

# REPORT

To the Honorable Mayor and City Council  
From the City Manager

May 23, 2005

## Subject

Seaport Boulevard Landscape Maintenance District – Approval of City Manager's and Engineer's Reports; Approval of a Five-Year Budget, and Levying of Assessments

## Recommendation

Adopt a Resolution of Intention to:

1. Order the Levy of Benefit Assessments for FY 2005-06 through 2009-2010;
2. Approve the City Manager's and Engineer's Reports;
3. Approve a Five-Year Budget and a Maximum Annual Assessment;
4. Call for a Property Owners' Election on the Five-Year Budget and Maximum Annual Assessment, and
5. Provide for Notice of the Election and a Public Hearing thereon.

## Background

The Seaport Boulevard Landscape Maintenance District ("District") was formed on July 27, 1987, to provide a source of revenue for the maintenance of the landscaping and storm water retention basin along Seaport Boulevard. The last time the Council approved a budget for this District was July 10, 2000, which provided for a five-year budget covering FY 2000 to FY 2005.

The resolution before the Council tonight establishes a new five-year budget plan for the District, a maximum annual levy and a levy for FY 2005-06 through FY 2009-10; calls for a property owners' election and the maximum annual assessment, and provides for notice of the election and a public hearing scheduled for July 11, 2005. If, at the conclusion of the public hearing, ballots submitted in opposition to the maximum assessment levy exceed the ballots submitted in favor of the maximum assessment levy, the Council may not impose an assessment in excess of the levy approved for FY 2004-05. Ballots are weighted by financial responsibility. Property owners voted unanimously in favor of the motions during our last election.

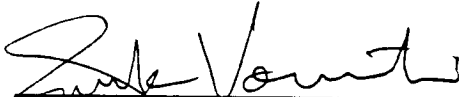
Property owners will be voting on the maximum assessment that would be levied based on the 5-year District budget prepared by staff. Barring unanticipated circumstances, staff expects an election will be required every five years.

Meetings have already been held with property owners and their representatives. To date, all have agreed in principal. Further discussion will be held to discuss operational details. Any issue that may arise will be resolved prior to mailing out the official ballots.

**Fiscal Impacts**

There are no fiscal impacts to the City.

The District's fund balance is expected to be approximately \$103,000 by June 30, 2005. The District's proposed FY 2005-06 operating budget is \$188,600, and \$212,500 is proposed as an assessment levy, with the \$23,900 balance to be added to Capital Reserve. If this assessment is not approved by the Council, or a majority protest is filed by property owners, and expenses are incurred as budgeted, the General Fund or other funding sources will have to fund expenditures. Alternatively, the City may reduce expenditures and deplete the District's fund balance.



S. Peter Vorametsanti  
Senior Civil Engineer



Chu Chang  
Manager, Engineering & Construction



Joel Patterson  
Community Development Services Director



Ed Everett  
City Manager

Attachments

1. District Boundary Map
2. Engineer's Report
3. Expenditure Projections
4. Assessments Sorted by Parcel
5. Manager's Report
6. Resolution

5.4B.3

## **BOUNDARY MAP**

### **SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

A copy of boundary map entitled "Proposed Boundary of the Seaport Boulevard Landscape Maintenance District in the City of Redwood City" consisting of six sheets, which map was filed for record in the office of the City Clerk of the City of Redwood City on June 2, 1999, and recorded on June 22, 1999, as a public document in the County of San Mateo Recorder's Office In Book 16 of Maps at Page 24 to 29.and is attached to this page.

5.4B-1

**CITY CLERK'S STATEMENT**  
 I HEREBY CERTIFY THAT THE ABOVE SHOWN PROPOSED BOUNDARY OF SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT IS CORRECT AS SHOWN ON THE MAP AND THAT THE CITY OF REDWOOD CITY HAS ADOPTED THE SAID MAP BY RESOLUTION NO. 1937 DATED AT THE REGULAR MEETING OF THE CITY COUNCIL ON THE 21<sup>ST</sup> DAY OF JUNE 1977.

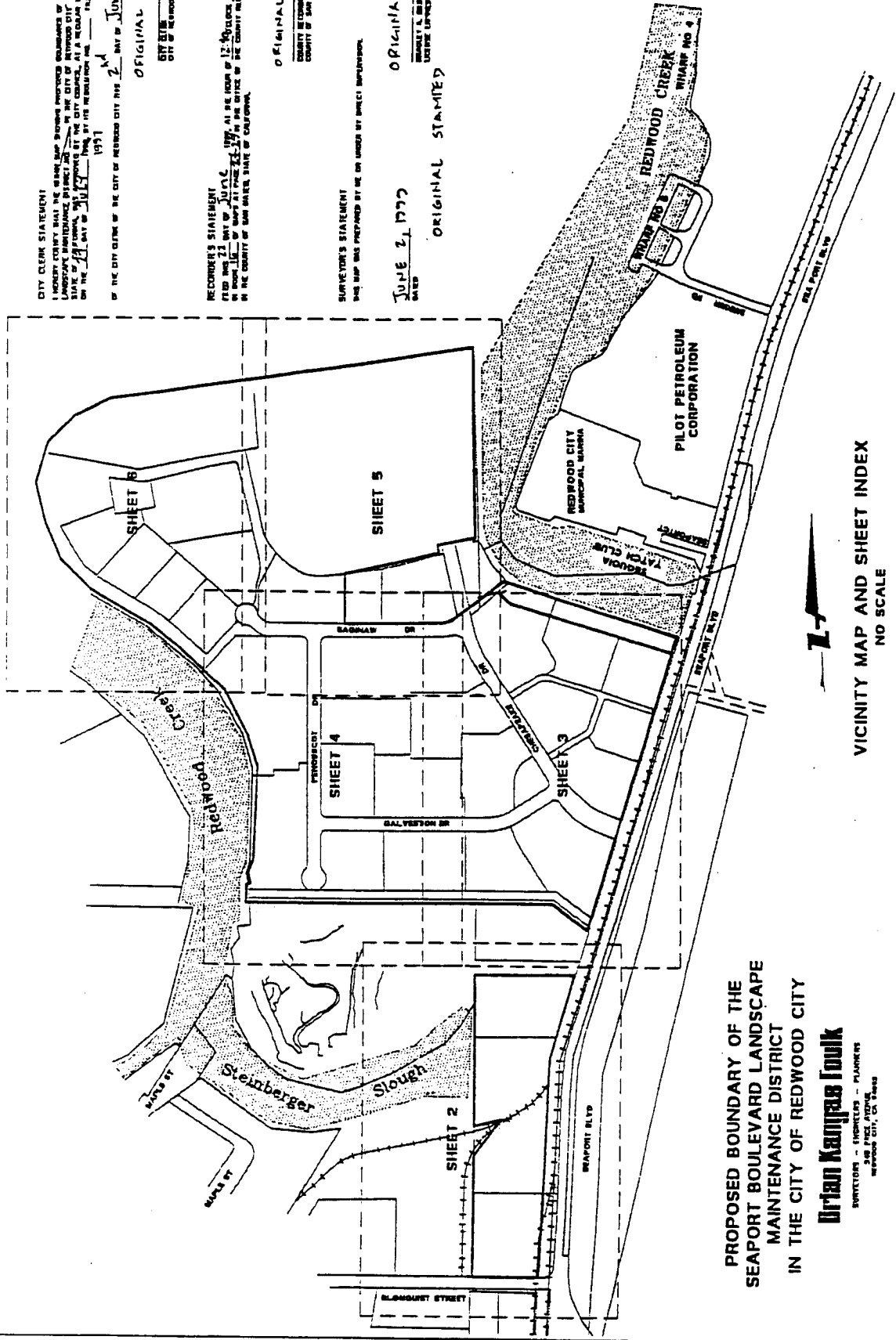
**ORIGINAL SIGNED**  
 BY DATE  
 CITY OF REDWOOD CITY

**RECORDER'S STATEMENT**  
 FILED AND RECORDED AT THE OFFICE OF THE COUNTY CLERK IN THE COUNTY OF SAN MATEO, CALIFORNIA, ON THE 21<sup>ST</sup> DAY OF JUNE 1977, AT THE HOUR OF 12:00 P.M.

