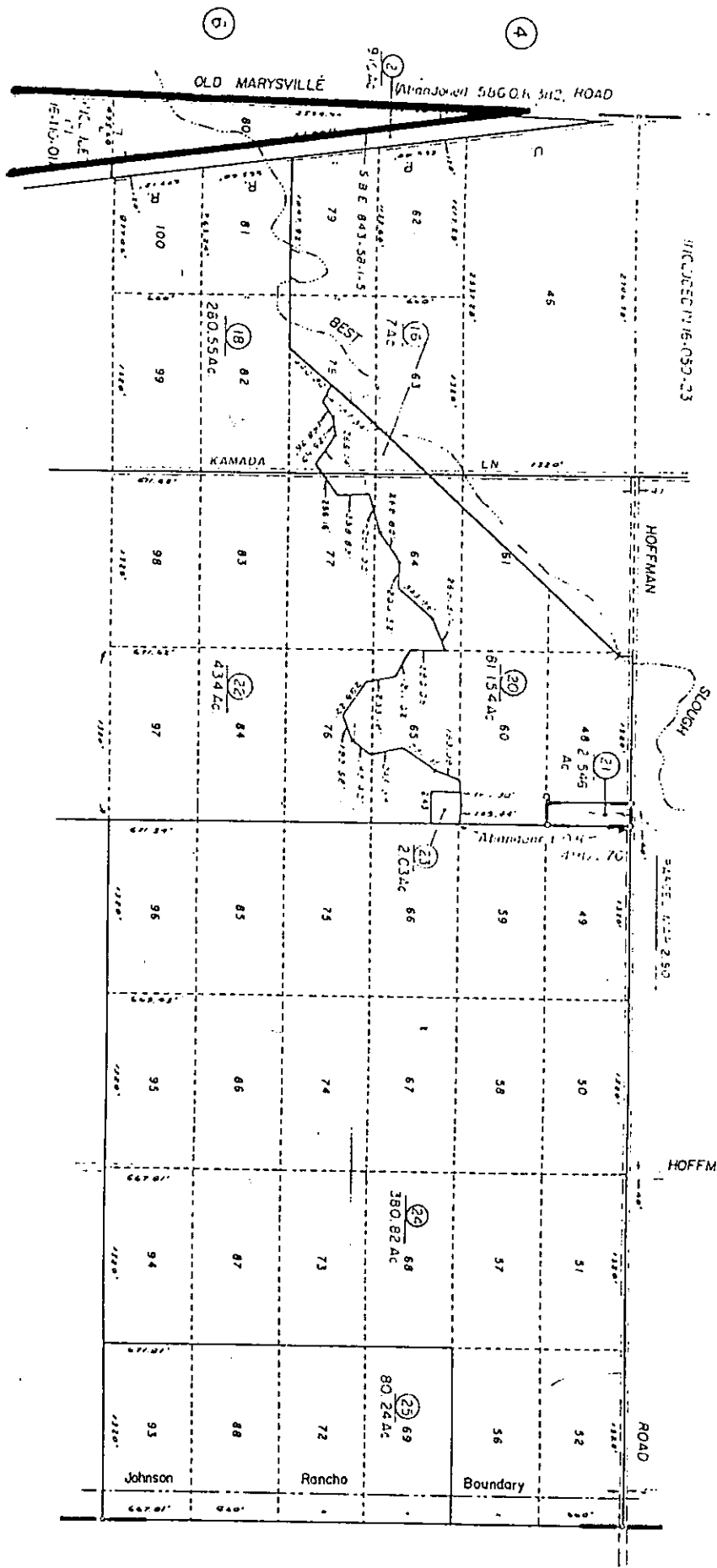
1. O.P.U.D. Administration	\$ 13,260.00
2. Community Center / Park Staff	192,340.00
3. Insurance	35,225.00
4. Yearly Engineer's Report	1,760.00
5. Advertising & Legal Notices	<u>150.00</u>
Sub Total	\$242,735.00

Grand Total \$959,432.00

POR. HARDING TRACT

Tax Area Code
71-CC2

71-CC5



RS - Bk. 15, Pg. 1 (Parcel Map 2:80)
RS - Bk. 1, Pg. 30

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 16 - Pg. 7
County of Yuba, Calif.

