

RANCHO SIMI RECREATION AND PARK DISTRICT  
INTEROFFICE MEMORANDUM

DATE: June 21, 2007

TO: Board of Directors

FROM: General Manager

SUBJECT: Public Hearing and Approval of Resolution Approving Engineer's Report, Confirming Diagram And Assessment And Ordering Levy of Assessment For Fiscal Year 2007-08


**SUMMARY**

On June 7, 2007, the Board set a public hearing to receive the public's input into the annual assessment process. Notice of this public hearing has since been published which indicates that it will occur on June 21, 2006. After receiving public comment, the Board must determine whether the public interest, convenience, and necessity require the ordering of a levy of assessment for fiscal year 2007-08. If approved as stated within the attached Engineer's Report, the annual assessment for a single family household will be \$29.32.

The District's Preliminary Budget makes the assumption the Board will approve the assessment and order the levy for fiscal year 2007-08. Attached hereto are the two pages from the Preliminary District Operating and Capital Improvement Budget for Fiscal Year 2007-08, that reflect the assessment revenues and expenditures for both Simi Valley and Oak Park. These pages clearly demonstrate that, in addition to ordinary course maintenance expenditures, a majority of next fiscal year's assessment funds are allocated towards completion of Big Sky Park Dog Run, Medea Creek repair, trail construction and after school club facility upgrades. The effort these expenditures support would not be possible without the assessment revenue.

**ACTION REQUESTED**

Based upon the District's financial status, the expectations and demands of the District's residents, the 10-year plan, and the priority projects, staff recommends the Board approve the attached Resolution Approving Engineer's Report, Confirming Diagram and Assessment and Ordering Levy of Assessment For Fiscal Year 2007-08.



Larry Peterson  
General Manager

**RANCHO SIMI RECREATION AND PARK DISTRICT**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING ENGINEER'S REPORT,  
CONFIRMING DIAGRAM AND ASSESSMENT AND ORDERING LEVY OF  
ASSESSMENT FOR FISCAL YEAR 2007-08**

**RESOLVED**, by the Governing Board of the Rancho Simi Recreation and Park District (the "Board"), County of Ventura, State of California, that

**WHEREAS**, this Board designated SCI Consulting Group as Engineer of Work and ordered said Engineer to make and file an Engineer's Report for the Parks, Recreation and Open Space Maintenance and Improvement District; and

**WHEREAS**, the report was duly made and filed with the Board and duly considered by this Board and found to be sufficient in every particular, whereupon it was determined that the report should stand as the Engineer's Report for all subsequent proceedings; and

**WHEREAS**, pursuant to the aforesaid resolution, that June 21, 2007 at the hour of 6:30 p.m. at the Recreation Room in the Sycamore Drive Community Center, located at 1692 Sycamore Drive, Simi Valley, California 93065, were appointed as the time and place for a hearing by this Board on the question of the levy of the assessment, notice of which hearing was given as required by law; and

**WHEREAS**, at the appointed time and place the hearing was duly and regularly held, and all persons interested and desiring to be heard were given an opportunity to be heard, and all matters and things pertaining to the levy were fully heard and considered by this Board, and all oral statements and all written protests or communications were duly heard, considered and overruled, and this Board thereby acquired jurisdiction to order the levy and the confirmation of the diagram and assessment prepared by and made a part of the Engineer's Report to pay the costs and expenses thereof;

**NOW, THEREFORE, IT IS FOUND, DETERMINED AND ORDERED**, that:

1. The public interest, convenience and necessity require that the levy be made.
2. The Parks, Recreation and Open Space Maintenance and Improvement District benefited by the improvements and assessed to pay the costs and expenses thereof, and the exterior boundaries thereof, are as shown by a map thereof filed in the office of the Board, which map is made a part hereof by reference thereto.
3. The Engineer's Report as a whole and each part thereof, to wit:
  - (a) the Engineer's estimate of the itemized and total costs and expenses of

maintaining the improvements and of the incidental expenses in connection therewith;

- (b) the diagram showing the assessment district, plans and specifications for the improvements to be maintained and the boundaries and dimensions of the respective lots and parcels of land within the Parks, Recreation and Open Space Maintenance and Improvement District; and
- (c) the assessment of the total amount of the cost and expenses of the proposed maintenance of the improvements upon the several lots and parcels of land in the Parks, Recreation and Open Space Maintenance and Improvement District in proportion to the estimated special benefits to be received by such lots and parcels, respectively, from the maintenance, and of the expenses incidental thereto;

are finally approved and confirmed.

- 4. Final adoption and approval of the Engineer's Report as a whole, and of the plans and specifications, estimate of the costs and expenses, the diagram and the assessment, as contained in the report as hereinabove determined and ordered, is intended to and shall refer and apply to the report, or any portion thereof as amended, modified, or revised or corrected by, or pursuant to and in accordance with, any resolution or order, if any, heretofore duly adopted or made by this Board.
- 5. The assessment to pay the costs and expenses of the maintenance of the improvements for fiscal year 2007-08 is hereby levied.
- 6. Based on the oral and documentary evidence, including the Engineer's Report, offered and received at the hearing, this Board expressly finds and determines (a) that each of the several lots and parcels of land will be specially benefited by the maintenance of the improvements at least in the amount if not more than the amount, of the assessment apportioned against the lots and parcels of land, respectively, and (b) that there is substantial evidence to support, and the weight of the evidence preponderates in favor of, the aforesaid finding and determination as to special benefits.
- 7. Immediately upon the adoption of this resolution, but in no event later than the second Monday in August following such adoption, the Board shall file a certified copy of the diagram and assessment and a certified copy of this resolution with the Auditor of the County of Ventura. Upon such filing, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount of assessment thereupon as shown in the assessment. The assessments shall be collected at the same time and in the same manner as County taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments, After collection by the

County, the net amount of the assessments, after deduction of any compensation due the County for collection, shall be paid to the Parks, Recreation and Open Space Maintenance and Improvement District of the Rancho Simi Recreation and Park District.

8. The moneys representing assessments collected by the County, shall be deposited in the District Treasury to the credit of the improvement funds for the greater Simi Valley and Oak Park areas previously established under the distinctive designation of the Parks, Recreation and Open Space Maintenance and Improvement District. Moneys in the improvement funds shall be expended only for the maintenance, servicing, construction or installation of the improvements.
9. This special assessment is in conformance with Proposition 218 and the special district will defend or hold harmless the County of Ventura from any challenges of the assessments.

