

CITY OF SAN DIMAS  
OPEN SPACE MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 3  
(TRACT NO. 32841, NORTHWOODS DEVELOPMENT)

**ENGINEER'S REPORT  
FISCAL YEAR 2024-2025**

**SECTION 1 AUTHORITY FOR REPORT**

This report is prepared pursuant to the order of the City Council of the City of San Dimas, and in compliance with the requirements of Article 4, Chapter 1, Landscaping and Lighting Act of 1972, and Article XIII D of the California Constitution.

**SECTION 2 THE IMPROVEMENTS**

The improvements consist of an irrigation system and landscaping of easements within Tract No. 32841, which was required to be installed by the developer and accepted for maintenance by the City. The plans and specifications for the landscaping are in conformance with the requirements of the conditions of approval of said Tract No. 32841, and City Standards. Reference is hereby made to the said plans and specifications for the exact location and nature of the landscape improvements. Said plans and specifications by reference are hereby made a part of this report, and are on file in the office of the City Engineer.

**SECTION 3 DIAGRAM FOR THE ASSESSMENT DISTRICT**

A copy of the assessment diagram is on file in the office of the City Engineer.

**SECTION 4 ESTIMATE OF COSTS OF THE IMPROVEMENTS**

The cost of the initial landscaping of Tract No. 32841 was borne by the subdivider; therefore, all assessments relate to maintenance only.

Direct Maintenance Costs:

General Maintenance (bv Contract)	\$20,716.89
Utilities - Electrical	\$439.14
Utilities - Water	\$17,433.17
Tree Trimming	\$0.00
New Planting	\$0.00
Irrigation Repairs or Upgrades	\$0.00

Total of Direct Maintenance Costs: **\$38,589.20**

CURRENT ASSESSMENT:	\$34,140.00 (\$898.42/parcel)
2024-2025 ANNUAL ASSESSMENT:	\$34,140.00 (\$898.42/parcel)

2024-2025 Deficit	<\$4,449.20>
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Prior Fund Balance:	<\$26,291.28>
Ending Fund Balance:	<\$30,740.48>

Note: The aforementioned costs match the current allowable assessment. The Ending Fund Balance is increased and has a shortfall of \$30,740.48.

The maximum authorized assessment rate for the 2024-2025 Fiscal Year equates to an annual assessment of \$34,140.00 (\$898.42/parcel).

#### SECTION 5 ASSESSMENT

The following information regarding assessments to individual lots for the **2024-2025** Fiscal Year is contained herein and is to be levied on July 1, 2024. The net amount estimated to be assessed upon the assessable lands within the district is \$34,140.00 (\$898.42/parcel), which is apportioned to all assessable lots shown on the attached Assessment Roll.

The landscape district was developed for the benefit and enjoyment of all properties included within the assessment district boundaries, and all parcels benefit equally from the improvements.

Respectfully submitted,



Shari Garwick  
Director of Public Works



Dave Gilbertson, P.E.  
Deputy City Engineer



CITY OF SAN DIMAS ASSESSMENT ROLL FOR					
OPEN SPACE MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 3					
TRACT 32841 – NORTHWOODS DEVELOPMENT					
ADDRESS	LOT NO.	ASSESSOR'S REFERENCE	2022-2024 ASSESSMENT	2024-2025 ASSESSMENT INCREASE	TOTAL 2024-2025 ASSESSMENT
1793 Calle Alto	1	8395-023-002	898.42	0.00	898.42
1789 Calle Alto	2	8395-023-003	898.42	0.00	898.42
1785 Calle Alto	3	8395-023-004	898.42	0.00	898.42
1781 Calle Alto	4	8395-023-005	898.42	0.00	898.42
1777 Calle Alto	5	8395-023-006	898.42	0.00	898.42
1773 Calle Alto	6	8395-023-007	898.42	0.00	898.42
1767 Calle Alto	7	8395-023-008	898.42	0.00	898.42
1765 Calle Alto	8	8395-023-009	898.42	0.00	898.42
1761 Calle Alto	9	8395-023-010	898.42	0.00	898.42
1757 Calle Alto	10	8395-023-011	898.42	0.00	898.42
1753 Calle Alto	11	8395-023-012	898.42	0.00	898.42
1749 Calle Alto	12	8395-023-013	898.42	0.00	898.42
1745 Calle Alto	13	8395-023-014	898.42	0.00	898.42
1741 Calle Alto	14	8395-023-015	898.42	0.00	898.42
1737 Calle Alto	15	8395-023-016	898.42	0.00	898.42
1733 Calle Alto	16	8395-023-017	898.42	0.00	898.42
1729 Calle Alto	17	8395-023-018	898.42	0.00	898.42
1725 Calle Alto	18	8395-023-019	898.42	0.00	898.42
1721 Calle Alto	19	8395-023-020	898.42	0.00	898.42
1719 Calle Alto	20	8395-023-021	898.42	0.00	898.42
1702 Calle Alto	21	8395-023-022	898.42	0.00	898.42
1706 Calle Alto	22	8395-023-023	898.42	0.00	898.42
1710 Calle Alto	23	8395-023-024	898.42	0.00	898.42
1714 Calle Alto	24	8395-023-025	898.42	0.00	898.42
1718 Calle Alto	25	8395-023-026	898.42	0.00	898.42
1722 Calle Alto	26	8395-023-027	898.42	0.00	898.42
1726 Calle Alto	27	8395-023-028	898.42	0.00	898.42
1730 Calle Alto	28	8395-023-029	898.42	0.00	898.42
1121 Paseo Sandi	29	8395-023-030	898.42	0.00	898.42
1113 Paseo Sandi	30	8395-023-031	898.42	0.00	898.42
1105 Paseo Sandi	31	8395-023-032	898.42	0.00	898.42
1102 Paseo Sandi	32	8395-023-033	898.42	0.00	898.42
1110 Paseo Sandi	33	8395-023-034	898.42	0.00	898.42
1118 Paseo Sandi	34	8395-023-035	898.42	0.00	898.42
1780 Calle Alto	35	8395-023-036	898.42	0.00	898.42
1784 Calle Alto	36	8395-023-037	898.42	0.00	898.42
1788 Calle Alto	37	8395-023-038	898.42	0.00	898.42
1792 Calle Alto	38	8395-023-039	898.42	0.00	898.42
			<b>34,139.96</b>	<b>0.00</b>	<b>34,139.96</b>

M.B. 873-12-13

AVENIDA

LADERA

ALTO

FRASCO-SANDI

SERRA

CALLE PRIMAVERA

CALLE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

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LOT 22

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LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

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