



# **CITY OF SHASTA LAKE ENGINEER'S REPORT**

## **Proposed Formation of Shasta Gateway Industrial Park Landscape Maintenance District**

**Establishment of Annual Assessments  
Fiscal Year 2023/2024**

**Intent Meeting: November 7, 2023  
Public Hearing: March 19, 2024**

**CITY OF SHASTA LAKE  
4477 MAIN STREET  
SHASTA LAKE, CA 96019**

**PREPARED BY  
WILLDAN FINANCIAL SERVICES  
JANUARY 2024**



27368 Via Industria Suite 200  
Temecula, CA 92590  
T 951.587.3500 | 800.755.6864  
F 951.587.3510

[www.willdan.com](http://www.willdan.com)

# ENGINEER'S REPORT STATEMENT

Formation of the

**City of Shasta Lake**

**Shasta Gateway Industrial Park Landscape Maintenance  
District**

**Establishment of Annual Assessments**

**County of Shasta, State of California**

This Report describes the proposed formation of Shasta Gateway Industrial Park Landscape Maintenance District including the improvements, budgets, parcels, and assessments to be levied for Fiscal Year 2023/2024, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the County of Shasta Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 11th day of March, 2024

Willdan Financial Services  
Assessment Engineer  
On Behalf of the City of Shasta Lake

By: Chonney Gano

Chonney Gano  
Project Manager

By: Tyrone Peter

Tyrone Peter  
P.E. # C 81888



# TABLE OF CONTENTS

---

---

**INTRODUCTION..... 1**

**PART I — PLANS AND SPECIFICATIONS.....4**

**A. PROPERTIES WITHIN THE DISTRICT..... 4**

**B. IMPROVEMENTS AND SERVICES ..... 4**

**LANDSCAPING IMPROVEMENTS ..... 4**

**CAPITAL IMPROVEMENTS ..... 5**

**PART II — METHOD OF APPORTIONMENT ..... 6**

**A. CALIFORNIA CONSTITUTION ..... 6**

**B. BENEFIT ANALYSIS..... 7**

**SPECIAL BENEFIT ..... 7**

**GENERAL BENEFIT ..... 7**

**C. REASON FOR THE ASSESSMENT ..... 8**

**D. ASSESSMENT METHODOLOGY ..... 9**

**E. EQUIVALENT BENEFIT UNITS..... 9**

**EBU APPLICATION BY LAND..... 9**

**F. ASSESSMENT CALCULATIONS ..... 10**

**G. ASSESSMENT RANGE FORMULA..... 11**

**PART III — THE DISTRICT BUDGET..... 12**

**PART IV — DISTRICT DIAGRAM..... 14**

**PART V — ASSESSMENT ROLL..... 16**

**APPENDIX A — 1972 ACT IMPROVEMENTS..... 18**

**APPENDIX B — NET ACREAGE.....20**

## INTRODUCTION

---

Pursuant to the provisions of the *Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the "1972 Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIID* (hereafter referred to as the "California Constitution"), the City Council of the City of Shasta Lake, County of Shasta, State of California (hereafter referred to as "City"), propose to form and levy special benefit assessments for the district to be designated as:

### **Shasta Gateway Industrial Park Landscape Maintenance District**

(hereafter referred to as the "District"), which encompasses approximately 54 acres (53.706 acres) and approximately 33 net acres (32.95 net acres) of land subdivided into fifteen (15) non-residential lots and one (1) street, currently identified on the Assessor's Parcel Map as Book 064, Page 440, that will receive special benefit from the landscaping improvements installed in connection with these non-residential lots. This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the formation of said District and the levy and collection of annual assessments related thereto commencing in fiscal year 2023/2024, as required pursuant to *Chapter 1, Article 4* of the 1972 Act.

The City Council proposes to form the District, and levy and collect annual assessments on the County tax roll to provide ongoing funding for the costs and expenses required to service and maintain landscaping improvements and appurtenant facilities that are necessary and essential requirements for the properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of the California Constitution.