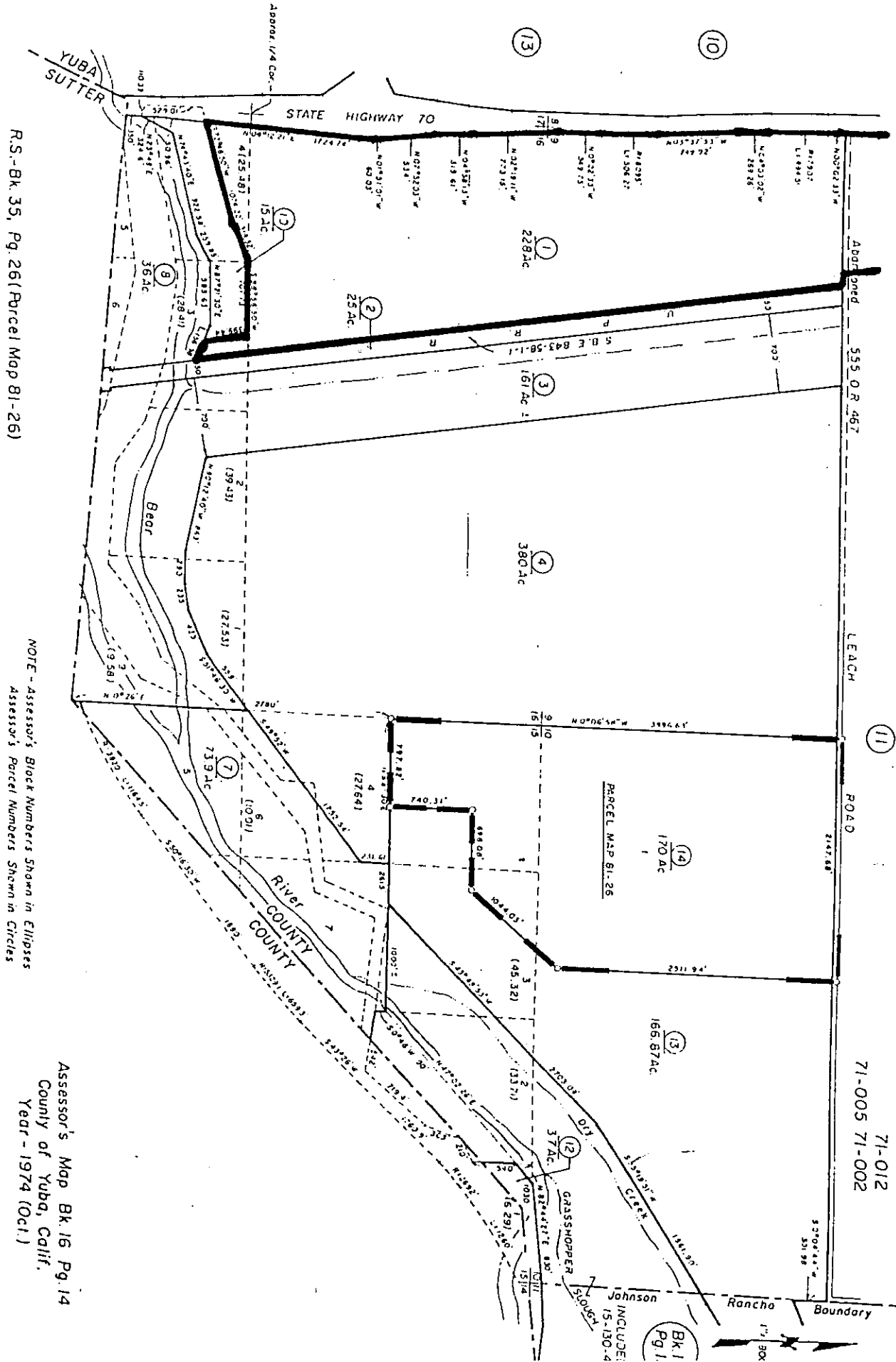


POR. SEC. 9, 10, 15, 16, 17, T. 13 N., R. 4 E., M. D. B. & M.