The foregoing Resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a regular meeting held on June 21, 2007, at 1692 Sycamore Drive, Simi Valley, California, on motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**AYES:**

**NOES:**

**ABSENT:**

**ABSTENTIONS:**

\_\_\_\_\_  
Chair of the Board of Directors  
Rancho Simi Recreation and Park District

**SIMI VALLEY AND OAK PARK ASSESSMENT  
FUNDS FROM DISTRICT'S APPROVED PRELIMINARY  
BUDGET FOR FISCAL YEAR 2007-08**

SUMMARY OF REVENUES AND EXPENDITURES  
OAK PARK ASSESSMENT FUND NO. 36

REVENUES	Actual <u>2005-06</u>	Approved <u>2006-07</u>	Recommended <u>2007-08</u>
<u>Assessment Revenue</u>	<u>125,513</u>	<u>122,706</u>	<u>122,706</u>
Current Year	120,007	119,606	119,606
Prior Year	3,926	2,000	2,000
Admin./Collection Fees**	(309)	--	--
Interest	1,889	1,100	1,100
<u>Inter-Fund Transfer</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund 44	--	--	--
<u>Carryover (Prior Year)</u>	<u>35,041</u>	<u>48,174</u>	<u>107,774</u>
 TOTAL REVENUE FUND NO. 36	 <u>160,554</u>	 <u>170,880</u>	 <u>230,480</u>
EXPENDITURES			
<u>Salaries and Employee Benefits</u>	<u>35,998</u>	<u>44,020</u>	<u>59,208</u>
<u>Services, Supplies and Capital Equipment</u>	<u>0</u>	<u>15,000</u>	<u>0</u>
Furniture & Fixtures - OPCC	--	15,000	--
<u>Capital Outlay</u>	<u>76,385</u>	<u>111,860</u>	<u>171,272</u>
Mae Boyar Playground Replacement	55,000	--	--
Medea Creek Repair	--	26,800	130,000
Oak Park Community Center	9,000	--	3,000
Oak Park Community Center - Storage Shed	12,383	--	--
Oak Park Community Garden	--	5,000	5,000
Reserve	0	80,060	33,272
 TOTAL EXPENDITURES FUND NO. 36	 <u>112,380</u>	 <u>170,880</u>	 <u>230,480</u>

\*\*Property tax budgets for 2006-2007 reflect net receipts. Admin/collection fees will no longer be segregated.

SUMMARY OF REVENUES AND EXPENDITURES  
SIMI VALLEY ASSESSMENT FUND NO. 37

REVENUES	Actual <u>2005-06</u>	Approved <u>2006-07</u>	Recommended <u>2007-08</u>
<u>Assessment Revenue</u>	<u>1,240,201</u>	<u>1,242,292</u>	<u>1,242,292</u>
Current Year	1,175,785	1,196,759	1,196,759
Prior Year	47,227	35,000	35,000
Admin./Collection Fees**	(3,018)	--	--
Interest	20,207	10,533	10,533
<u>Inter-Fund Transfer</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
<u>Carryover (Prior Year)</u>	<u>1,314,678</u>	<u>148,584</u>	<u>136,607</u>
Carryover	1,314,678	148,584	136,607
 TOTAL REVENUE FUND NO. 37	 <u>2,554,880</u>	 <u>1,390,876</u>	 <u>1,378,899</u>
EXPENDITURES			
<u>Salaries and Employee Benefits</u>	<u>361,726</u>	<u>367,094</u>	<u>462,899</u>
Maintenance and Operations	361,726	367,094	462,899
<u>Services, Supplies and Capital Equipment</u>	<u>326,012</u>	<u>438,782</u>	<u>346,000</u>
Clothing & Safety Supplies	375	--	--
Bldg. Maintenance - Contract Services	25,267	40,000	40,000
Improvement Maintenance	--	112,000	12,000
Contracted Services - Empl. Agency	8,226	--	--
Minor Equipment	--	4,200	--
Maintenance Contingency	--	--	--
Utilities - Electricity	221,327	245,582	255,000
Utilities - Water (Soccer Complex)	11,149	10,000	10,000
Automotive Equipment	--	--	--
Shop and Maintenance Equipment	52,904	13,000	--
Other Equipment	6,763	14,000	29,000
<u>Capital Outlay</u>	<u>1,718,558</u>	<u>585,000</u>	<u>570,000</u>
After School Program Facility Upgrade	--	50,000	30,000
Big Sky Park	17	495,000	--
Big Sky Park - Dog Run	--	--	500,000
RMCP	1,183,676	--	--
Trail Construction/Open Space Protection	--	30,000	40,000
Vista Del Arroyo	496,691	--	--
Youth Baseball Upgrades	38,175	10,000	--
Reserve	--	--	--
 TOTAL EXPENDITURES FUND NO. 37	 <u>2,406,296</u>	 <u>1,390,876</u>	 <u>1,378,899</u>

\*\*Property tax budgets for 2006-2007 reflect net receipts. Admin/collection fees will no longer be segregated.

**PREVIOUS STAFF REPORT TO BOARD EXPLAINING  
ASSESSMENT AND ENGINEER'S REPORT TOGETHER  
WITH A COPY OF THE ENGINEER'S REPORT  
PREPARED FOR FISCAL YEAR 2007-08**

**RANCHO SIMI RECREATION AND PARK DISTRICT  
INTEROFFICE MEMORANDUM**

DATE: June 7, 2007

TO: Board of Directors

FROM: General Manager

SUBJECT: Resolution of the Intention to Levy Assessments For Fiscal Year 2007-08, Preliminarily Approving Engineer's Report, And Providing For Notice of Hearing

**INTRODUCTION**

The attached resolution preliminarily approves the Engineer's Report and authorizes the publishing of a legal notice. That legal notice will indicate the date and time of a public hearing during which the Board may consider whether to levy and collect assessments within the Improvement District for fiscal year 2007-08.

**BACKGROUND**

On November 18, 1999, the Board adopted Resolution No. 1388, ordering the formation of the Rancho Simi Recreation and Park District Parks, Recreation and Open Space Maintenance Improvement District. Pursuant thereto, an assessment was levied in the amount of \$24 per single family home in fiscal year 2000-01. Every year the Board must vote on whether to continue the assessment. If continued for fiscal year 2007-08, the assessment for a single family household will be \$29.32.

The annual assessment process requires the District to designate an Engineer of Work, direct the preparation of an Engineer's Report, and publish notice of a public hearing. The process culminates with a public hearing, providing the public an opportunity to comment and allowing the Board to consider continuation of the assessment as being in the best interests of the people the District serves. On February 15, 2007, the Board approved Resolution No. 1718, designating SCI, as "Engineer of Work" for the RSRPD Parks, Recreation and Open Space Maintenance and Improvement District, for fiscal year 2007-08. That same Resolution also directed the preparation of an Engineer's Report. Since that time, SCI has prepared the attached Engineer's Report.

After summarizing the various park facilities, this Report sets forth an estimated budget for the District's planned maintenance and capital expenditures for the next fiscal year. Thereafter, the Report describes the methodology of the assessment and the benefit to be conferred through its

continuation, including: enhanced recreational opportunities and expanded access to recreational facilities; protection of open space; increased economic activity; expanded employment opportunities, enhanced quality of life and desirability of the area; increased property values; and reduced cost of local government in law enforcement and public health. The extent of these benefits are described in greater detail in the Engineer's Report.