**ORIGINAL SIGNED**  
 COUNTY OF SAN MATEO

**SURVEYOR'S STATEMENT**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

**ORIGINAL SIGNED**  
 DATE: JUNE 21, 1977  
**ORIGINAL STAMPED**

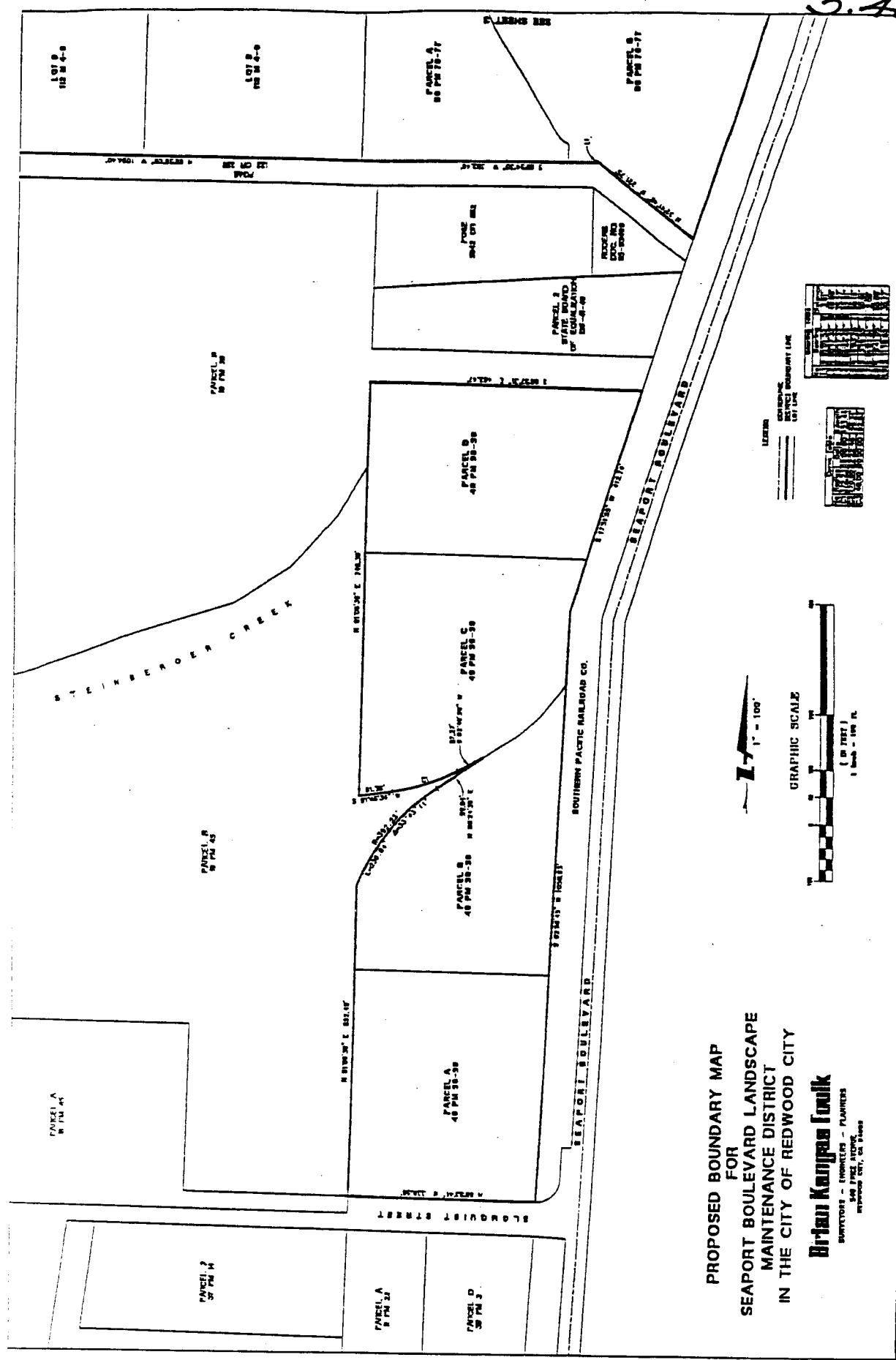


**PROPOSED BOUNDARY OF THE SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT IN THE CITY OF REDWOOD CITY**

**Urban Kangas Fouk**  
 SURVEYORS - ENGINEERS - PLANNERS  
 230 FINE AVENUE  
 REDWOOD CITY, CA 94063

**VICINITY MAP AND SHEET INDEX**  
 NO SCALE

5.4B-5

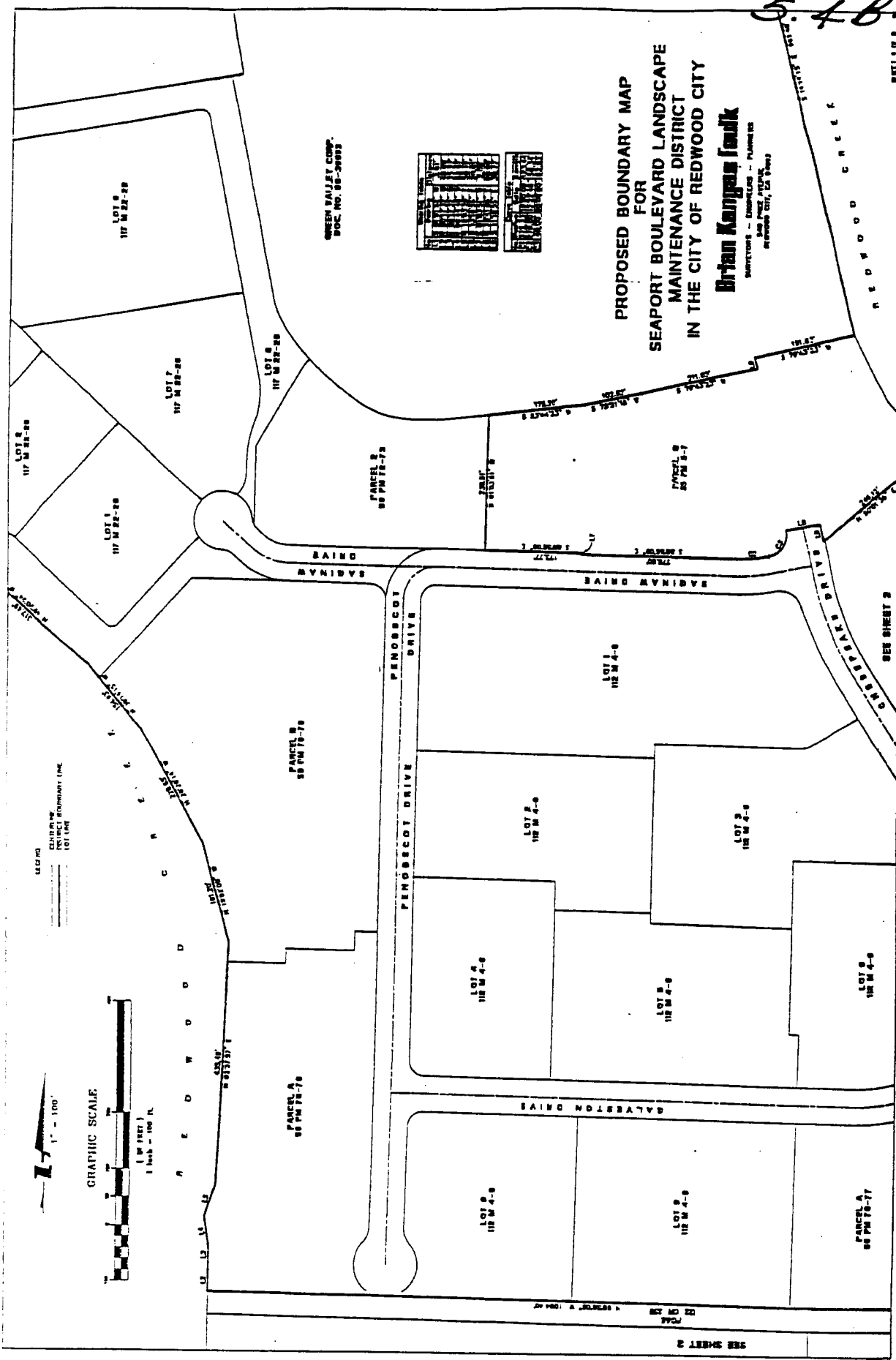


**PROPOSED BOUNDARY MAP  
FOR  
SEAPORT BOULEVARD LANDSCAPE  
MAINTENANCE DISTRICT  
IN THE CITY OF REDWOOD CITY**

**Brian Kauffman Faulk**  
SURVEYOR - ENGINEER - PLUMBER  
MEMBER S.F.E., S.F.P.E.



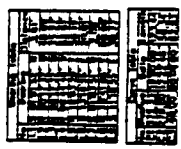
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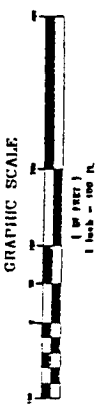
PROPOSED BOUNDARY MAP  
FOR  
SEAPORT BOULEVARD LANDSCAPE  
MAINTENANCE DISTRICT  
IN THE CITY OF REDWOOD CITY

**Brian Kangas Jenk**  
SURVEYOR - ENGINEER - PLUMBER  
REDWOOD CITY, CA 94061

GREEN HAJLEY CORP.  
SUC. NO. 88-00002



LEGEND  
CENTERLINE  
PROPERTY BOUNDARY LINE  
LOT LINE



1" = 100'

SEE SHEET 1

SEE SHEET 2

SEE SHEET 3

5.1B-8

PROPOSED BOUNDARY MAP  
FOR  
SEAPORT BOULEVARD LANDSCAPE  
MAINTENANCE DISTRICT  
IN THE CITY OF REDWOOD CITY

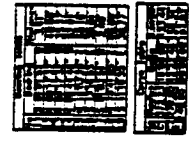
**Brian Kagan Foulik**  
SURVEYORS - ENGINEERS - PLANNERS  
300 PRINCE AVENUE  
REDWOOD CITY, CA 94063



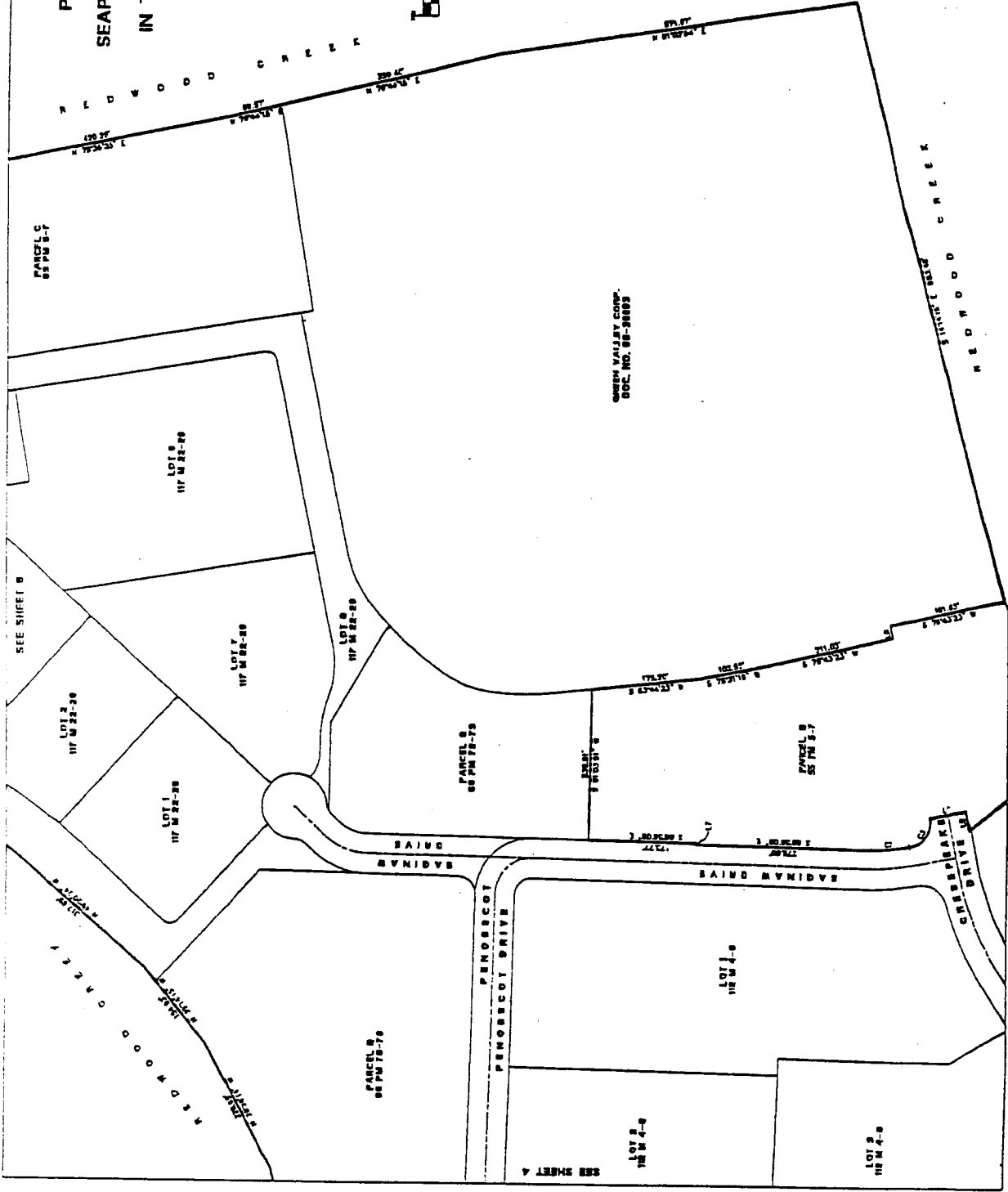
GRAPHIC SCALE



LEGEND  
--- EXISTING DISTRICT BOUNDARY LINE  
--- PROPOSED DISTRICT BOUNDARY LINE



SHEET 1 OF 2



PROPOSED BOUNDARY MAP  
FOR  
SEAPORT BOULEVARD LANDSCAPE  
MAINTENANCE DISTRICT  
IN THE CITY OF REDWOOD CITY

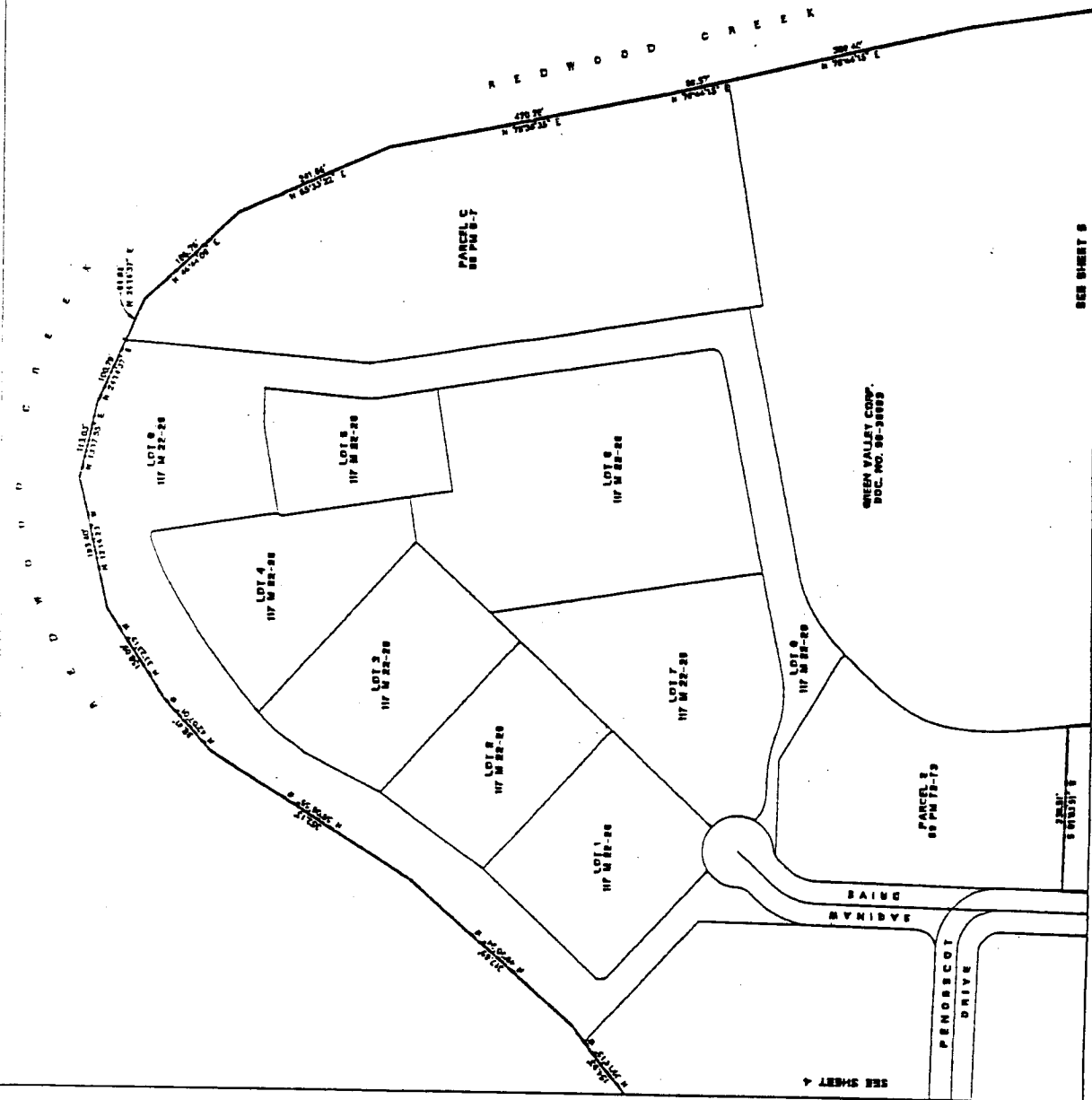
**Brian Kagan Fook**  
SURVEYOR - LICENSED - PLANNING  
200 PINE AVE.,  
SUNNYVALE, CA 94089



GRAPHIC SCALE



LEGEND  
--- DISTRICT BOUNDARY LINE  
--- LOT LINE



SEE SHEET 4

SEE SHEET 9

5.4B-10

**ATTACHMENT A**

**ENGINEER'S REPORT**

for the

**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

**City of Redwood City**

**Prepared by**

**City of Redwood City  
Department of Engineering and Construction**

**May 9, 2005.**

## ENGINEER'S REPORT

### SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT CITY OF REDWOOD CITY

Jon K. Lynch, acting in the capacity of assessment engineer for the Seaport Boulevard Landscape Maintenance District, City of Redwood City, makes this report, as directed by the City Council pursuant to Article XIII D, Section 4 (b) of the California Constitution.

The public improvements which are the subject of this report include landscaping, retention pond east of Seaport Boulevard, and storm drain system situated the Seaport Boulevard Landscape development and on Seaport Boulevard from Blomquist Street to Seaport Court. The improvements are further described in Resolution No. 10560, entitled "A Resolution Overruling Protests, Ordering the Formation of Seaport Boulevard Landscape Maintenance District, and Ordering that the Alternative Method for the Levy of Benefit Assessments Be Made Applicable Thereto" adopted by the City Council of the City of Redwood City on July 27, 1987.