The formation of this District and the assessments described herein will provide a funding source for the continued operation and maintenance of the Landscaping improvements that are directly associated with the development of properties within the District and for the special benefit of those properties.

The budgets and assessments described in this Report are based on the planned improvements and development associated with the Gateway Industrial Park. The budgets described herein, represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to ensure proper maintenance, servicing and funding needs to support the landscaping improvements that provide special benefit to properties within the District. In the event the property owners want to add additional streetlights or update existing streetlights this will be at the discretion of the property owners and the expense of maintaining the new and/or updated streetlights will revert to the property owners and become a line item in the annual budget. Property Owners and City will discuss any modifications to the District improvements.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) by the Shasta County Assessor's Office. The Shasta County Auditor-Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of this District formation, the City shall conduct a property owner protest ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the City Council will conduct a public hearing to consider public testimonies, comments, and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists (ballots shall be weighted based on the calculated proportional assessment amount for each benefiting parcel), and by resolution the City Council will confirm the results of the ballot tabulation. If majority protest exists, proceedings for the formation of the District and the levy of the proposed assessments shall be abandoned. If tabulation of the ballots indicates that majority protest does not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council may approve the Report (as submitted or amended), order the formation of the District, and approve the levy and collection of assessments. In such case, the assessments for fiscal year 2023/2024 will be manually billed. Thereafter shall be submitted to the Shasta County Auditor-Controller for inclusion on the property tax roll for each parcel beginning in fiscal year 2024/2025.

Each subsequent fiscal year, a Report shall be prepared and presented to the City Council describing any changes to the improvements, the proposed services, the annual budget and assessments for that fiscal year, and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments.

This Report consists of five (5) parts:

#### **Part I**

**Plans and Specifications:** A description of the District boundaries and the proposed improvements associated with the District. The District is being formed with a single benefit zone encompassing all properties within the territory identified as Gateway Industrial Park.

#### **Part II**

**Method of Apportionment:** A discussion of benefits the improvements and services provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. This section also identifies and outlines an Assessment Range Formula that provides for an annual adjustment to the maximum assessment rate that establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation without the added expense of additional property owner protest ballot proceedings.

#### **Part III**

**The District Budget:** An estimate of the annual costs to operate, maintain and service landscaping improvements related to the properties within the District. This budget includes an estimate of anticipated direct maintenance costs and incidental expenses including, but not limited to administration expenses and the collection of appropriate fund balances to establish an initial maximum assessment to be approved by the property owners of record. The special benefit maximum assessment proposed for this District is based on an estimate of the annual maintenance and operational expenses at full build out of the improvements. The proposed assessments for the first levy fiscal year (2023/2024), and each subsequent year shall be based on the estimated net annual cost of operating, maintaining, and servicing the District improvements for that fiscal year. The proposed maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment

rate for the District in fiscal year 2023/2024 and shall be adjusted annually by the Assessment Range Formula described in the method of apportionment.

#### **Part IV**

**District Diagram:** A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel, and subdivision of land within the District, are inclusive of all parcels as shown on the Shasta County Assessor's Parcel Maps as they existed at the time this report was prepared and includes all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Shasta County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

#### **Part V**

**Assessment Roll:** A listing of the proposed assessment amount to be presented to the property owners of record in the protest ballot proceedings required pursuant to the provisions of the California Constitution. The proposed assessment amount for each parcel is based on the parcel's proportional special benefit as outlined in the method of apportionment and the proposed initial maximum assessment rate.

## **PART I — PLANS AND SPECIFICATIONS**

---

### **A. PROPERTIES WITHIN THE DISTRICT**

Shasta Gateway Industrial Park consists of fifteen (15) non-residential lots and one (1) street. The area will include landscaping improvements.