The Board is well aware of the financial challenges faced by the District, including longstanding ERAF and redevelopment diversions (totaling more than \$17 million to date). Sadly, those diversions continue and grow in magnitude every year. A new statutory obligation arose beginning with fiscal year 2001-02, requiring the District to pay for a portion of LAFCO's annual budget. To date, over \$80,000 has been diverted to that cause alone. Of course, fiscal years 2004-05 and 2005-06 also marked the District's contribution towards the State budget crisis, which resulted in additional diversions of \$1,472,000. The population in our community has continued to grow and demand additional facilities and activities even while cash flows have been reduced and redirected by other agencies.

The maintenance assessment has proved to be a vital supplement to the District's budget, under these circumstances. From the time of its adoption, assessment receipts have been allocated between both maintenance and capital expenditures. The maintenance allocations have funded five full-time maintenance positions, several part-time maintenance positions, and various supplies and equipment expenditures. These expenditures have allowed the District to maintain facilities and upgrade equipment to better utilize existing labor efforts.

Worth remembering too, is that on December 9, 1999, staff explained how the assessment, if implemented, would allow the District to cover anticipated construction cost shortfalls arising from park improvement and development efforts. The assumption made at that time was that assessment revenues would help fund the following projects; trail construction, youth baseball field upgrades, Coyote Hills Neighborhood Park (fka West Highlands) construction, soccer complex utilities, Rancho Tapo Community Park construction, Sycamore Park construction, Rancho Madera Community Park construction and more. Assessment revenues have been either expended or budgeted for expenditure for every one of these items. This fact is and has been clearly demonstrated within the District's 10-Year Plan.

Under these circumstances, Staff recommends approval of the attached Resolution preliminarily approving the Engineer's Report, setting a public hearing, and authorizing publication of a notice specifying June 21, 2007, at 6:30 pm as the date and time of the public hearing. This will ensure the public has an opportunity to testify about the proposed continuation of the assessments. After public comment, the Board will determine whether the public interest, convenience, and necessity require the improvements and this Board's final action upon the Engineer's Report and the assessments therein. If approved, the assessments would be submitted to the County Auditor Controller for inclusion on the appropriate property tax rolls.

## **ACTION REQUESTED**

Approval of the attached Resolution preliminarily approving the Engineer's Report and authorizing the publishing of a legal notice setting a public hearing for the Board to receive public input and consider whether or not to levy and collect assessments within the Improvement District for fiscal year 2007-08.

A handwritten signature in black ink, appearing to read "Larry Peterson", written in a cursive style.

Larry Peterson  
General Manager

**RANCHO SIMI RECREATION AND PARK DISTRICT**

**RESOLUTION NO. 1725**

**A RESOLUTION OF THE INTENTION TO LEVY ASSESSMENTS FOR  
FISCAL YEAR 2007-08, PRELIMINARILY APPROVING ENGINEER'S REPORT,  
AND PROVIDING FOR NOTICE OF HEARING**

**RESOLVED**, by the Governing Board of the Rancho Simi Recreation and Park District (the "Board"), County of Ventura, State of California, that

**WHEREAS**, on July 5, 2001, by its Resolution No. 1472, after receiving a weighted majority of ballots in support of the proposed assessment, this Board ordered the formation of and levied the first assessment within the Rancho Simi Recreation and Park District Parks, Recreation and Open Space Maintenance and Improvement District (the "Improvement District") pursuant to the provisions of Article XIID of the California Constitution, and the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof); and

**WHEREAS**, on February 15, 2007 this Board adopted Resolution No. 1718, A Resolution Designating Engineer of Work, and Directing Preparation of the Engineer's Report for the Parks, Recreation and Open Space Maintenance and Improvement District of the Rancho Simi Recreation and Park District (the "Improvement District"). Pursuant to this resolution, SCI Consulting Group, the Engineer of Work, prepared an Engineer's Report in accordance with Section 22565, *et seq.*, of the Streets and Highways Code (the "Report") and Article XIID of the California Constitution. The Report has been made, filed with the Clerk of the Board and duly considered by the Board and is hereby deemed sufficient and preliminarily approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to the foregoing resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of the Rancho Simi Recreation and Park District, (the "Board"), State of California, that it is the intention of this Board to levy and collect assessments within the Improvement District for fiscal year 2007-08; and

**BE IT FURTHER RESOLVED** that within the Improvement District, the existing and proposed improvements are generally described as the installation, maintenance and servicing of public facilities, including but not limited to, landscaping, sprinkler systems, park grounds, park facilities, landscape corridors, ground cover, shrubs and trees, street frontages, playground equipment and hardcourt areas, senior and community centers, drainage systems, lighting, fencing, entry monuments, basketball courts, tennis courts, running tracks, swimming pools, other recreational facilities, security guards, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, for property owned and maintained by the Rancho Simi Recreation and Park District. Installation means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting

and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other improvements; and

**BE IT FURTHER RESOLVED** that the District may issue bonds or notes to finance the installation, maintenance and servicing of the proposed improvements; and

**BE IT FURTHER RESOLVED** that the Improvement District consists of the lots and parcels shown on the boundary map on the Improvement District on file with the Clerk of the Board, and reference is hereby made to such map for further particulars; and

**BE IT FURTHER RESOLVED** that Reference is hereby made to the Report for a full and detailed description of the Improvements, the boundaries of the Improvement District and the proposed assessments upon assessable lots and parcels of land within the Improvement District; and

**BE IT FURTHER RESOLVED** that the authorized maximum assessment rate for the Assessment District includes an annual adjustment by an amount equal to the annual change in the Los Angeles Area Consumer Price Index, not to exceed 3.0% per year. In the event that the actual assessment rate for any given year is not increased by an amount equal to the maximum of 3% or the yearly CPI change plus any CPI change in previous years that was in excess of 3%, the maximum authorized assessment shall increase by this amount. In such event, the maximum authorized assessment shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years; and

**BE IT FURTHER RESOLVED** that the annual increase in the Los Angeles Area Consumer Price Index from December 2005 to December 2006 is 3.28%. Therefore, the authorized maximum annual adjustment for fiscal year 2007-08 is 3.00%. The unused CPI change of 0.28% will be deferred and used for a future year when the yearly CPI change is less than the maximum of 3%. Including the authorized annual adjustment, the maximum authorized assessment rate for fiscal year 2007-08 is \$29.32 per single family equivalent benefit unit and the proposed fiscal year 2007-08 assessment rate per single family equivalent benefit unit is \$29.32.

**BE IT FURTHER RESOLVED** that the public hearing shall be held, before this Board in the Board Room in the Sycamore Drive Community Center, located at 1692 Sycamore Drive, Simi Valley, California 93065 as follows: on Thursday, June 21, 2007 at the hour of 6:30 p.m. for the purpose of this Board's determination whether the public interest, convenience and necessity require the improvements and this Board's final action upon the Engineer's Report and the assessments therein; and

**BE IT FURTHER RESOLVED** that prior to the conclusion of the hearing, any interested person may file a written protest with the Clerk of the Board, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of protest should be mailed to SCI Consulting Group, 4745 Mangels Blvd., Fairfield, CA 94534 or may be hand delivered to the Board prior to the conclusion of the public hearing; and

**BE IT FURTHER RESOLVED** that the Clerk of the Board shall cause a notice of the hearing to be given by publishing a copy of this resolution once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the Rancho Simi Recreation and Park District.