Annual levies, representing unpaid annual maintenance assessments shall be levied against parcels within the Seaport Boulevard Landscape Maintenance District that receive specific benefit from such improvements. It is determined that all the benefits served by this Maintenance District is specific to the property owners within the District. No general benefit is identified.

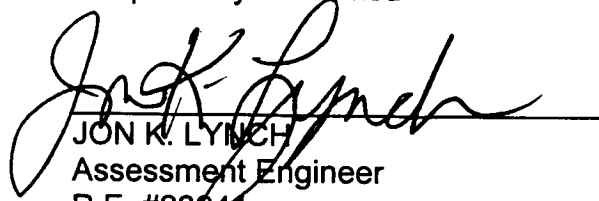
This report includes the following attached exhibits:

- Exhibit "A" "Seaport Boulevard Landscape Maintenance District Areas of Public Improvement Requiring Landscape Maintenance", a map depicting the area to be maintained by the District.
- Exhibit "B" "General Description of Improvements and Required Maintenance – Seaport Boulevard Landscape Maintenance District".
- Exhibit "C" "Method of Assessment Spread – Seaport Boulevard Landscape Maintenance District".
- Exhibit "D" "Annual Maintenance Budget for Fiscal Years 2005/2006 Through 2009/2010"
- Exhibit "E" Assessment Roll showing property owner names, parcel numbers and amount of assessment for each parcel.
- Exhibit "F" A copy of boundary map entitled, "Proposed Boundary of the Seaport Boulevard Landscape Maintenance District in the City of Redwood City", which map was filed

5.46-12

for record in the office of the City Clerk of the City of Redwood City on June 2, 1999 and recorded on June 22, 1999, as a public document in the County of San Mateo Recorder's Office In Book 16 of Maps at Page 24 to 29.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Jon K. Lynch", written over a horizontal line.

JON K. LYNCH

Assessment Engineer

R.E. #23941

Engineering and Construction

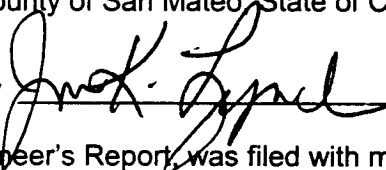
City of Redwood City

**CERTIFICATION OF REPORT SUBMISSION AND FILING  
FOR THE  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT  
CITY OF REDWOOD CITY**

The undersigned respectfully submits the attached Engineer's Report, as directed by the City Council.

DATED: May 12, 2005

Jon K. Lynch, Assessment Engineer  
Engineering and Construction  
City of Redwood City  
County of San Mateo, State of California

By  \_\_\_\_\_

I HEREBY CERTIFY that the attached Engineer's Report was filed with me on the \_\_\_\_\_ day of May, 2005.

PATRICIA S. HOWE, City Clerk  
City of Redwood City,  
County of San Mateo, State of California

By \_\_\_\_\_

I HEREBY CERTIFY that the attached Engineer's Report was approved and confirmed by the City Council of Redwood City, on the \_\_\_\_\_ day of May, 2005.

PATRICIA S. HOWE, City Clerk  
City of Redwood City,  
County of San Mateo, State of California

By \_\_\_\_\_

I HEREBY CERTIFY that the attached Engineer's Report was recorded in my office on the \_\_\_\_\_ day of May, 2005.

JOEL PATTERSON, Manager  
Department of Engineering and Construction  
City of Redwood City,  
County of San Mateo, State of California

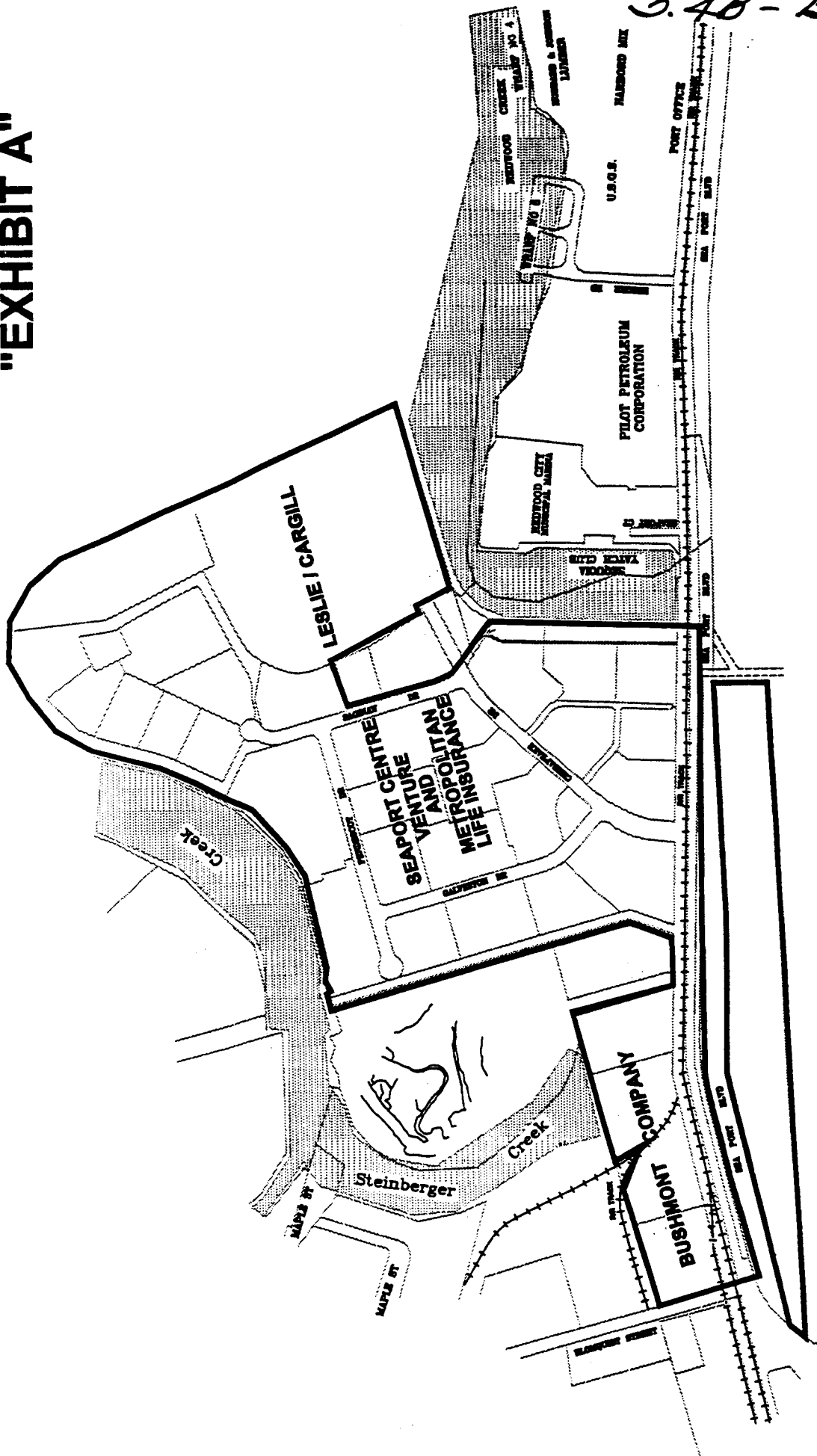
By \_\_\_\_\_

5.AB-14

**Exhibit "A"**

**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT AREAS OF  
PUBLIC IMPROVEMENT REQUIRING LANDSCAPE MAINTENANCE**

# "EXHIBIT A"



## Seaport Boulevard Landscape Maintenance District Areas of Public Improvement Requiring Landscape Maintenance

NOT TO SCALE

## **Exhibit "B"**

### **GENERAL DESCRIPTION OF IMPROVEMENTS AND REQUIRED MAINTENANCE SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

The furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the following improvements:

- Providing for the life, growth, health, and beauty of landscaping along Seaport Boulevard (excluding median landscaping) including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste along Seaport Boulevard (excluding rubbish from the median thereof).
- The provision of services, materials and equipment for the maintenance, operation, repair, and servicing of the retention basin storm drain pump station including acquisition of electrical power.
- The provision of a yearly application of an algaecide to the retention basin.
- The provision of all services, materials, and equipment for the maintenance, repair and flushing of the storm drain system within Seaport Boulevard.
- The provision of all services, materials, and equipment for the maintenance, operation, repair and servicing of the landscaping pump stations, gravity storm sewers to said pump stations and force mains therefrom, including acquisition of electrical power.
- The rental of lands of Southern Pacific Transportation Company for installation of landscaping and related support facilities thereon.
- The provision of replacements, additions, and betterment to the above enumerated facilities.
- All necessary incidental expenses pursuant to Section 22526, as that section may be amended from time to time, of the Streets and Highways Code of the State of California.

## Exhibit "C"

### METHOD OF ASSESSMENT SPREAD SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT

The assessments are apportioned according to the special benefits received by the parcels of land within the District. The special benefit derived by each parcel is determined in relationship to the entirety of the annual maintenance and operation expenses of the improvements to be maintained by the District. No assessment has been apportioned on any parcel that exceeds the reasonable cost of the proportional special benefits conferred on that parcel.

Only special benefits are assessed and any general benefits have been separated from the special benefits for purposes of this report. For such purposes, the general benefits derived from the subject improvements are estimated to be \$0. While the public-at-large may visit the District, it is expected to do so only in connection with the various businesses on the parcels within the District. Absent the improvements, real estate development would not be possible within the District. Consequently, all of the improvements are required by the parcels within the District and all of the benefits associated with the improvements accrue solely to the parcels in the District.

The method of assessment to the various parcels within the Seaport Boulevard Landscape Maintenance District shall be calculated as follows:

$$c = \{C - PRWC\} \times \{(1/2 a/A) + (1/4 f/F) + (1/4 d/D)\}$$

where:

c	Individual parcel assessment.
C	Total District Operation and Maintenance budget for the fiscal year.
a	Individual parcel area.
A	Summation of all Maintenance District parcel areas.
f	Individual parcel frontage on the Southern Pacific Transportation Company right-of-way.
F	Summation of all Maintenance District parcel frontages on the Southern Pacific Transportation right-of-way.

**Exhibit "C"**  
**(Continued)**

**METHOD OF ASSESSMENT SPREAD**  
**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

d	Individual parcel distance from the most westerly side of the landscaping improvements along Seaport Boulevard to the centroid of the parcel under consideration, divided into the area of the parcel times 100.
D	Summation of all Maintenance District parcel distances measured from the most westerly side of the landscaping improvements along Seaport Boulevard to the centroid of each individual parcel times 100.
PRWC	Yearly Port of Redwood City contribution to the Maintenance District.

**Note: PRWC, Port of Redwood City contribution has been zero.**

5.4B-19

**EXHIBIT "D"**

**ANNUAL MAINTENANCE BUDGET FOR FISCAL YEARS 2005/2006  
THROUGH 2009/2010**

**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT  
CITY OF REDWOOD CITY  
COUNTY OF SAN MATEO, STATE OF CALIFORNIA  
MAY 22, 2005**

	Recommended Program					Total
	2005-06	2006-07	2007-08	2008-09	2009-2010	
A. Landscape/Irrigation						
Operation and Maintenance	\$137,130	\$146,955	\$146,700	\$152,000	\$157,500	\$740,285
Plant Replacement	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
B. Storm Water Retention System						
Operation and Maintenance	\$14,981	\$15,505	\$16,000	\$16,600	\$17,200	\$80,286
Repair /Replacement	\$22,000	\$34,000	\$10,000	\$40,000		\$106,000
C. Engineering and Administration	\$10,954	\$3,358	\$2,500	\$2,500	\$2,500	\$21,812
Total O & M Expenditure	\$163,065	\$165,818	\$165,200	\$171,100	\$177,200	\$842,383
Total Repair Expenditure	\$27,000	\$39,000	\$15,000	\$45,000	\$5,000	\$131,000
Capital Replacement Reserves	\$17,000	\$17,900	\$18,900	\$19,900	\$20,900	\$94,600
Total Expenditure	<u>\$207,065</u>	<u>\$222,718</u>	<u>\$199,100</u>	<u>\$236,000</u>	<u>\$203,100</u>	<u>\$1,067,983</u>
Recommended Assessment	<u>\$212,500</u>	<u>\$212,500</u>	<u>\$212,500</u>	<u>\$212,500</u>	<u>\$212,500</u>	<u>\$1,062,500</u>
Beginning Reserve	\$103,700	\$126,135	\$133,817	\$166,117	\$162,517	
Ending Reserve	\$126,135	\$133,817	\$166,117	\$162,517	\$192,817	
Capital Replacement Value of Infrastructure						\$2,222,000