The purpose of the District is to ensure the ongoing maintenance, operation, and servicing of landscaping improvements installed in connection with development of properties within the District. This District will provide the financial mechanism (annual assessments) by which the ongoing operation and maintenance of these improvements will be funded.

The District structure, proposed improvements, method of apportionment and assessments described in this Report are based on current development and improvement plans including all estimated direct expenditures, incidental expenses, and reserves associated with the maintenance and servicing of the improvements.

The District is located within the City of Shasta Lake, generally located east of Ashby Road, and Shasta Gateway Drive in all directions.

### **B. IMPROVEMENTS AND SERVICES**

The purpose of this District is to fund the landscaping and irrigation improvements within the District. The property owners in the District will fund the costs associated of the maintenance and servicing for labor, electrical energy, water, materials, contracting services, administration, and other expenses necessary for the satisfactory maintenance and servicing of these improvements.

Detailed maps and descriptions of the location and extent of the improvements to be maintained by the District are on file with the Public Works Division and by reference are made part of this Report. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received from those improvements. The District improvements and services are generally described as:

#### **LANDSCAPING IMPROVEMENTS**

The landscape improvements to be funded by the District assessments is located in the common areas and the median on Shasta Gateway Drive to include sixty-four thousand four hundred (64,400) square feet of ground covering, shrubs, vines, lawn care, and plants; sixty-six (66) irrigated trees; as well as irrigation and drainage systems. The complete maintenance specs are on file with the city.

There are eleven (11) street lighting poles within the Shasta Gateway Industrial Park which the City will continue to fund and maintain.

## CAPITAL IMPROVEMENTS

Description	Fiscal Year	
	2023/2024 Cost <sup>(1)</sup>	Total Cost
Irrigation Repair	\$1,577.00	\$7,885.00
Sprinkler Replacement	1,797.00	8,985.00
<b>Totals</b>	<b>\$3,374.00</b>	<b>\$16,870.00</b>

(1) Costs spread over 5 years

## PART II — METHOD OF APPORTIONMENT

---

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscape improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

*“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.”*

The formula used for calculating assessments reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Proposition 218 and Article XIII D of the California Constitution.

### A. CALIFORNIA CONSTITUTION

The costs to operate and maintain the District improvements are identified and allocated to properties on the special benefits conferred. The improvements provided and for which properties within the District are to be assessed are identified as local improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within the District and consistent with the provisions of the 1972 Act. The assessments and method of apportionment described herein are based on the premise that these improvements would otherwise not have been installed and maintained by the City. The improvements were installed as part of the development or planned development of the parcels within the District and the level of maintenance required for the improvements is greater than what the City would otherwise install, maintain, and fund elsewhere in the City.

Article XIII D Section 2(d) defines District as follows:

*“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;*

Article XIII D Section 2(i) defines Special Benefit as follows:

*“Special benefit” means a particular and distinct benefit over, and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”*

Article XIII D Section 4(a) defines proportional special benefit assessments as follows:

*“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”*

## **B. BENEFIT ANALYSIS**

The improvements provided within the District, for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the District to their full potential, consistent with the development plans.

### **SPECIAL BENEFIT**

The ongoing maintenance of landscaped areas within the District will provide aesthetic benefits to the properties and are intended to provide a more pleasant environment to walk, drive, live, and work. The primary function of these improvements and related amenities is to serve as an aesthetically pleasing enhancement and open space area for the benefit of the immediate surrounding properties and development for which the improvements were constructed and installed, and/or were facilitated by the development or potential development of properties within the District. These improvements are an integral part of the physical environment associated with the parcels in the District and while these improvements may in part be visible to properties outside the District and/or occasionally accessed by the general public, if these improvements are not properly maintained, it is the parcels within the District that would be aesthetically burdened and/or impacted directly by potential environmental issues such as dust, debris, pests, water runoff, erosion, and fire hazards. Thus, the maintenance of these improvements provides advantages to the assessed properties that affect the assessed parcels in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share.

