

CITY OF SAN DIMAS
OPEN SPACE MAINTENANCE DISTRICT NO. 1 (TRACT NO. 32818, BOULEVARD 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 within Lot 20 of Tract No. 32818, 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. 32818, 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 Lot 20 of Tract No. 32818 was borne by the subdivider; therefore, all assessments relate to maintenance only.

Direct Maintenance Costs:

General Maintenance (by Contract)	\$4,658.09
Utilities - Electrical	\$195.84
Utilities - Water	\$6,967.31
Tree Trimming	\$0.00
Irrigation Repairs or Upgrades	\$0.00

Total of Direct Maintenance
Costs: **\$11,821.24**

CURRENT ASSESSMENT:	\$11,455.29 (\$602.91/parcel)
2024-2025 ANNUAL ASSESSMENT:	\$11,844.77 (\$623.41/parcel)
2023-2024 Surplus	\$23.55
Prior Fund Balance	<\$2,176.45>
Ending Fund Balance	<\$2,152.92>

Note: The costs aforementioned are less than the Annual Assessment and there is a minimal surplus for FY 2024-25. The assessment is subject to an annual adjustment tied to the Consumer Price Index-U for the Los Angeles Area as of December of each succeeding year (the "CPI") with a maximum annual adjustment rate not to exceed 7%.

The change in the CPI from February 2023 to February 2024 was 3.4%. Therefore, the maximum authorized assessment rate for Fiscal Year 2024-2025 is increased by 3.4% which equates to an annual assessment of \$11,844.77 (\$623.41/parcel). The annual increase per parcel is \$20.50.

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 \$11,844.77, 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