5.4B-20

## EXHIBIT "E"

ASSESSMENT ROLL  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT

## Calculation of Individual Parcel Assessments

Parcel Assessment = Total District Assessment x % of Assessment

2005-2010  
\$212,500.00

Company	APN	a	f	d	% of (TDA)	\$ Parcel Assessment
Metropolitan Life Ins.	054-320-080	31,001.05		2,359.91	0.80%	1,710.34
c/o Ronette Torres	054-320-090	69,299.40		2,212.63	1.19%	2,520.34
701 Chesapeake Drive	054-320-100	39,706.76		2,227.56	0.87%	1,852.40
Redwood City, CA 94063	054-320-110	90,581.22		2,070.69	1.39%	2,944.86
	054-320-140	14,018.73	137.77	1,803.53	1.72%	3,658.26
	054-320-160	64,403.14		2,407.87	1.17%	2,491.82
	054-320-210	22,489.59		2,151.13	0.67%	1,427.58
	054-320-220	71,874.56		1,973.01	1.17%	2,477.06
	054-320-230	83,536.08	68.63	2,159.26	1.93%	4,103.04
	054-320-240	80,253.42	228.08	1,966.20	3.26%	6,922.38
	054-320-250	103,729.81		2,652.15	1.64%	3,491.82
	054-320-260	251,515.22		3,163.92	3.33%	7,076.90
	054-320-300	104,469.00		3,834.74	1.89%	4,011.76
	054-321-010	212,526.78		3,079.31	2.90%	6,152.54
	054-321-020	105,385.75		2,856.12	1.70%	3,616.32
	054-321-030	125,303.49		2,755.51	1.90%	4,027.36
	054-321-040	91,115.50		2,635.76	1.50%	3,197.42
	054-321-050	125,680.50		2,484.66	1.85%	3,920.72
	054-321-060	109,032.80		2,479.96	1.67%	3,539.40
	054-321-070	25,603.19		2,412.36	0.76%	1,609.66
	Subtotal	1,821,525.99	434.48	49,686.28	33.30%	70,751.98
EOP - Seaport Centre, LLC	054-320-310	115,829.59		3,100.22	1.86%	3,958.14
Equity Office Properties	054-320-320	21,863.52		3,304.97	0.90%	1,904.20
C/O Teresa Marks	054-320-330	89,288.60		3,040.22	1.57%	3,327.86
950 Tower Lane, Suite 950	054-320-340	34,177.12		3,212.54	1.01%	2,145.44
Foster City, CA 94044	054-320-350	78,089.17	290.56	2,958.58	3.98%	8,461.48
	054-320-360	26,121.93	93.27	3,141.84	1.73%	3,672.76
	054-320-370	61,710.79	252.50	2,678.82	3.42%	7,258.86
	054-320-380	96,900.43	303.65	2,438.96	4.19%	8,913.36
	054-320-390	92,252.36		2,744.10	1.54%	3,269.42
	054-320-400	65,834.86		3,647.66	1.44%	3,051.88
	054-320-410	54,469.24		3,848.76	1.35%	2,878.48
	054-320-420	68,560.98		4,032.59	1.54%	3,277.76
	054-320-430	65,239.01		4,225.37	1.55%	3,284.08
	054-320-440	41,855.29		4,342.84	1.32%	2,801.24
	054-320-450	148,784.10		4,146.42	2.43%	5,154.10
	054-320-460	89,706.78		3,834.74	1.73%	3,675.40
	Subtotal	1,426,723.08	939.98	59,226.90	35.41%	67,034.46

May 22, 2005.

5. AB-21

# EXHIBIT "E"

## ASSESSMENT ROLL SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT

2005-2010  
\$212,500.00

Company	APN	a	f	d	% of (TDA)	\$ Parcel Assessment
Granite Rock and Peninsula Building Supply	052-392-510	140,150.01	405.17	353.21	5.13%	10,906.44
P.O. Box 50001, Watsonville, CA 95077	052-392-520	125,027.65	521.50	638.43	6.05%	12,854.62
c/o Chris Mannr	052-392-530	138,948.92	231.07	999.96	3.72%	7,904.52
	052-392-540	134,286.64	313.92	1,320.81	4.46%	9,481.24
	<b>Subtotal</b>	<b>538,413.22</b>	<b>1,471.66</b>	<b>3,312.41</b>	<b>19.36%</b>	<b>41,146.82</b>
Seaport Plaza c/o Ronette Torres CB Richard Ellis, Inc. 701 Chesapeake Drive	054-320-540	276,039.31		4,528.27	3.87%	8,216.12
Stanford University 2770 Sand Hill Road Menlo Park, CA 94025 Attn: Leonie Botkin	054-320-550	46,3223.00		4,496.30	1.40%	2,968.33
Abbott Laboratories 100 Abbott Park Road	054-320-480	98,726.76		4,085.23	1.88%	3,987.50
	054-320-530	731,354.98	-	4,067.89	8.66%	18,394.82
	<b>Subtotal</b>	<b>830,081.74</b>		<b>8,153.12</b>	<b>10.53%</b>	<b>22,382.32</b>
<b>TOTAL</b>		<b>4,663,067.03</b>	<b>2,846.12</b>	<b>124,875.01</b>	<b>100.00%</b>	<b>212,500.04</b>

May 22, 2005.

5.4B-22

**Exhibit "F"**

**BOUNDARY MAP**

**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

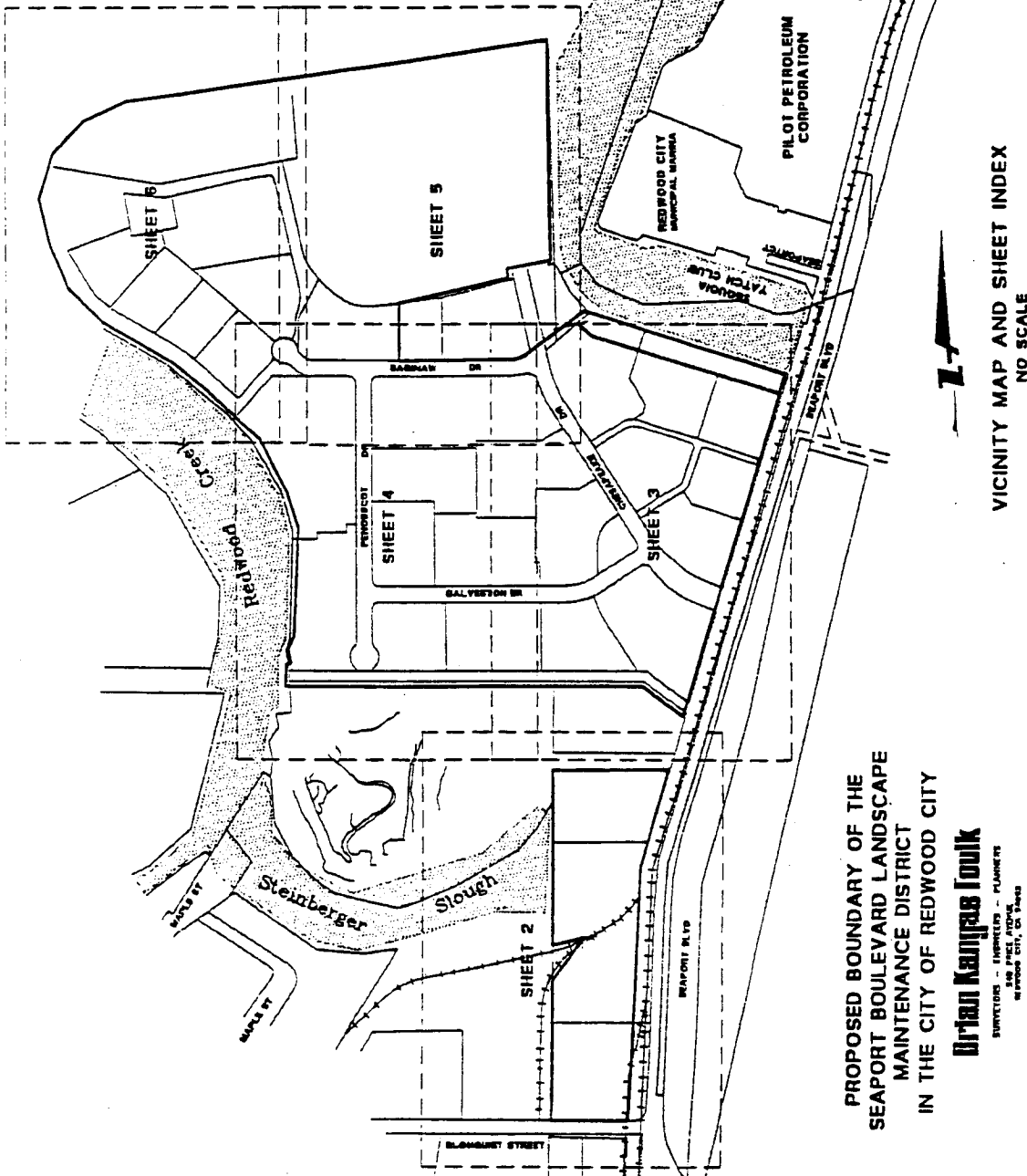
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**CITY CLERK'S STATEMENT**  
 I HEREBY CERTIFY THAT THE ABOVE MAP SHOWING PROPOSED BOUNDARIES OF SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT IN THE CITY OF REDWOOD CITY SAN MATEO COUNTY CALIFORNIA WAS PREPARED BY THE CITY ENGINEER AND A RECORDING MAP AS REQUIRED BY THE CITY ENGINEER'S ACT OF 1937  
 OF THE CITY CLERK OF THE CITY OF REDWOOD CITY THIS 2nd DAY OF JUNE 1977

**RECORDER'S STATEMENT**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION  
 ON THE 22nd DAY OF JUNE 1977 AT THE HOME OF J. M. STONE JR. P. M.  
 IN ROOM 115 OF SUITE 2100 AT 2250 CALIFORNIA STREET IN THE OFFICE OF THE COUNTY RECORDER  
 IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA.