Collectively these improvements, related amenities, and services which will be funded by the special benefit assessments, enhance the overall use, presentation, enjoyment, recreational access, and marketability of the properties, and ensure the long-term cost-efficiency of services that are obtained through the County provided maintenance (economy of scale).

### **GENERAL BENEFIT**

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by the District assessments and the proximity and relationship to properties to be assessed, it is evident these improvements have been installed as part of the development of properties within the District or are improvements that would otherwise be shared by and/or required for development of those properties. Although the improvements are largely located along Shasta Gateway Drive as well as the median on Shasta Gateway Drive the development and may be visible and/or accessible to the general public, it is evident that the ongoing maintenance of these improvements are only necessary for the appearance and advantage of the properties within the District. It is also evident that these improvements were not required nor necessarily desired by any properties or developments outside of the District boundaries.

In the absence of a special funding, these types of improvements would not have been installed by the developer per the City's conditions and the City's maintenance of these improvements would for the most part, be limited to weed abatement (fuel modification areas), rodent control, and erosion control services only. This basic or baseline level of service would typically provide for periodic servicing of the open space areas on an as-needed basis. This baseline level of service would only provide a level of service that was necessary to ensure public safety, essential property protection and potential property damage. However, this baseline level of service results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance that can be provided through the District assessments.

In addition to this baseline level of service, it is recognized that there are indirect or incidental benefits to properties within the District as well as the general public that are associated with regular landscape maintenance services, including minimization of dust and debris, and decreased potential water runoff from the open space areas.

It is also recognized that with the regular maintenance of the improvements, the effort and cost to monitor and address these more indirect issues are reduced to isolated areas and/or less frequent servicing, and these activities generally represent less than two percent (2%) of the overall maintenance costs. Therefore, if the District did not exist and the City had to maintain the area at a minimum level it is estimated that the costs associated with these indirect and incidental benefits would not exceed five percent (5%) of the combined annual expenses for General Maintenance identified in the annual maintenance budget contained in "Part III – The District Budget" of this Report.

### **C. REASON FOR THE ASSESSMENT**

The assessments proposed to be annually levied and collected on parcels within the District are established to defray the costs of the maintenance, operation, and servicing of improvements, as previously identified in "Part I - Plans and Specifications" of this Report.

These identified improvements, services and activities and the associated costs to provide such improvements identified in "Part III – The District Budget" of this Report, have been carefully reviewed and proportionally allocated to the parcels that receive special benefits from those improvements and services and are inclusive of all parcels that receive special benefits which are identified in "Part V – Assessment Roll" of this Report pursuant to the provisions of the California Constitution and 1972 Act. The formulas used for calculating special benefits within the District as outlined by this Report, have been established to reflect the composition of the parcels and the improvements and services to be provided and to fairly apportion the cost of those improvements based on the special benefits to each parcel. The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the improvements to be funded by the assessments, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits from the improvements. Furthermore, such assessments shall be used solely for the maintenance operation and servicing of the District improvements as authorized pursuant to the 1972 Act and in accordance with the California Constitution, the proportionate special benefits to each parcel shall be determined in relationship to the entirety of the public improvement or the maintenance and operation expenses being provided and for which the property receives special benefits.

## D. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development and is reliant upon the special benefit received from the improvements planned within the District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of the District improvements as well as individual property development within the District. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with Article XIID Section 4 of the State Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

## E. EQUIVALENT BENEFIT UNITS

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for assessment districts, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include but is not limited to land use and property size.

For the purposes of this Engineer's Report, an EBU is the quantum of benefit derived from the various improvements in the District based on the average acres of single-family residential property. The average single-family home in the surrounding area equates to 0.2555 (0.25) acres of land. Thus, the "benchmark" property (the single-family residential parcel) derives one (1) EBU of benefit and would be assigned 1.00 Equivalent Benefit Unit if existed in place of commercial development, as such each net acre of commercial land would be assigned 4.00 EBU per net acre. At a meeting held on January 17, 2024, between the City and the property owners, it was decided to use the original net acres assigned to the original parcel numbers (see Appendix B). In any event the net acres were greater than the gross acres, gross acres were utilized instead of the original net acres assigned.