The foregoing Resolution was approved by the Board of Directors of the Rancho Simi Recreation and Park District at a regular meeting held on June 7, 2007, at 1692 Sycamore Drive, Simi Valley, California, on motion made by Director Hostetler and seconded by Director Johnson, motion carried with the following roll-call vote:

**AYES:** Directors Johnson, Hostetler and Freeman

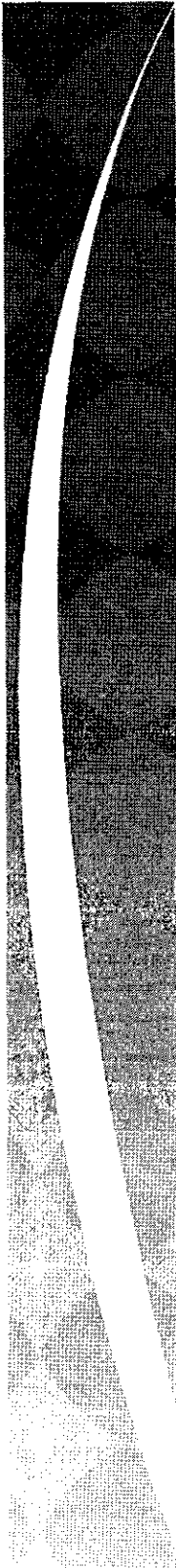
**NOES:** None

**ABSENT:** Directors Meredith and O'Brien

**ABSTENTIONS:** None

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Director/Acting Chair of the Board of Directors  
Rancho Simi Recreation and Park District



**RANCHO SIMI RECREATION & PARK DISTRICT**  
**PARKS, RECREATION AND OPEN SPACE**  
**MAINTENANCE AND IMPROVEMENT DISTRICT**

**ENGINEER'S REPORT**

FY 2007-08

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972  
AND ARTICLE XIII D OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:

**SC ConsultingGroup**

4745 MANGELS BOULEVARD  
FAIRFIELD, CALIFORNIA 94534  
PHONE 707.430.4300  
FAX 707.430.4319  
[www.sci-cg.com](http://www.sci-cg.com)

**RANCHO SIMI RECREATION AND PARK DISTRICT**

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**BOARD OF DIRECTORS**

Kate O'Brien, Chair  
James Meredith, Vice Chair  
Elaine Freeman, Director  
Gene Hostetler, Director  
Mark Johnson, Director

**GENERAL MANAGER**

Larry Peterson

**ASSISTANT GENERAL MANAGER**

Ed Hayduk

**ENGINEER OF WORK**

SCI Consulting Group

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## INTRODUCTION

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The Rancho Simi Recreation and Park District (the "Park District") currently provides park facilities and recreational programs for over 140,000 residents. The Park District currently owns, operates and maintains 50 neighborhood and community parks, in addition to extensive trails, and open space areas located throughout the Park District (for general locations of the Park District's facilities, see the Diagram following in this Report). Currently, the District owns and maintains approximately 647 acres of developed parkland and 5,395 acres of undeveloped parkland and public open space. In addition, the District maintains recreational facilities at several schools. The Park District's facilities are summarized as follows:

### SIMI VALLEY FACILITIES

- Arroyo Park – 2105 Socrates Ave, Simi Valley
- Arroyo Simi Bikeway – Between Metrolink Station & Madera Rd, Simi Valley
- Arroyo Simi Equestrian Center – 2900 Royal Ave, Simi Valley
- Arroyostow Park – 1700 N. Stow St, Simi Valley
- Atherwood Park – 2271 Alamo St, Simi Valley
- Berylwood Park – 1955 Bridget Ave, Simi Valley
- Big Sky Park – 2251 Lost Cantons Drive, Simi Valley
- Box Canyon Site – Box Canyon Road, Simi Valley
- Challenger Park – 298 First St, Simi Valley
- Chumash Park & Chumash Trail – Flanagan Dr. & Broken Arrow, Simi Valley
- Citrus Grove Park – 2100 N. Marvel Ct, Simi Valley
- Corriganville Park – 7001 Smith Rd, Simi Valley
- Coyote Hills Neighborhood Park – 275 Valley Gate Rd., Simi Valley
- Darrah Volunteer Park – Royal & Darrah Ave, Simi Valley
- Foothill Park – 1850 Ardenwood Ave, Simi Valley
- Frontier Park – 2163 Elizondo Ave, Simi Valley
- Houghton-Schreiber Park – 4333 Township Ave, Simi Valley
- Knolls Park – 1300 W. Katherine Rd, Simi Valley
- Lincoln Park – 1215 First St, Simi Valley
- Mayfair Park – 2550 Caldwell St, Simi Valley
- Old Windmill Park – 201 East Long Canyon Rd, Simi Valley
- Rancho Madera Community Park – 556 Lake Park Dr, Simi Valley
- Rancho Santa Susana Community Park & Community Center – 5005 Los Angeles Ave, Simi Valley
- Rancho Simi Community Park – 1765 Royal Ave, Simi Valley

- Rancho Tapo Community Park – 3700 Avenida Simi, Simi Valley
- Rocky Pointe Natural Park – Kuehner Drive at Smith Road, Simi Valley
- Runkle Triangle Site – Royal & Arroyo Simi, Simi Valley
- Santa Susana Park and Train Depot – 6503 Katherine Rd, Simi Valley
- Sequoia Park & Pool – 2150 Tracy Ave, Simi Valley
- Simi Hills Golf Course – 5031 Alamo St, Simi Valley
- Simi Hills Neighborhood Park – 5031 Alamo St, Simi Valley
- Sinaloa Public Golf Course Park – 980 Madera Rd, Simi Valley
- Stargaze Park – 355 Stargaze Ave, Simi Valley
- Strathearn Historical Park – 137 Strathearn Place, Simi Valley.
- Sycamore Drive Community Center & Pool – 1692 Sycamore Dr, Simi Valley
- Sycamore Canyon Neighborhood Park, 502 S. Martha Morrison Dr., Simi Valley
- Sycamore Park – 855 N. Planetree Ave, Simi Valley
- Tierra Rejada Park – 365 Tierra Rejada Road, Simi Valley
- Verde Park – 6045 E. Nelda St, Simi Valley
- Vista del Arroyo – 3455 Chickery Leaf Place, Simi Valley
- Willowbrook Park – 1786 Willowbrook Ln, Simi Valley

#### OAK PARK FACILITIES

- Chaparral Park – 217 N. Medea Creek Lane, Oak Park
- Deerhill Park – 6700 Doubletree Rd, Oak Park
- Eagle View Park – 1240 Hidden Springs Ave, Oak Park
- Indian Springs Park – 4800 Rockfield St, Oak Park
- Mae Boyar Park – 130 Kanan Rd, Oak Park
- Medea Creek Park – 217 N. Medea Creek Lane, Oak Park
- Oak Canyon Community Park – 5600 Hollytree St, Oak Park
- Valley View Park – 100 Los Arcos Dr, Oak Park
- Oak Park Community Center and Gardens – 1000 N. Kanan Road, Oak Park

Prior to 2000, property tax revenues and user fees primarily supported maintenance and improvements of Park District facilities. In 1999, to address the Park District's shortfall in park maintenance and improvements funding, the Board proposed an assessment for parks. In January and February 2000, the Board conducted an assessment ballot proceeding pursuant to the requirements of Article XIII D of the California Constitution ("The Taxpayer's Right to Vote on Taxes Act") and the Landscaping and Lighting Act of 1972. During this ballot proceeding, property owners in the District were provided with a notice and ballot for the proposed parks assessment ("the Parks, Recreation and Open Space Maintenance and Improvement District"). A 45-day period was provided for balloting and a

public hearing was conducted March 9, 2000. At the public hearing, all ballots returned within the 45-day balloting period were tabulated.