**ORIGINAL SIGNED**  
 J. M. STONE JR.  
 COUNTY RECORDER  
 COUNTY OF SAN MATEO

**ORIGINAL STAMPED**  
 JUNE 2, 1977  
 ORIGINAL SIGNED  
 J. M. STONE JR.  
 COUNTY RECORDER  
 COUNTY OF SAN MATEO

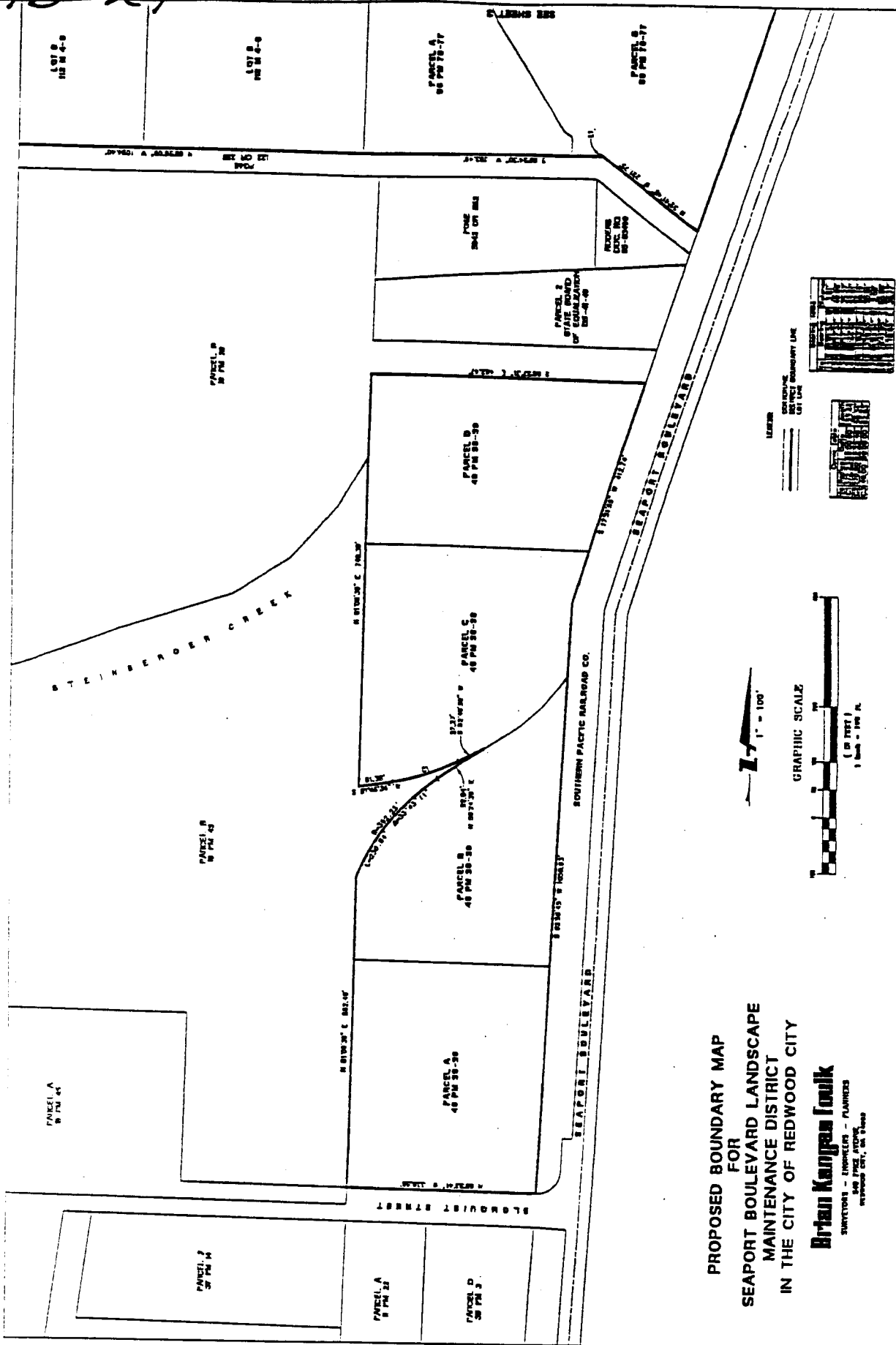


**PROPOSED BOUNDARY OF THE  
 SEAPORT BOULEVARD LANDSCAPE  
 MAINTENANCE DISTRICT  
 IN THE CITY OF REDWOOD CITY**

**Brian Kaufman Foulk**  
 ENGINEER - ENGINEERS - PLANNERS  
 540 PINE AVENUE  
 REDWOOD CITY, CA 94063

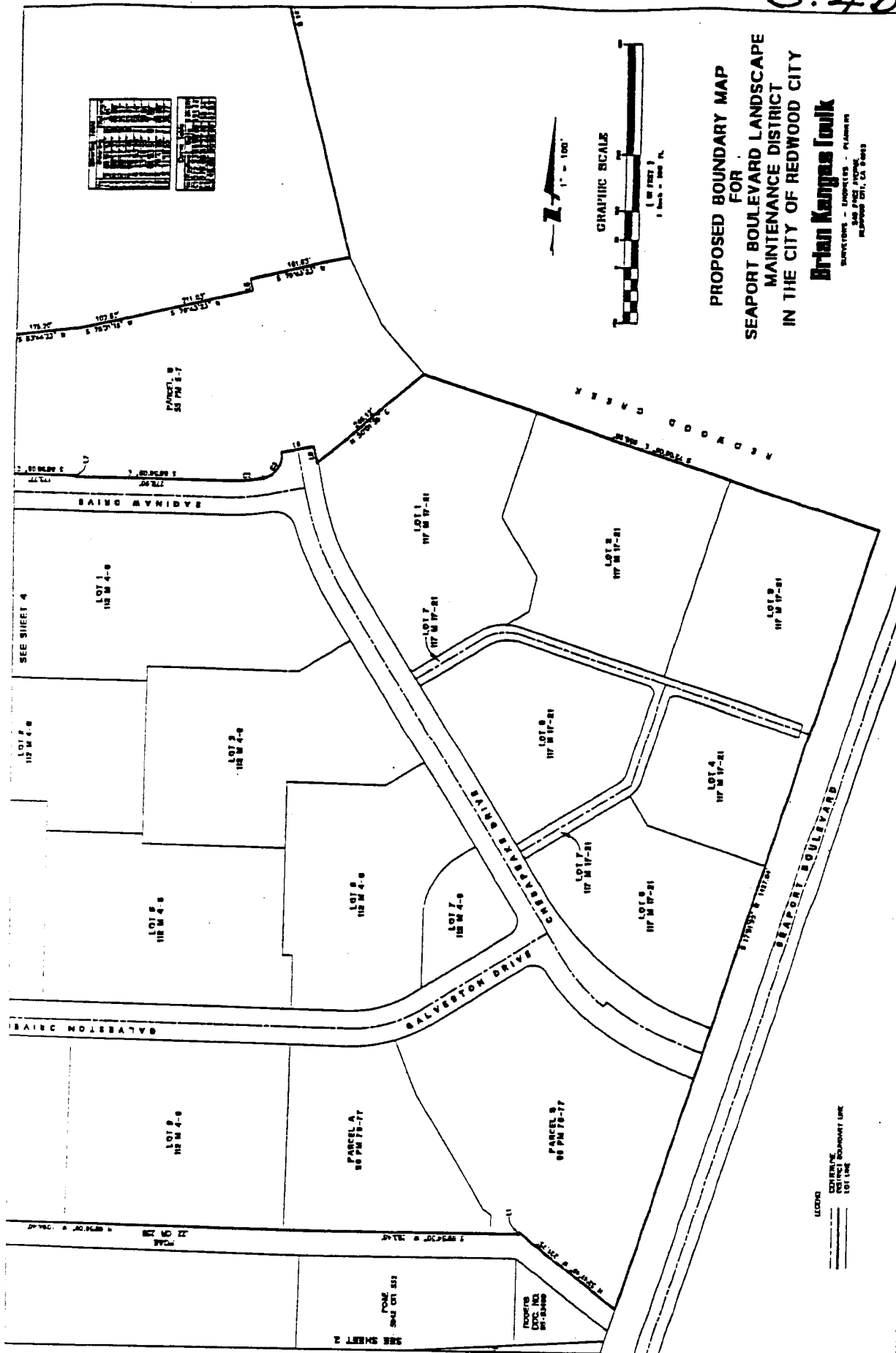
INDEX

5. AB 24



**PROPOSED BOUNDARY MAP**  
**FOR**  
**SEAPORT BOULEVARD LANDSCAPE**  
**MAINTENANCE DISTRICT**  
**IN THE CITY OF REDWOOD CITY**

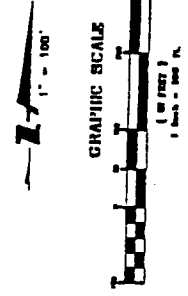
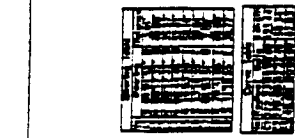
**Brian Kangan Fouk**  
 SURVEYORS - ENGINEERS - PLANNERS  
 500 PAGE AVENUE  
 REDWOOD CITY, CA 94063



PROPOSED BOUNDARY MAP  
 FOR  
 SEAPORT BOULEVARD LANDSCAPE  
 MAINTENANCE DISTRICT  
 IN THE CITY OF REDWOOD CITY

**Brian Kangas Fouik**  
 SURVEYOR - ENGINEER - PLANNER  
 1000 S. GARDEN ST., SUITE 100  
 REDWOOD CITY, CA 94063

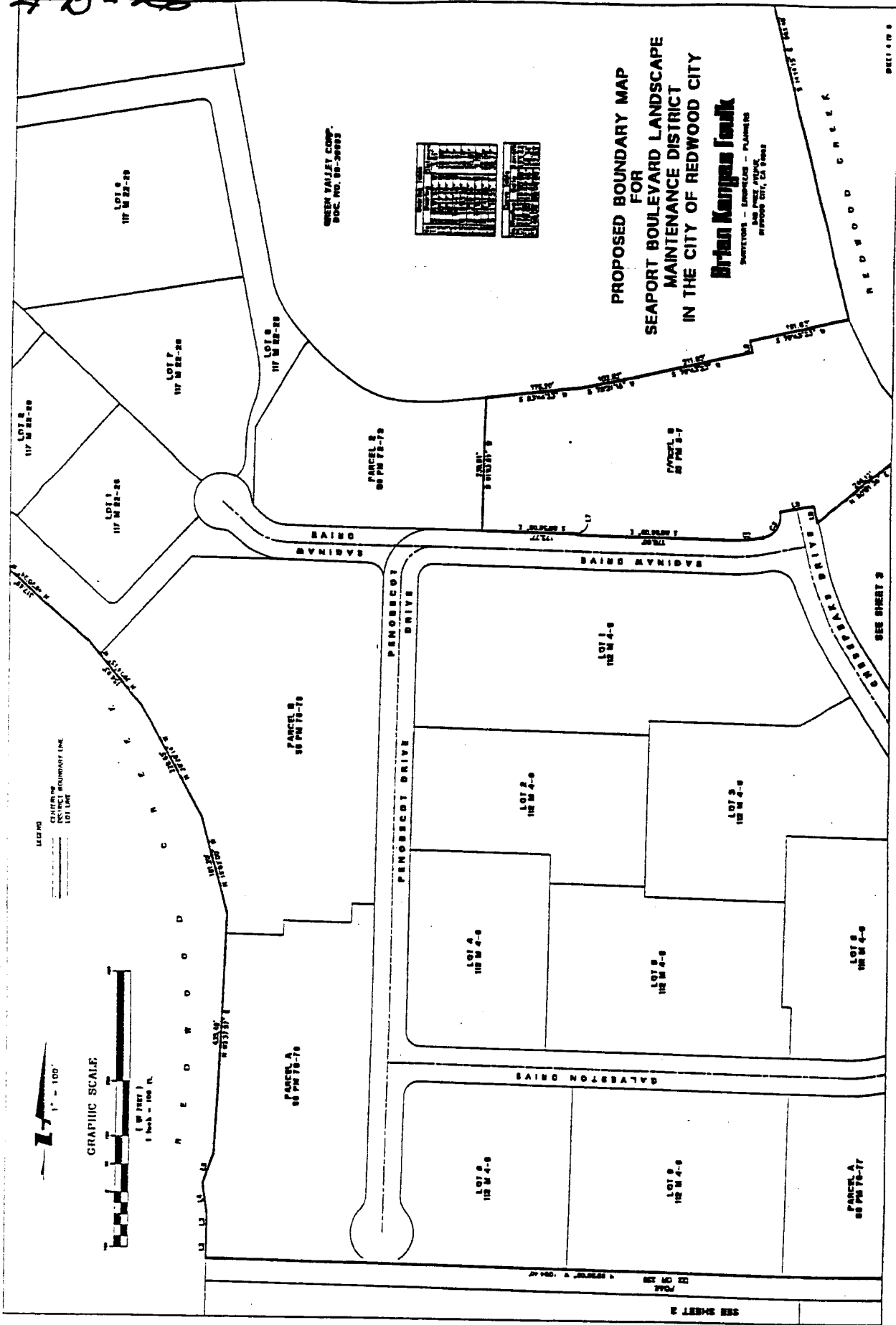
SHEET 2 OF 2



LEGEND  
 --- PROPOSED BOUNDARY LINE  
 --- EXISTING BOUNDARY LINE  
 --- LOT LINE

SEE SHEET 2  
 FROM SHEET 25  
 PARCEL 8  
 50 PM 5-7  
 PARCEL 9  
 60 PM 7B-77  
 SEE SHEET 4  
 LOT 1  
 112 M 4-9  
 LOT 2  
 112 M 4-9  
 LOT 3  
 112 M 4-9  
 LOT 4  
 112 M 4-9  
 LOT 5  
 112 M 4-9  
 LOT 6  
 112 M 4-9  
 LOT 7  
 112 M 4-9  
 LOT 8  
 112 M 4-9  
 LOT 9  
 112 M 4-9  
 LOT 10  
 117 M 17-21  
 LOT 11  
 117 M 17-21  
 LOT 12  
 117 M 17-21  
 LOT 13  
 117 M 17-21  
 LOT 14  
 117 M 17-21

B.A.B.-26



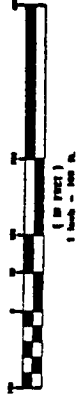
PROPOSED BOUNDARY MAP  
FOR  
SEAPORT BOULEVARD LANDSCAPE  
MAINTENANCE DISTRICT  
IN THE CITY OF REDWOOD CITY