Tax Area Code
71-012

71-005 71-002

16-14



R.S.-Bk. 35, Pg. 26 (Parcel Map 81-26)

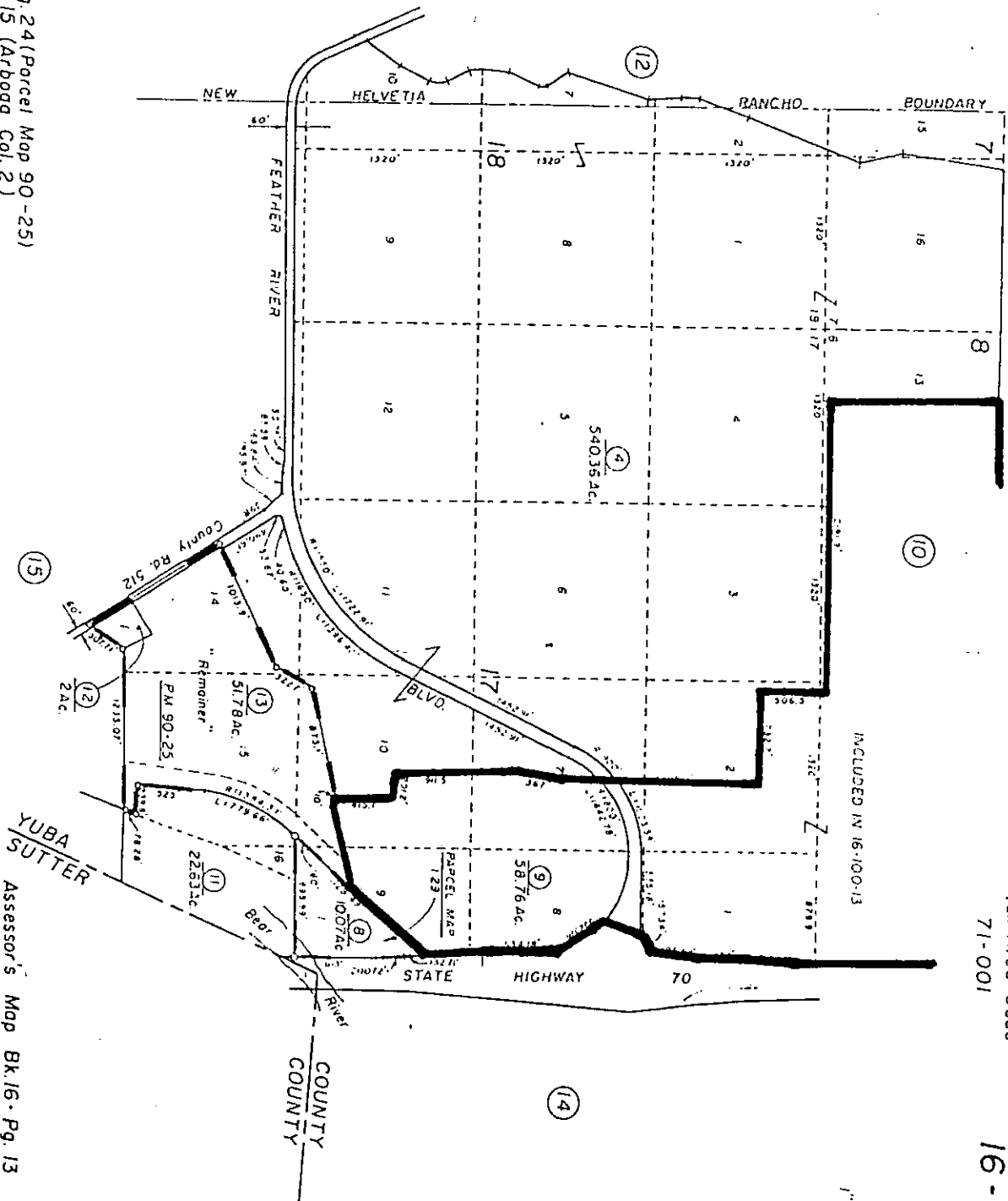
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Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 16 Pg. 14
County of Yuba, Calif.
Year - 1974 (Oct.)

POR. BLOCK 788, 8 BLOCK 17 & POR. BLOCK 18, ARBOGA COLONY 2

Tax Area Code
71-001

16-13



R.S. - Bk. 55, Pg. 24 (Parcel Map 90-25)
 R.S. - Bk. 2, Pg. 15 (Arboga Col. 2)
 R.S. - Bk. 12, Pg. 43 (Parcel Map 1.29)

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Assessor's Map Bk. 16 - Pg. 13
 County of Yuba, Calif.
 Year - 10 / 75