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated benefits to be received by each parcel from the improvements. The benefit formula used for the District should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on special benefit to each parcel.

### EBU APPLICATION BY LAND

**Developed Non-Commercial** — This land use is defined as property developed for either commercial or industrial use. This type of property receives greater benefit than Single-Family or Multi-Family property due to typically larger lot sizes in relation to residential properties. With

typical SFR lot sizes in the City at 0.25 acres, Developed Commercial land use type is assessed at 4.0 EBU per net acre. Parcels less than 0.25 net acres will be assigned a minimum of 1.0 EBU and there is no maximum net acreage cap, as is the case with Vacant Non-Residential Property.

**Vacant Commercial** — This land use is defined as property currently zoned for any non-residential use where a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 1.0 EBU per net acre. Parcels less than 1 gross acre are assigned a minimum of 1.0 EBU.

**Exempt Parcels** — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include, but is not limited to, lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-way including greenbelts and parkways; utility right-of-way; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempt from assessment.

The following table provides a listing of land use types, land use code designations, the Equivalent Benefit Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel's individual EBU.

**Land Use Codes and Equivalent Benefit Units**

Property Type	Land Use Code	Equivalent Benefit Units	Multiplier
Developed Commercial	COM	4.00	Net Acre
Vacant Commercial	VAC	1.00	Net Acre
Exempt Parcel	XMT	0.00	Parcel

**F. ASSESSMENT CALCULATIONS**

The total number of Equivalent Benefit Units (EBU's) is the sum of all individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of all parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

**Total Balance to Levy / Total EBU = Levy per EBU**

**\$52,907.38 / 125.88 = \$420.30**

**Levy per EBU x Parcel EBU = Parcel Levy Amount**

**\$420.30 x 125.88 = \$52,907.38**

\*Totals may not foot due to rounding.

## **G. ASSESSMENT RANGE FORMULA**

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs. Commencing with fiscal year 2024/2025, the amount of the assessment for the District may be increased to adjust for increases in labor and material costs. This increase will be based upon the greater of three (3) percent or the annual change in the Consumer Price Index, All Urban Consumers, for the San Francisco-Oakland-Hayward, CA area, as determined by the United States Department of Labor, or its successor, without conducting another mailed ballot election.

The Maximum Assessment is adjusted annually and is calculated independent of the annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

## **PART III — THE DISTRICT BUDGET**

---

The following budget outlines the estimated annual costs to be collected and deemed necessary for the operation, maintenance, and servicing of the improvements for the District. The maximum assessment (Rate per Equivalent Benefit Unit) identified by this budget establishes the initial maximum assessment for the District in fiscal year 2023/2024. This assessment rate shall be adjusted annually by the Assessment Range Formula described in the method of apportionment and collectively this assessment rate and inflationary adjustment will be presented to the property owners of record for approval as part of the balloting process for new or increased assessments in accordance with the provisions of the California Constitution, Article XIII D.