**Brian Kaugas Faulk**

SURVEYORS - ENGINEERS - PLANNERS  
300 PINE AVENUE  
REDWOOD CITY, CA 94063

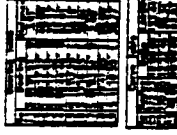


GRAPHIC SCALE

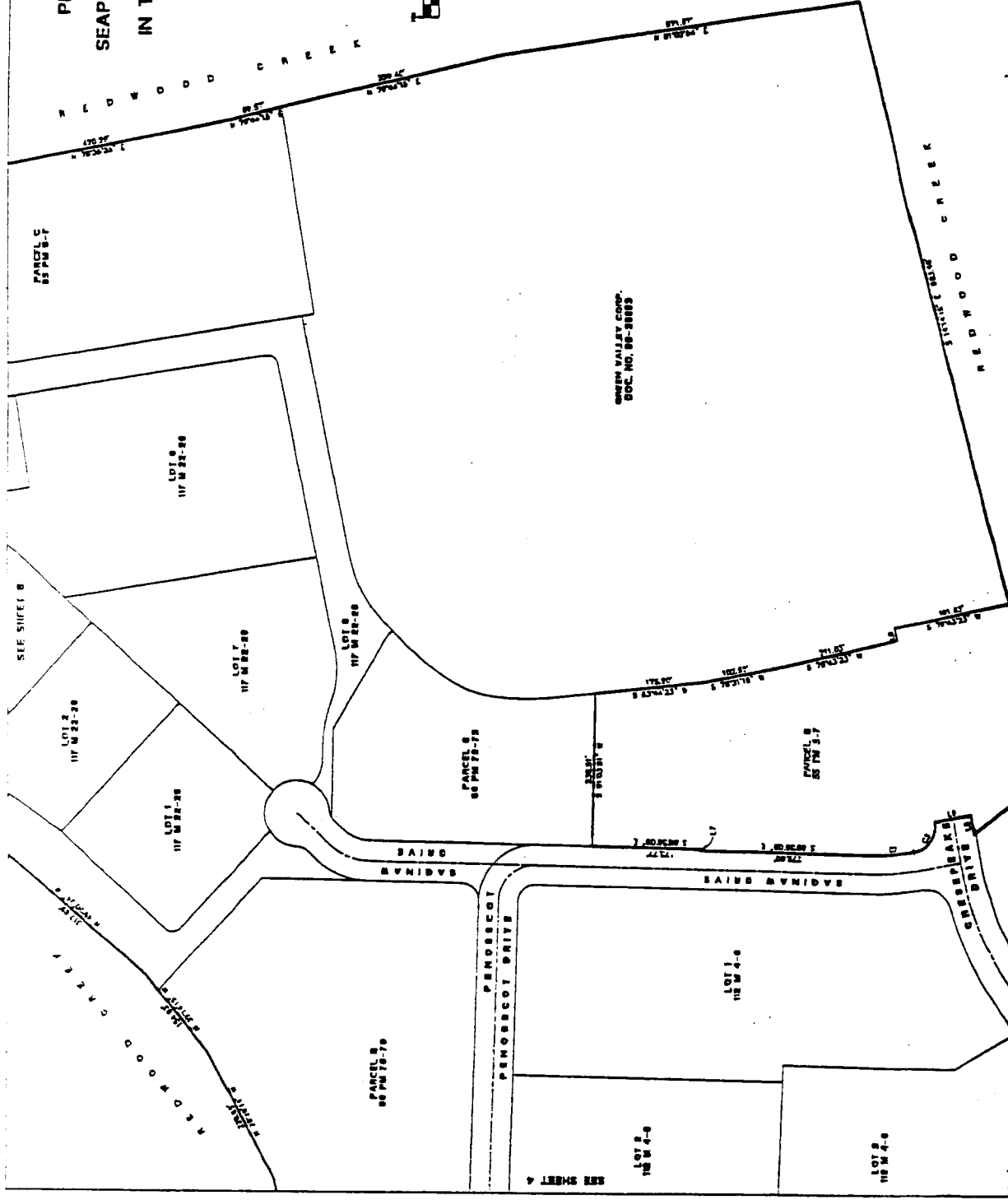


LEGEND

--- CONCRETE  
--- (PROPOSED) BOUNDARY LINE  
--- LOT LINE



SHEET 1 OF 1



SEAPORT BOULEVARD

PARCEL 5  
85 PM 8-7

LOT 8  
117 M 22-80

LOT 7  
117 M 22-80

LOT 2  
117 M 22-80

LOT 1  
117 M 22-80

PARCEL 8  
88 PM 72-70

PARCEL 6  
88 PM 72-70

PARCEL 3  
88 PM 72-70

PARCEL 5  
85 PM 3-7

LOT 1  
118 M 4-0

LOT 2  
118 M 4-0

LOT 3  
118 M 4-0

NEW VALLEY CONP.  
SOC. NO. 86-8885

SEE SHEET B

SEE SHEET A

5.48.28

SHEET 8

PROPOSED BOUNDARY MAP  
FOR  
SEAPORT BOULEVARD LANDSCAPE  
MAINTENANCE DISTRICT  
IN THE CITY OF REDWOOD CITY

**Brian Kaugas Fouk**

SURVEYOR - LICENSED - PLANNED  
AND PRICE APPRAISER  
REDWOOD CITY, CA 94063

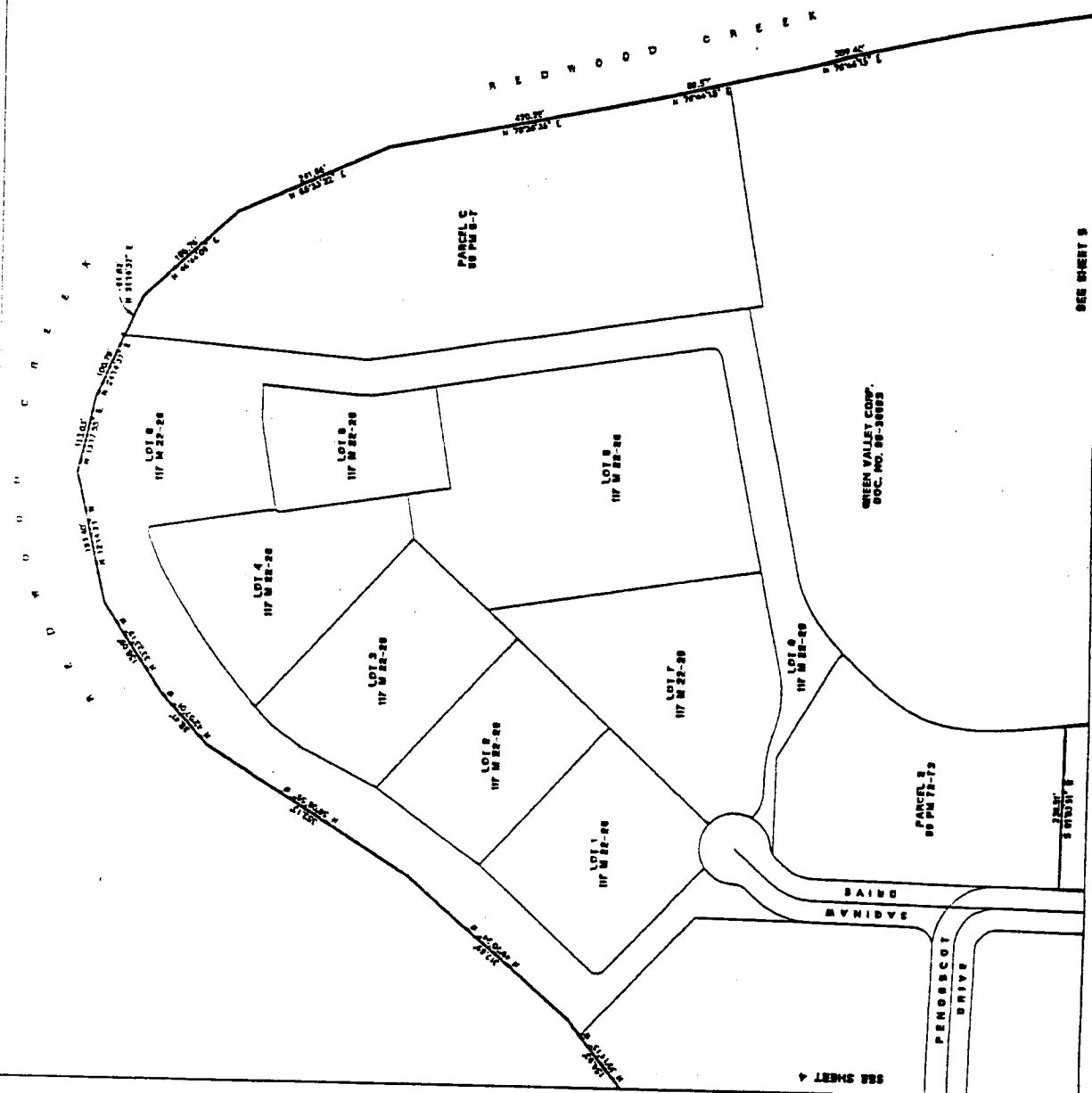


1" = 100'

GRAPHIC SCALE



LEGEND  
--- CONVEYING DISTRICT BOUNDARY LINE  
--- LOT LINE



SEE SHEET 4

SEE SHEET 8

5.4B-29

**CITY MANAGER'S REPORT**

**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

**Report of the City Manager  
in Connection With the Levy of Annual Assessments  
As Required by Section 3.05 of City of Redwood City Ordinance 1895**

**May 9, 2005**

**CITY MANAGER'S TRANSMITTAL LETTER**

**Seaport Boulevard Landscape Maintenance District  
City of Redwood City  
County of San Mateo, State of California**

The City Manager of the City of Redwood City, County of San Mateo, State of California, makes this report, as directed by the City Council, pursuant to Section 18.104 of Article XII of Chapter 18 of the Code of the City of Redwood City, as amended. Accompanying this Report is an Engineer's Report, prepared in accordance with Article XIII D of the California Constitution, enacted by the approval of Proposition No. 218 in the November 5, 1996 statewide general election.

The Seaport Boulevard Landscape Maintenance District (the "District") was established in July 1987 to pay for the cost and expense of maintaining and operating certain public improvements within the District that will be of benefit to parcels within the District. In November 1996 California voters amended the California Constitution with the passage of Proposition No. 218. Pursuant to Proposition No. 218, as of July 1, 1997, assessments must be approved by a majority vote protest procedure. Accordingly, on May 22, 2000, the District was ratified and property owners' election was called. On July 10, 2000, the property owners' ballots were tallied and the assessment for a 5-year period from 2000-2005 was voted into effect. The new levy of assessments, covering fiscal year 2005-06 through 2009-2010, is before the City Council for approval and ratification in order to comply with both Proposition No. 218 and the City's maintenance district ordinance.

The District, established on July 27, 1987, includes commercial properties along Seaport Boulevard and in a business park adjacent to Seaport Boulevard. It encompasses all of the area included in the legal description of the District as stated in Resolution No. 10560 entitled "A Resolution Overruling Protest, Ordering the Formation of Seaport Boulevard Landscape Maintenance District and Ordering that the Alternative Method for the Levy of Benefit Assessments be Made Applicable Thereto". This legal description was subsequently drawn up into a boundary map which has been recorded with the City Clerk and the County Recorder Office.

The maintenance district was established to maintain certain public utility facilities and landscaping improvements on public rights of way determined to be of sole benefit to the parcels within the District.

The majority of improvements maintained by this District are landscape improvements. The District also pays for the operation of the storm retention basin to the east of Seaport Boulevard.

Because Proposition No. 218 requires that any increase in annual levies be subjected to a majority protest vote of affected property owners, the proceedings for approval of the FY 2005/06 through FY 2009-2010 assessment levy include a majority protest election. In consultation with property owners, staff has prepared a 5-year budget for the District. Property owners will vote to approve the maximum annual proposed levy during the 5-year budget period, and a cumulative levy during such 5-year period.

The Engineer's Report, set forth as an attachment to this report, includes the 5-year budget of the District, the formula for allocating the annual budget requirement among property owners, and an assessment spread showing the amount to be levied on each parcel in the District.

The property owner ballot and the notice to be mailed to property owners as required pursuant to Proposition 218 are included as exhibits to the resolution of intention to levy assessments that is before the Council for its consideration.

Respectfully submitted,

---

ED EVERETT  
City Manager, City of Redwood City

Attachment A – Seaport Boulevard Landscape Maintenance District  
Engineer's Report

5.4 B. 32

**CERTIFICATION OF REPORT SUBMISSION AND FILING  
CITY MANAGER'S REPORT**

**Seaport Boulevard Landscape Maintenance District  
City of Redwood City  
County of San Mateo, State of California**

The undersigned respectfully submits the enclosed City Manager's Report, with the Engineer's Report for the above-referenced maintenance district attached.

DATED: May \_\_\_\_\_, 2005

ED EVERETT, City Manager  
City of Redwood City,  
County of San Mateo, State of California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed City Manager's Report together, with the Engineer's Report for the above-referenced maintenance district attached, was filed with me on the \_\_\_\_\_ day of May, 2005

PATRICIA S. HOWE, City Clerk  
City of Redwood City,  
County of San Mateo, State of California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed City Manager's Report, with the Engineer's Report for the above-referenced maintenance district attached, was approved by the City Council of Redwood City, on the XX day of May, 2005.

PATRICIA S. HOWE, City Clerk  
City of Redwood City,  
County of San Mateo, State of California

By \_\_\_\_\_

I HEREBY CERTIFY that the budgets and assessments as shown in the Engineer's Report for the above-referenced maintenance district which is incorporated into the enclosed City Manager's Report as an attachment, after a public hearing as required by Ordinance 1985 of the City of Redwood City and a majority protest election as required by Article XIII D of the California Constitution, were approved by the City Council of Redwood City on the \_\_\_\_\_ day of July, 2005.

PATRICIA S. HOWE, City Clerk  
City of Redwood City,  
County of San Mateo, State of California

By \_\_\_\_\_

**ANNUAL MAINTENANCE BUDGET FOR FISCAL YEARS 2005/2006  
THROUGH 2009/2010**

**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT  
CITY OF REDWOOD CITY  
COUNTY OF SAN MATEO, STATE OF CALIFORNIA  
MAY 22, 2005**

	Recommended Program					Total
	2005-06	2006-07	2007-08	2008-09	2009-2010	
A. Landscape/Irrigation						
Operation and Maintenance						
Plant Replacement	\$137,130	\$146,955	\$146,700	\$152,000	\$157,500	\$740,285
	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
B. Storm Water Retention System						
Operation and Maintenance	\$14,981	\$15,505	\$16,000	\$16,600	\$17,200	\$80,286
Repair /Replacement	\$22,000	\$34,000	\$10,000	\$40,000		\$106,000
C. Engineering and Administration	\$10,954	\$3,358	\$2,500	\$2,500	\$2,500	\$21,812
Total O & M Expenditure	\$163,065	\$165,818	\$165,200	\$171,100	\$177,200	\$842,383
Total Repair Expenditure	\$27,000	\$39,000	\$15,000	\$45,000	\$5,000	\$131,000
Capital Replacement Reserves	\$17,000	\$17,900	\$18,900	\$19,900	\$20,900	\$94,600
Total Expenditure	<u>\$207,065</u>	<u>\$222,718</u>	<u>\$199,100</u>	<u>\$236,000</u>	<u>\$203,100</u>	<u>\$1,067,983</u>
Recommended Assessment	<u>\$212,500</u>	<u>\$212,500</u>	<u>\$212,500</u>	<u>\$212,500</u>	<u>\$212,500</u>	<u>\$1,062,500</u>
Beginning Reserve	\$103,700	\$126,135	\$133,817	\$166,117	\$162,517	
Ending Reserve	\$126,135	\$133,817	\$166,117	\$162,517	\$192,817	
Capital Replacement Value of Infrastructure						\$2,222,000

5.4B-34

**ASSESSMENT ROLL**  
**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

Calculation of Individual Parcel Assessments

Parcel Assessment = Total District Assessment x % of Assessment

2005-2010  
\$212,500.00

Company	APN	a	f	d	% of (TDA)	\$ Parcel Assessment
Metropolitan Life Ins.	054-320-080	31,001.05		2,359.91	0.80%	1,710.34
c/o Ronette Torres	054-320-090	69,299.40		2,212.63	1.19%	2,520.34
701 Chesapeake Drive	054-320-100	39,706.76		2,227.56	0.87%	1,852.40
Redwood City, CA 94063	054-320-110	90,581.22		2,070.69	1.39%	2,944.86
	054-320-140	14,018.73	137.77	1,803.53	1.72%	3,658.26
	054-320-160	64,403.14		2,407.87	1.17%	2,491.82
	054-320-210	22,489.59		2,151.13	0.67%	1,427.58
	054-320-220	71,874.56		1,973.01	1.17%	2,477.06
	054-320-230	83,536.08	68.63	2,159.26	1.93%	4,103.04
	054-320-240	80,253.42	228.08	1,966.20	3.26%	6,922.38
	054-320-250	103,729.81		2,652.15	1.64%	3,491.82
	054-320-260	251,515.22		3,163.92	3.33%	7,076.90
	054-320-300	104,469.00		3,834.74	1.89%	4,011.76
	054-321-010	212,526.78		3,079.31	2.90%	6,152.54
	054-321-020	105,385.75		2,856.12	1.70%	3,616.32
	054-321-030	125,303.49		2,755.51	1.90%	4,027.36
	054-321-040	91,115.50		2,635.76	1.50%	3,197.42
	054-321-050	125,680.50		2,484.66	1.85%	3,920.72
	054-321-060	109,032.80		2,479.96	1.67%	3,539.40
	054-321-070	25,603.19		2,412.36	0.76%	1,609.66
	Subtotal	1,821,525.99	434.48	49,686.28	33.30%	70,751.98
EOP - Seaport Centre, LLC	054-320-310	115,829.59		3,100.22	1.86%	3,958.14
Equity Office Properties	054-320-320	21,863.52		3,304.97	0.90%	1,904.20
C/O Teresa Marks	054-320-330	89,288.60		3,040.22	1.57%	3,327.86
950 Tower Lane, Suite 950	054-320-340	34,177.12		3,212.54	1.01%	2,145.44
Foster City, CA 94044	054-320-350	78,089.17	290.56	2,958.58	3.98%	8,461.48
	054-320-360	26,121.93	93.27	3,141.84	1.73%	3,672.76
	054-320-370	61,710.79	252.50	2,678.82	3.42%	7,258.86
	054-320-380	96,900.43	303.65	2,438.96	4.19%	8,913.36
	054-320-390	92,252.36		2,744.10	1.54%	3,269.42
	054-320-400	65,834.86		3,647.66	1.44%	3,051.88
	054-320-410	54,469.24		3,848.76	1.35%	2,878.48
	054-320-420	68,560.98		4,032.59	1.54%	3,277.76
	054-320-430	65,239.01		4,225.37	1.55%	3,284.08
	054-320-440	41,855.29		4,342.84	1.32%	2,801.24
	054-320-450	148,784.10		4,146.42	2.43%	5,154.10
	054-320-460	89,706.78		3,834.74	1.73%	3,675.40
	Subtotal	1,426,723.08	939.98	59,226.90	35.41%	67,034.46

May 22, 2005.