It was determined at the public hearing that the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (with each ballot weighted by the proportional financial obligation of the property for which ballot was submitted). In fact, the final balloting result was 58.9% support for the Parks, Recreation and Open Space Maintenance and Improvement District (the "District").

As a result, the Board gained the authority to approve the levy of the assessments for fiscal year 2000-01 and future years. The authority granted by the ballot proceeding includes an annual adjustment in the assessment levies equal to the annual change in the Consumer Price Index for the Los Angeles Area, not to exceed 3%.

In each subsequent year for which the assessments will be levied, the Board must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the Board may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the Board adopted on February 15, 2007.

This Engineer's Report ("Report") was prepared to establish the budget for the services that would be funded by the proposed 2007-08 assessments, determine the benefits received from the park maintenance and improvements by property within the Park District and the method of assessment apportionment to lots and parcels within the Park District. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIID of the California Constitution (the "Article").

If the Board approves this Engineer's Report and the proposed assessments by resolution, a notice of assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for June 21, 2007. At this hearing, the Board would consider approval of a resolution confirming the assessments for fiscal year

2007-08. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for fiscal year 2007-08.

**CERTIFICATES**

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1. The undersigned respectfully submits the enclosed Engineer's Report and does hereby certify that this Engineer's Report, and the Assessment and Assessment Diagram herein, have been prepared by me in accordance with the order of the Board of Directors of the Rancho Simi Recreation and Park District adopted on February 15, 2007.

\_\_\_\_\_  
Engineer of Work, License No. C52091

2. I, the Chairman of the Board, Rancho Simi Recreation and Park District, County of Ventura, California, hereby certify that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was filed and recorded with me on \_\_\_\_\_, 2007.

\_\_\_\_\_  
Chairman of the Board

3. I, the Chairman of the Board, Rancho Simi Recreation and Park District, County of Ventura, California, hereby certify that the Assessment in this Engineer's Report was approved and confirmed by the Board on \_\_\_\_\_, 2007, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Chairman of the Board

4. I, the Secretary of the Board of the Rancho Simi Recreation and Park District, County of Ventura, California, hereby certify that a copy of the Assessment and Assessment Diagram was filed in the office of the County Auditor of the County of Ventura, California, on \_\_\_\_\_, 2007.

\_\_\_\_\_  
Secretary of the Board

5. I, the County Auditor of the County of Ventura, California, hereby certify that a copy of the Assessment Roll and Assessment Diagram for fiscal year 2007-08 was filed with me on \_\_\_\_\_, 2007.

\_\_\_\_\_  
County Auditor, County of Ventura

## PLANS & SPECIFICATIONS

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The Rancho Simi Recreation and Park District maintains park facilities in locations throughout its boundaries. The work and improvements proposed to be undertaken by the Rancho Simi Recreation and Park District's Parks, Recreation and Open Space Maintenance and Improvement District (the "Improvement District") and the cost thereof paid from the levy of the annual assessment provide special benefit to Assessor Parcels within the Improvement District as defined in the Method of Assessment herein. In addition to the definitions provided by the Landscaping and Lighting Act of 1972, (the "Act") the work and improvements are generally described as follows:

Installation, maintenance and servicing of public recreational facilities and improvements, including, but not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, drainage systems, lighting, fencing, entry monuments, basketball courts, tennis courts, gymnasium, senior center, running tracks, swimming pools, other recreational facilities, security guards, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the Rancho Simi Recreation and Park District. Any plans and specifications for these improvements will be filed with the Executive Director of the Rancho Simi Recreation and Park District and are incorporated herein by reference.

As applied herein, "Installation" means the construction of recreational improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or 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 improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

## FISCAL YEAR 2007-08 ESTIMATE OF COST AND BUDGET

### FIGURE 1 – ESTIMATE OF COST AND BUDGET RANCHO SIMI RECREATION AND PARK DISTRICT Parks, Recreation and Open Space Maintenance and Improvement District Estimate of Cost Fiscal Year 2007-08

	Total Budget
Beginning Fund Balance, July 07 - Simi Valley & Oak Park	\$244,381
Installation, Maintenance & Servicing Costs	
Simi Valley	
Capital improvements	
After School Program Facility	\$205,000
Arroyo Simi Bike Trail	\$123,193
Big Sky Neighborhood Park	\$444,573
Big Sky Dog Park	\$500,000
Chumash Park	\$125,000
Park Sign Replacement Program	\$35,000
Class I Trail Maintenance (Arroyo and Medea Cr)	\$80,525
Houghton Ball Field Upgrades	\$175,000
Rancho Santa Susana Community Park	\$205,000
Rancho Simi Community Park Parking Lot Upgrades	\$750,000
Rancho Tapo Community Park	\$1,000,000
Corriganville Underground Water Well	\$25,000
Strathearn Park - Apricot Pitting Shed	\$100,000
Parking Lot Construction - Various	\$300,000
Computerized Irrigation	\$50,000
Resource Efficiency Measures	\$75,000
Sequoia Pool Demolition	\$100,000
Land Acquisition	\$724,445
Trail Construction/Open Space Preservation	\$40,000
Churnash Donations	\$121,306
Capital Equipment	\$129,000
Maintenance and Operation of Parks and Recreation Facilities	\$5,824,011
Subtotal - Simi Valley	\$11,132,053
Oak Park	
Brush Control Trust Fund	\$98,187
Improvements to Oak Park Community Center and Garden	\$3,000
Improvements to Oak Park Community Garden	\$5,000
Medea Creek Repair	\$130,000
Maintenance and Operation of Parks and Recreation Facilities	\$1,391,101
Subtotal - Oak Park	\$1,627,288
Subtotal - Installation, Maintenance and Servicing	\$12,759,341

Administrative Costs		
Assessment Administration and County Collection Costs	\$23,128	
Allowance for Uncollectable Assessments	\$8,800	
Subtotal - Administration		\$31,928
Totals for Installation, Maintenance, Servicing and Administration		\$12,791,269
Less:		
District Contribution for General and Special Benefits		(\$11,128,916)
Beginning Fund Balance, July 07 - Simi Valley & Oak Park		(\$244,381)
Contribution to/(from) Reserve Fund - Simi Valley		\$0
Contribution to/(from) Reserve Fund - Oak Park		\$33,272
		(\$11,340,025)
Net Cost of Installation, Maintenance, Servicing and Administration		\$1,451,244
<b>Budget Allocation to Property</b>		
<b>Total Assessment Budget*</b>		<b>\$1,451,244</b>
	<b>Unadjusted</b>	<b>Adjusted</b>
Single Family Equivalent Benefit Units - Zone A	44,889.91	44,889.91
Single Family Equivalent Benefit Units - Zone B	4,603.76	4,603.76
Single Family Equivalent Benefit Units - Zone C	12.00	3.00
Single Family Equivalent Benefit Units - Zone D	0.25	0.06
Adjusted SFE Units	49,505.92	49,496.73
<b>Assessment per Single Family Equivalent Unit</b>		<b>\$29.32</b>

\* All assessments are rounded to lower even penny. Therefore, the budgeted amount may slightly differ from the assessment rate.

