





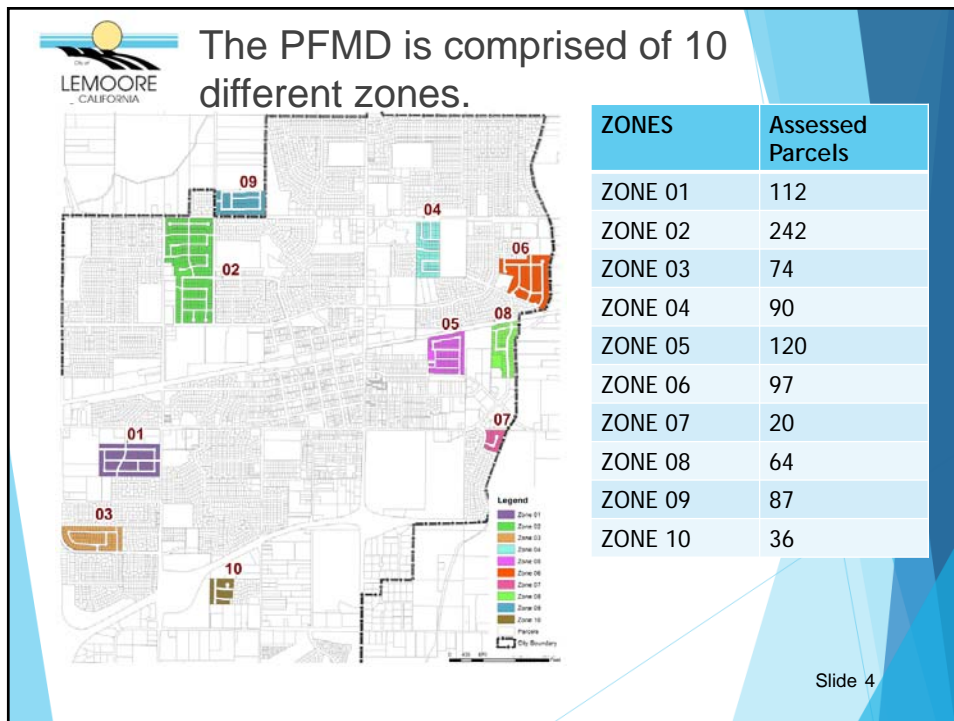
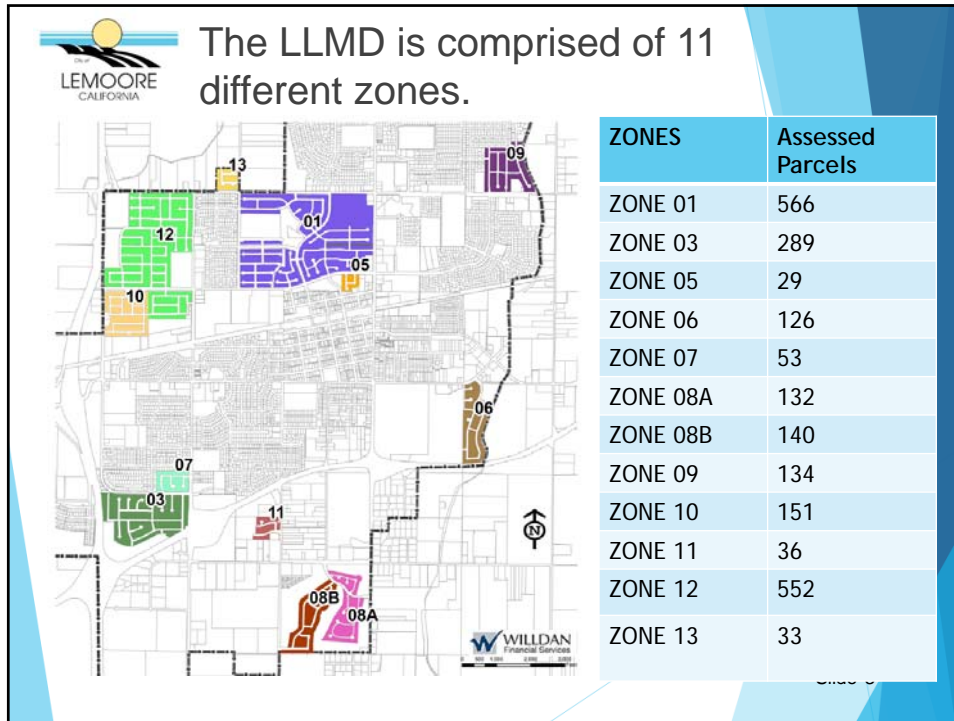
**8/3/2021**  
**City Council Meeting**

**Handouts received after  
agenda posted**




# Landscape and Lighting Maintenance District (LLMD) and Public Facilities Maintenance District (PFMD)

- 
- ▶ The LLMD and PFMD districts were created to fund the shared improvement/benefits through an annual assessment collected with the parcels property taxes.
  - ▶ LLMD specifically collects for:
    - ▶ Shared landscaping, parkways, and streetscaping
    - ▶ Zone 08B also collects for streetlights and a small pocket park
    - ▶ Willdan Admin Fees
  - ▶ PFMD specifically collects for:
    - ▶ Shared landscaping, parkways, and streetscaping
    - ▶ Streetlights
    - ▶ Pavement Surface Area (streets and roads)
    - ▶ Pocket Parks, Paths, and Block Walls
    - ▶ Willdan Admin Fees
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► Each year an engineers report must be filed to justify the assessments. The report includes the following for each zone:

- Descriptions of each zone
- Descriptions of the shared benefits
- General Benefits Analysis
- The methodology for assessment
- District Budgets
- Maps
- Assessment Rolls

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## Zone Description and Benefits Description

► LLMD Zone 10

**Zone 10 - Avalon:**  
Zone 10 is comprised of one hundred fifty-one (151) single-family residential parcels within Tract No. 717 (Avalon Phases 1, 2A, 2B, and 3).