### Shasta Gateway Industrial Park Landscape Maintenance District

Levy Component	Shasta Gateway Industrial LMD
Landscape Maintenance	\$26,340
Landscape Utilities	10,369
<b>Total Direct Costs</b>	<b>\$36,709</b>
Irrigation Repair	\$1,577
Sprinkler Replacement	1,797
<b>Total Capital Improvement Project Costs</b>	<b>\$3,374</b>
Levy Administration and Professional Services	\$500
County Collection Fee	70
City Overhead and Administration	250
<b>Total Administration Costs</b>	<b>\$820</b>
<b>TOTAL DIRECT AND ADMIN COSTS</b>	<b>\$40,903</b>
Reserve Collection/(Transfer)	\$9,177
Capital Improvement Fund Collection/(Transfer)	2,826
General Benefit Contribution	0
General Fund/Other Revenue (Contributions)	0
<b>Total Collections/(Credits)</b>	<b>\$12,003</b>
<b>Balance to Levy (Budgeted)</b>	<b>\$52,907</b>
Total Parcels Built Out	16
Total Parcels Levied Built Out	15
Total Equivalent Benefit Units	125.88
<b>Assessment Rate per Benefit Unit</b>	<b>\$420.30</b>
<b>Maximum Rate per Benefit Unit (Current Fiscal Year)</b>	<b>\$420.30</b>
Estimated Beginning Reserve Fund Balance	\$0
Reserve Fund Adjustments	9,177
<b>Estimated Ending Reserve Balance</b>	<b>\$9,177</b>
Estimated Beginning Capital Improvement Fund Balance	\$0
Capital Improvement Adjustments	2,826
Irrigation Repair Project - 5 Years	1,577
Sprinkler Replacement Project - 5 Years	1,797
<b>Estimated Ending Capital Improvement Balance</b>	<b>\$6,200</b>

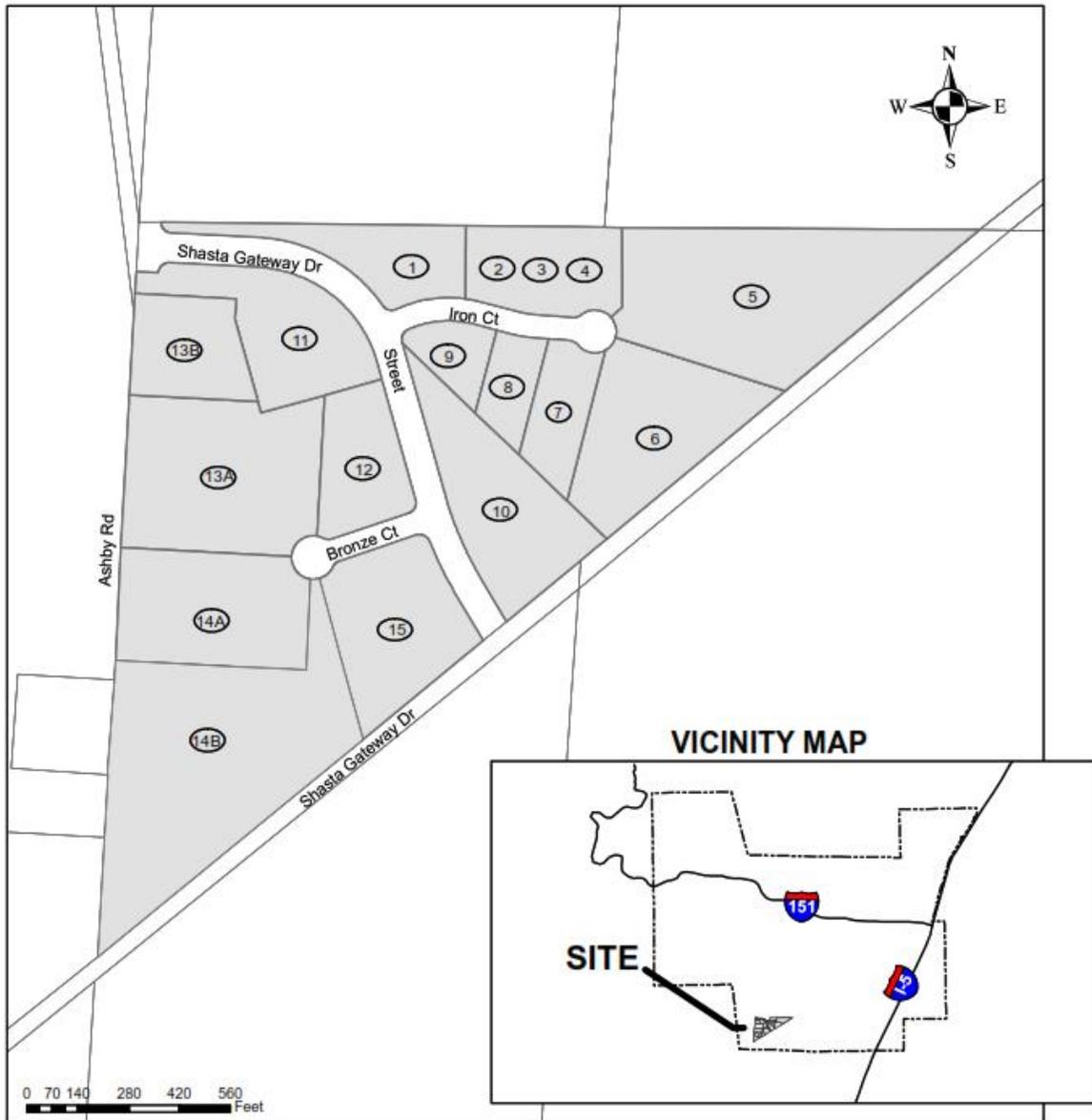
\*Totals may not foot due to rounding.