5.48-35

**ASSESSMENT ROLL  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

2005-2010  
\$212,500.00

Company	APN	a	f	d	% of (TDA)	\$ Parcel Assessment
Granite Rock and Peninsula Building Supply	052-392-510	140,150.01	405.17	353.21	5.13%	10,906.44
P.O. Box 50001, Watsonville, CA 95077	052-392-520	125,027.65	521.50	638.43	6.05%	12,854.62
c/o Chris Mannr	052-392-530	138,948.92	231.07	999.96	3.72%	7,904.52
	052-392-540	134,286.64	313.92	1,320.81	4.46%	9,481.24
	<b>Subtotal</b>	<b>538,413.22</b>	<b>1,471.66</b>	<b>3,312.41</b>	<b>19.36%</b>	<b>41,146.82</b>
Seaport Plaza c/o Ronette Torres CB Richard Ellis, Inc. 701 Chesapeake Drive	054-320-540	276,039.31		4,528.27	3.87%	8,216.12
Stanford University 2770 Sand Hill Road Menlo Park, CA 94025 Attn: Leonie Botkin	054-320-550	46,3223.00		4,496.30	1.40%	2,968.33
Abbott Laboratories 100 Abbott Park Road	054-320-480	98,726.76		4,085.23	1.88%	3,987.50
	054-320-530	731,354.98	-	4,067.89	8.66%	18,394.82
	<b>Subtotal</b>	<b>830,081.74</b>		<b>8,153.12</b>	<b>10.53%</b>	<b>22,382.32</b>
<b>TOTAL</b>		<b>4,663,067.03</b>	<b>2,846.12</b>	<b>124,875.01</b>	<b>100.00%</b>	<b>212,500.04</b>

May 22, 2005.

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

**RESOLUTION OF INTENTION TO ORDER THE LEVY OF BENEFIT ASSESSMENTS FOR FISCAL YEAR 2005-2006 THROUGH FISCAL YEAR 2009-2010 USING THE ALTERNATIVE METHOD, ESTABLISHING A 5-YEAR BUDGET FOR FISCAL YEARS 2005-2006 THROUGH 2009-2010, ESTABLISHING A MAXIMUM CUMULATIVE ASSESSMENT FOR SUCH 5-YEAR PERIOD AND A MAXIMUM ANNUAL ASSESSMENT FOR SUCH 5-YEAR PERIOD, APPROVING CITY MANAGER'S AND ENGINEER'S REPORTS, CALLING PROPERTY OWNERS' ELECTION ON SAID BUDGET AND ASSESSMENTS, AND PROVIDING FOR NOTICE OF ELECTION AND HEARING THEREON – SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS:**

1. This Council hereby finds and determines that:

(a) Pursuant to Resolution No. 10560 entitled, "A Resolution Overruling Protests, Ordering the Formation of Seaport Boulevard Landscape Maintenance District and Ordering That the Alternative Method For the Levy of Benefit Assessments Be Made Applicable Thereto," adopted July 27, 1987, Seaport Boulevard Landscape Maintenance District (the "District") was established pursuant to the provisions of Ordinance No. 1895, adopted April 16, 1984, and codified as Article XII (commencing with §18.80) of Chapter 18 of the Code of the City of Redwood City, the Redwood City Maintenance District Ordinance (the "Ordinance").

(b) The boundaries of the District are shown on a map on file in the office of the City Clerk entitled, "Proposed Boundary of the Seaport Boulevard Landscape Maintenance District, in the City of Redwood City"; and the public areas to be maintained are shown on Exhibit "A" entitled, "Seaport Boulevard Landscape

Maintenance District, Areas of Public Improvement Requiring Landscape Maintenance", attached hereto and by this reference incorporated herein.

(c) The public interest, convenience and necessity require and this Council intends to order, that the costs and expenses of maintaining and operating the local public improvements hereinafter described (the "Improvements"), including the costs of necessary repairs, replacement, fuel, power, electrical current, care, supervision, administration and any and all other items necessary for the proper maintenance and operation thereof, shall be assessed upon the properties within the District in proportion to the special benefit conferred on said properties by the maintenance and operation of the Improvements, which are described, generally, in Exhibit "B", entitled, "General Description of Improvements and Required Maintenance - Seaport Boulevard Landscape Maintenance District," attached hereto and by this reference incorporated herein.

(d) Subsequent to the establishment of the District, at the statewide general election held on November 5, 1996, the electorate approved Proposition 218 ("Proposition 218") which, among other matters, added Article XIID to the constitution of the State of California which, in addition to requiring a protest hearing (such as that already required under the Ordinance) requires that a property owners' election be held on the question of approval of levying assessments and that all such assessments shall be supported by a detailed Engineer's Report prepared by a registered professional engineer certified by the State of California.

(e) On May 22, 2000, the District was ratified in accordance with Proposition 218 and a property owner election called. On July 10, 2000, the vote was tallied. All

5.48.38

owners voted in favor of the five-year budget covering 2000-2005 and approved the assessment for the years covered.

(f) In accordance with Section 18.104 of the Ordinance, the City Manager's Report for the District has been prepared and submitted to this Council setting forth a budget, the formula or formulae for the annual assessment levy and related information; additionally, in accordance with the provisions of Section 4(b) of Article XIID of the California Constitution, as added by Proposition 218, an Engineer's Report pertaining to the assessments proposed to be levied on properties within the District, accompanying the City Manager's Report, has been prepared and submitted to this Council for approval.

(g) The annual assessments proposed to be levied on properties within the District, as set forth in the aforesaid Manager's and Engineer's Reports (collectively, the "Reports"):

- (i) have been established pursuant to a 5-year budget for fiscal years 2005-2006 through 2009-2010,
- (ii) are subject to a maximum cumulative assessment equal to the sum total of the projected budgets for such 5-year period,
- (iii) are limited to a maximum annual assessment during such 5-year period equal to the year with the largest projected budget.

Such assessments in each year to be allocated among specially benefited parcels subject to assessment pursuant to the method of assessment previously approved pursuant to Resolution No. 10560.

(h) Based on the Engineer's Report, the public areas to be maintained do not benefit the public generally but are of sole benefit to the properties in the District.

(i) The special benefit assessments specified herein and in the Reports are proposed to be levied and collected annually upon the last equalized, secured and utility tax rolls upon which ad valorem property taxes are collected, said assessments shall be in addition to all of said ad valorem property taxes, and shall be collected together therewith, and not separate therefrom, and enforced in the same manner and by the same persons and at the same time and with the same penalties and interest as are said ad valorem property taxes; and all laws applicable to the collection and enforcement of said ad valorem property taxes shall be applicable to said special benefit assessments levied, and the assessed lot or parcel of property, if sold for taxes, shall be subject to redemption in the same manner as such real property is redeemed from the sale for ad valorem property taxes, and if not redeemed, shall in like manner pass to the purchaser.

2. In consideration of the foregoing findings and determinations, this Council hereby orders, and declares as follows:

(a) The Reports are hereby approved, subject to such amendment or modification thereto as may occur by reason of the election and the protest hearing hereinafter ordered.

(b) A property owners election is hereby called upon the question of approval of the levy of assessments for fiscal year July 1, 2005 - June 30, 2006, and continuing through fiscal year July 1, 2009 - June 30, 2010, subject to a maximum cumulative assessment equal to the sum total of the projected budgets for such 5-year

period and a maximum annual assessment equal to the year with the largest projected budget, without further property owners election during such 5-year period; ballots for which election shall be mailed or submitted to the City Clerk on or before the time and date of the public hearing upon the proposed assessments hereinafter set forth.

(c) The Notice of Proposed Assessment and Property Owner Ballot to be mailed to the owners of property proposed to be assessed shall be in the form of Exhibit "C", attached hereto and incorporated herein, which Notice and Ballot are hereby approved.

(d) The Notice of Election and Hearing to be published, posted and mailed to the owners of property proposed to be assessed shall be in the form of Exhibit "D", attached hereto and incorporated herein, which Notice is hereby approved.

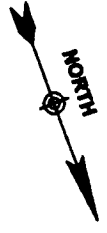
(e) Public hearing upon the proposed assessments shall be held upon the date and at the time and place hereinafter specified, upon the conclusion of which hearing this Council shall consider all protests against the proposed assessment and tabulate the ballots:

Date: July 11, 2005  
Time: 7:00 p.m. or as soon thereafter as the matter  
Place: City Hall  
1017 Middlefield Road  
Redwood City, California

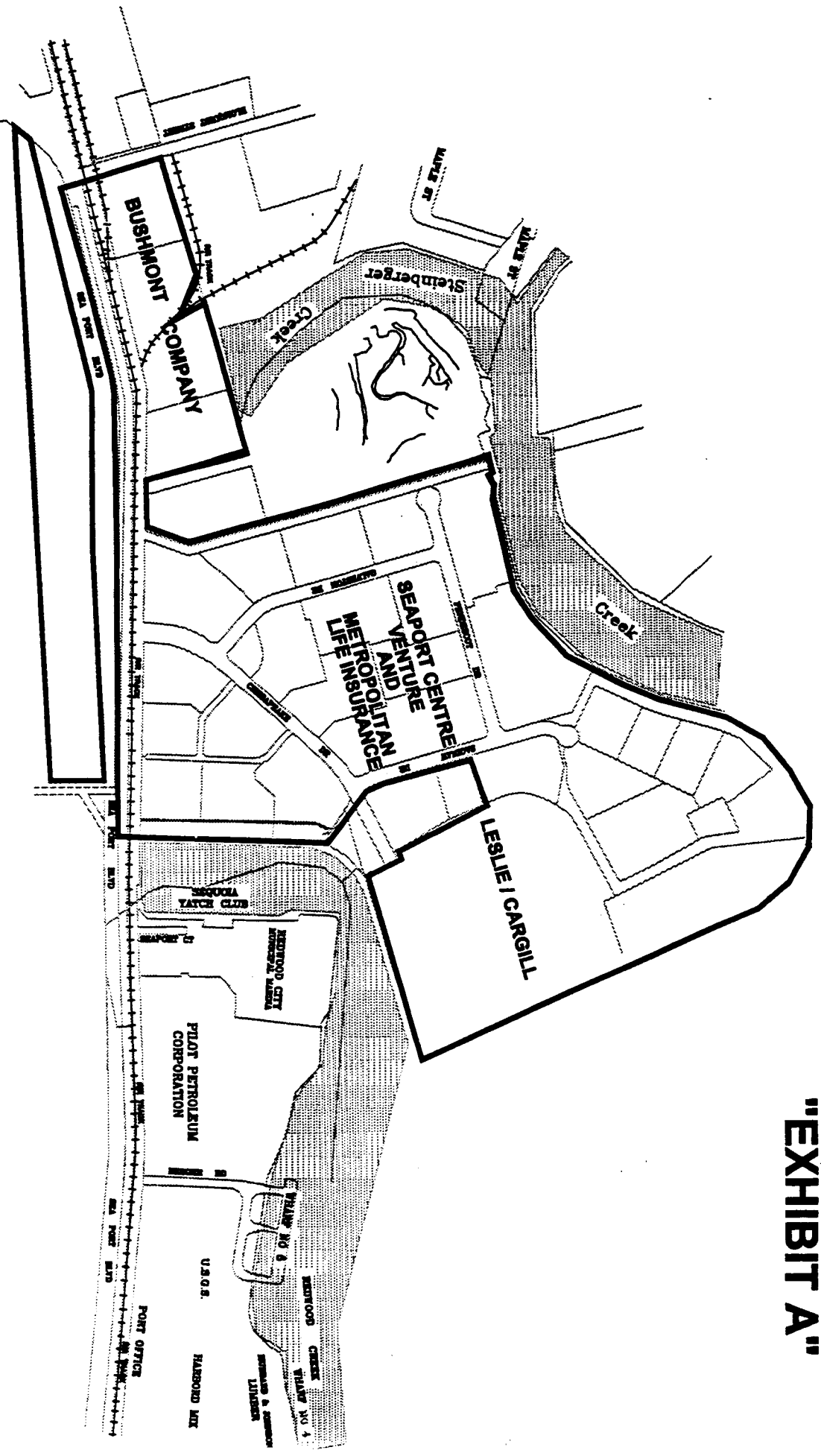
3. The City Clerk is hereby authorized and directed to give notice of said election and hearing by causing a copy of the notice of the election and hearing (in the form of Exhibit D) to be (i) mailed, postage prepaid, to the owners of any lot or parcel of property subject to a benefit assessment for the costs of maintenance and operation of the Improvements, (ii) published once in the official newspaper of the City

and (iii) posted on or near the Council chamber door or any bulletin board in or adjacent to the City Hall. The City Clerk is hereby further authorized and directed to mail, postage prepaid, a Notice of Proposed Assessment and Property Owners Ballot (in the form of Exhibit C) with a return addressed, postage prepaid, envelope to the owners of any lot or parcel of property subject to a benefit assessment for the costs of maintenance and operation of the Improvements. Said mailing, publication and posting shall be completed not less than forty-five (45) days prior to the date fixed for the election and hearing.