## **METHOD OF APPORTIONMENT**

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### **METHOD OF APPORTIONMENT**

This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of park facilities and District property throughout the Park District, and the methodology used to apportion the total assessment to properties within the Improvement District.

The Improvement District consists of all Assessor Parcels within the boundaries of the Rancho Simi Recreation and Park District as defined by the County of Ventura tax code areas and/or the Park District boundaries. The method used for apportioning the assessment is based upon the proportional special benefits to be derived by the properties in the Improvement District over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

### **DISCUSSION OF BENEFIT**

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. Moreover, such benefit is not based on any one property owner's use of the Park District's recreational facilities or a property owner's specific demographic status. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 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."*

Proposition 218, as codified in Article XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

*"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Six benefit categories have been established that represent the types of special benefit to residential, commercial, industrial and other lots and parcels resulting from the installation, maintenance and servicing of parks and recreation improvements to be provided with the assessment proceeds. These categories of special benefit are derived from the statutes passed by the California Legislature and other studies, which describe the types of special benefit received by property from maintenance and improvements such as those proposed by the Improvement District. These types of special benefit are summarized as follows:

- Enhanced recreational opportunities and expanded access to recreational facilities for all residents throughout the Park District.

Residential properties benefit from the enhanced recreational opportunities offered by the improvements and maintenance services that would be made throughout the Park District. These maintenance and improvement services include, among others, new playground equipment, improved playcourts, playfields, turf, trails and open space areas, new trees and landscaping, new parks and recreational facilities and higher levels of maintenance and watering than would be provided in absence of the assessment. These improved park facilities are available to residents and guests of property owners within the Park District, thereby making these properties more valuable.

Non-residential properties also benefit from the improved park facilities in many ways. Employees have better and well-maintained facilities and new parks and facilities to utilize for exercise, recreational activities, sporting events, picnics, company gatherings or other uses. These improvements, therefore, enhance an employer's ability to attract and keep quality employees. The benefits to employers ultimately flow to the property because better employees improve the business prospects for companies and enhanced economic conditions benefit the property by making it more valuable.

- Protection of views, scenery and other resources values and environmental benefits enjoyed by residents, employees, customers and guests and preservation of public assets maintained by the Park District.

The Improvement District provides funding to protect and improve the public resources, open space areas, parks and facilities of the Park District. For example, the assessments will provide funding to remove graffiti from Park District facilities, to keep the Park District's park grounds clean with consistent trash removal and to adequately maintain the grounds and facilities so that turf areas remain green and healthy and the grounds and facilities of the Park District do not fall into disrepair. In addition, the assessment would provide

funding to maintain and protect open space areas and trails. These improvements benefit properties by maintaining and improving the public resources in the community.

- Increased economic activity.

Well-maintained and improved park facilities and new parks and facilities allow for expansion of recreation programs and increased use of the facilities. Expanded use and activities facilitated by new and refurbished facilities bring greater numbers of people in the area who can utilize the services of businesses within the Improvement District. The users of the Park District's recreational facilities are more likely to shop and eat locally. Increased use leads to increased economic activity in the area, which is a benefit ultimately to property.

- Expanded employment opportunity.

Improved recreational facilities and public resources foster business growth, which, in turn, creates additional employment opportunities for Park District residents. In addition, the assessments expand local employment opportunities by funding new projects that may create the need for additional construction or maintenance jobs.

Improved and well-maintained recreational facilities also provide business properties with an opportunity to attract and keep employees due to the benefits provided by these recreational facilities.

- Reduced cost of local government in law enforcement, public health care, fire prevention and natural disaster response.

High quality recreational facilities allow residents and employees in the Park District to enjoy activities close to home, thereby not spending time driving to other areas.

Improved and well-maintained recreational facilities can also serve to improve public safety and reduce the cost to local government by providing a healthy alternative for youth and adult activities.

All of these factors ultimately benefit property by making the community more desirable and property, in turn, more valuable.

- Enhanced quality of life and desirability of the area.

The assessments provide funding to improve the Park District's public recreational facilities and to ensure that the parks and facilities remain operable, safe, clean and well maintained. Such improved and well-maintained facilities enhance the overall quality of life and desirability of the area. This is a benefit to residential, commercial, industrial and other properties.

- Specific enhancement of property values.

The above benefit factors, when applied to property in the Park District, create specific enhancement of property values. For example, the assessments will provide funding to improve the Park District's public recreational facilities, grounds and play areas and to ensure that the grounds and facilities remain operable, safe, clean and well maintained. Such improved and well-maintained facilities enhance the overall quality of life and desirability of the area. In turn, property values are specifically enhanced by the availability of improved and well-maintained recreation facilities, open space areas and public resources within a community. Values of commercial and industrial property increase based on the economic activity and the quality of public resources in the area.

Having a system of well-maintained and improved neighborhood parks and extensive open space areas serves as important environmental features for which the communities of Simi Valley and Oak Park are known. This, in turn, makes the Rancho Simi Recreation and Park District a more attractive and safer place to live and to locate new businesses by improving overall quality of the community, providing pleasant places for residents to enjoy, and increasing recreational opportunities.

The correlation between enhanced property values and improved and well-maintained recreational facilities has been documented. The United States Department of the Interior, National Park Service determined that "An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property value." Additionally, the National Recreation and Park Association, in June 1985, stated, "The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of public interest to the taxpayers, who have a stake in a maximum of total assessed values."

The quality and quantity of parks and recreation also are significant factors on the priority listing for businesses and individuals when choosing business and living locations. Other factors being equal, the majority of businesses and individuals will choose the property with better parks and recreation services. (Trends: Parks, Practice and Program by Love

and Crompton, 1993) The higher demand for a given site is ultimately reflected in higher prices for property, given the principals of supply and demand.

In addition, professional property appraisers have found that well-maintained public recreational grounds and facilities enhance property values in a community.

#### **GENERAL VERSUS SPECIAL BENEFIT**

The cost of improving and maintaining the grounds and facilities for use and enjoyment by property owners, residents, employees, and customers in the Park District is a special benefit to property in the Park District because the improvements and maintenance confer the special benefit factors described above. Moreover, in absence of the proposed assessments, the level of park maintenance and improvement would decline and new park facilities would not be constructed due to Park District budget constraints for maintenance and capital improvements. Therefore, the assessments provide special benefits to the community by supporting a higher level of park maintenance and improvement than would otherwise be provided.