## **PART IV — DISTRICT DIAGRAM**

---

The following District Diagram identifies the area of land within the District to be designated as “Shasta Gateway Industrial Park Landscape Maintenance District”, based on the development and improvement plans for the District, Shasta County Assessor’s Maps, and Shasta County Assessor’s property information as the same existed at the time this Report was prepared. The District includes the parcels located on Shasta County Assessor’s Parcel Map Book 064 Page 440. The combination of this map and the Assessment Roll contained in Part V of this Report constitute the Assessment Diagram for the District. The maximum assessment rate, assessment range formula and the proposed assessment amount for each of the lots and parcels of land within the District, as described herein, shall be presented to the property owners of record for approval or protest in accordance with the provisions of the California Constitution.

**City of Shasta Lake  
 Shasta Gateway Industrial Park Landscape Maintenance District  
 County of Shasta  
 State of California**



Lot Number	Assessor's Parcel Number	Lot Number	Assessor's Parcel Number
1	064-440-001-000	11	064-440-026-000
2, 3, 4	064-440-035-000	12	064-440-025-000
5	064-440-005-000	13A	064-440-023-000
6	064-440-017-000	13B	064-440-028-000
7	064-440-029-000	14A	064-440-030-000
8	064-440-008-000	14B	064-440-036-000
9	064-440-009-000	15	064-440-015-000
10	064-440-010-000	Street	064-440-016-000

**Legend**

- LLMD Parcels
- City of Shasta Lake Boundary



## **PART V — ASSESSMENT ROLL**

---

Parcel identification for each lot or parcel within the District is outlined in the preceding Assessment Diagram and is based on available parcel maps and property data from the Shasta County Assessor's Office at the time this Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District commencing in Fiscal Year 2023/2024, along with the assessment amount for each such lot or parcel is provided below.

If any parcel submitted for collection is identified by the County Auditor-Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor-Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

Engineer's Report  
City of Shasta Lake  
Shasta Gateway Industrial Park  
Landscape Maintenance District