\* \* \*



**Seaport Boulevard Landscape Maintenance District  
Areas of Public Improvement  
Requiring Landscape Maintenance**



**"EXHIBIT A"**

## Exhibit "B"

### GENERAL DESCRIPTION OF IMPROVEMENTS AND REQUIRED MAINTENANCE SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT

The furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the following improvements:

- Providing for the life, growth, health, and beauty of landscaping along Seaport Boulevard (excluding median landscaping) including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste along Seaport Boulevard (excluding rubbish from the median thereof).
- The provision of services, materials and equipment for the maintenance, operation, repair, and servicing of the retention basin storm drain pump station including acquisition of electrical power.
- The provision of a yearly application of an algaecide to the retention basin.
- The provision of all services, materials, and equipment for the maintenance, repair and flushing of the storm drain system within Seaport Boulevard.
- The provision of all services, materials, and equipment for the maintenance, operation, repair and servicing of the landscaping pump stations, gravity storm sewers to said pump stations and force mains therefrom, including acquisition of electrical power.
- The rental of lands of Southern Pacific Transportation Company for installation of landscaping and related support facilities thereon.
- The provision of replacements, additions, and betterment to the above enumerated facilities.
- All necessary incidental expenses pursuant to Section 22526, as that section may be amended from time to time, of the Streets and Highways Code of the State of California.

**EXHIBIT 'C'**

**CITY OF REDWOOD CITY  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT  
NOTICE OF PROPOSED ASSESSMENT**

<u>Assessor's Parcel Number</u> XXX-XX-XXX	<u>Maximum Annual Assessment Levy on Parcel</u> \$XX.XX
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Property Owner Name

Mailing Address

<b>Total Annual District Budget:</b>	<b>\$212,500.00</b>
<b>Maximum Annual District Assessment:</b>	<b>\$212,500.00</b>
<b>Your Maximum Annual Assessment:</b>	<b>\$XX.XX</b>

**Reason for the Proposed Assessment:** On July 27, 1987 the City Council of the City of Redwood City established the Seaport Boulevard Landscape Maintenance District (the "District") which provided for the levy of annual assessments on parcels within the District pursuant to a method of assessment spread in an aggregate amount sufficient to pay for estimated annual landscape maintenance expenses associated with landscaping improvements in the District (the "Facilities"), the maintenance of which benefited privately owned parcels within the District. On November 5, 1996 California voters approved Proposition 218, an amendment to the California Constitution that requires existing, new or increased assessments, beginning July 1, 1997, to be approved by affected property owners pursuant to a majority vote. Each property will receive one ballot that is weighted according to the proportional financial obligation of the affected property. On May 22, 2000, this District was ratified in accordance to Proposition 218, and a similar property owners' election was called. On July 10, 2000, the ballots were tallied, All owners who voted, voted in favor of the proposed 5-year budget covering the period of 2000 to 2005, and approved the assessment for the years covered.

**Description of Improvements:** The Facilities to be maintained by the District include the furnishing of services and materials for the maintenance, operation and servicing of the following: 1) provision of the life, growth, health and beauty of landscaping along Seaport Boulevard (excluding median landscaping), including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; 2) the removal of trimmings, rubbish, debris and other solid waste along Seaport Boulevard (excluding rubbish from the median thereof); 3) the provision of services, materials and equipment for the maintenance, operation, repair, and servicing of the retention basin storm drain pump station, including the acquisition of electrical power; 4) the provision of a yearly application of an algaecide to the retention basin; 5) the

**EXHIBIT 'C'****CITY OF REDWOOD CITY  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT  
NOTICE OF PROPOSED ASSESSMENT**

provision of all services, materials and equipment for the maintenance, repair and flushing of the storm drain system within Seaport Boulevard; 6) the provision of all services, materials and equipment for the maintenance, operation, repair and servicing of the landscaping pump stations and gravity storm sewers to said pump stations and force mains therefrom, including the acquisition of electrical power; 7) the rental of lands of Southern Pacific Transportation Company for installation of landscaping and related support facilities thereon; 8) the provision of replacements, additions, and betterments to the above enumerated facilities; and 9) all necessary incidental expenses pursuant to Section 22526 of the Streets and Highways Code of the State of California, as the section may be amended from time to time.

**Maximum Assessment:** The maximum maintenance budget for the District to be spread among assessment parcels within the District is \$212,500 in each fiscal year of the 5-year budget. The entire budget will be spread among the assessment parcels in the District based on the special benefit conferred upon each assessment parcel by the Facilities. The annual budget will be allocated among assessment parcels in the District as described below under the heading "Basis for Calculating Assessments" and as more fully described the method of spread in the Engineer's Report prepared in connection with these proceedings. *The maximum annual assessment for your parcels is \$XX.XX.*

**Duration of Assessment:** An assessment will be levied annually on all parcels in the District to pay for annual landscape maintenance expenses of the Facilities specifically benefiting parcels in the District. In future years, any proposed increases assessments in excess of the maximum assessment will be duly noticed and will be subject to a majority protest election as required by Proposition 218.

**Basis for Calculating Assessments:** The City will determine how much it will cost to maintain Facilities in the District for each of the five fiscal year, starting from 2005-06 through 2009-2010. The total budget that may be allocated among parcels in the District is limited to the maximum as described above under the heading "Maximum Assessment." Annual landscape maintenance costs are spread among all assessable parcels within the District on the basis of special benefit conferred upon each parcel, which special benefit is calculated based on the sum of the following: (a) one-half of the ratio of the acreage that each assessment parcel bears to the total acreage of all assessment parcels plus (b) one-quarter of the ratio of the frontage on the Southern Pacific Transportation Company right-of-way that each assessment parcel bears to the summation of all assessment parcel frontages on the Southern Pacific Transportation Company right-of-way plus (c) one-quarter of the ratio of the distance (times 100) from the most westerly side of the landscaping improvements along Seaport Boulevard to the centeroid of each assessment parcel that each assessment parcel bears to the summation of all such assessment parcel distances (times 100).

**Procedures for Completing the Ballot:** Accompanying this notice is a ballot, along with a self addressed, postage paid return envelope. The ballot may be completed by the property owner(s)

**EXHIBIT C**

**CITY OF REDWOOD CITY  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT  
NOTICE OF PROPOSED ASSESSMENT**

or their authorized representative and returned to the City to indicate the property owner's support or opposition to the proposed assessment. *For your ballot to be counted, you must clearly mark the appropriate box, sign the ballot and return it sealed in the enclosed envelope by the conclusion of the City Council public hearing on July 11, 2005. Only ballots with original signatures, not photo copies, will be accepted.* Ballots may be returned either by mail, or delivered to the City Clerk at 1017 Middlefield Road or to the City Clerk prior to the conclusion of the public hearing.

**Information Regarding Public Hearing and Protest Procedure:** The City of Redwood City Council will hold a public hearing on July 11, 2005 to hear testimony regarding the proposed assessment, to accept ballots and to determine whether there is a majority protest against the proposed assessment. The hearing, which begins at 7:00 p.m., or as soon thereafter as the matter may be heard, will be held in the City Council Chambers located at 1017 Middlefield Road in Redwood City.

All ballots which are returned to the City will be tabulated and weighed according to the proportional financial obligation of the affected property. If upon completion of the public hearing and tabulation of the ballots the City Council determines that a majority of the ballots cast and as weighed oppose imposition of the assessment, the assessment will not be imposed.

**Questions Regarding These Proceedings:** If you have any question about the proposed assessment or this process, please contact City staff member Peter Vorametsanti at 780-7388.

**EXHIBIT 'C'**

**CITY OF REDWOOD CITY  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

**PROPERTY OWNER BALLOT**

Shall the City of Redwood City levy an annual landscape maintenance assessment, calculated in accordance with the basis for calculating assessments described in the Notice of Proposed Assessment accompanying this ballot and appended to the resolution entitled, "Resolution of Intention to Order the Levy of Benefit Assessments for Fiscal Year 2005-06 Through Fiscal Year 2009-2010 using the Alternative Method, Establishing a 5-year Budget for Fiscal Years 2005-06 Through 2009-2010, Establishing a Maximum Cumulative Assessments for such 5-year Period, Approving City Manager's and Engineer's Report, Calling Property Owners' Election on Said Budget and Assessments, and Providing for Notice of Election and Hearing Thereon - Seaport Boulevard Landscape Maintenance District" adopted by the City of Redwood City Council on May 23, 2005?

**Yes**

**No**

Property Owner Name

Mailing Address

<u>Assessor's Parcel Number</u>	<u>Maximum Annual Financial Obligation of Parcel</u>
XXX-XX-XXX	\$XX.XX

Total Maximum Annual Financial Obligation of Property Owner:     \$XX.XX

5.4B-48

**EXHIBIT C**

**CITY OF REDWOOD CITY  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

**PROPERTY OWNER BALLOT**

I hereby certify under penalty of perjury that I am the legal property owner and/or person entitled to execute this ballot for the property shown above in these protest proceedings.

Dated \_\_\_\_\_

\_\_\_\_\_  
Signature

**Once you have voted and signed this ballot, please place the ballot in the enclosed pre-paid, self-addressed return envelope. Your ballot will not be counted if you have not voted, signed the ballot and sealed the envelope. Only ballots with original signatures, not photocopies, will be accepted. The sealed envelope may be mailed or delivered to the City Clerk's office, located at 1017 Middlefield Road, Redwood City, CA 94063. All ballots must be received by the conclusion of the City Council's public hearing to be held on July 11, 2005, starting at 7:00 p.m., or as soon thereafter as the matter may be heard, at the City Council Chambers, located at 1017 Middlefield Road, Redwood City.**

**EXHIBIT "D"**

**NOTICE OF ELECTION AND HEARING  
SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

**NOTICE IS HEREBY GIVEN** that the City Manager's Report and the Engineer's Report (collectively, the "Reports") for Seaport Boulevard Landscape Maintenance District (the "District"), the boundaries of which are shown on Exhibit "A" hereof attached hereto and by this reference incorporated herein, are on file in the office of the City Clerk, City Hall, 1017 Middlefield Road, Redwood City, California. The Reports include the basis and formula for the benefit assessments proposed to be levied upon parcels of real property within the District, in proportion to the special benefits derived by each such parcel, and include the amounts to be paid by the City in proportion to benefits conferred upon the public, generally. The Reports set forth the amounts to be provided in the budget for maintenance and operation, a description of each lot or parcel of property in the District, by legal description, Assessor's Parcel Number or other description sufficient to identify the same, and the amounts of the assessments to be levied for fiscal year 2005-06 through fiscal year 2009-2010. The Reports are available for public inspection at the above address.

**NOTICE IS HEREBY FURTHER GIVEN** that a property owners' election, by mail ballot, shall be held on the question of approval of the levy of the benefit assessments. Mail ballots shall be sent to owners of record of property within the District and, to be counted, must be returned to the City Clerk by mail or delivery on or before the time and date specified hereinafter for the counting of ballots and public hearing upon the levy of assessments. The method of assessment is set forth in the Reports on file in the office of the City Clerk, City Hall, 1017 Middlefield Road, Redwood City, California.

**NOTICE IS HEREBY FURTHER GIVEN** that public hearing upon the question of approval of the assessments shall be held at the time and place and upon the date hereinafter specified, at which time the ballots cast upon the question of approval of the assessments shall be tabulated and any written protests of any interested owner objecting to the fairness of the benefit formula or the amount of the assessment on any lot or parcel of property owned by him or her shall be considered:

Date: July 11, 2005  
Time: 7:00 p.m. or as soon thereafter as the  
the matter may be heard  
Place: City Hall  
1017 Middlefield Road  
Redwood City, California

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

\_\_\_\_\_  
City Clerk

5.4B-50

**CERTIFICATE OF POSTING**

**NOTICE OF ELECTION AND HEARING**

**SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT**

The Undersigned, \_\_\_\_\_ under penalty of perjury certifies as follows:

At the instance of and for and on behalf of the City Clerk of the City of Redwood City, I posted a copy of **"NOTICE OF ELECTION AND HEARING – SEAPORT BOULEVARD LANDSCAPE MAINTENANCE DISTRICT"** on a bulletin board in or adjacent to the City Hall.

Said posting was fully completed on \_\_\_\_ day of \_\_\_\_\_, 2005.

A copy of said notice is attached hereto and by this reference incorporated herein.

Executed on this \_\_\_\_ day of \_\_\_\_\_, 2005, in the City of Redwood City, California.

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

\_\_\_\_\_  
Deputy City Clerk