The maintenance and improvement of the District's parks and recreational facilities from the assessments also provides a degree of general benefit to the public at large. A measure of this general benefit is the proportionate amount of time that the District's parks and recreational facilities are used and enjoyed by the greater public at large. It is reasonable to assume that approximately 1/4 or 25% of the usage and enjoyment of the improvements is by the greater public. Therefore, approximately 25% of the benefits conferred by the proposed maintenance and improvements are determined to be general in nature. (It should be noted, however, that benefit factors such as protection of resource values, reduced cost of local government and specifically enhanced property values are conferred to property in the Improvement District regardless of the use of the parks and facilities. Therefore this measure of general benefits based on general public usage is a conservative measure.)

The Park District's total budget for maintenance and improvement of its parks and recreational facilities is \$12,759,341. Of this total budget amount, the Park District will contribute \$11,128,916 from sources other than the assessments for park maintenance and improvement. This contribution by the Park District equates to approximately 87% of the total budget for maintenance and improvements and more than offsets the cost of the general benefits resulting from the maintenance and improvements.

### **METHOD OF ASSESSMENT**

The second step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalents ("SFE"). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated a SFE value, which is each property's relative benefit in relation to a single family home on one parcel. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

### **ZONES OF BENEFIT**

The Park District's recreation facilities and grounds, as identified in the Plans and Specifications, are open to the community and are used extensively throughout the year. The District's facilities are relatively uniformly distributed throughout the central areas of the District. Within this central area of the Park District, which is designated as Zone of Benefit "A" or "Zone A," all properties are deemed to have relatively equal access to the parks, recreational facilities and open space areas of the Park District.

The Park District also includes the separate community of Oak Park that is distinctly separated from Zone A by distance and topography. The community of Oak Park is separated from other urban areas by open space, so it is designated as Zone of Benefit "B" or "Zone B". The parks and recreational facilities in Oak Park are deemed to be generally equal to those in Zone A; therefore the relative level of benefit to properties in Zone B is deemed to be equal to properties in Zone A.

Properties in the far northern area of the Park District are far removed from the parks and recreational facilities. Moreover, these properties have limited access to these facilities. Therefore, this area is designated as Zone of Benefit "C" or "Zone C". These properties are approximately of 4 times the distance from the parks and recreational facilities as are properties in Zone A. Since the benefits can diminish with distance, the relative benefit to properties in Zone C is determined to be 1/4 of that for Zone A.

Properties located in the far southeastern areas of the Park District are also separated by distance and geography from current parks and recreational facilities. This area is currently unimproved and there are no plans for the District to build or maintain parks in this area. Similar to those properties in Zone C, these properties have limited access to the District's

parks and recreational facilities. Therefore, this area, designated as Zone D, is deemed to receive similar benefits as Zone C, at a rate of 1/4 of that for Zone A.

#### **ASSESSMENT APPORTIONMENT**

In the process of determining the appropriate method of assessment, the Engineer considered various alternatives. For example, an assessment only for residential improved property was considered but was determined to be inappropriate because commercial, industrial and other properties also receive benefits from the assessments.

Moreover, a fixed or flat assessment for all properties of similar type was deemed to be inappropriate because larger properties receive a higher degree of benefit than other similarly used properties that are significantly smaller. (For two properties used for commercial purposes, there is clearly a higher benefit provided to the larger property in comparison to a smaller commercial property because the larger property generally supports a larger building and has higher numbers of employees, customers and guests that would benefit from well maintained and improved parks and recreational facilities. This benefit ultimately flows to the property.) Larger parcels, therefore, receive an increased benefit from the assessments.

As stated previously, the special benefits derived from the assessments are conferred on property and are not based on a specific property owner's use of the improvements, or a specific property owner's occupancy of property or the property owner's demographic status such as age or number of dependents. However, it is ultimately people who value the special benefits described above, use and enjoy the Park District's park and recreational facilities, and control property values by placing a value on the special benefits to be provided by the improvements. In other words, the benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could use a property, not how the property is currently used by the present owner. Therefore, the number of people who could or potentially live on, work at or otherwise use a property is an indicator of the relative level of benefit received by a property.

Therefore, the Engineer determined that the appropriate method of assessment should be based on the type of property, the relative size of the property and the potential use of property by residents and employees. This method is further described below.

#### **RESIDENTIAL PROPERTIES**

All improved residential properties that represent a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Traditional houses, zero-lot line houses and town homes are included in this category.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the improvements in proportion to the number of dwelling units that occupy each property and the average number of people who reside in multi-family residential units versus the average number of people who reside in a single-family home. The population density factors for the Rancho Simi Recreation and Park District, as depicted below, provide the basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the area of the Park District from the 1990 Census and dividing it by the total number of such households, finds that approximately 3.42 persons occupy each single family residence, whereas an average of 2.25 persons occupy each multi-family residence. Using the ratio of one SFE for each single-family residence, which equates to one SFE for every 3.42 persons, 0.66 SFE would equate to one multi-family unit or 0.66 SFE for every 2.25 residents. Likewise, each condominium unit receives 0.69 SFE and each mobile home receives 0.51 SFE.

**FIGURE 2 – RESIDENTIAL ASSESSMENT FACTORS**

	Total Population	Occupied Households	Persons Per Household	SFE Factor
Single Family Residential	81,762	23,901	3.42	1.00
Condominium	5,942	2,532	2.35	0.69
Multi-Family Residential	10,138	4,497	2.25	0.66
Mobile Home on Separate Lot	1,493	855	1.75	0.51

The single family equivalency factor of 0.66 per dwelling unit for multifamily residential properties applies to such properties with 20 or fewer units. Properties in excess of 20 units typically offer on-site recreational amenities and other facilities that tend to offset some of the benefits provided by the improvements. Therefore the benefit for properties in excess of 20 units is determined to be 0.66 SFE per unit for the first 20 units and 0.10 SFE per each additional unit in excess of 20 dwelling units.

#### COMMERCIAL/INDUSTRIAL PROPERTIES

SFE values for commercial and industrial land uses are based on the equivalence of special benefit on a land area basis between single family residential property and commercial property. The SFE values for other types of business and industrial land uses are established by using average employee densities because the special benefit factors described previously are also related to the average number of people who work at commercial/industrial properties.

In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the "SANDAG Study") are used because these findings were approved by the State Legislature for use in justifying commercial and industrial school facilities fees and are considered to be a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial property is 24.

In comparison, the average number of people residing in a single family home in the area is 3.42. Since the average lot size for a single family home in Rancho Simi is approximately 0.20 acres, the average number of residents per acre of residential property is 17.

The employee density per acre is generally 1.4 times the population density of single family residential property per acre (24 employees per acre / 17 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial or industrial property since a property with 1.4 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 1.4 employees is the basis for allocating commercial/industrial benefit. Table 2 shows the average employees per acre of land area or portion thereof for commercial and industrial properties and lists the relative SFE factors per fifth acre for properties in each land use category.