Lot Number	Original Assessor's Parcel Number	Assessor's Parcel Number	Owner	Secured Gross Acre	Net Acre <sup>(1)</sup>	EBU <sup>(1)</sup>	Maximum Assessment Rate	Maximum Assessment
1	064-440-001-000	064-440-001-000	EVANS ROCKY LIVING TRUST	2.06	1.49	5.96	\$420.30	\$2,504.99
2, 3, 4 <sup>(2)</sup>	064-440-021-000 & 064-440-004-000	064-440-035-000	LAWSON 2011 TRUST	2.31	2.02	8.08	\$420.30	\$3,396.02
5	064-440-005-000	064-440-005-000	DORIO FAMILY TRUST ETAL	6.69	2.04	8.16	\$420.30	\$3,429.65
6	064-440-017-000	064-440-017-000	LAHAR DEVELOPMENT LLC	3.81	1.75	7.00	\$420.30	\$2,942.10
7	064-440-029-000	064-440-029-000	SHASTA LAKE CITY OF	1.40	0.80	3.20	\$420.30	\$1,344.96
8	064-440-008-000	064-440-008-000	SHASTA LAKE CITY OF	0.92	0.56	2.24	\$420.30	\$941.47
9	064-440-009-000	064-440-009-000	SHASTA LAKE CITY OF	0.84	0.52	2.08	\$420.30	\$874.22
10	064-440-010-000	064-440-010-000	MCKENNY NEAL ETAL	3.62	2.93	11.72	\$420.30	\$4,925.92
11	064-440-026-000	064-440-026-000	RAW INNOVATIONS LLC	3.04	2.20	8.80	\$420.30	\$3,698.64
12	064-440-025-000	064-440-025-000	TAU WEST LLC	1.98	2.93	7.92	\$420.30	\$3,328.78
13A	064-440-023-000	064-440-023-000	TAU WEST LLC	5.10	2.94	11.76	\$420.30	\$4,942.73
13B	064-440-028-000	064-440-028-000	TAU WEST LLC	1.98	2.51	7.92	\$420.30	\$3,328.78
14A <sup>(3)</sup>	064-440-014-000	064-440-030-000	HULI INVESTMENTS LLC	3.70	2.41	9.63	\$420.30	\$4,048.56
14B <sup>(3)</sup>	064-440-014-000	064-440-036-000	HULI INVESTMENTS LLC	8.10	5.27	21.09	\$420.30	\$8,863.06
15	064-440-015-000	064-440-015-000	LIBERTY GATEWAY LLC	3.33	2.58	10.32	\$420.30	\$4,337.50
Street	064-440-016-000	064-440-016-000	SHASTA DAM P U D	4.83	N/A	0.00	\$0.00	\$0.00

(1) In the event the Net Acreage is more than the Secured Gross Acreage, utilize Secured Gross Acreage for the EBU calculation.

(2) Lots 2, 3, and 4 combined into 064-440-035-000.

(3) Lot 14 split into 064-440-030-000 and 064-440-036-000.

\*Totals may not foot due to rounding.

## APPENDIX A — 1972 ACT IMPROVEMENTS

---

As generally defined by the Landscaping and Lighting Act of 1972 and applicable to this District, the improvements and associated assessments may include one or more of the following:

- The installation or planting of landscaping;
- The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- The installation or construction of public lighting facilities including, but not limited to streetlights and traffic signals;
- The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof;
- The installation of park/recreational improvements, including, but not limited to the following:
  - a. Land preparation, such as grading, leveling, cutting, and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
  - b. Lights, playground equipment, play courts, and public restrooms.
  - c. The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
  - a. Repair, removal, or replacement of all or any part of any improvements;
  - b. Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
  - c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
  - d. The removal of trimmings, rubbish, debris, and other solid waste;
  - e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
  - f. Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;

- g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- Incidental expenses associated with the improvements including, but not limited to:
  - a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
  - b. The costs of printing, advertising, and the publishing, posting, and mailing of notices;
  - c. Compensation payable to the County for collection of assessments;
  - d. Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Costs associated with any elections held for the approval of a new or increased assessment.

## APPENDIX B — NET ACREAGE

---

Lot Number	Original Assessor's Parcel Number	Net Acreage
1	064-440-001	1.49
2	064-440-021	0.63
3	Merged w/2	0.72
4	064-440-004	0.67
5	064-440-005	2.04
6	064-440-017	1.75
7	064-440-007	0.8
8	064-440-008	0.56
9	064-440-009	0.52
10	064-440-010	2.93
11	064-440-026	2.2
12	064-440-025	2.93
13A	064-440-023	2.94
13B	064-440-028	2.51
14	064-440-014	7.68
15	064-440-015	2.58