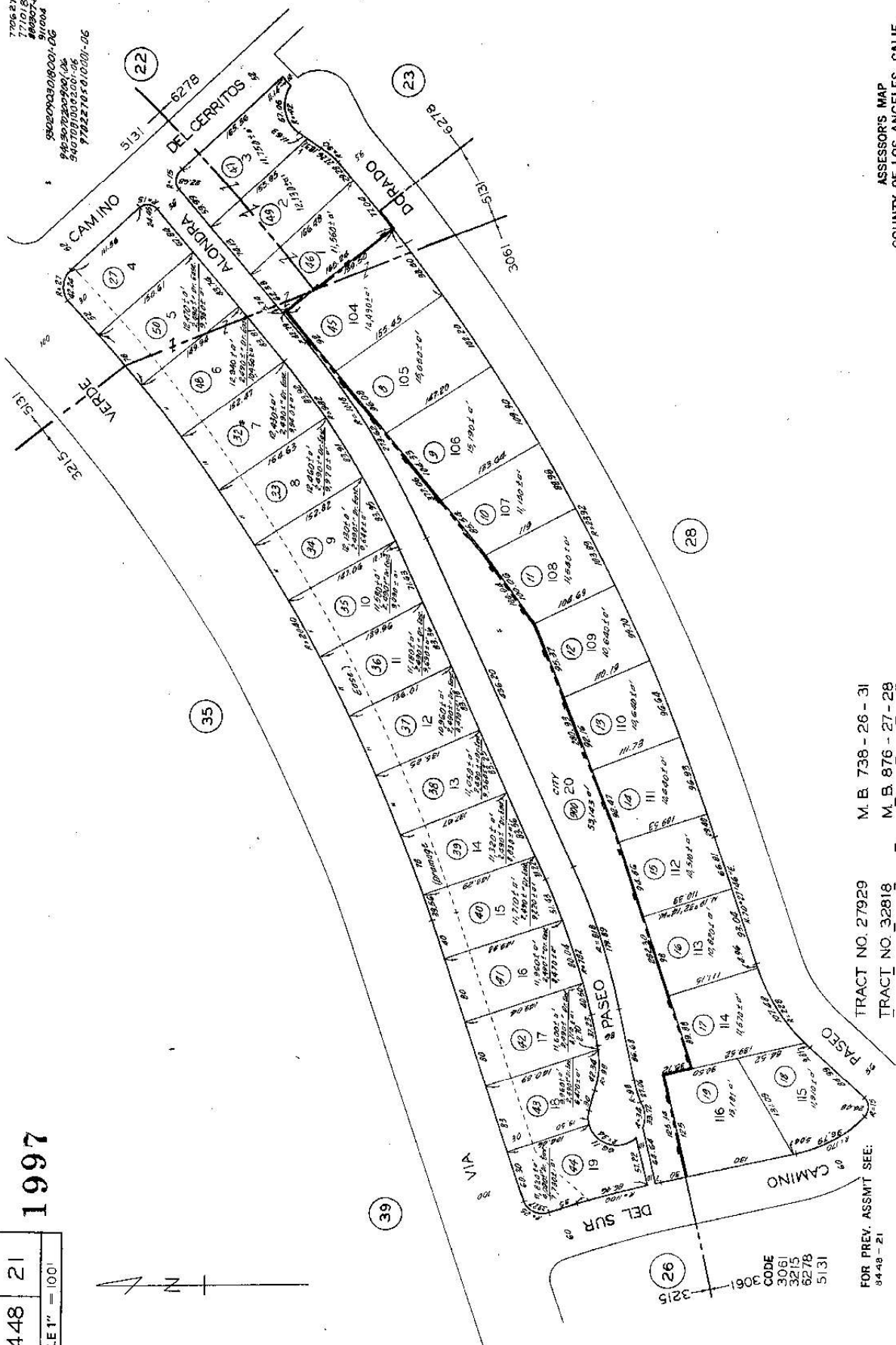


CITY OF SAN DIMAS ASSESSMENT ROLL FOR					
OPEN SPACE MAINTENANCE DISTRICT NO. 1					
TRACT NO. 32818 - BOULEVARD DEVELOPMENT					
ADDRESS	LOT NO.	ASSESSOR'S REFERENCE	2023-2024 ASSESSMENT	2024-2025 ASSESSMENT INCREASE	TOTAL 2024-2025 ASSESSMENT
1204 Via Verde	4	8448-021-027	602.91	20.50	623.41
1228 Via Verde	7	8448-021-032	602.91	20.50	623.41
1236 Via Verde	8	8448-021-033	602.91	20.50	623.41
1244 Via Verde	9	8448-021-034	602.91	20.50	623.41
1252 Via Verde	10	8448-021-035	602.91	20.50	623.41
1260 Via Verde	11	8448-021-036	602.91	20.50	623.41
1306 Via Verde	12	8448-021-037	602.91	20.50	623.41
1318 Via Verde	13	8448-021-038	602.91	20.50	623.41
1322 Via Verde	14	8448-021-039	602.91	20.50	623.41
1330 Via Verde	15	8448-021-040	602.91	20.50	623.41
1338 Via Verde	16	8448-021-041	602.91	20.50	623.41
1346 Via Verde	17	8448-021-042	602.91	20.50	623.41
1354 Via Verde	18	8448-021-043	602.91	20.50	623.41
1362 Via Verde	19	8448-021-044	602.91	20.50	623.41
1219 Paseo Dorado	1	8448-021-046	602.91	20.50	623.41
1203 Paseo Dorado	3	8448-021-047	602.91	20.50	623.41
1220 Via Verde	6	8448-021-048	602.91	20.50	623.41
1211 Paseo Dorado	2	8448-021-049	602.91	20.50	623.41
1212 Via Verde	5	8448-021-050	602.91	20.50	623.41
			11,455.29	389.50	11,844.77

1997

SCALE 1" = 100'

770627411
771018
#0907-38
911004
93020923018001-06
940708102009001-06
940708102001-06
97022705010001-06



FOR PREV. ASSMT SEE:
8448 - 21

TRACT NO. 27929	M.B. 738 - 26 - 31
TRACT NO. 32818	M.B. 876 - 27 - 28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.