Commercial and industrial properties in excess of 5 acres generally involve uses that are more land intensive relative to building areas and number of employees (lower coverage ratios). As a result, the benefit factors for commercial and industrial property land area in excess of 5 acres is determined to be the SFE rate per fifth acre for the first 5 acres and the relevant SFE rate per each additional acre over 5 acres. Institutional properties that are used for residential, commercial or industrial purposes are also assessed at the appropriate residential, commercial or industrial rate.

**FIGURE 3 – COMMERCIAL/INDUSTRIAL ASSESSMENT FACTORS**

Type of Commercial/Industrial Land Use	Average Employees Per Acre	SFE Units per 1/5 Acre *
Commercial	24	1.00
Office	68	2.83
Shopping Center	24	1.00
Industrial	24	1.00
Self Storage or Parking Lot	1	0.04

\* The SFE factors for commercial and industrial parcels are applied by the fifth acre of land area of portion thereof. (Therefore, the minimum assessment for any assessable parcel in these categories is the SFE Units listed herein.)

#### VACANT PROPERTIES

The benefits to be received from the construction and maintenance of recreational facilities throughout the Park District include active benefits which are related to the use and enjoyment of property in the Park District and passive benefits which are related to the underlying land. An example of a passive benefit is enhancement of property value that will accrue to a vacant parcel from the park maintenance and improvements based on its future potential use. Another example of a passive benefit factor is increased economic activity because all properties in areas with increased economic activity are generally more valuable. Undeveloped property also benefits from the installation and maintenance of recreational facilities because when the property is developed, the recreational facilities will be available to the developed property.

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, at a lower rate due to the lack of active benefits. A measure of the benefits to the land is the average value of land in relation to improvements for developed property. As a general average, appraisers often use a factor of 25% to 30% of developed property value as land value. It is reasonable to assume, therefore, that approximately 25% of the benefits are related to the underlying land and 75% are related to the day to day use of the property. Using this ratio, the SFE factor for vacant parcels is 0.25 per parcel.

As properties are approved for development, their value increases. Likewise, the special benefits received by vacant property increases as the property is approved for development, or becomes closer to being fully improved. When property is approved for

development with a final map, the property has passed the final significant hurdle to development and can shortly undergo construction. Since the property is nearing the point of development, its special benefits increase. In addition, these properties are generally sold soon after completion of improvements, so the properties receive the additional benefit of desirability from prospective buyers due to the special benefits provided by improved parks and recreational facilities of the Park District. It is therefore determined that property with final map approval receives 50% of the relative benefit to improved property of similar use-type.

#### OTHER PROPERTIES

All properties that are specially benefited are assessed. Public right-of-way parcels, well, reservoir or other water rights parcels, limited access open space parcels, watershed parcels and common area parcels typically do not generate employees, residents, customers or guests. Moreover, many of these parcels have limited economic value and, therefore, do not benefit from specific enhancement of property value. Such parcels are, therefore, not specially benefited and are not assessed.

Church parcels and property used for educational purposes typically generate employees on a less consistent basis than other non-residential parcels. Moreover, many of these parcels provide some degree of on-site amenities that serve to offset some of the benefits from the Improvement District. Therefore, these parcels receive minimal benefit and are assessed an SFE factor of 1.

#### APPEALS AND INTERPRETATION

*Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the General Manager or her or his designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the General Manager or his or her designee will promptly review the appeal and any information provided by the property owner. If the General Manager or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the General Manager or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the General Manager or her or his designee, shall be referred to the Board of Directors of the Rancho Simi Recreation and Park District and the decision of the Board shall be final.*

## ASSESSMENT

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WHEREAS, on February 15, 2007 the Board of Directors of the Rancho Simi Recreation and Park District adopted its Resolution Designating Engineer of Work, and Directing Preparation of the Engineer's Report for the Parks, Recreation and Open Space Maintenance and Improvement District of the Rancho Simi Recreation and Park District.

WHEREAS, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the assessment district and an assessment of the estimated costs of the improvements upon all assessable parcels within the assessment district, to which Resolution and the description of said proposed improvements therein contained, reference is hereby made for further particulars;

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the Board of said Rancho Simi Recreation and Park District, hereby make the following assessment to cover the portion of the estimated cost of said improvements, and the costs and expenses incidental thereto to be paid by the assessment district.

The amount to be paid for said improvements and the expense incidental thereto, to be paid by the Improvement District for the fiscal year 2007-08 is generally as follows:

**FIGURE 4 – SUMMARY COST ESTIMATE**

	<b>FY 2007-08 Budget</b>
Park Maintenance	\$7,215,112
Park Improvements and New Parks	\$5,544,229
Incidental Expenses	\$31,928
<b>TOTAL BUDGET</b>	<b>\$12,791,269</b>
Less:	
Park District Contribution for General and Special Benefits	(\$11,128,916)
Beginning Fund Balance, July 06 - Simi Valley & Oak Park	(\$244,381)
Contribution to / (from) Reserve Fund - Simi Valley & Oak Park	\$33,272
<b>NET AMOUNT TO ASSESSMENTS</b>	<b>\$1,451,244</b>

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Improvement District. The distinctive number of each parcel or lot of land in the said Improvement District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of said improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Improvement District, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The authorized maximum assessment rate for the Assessment District includes an annual adjustment by an amount equal to the annual change in the Los Angeles Area Consumer Price Index, not to exceed 3.0% per year. In the event that the actual assessment rate for any given year is not increased by an amount equal to the maximum of 3% or the yearly CPI change plus any CPI change in previous years that was in excess of 3%, the maximum authorized assessment shall increase by this amount. In such event, the maximum authorized assessment shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years.

The annual increase in the Los Angeles Area Consumer Price Index from December 2005 to December 2006 is 3.28%. Therefore, the authorized maximum annual adjustment for fiscal year 2007-08 is 3.00%. The unused CPI change of 0.28% will be deferred and used for a future year when the yearly CPI change is less than the maximum of 3%. Including the authorized annual adjustment, the maximum authorized assessment rate for fiscal year 2007-08 is \$29.32 per single family equivalent benefit unit and the proposed fiscal year 2007-08 assessment rate per single family equivalent benefit unit is \$29.32.

The assessment is made upon the parcels or lots of land within the Improvement District in proportion to the special benefits to be received by the parcels or lots of land, from said improvements.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Ventura for the fiscal year 2007-08. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2007-08 for each parcel or lot of land within the said Improvement District.

Dated: \_\_\_\_\_

Engineer of Work

By \_\_\_\_\_  
Engineer of Work, License No. C52091

## **ASSESSMENT DIAGRAM**

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The Improvement District includes all properties within the boundaries of the Rancho Simi Recreation and Park District. The boundaries of the Parks, Recreation and Open Space Maintenance and Improvement District are displayed on the following Assessment Diagram.



**APPENDIX A – 2007-08 ASSESSMENT ROLL**

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An Assessment Roll (a listing of all parcels assessed within the Improvement District and the amount of the assessment) will be filed with the Secretary of the Board and is, by reference, made part of this report and is available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern for all details concerning the description of the lots or parcels.