**Zone 10**  
The properties within Zone 10, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 70,972 square feet of landscaping and/or related improvement areas that includes the following:

- 2,654 square feet of streetscape landscaping (turf with trees) on Castle Way;
- 32,319 square feet of parkway and streetscape side-panel landscaping on Cinnamon Drive, including approximately 27,788 square feet of shrubs, plants, and/or ground cover with trees; and 4,531 square feet of turf with trees;
- 6,868 square feet of parkway and streetscape side-panel landscaping on Hearth Way, consisting of turf with trees;
- 1,152 square feet of parkway landscaping (turf) on Homestead Way;
- 2,911 square feet of parkway landscaping (shrubs, plants, and/or ground cover with trees) on Welcome Way;
- 25,068 square feet of parkway and streetscape side-panel landscaping on 19½ Avenue, including approximately 18,223 square feet of shrubs, plants, and/or ground cover with trees; and 6,845 square feet of turf with trees.

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# Zone Description and Benefits Description

## ► PFMD Zone 08

### Zone 08 – Woodside:

Comprised of sixty-four (64) single-family residential parcels and two (2) exempt lettered lots within Tract No. 921 (Woodside).

### Zone 08 – Woodside

The properties within Zone 08, proportionately share and receive or will receive special benefits from the maintenance, servicing, and operation of:

- 12,206 square foot neighborhood park site located at the corner of Daphne Lane and Sydney Way that may include, but is not limited to, turf, shrubs, trees, plants, and/or ground cover areas; and concrete paths, play structures, tables, benches, and trash receptacles.
- 4,340 square feet of paved access roads providing access to the drainage basin and the Lemoore Canal from Daphne Lane.
- 350 linear feet of block wall on the perimeter of the development along the Southern Pacific Railroad right-of-way and the Lemoore Canal.
- Nineteen (19) streetlights within Tract No. 921 located on Daphne Lane, Melbourne Way, Newcastle Street, and Sydney Way.
- Approximately 131,827 square feet of pavement surface area located on but not limited to Daphne Lane, Melbourne Way, Newcastle Street, and Sydney Way.

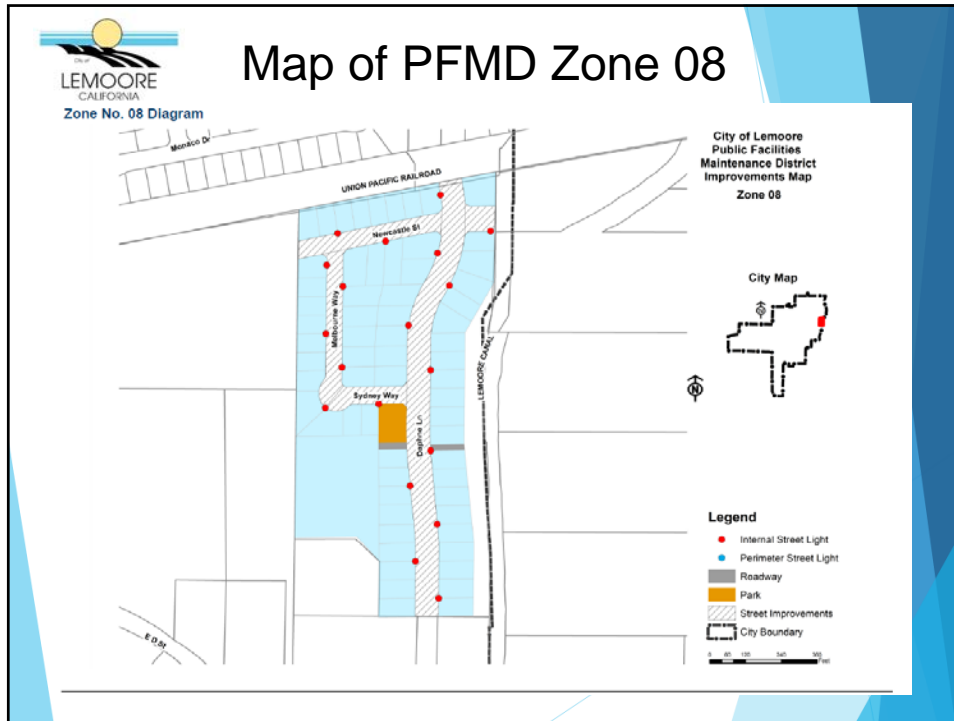
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# Map of LLMD Zone 10

Zone 10 Diagram





### General Benefits Analysis- LLMD

Fiscal Year 2021/2022 Estimated General Benefit Costs

Zone	Street Lighting General Benefit	Landscaping General Benefit	Total General Benefit Cost
Zone 01	-	\$ (5,409.09)	\$ (5,409.09)
Zone 03	\$ -	\$ (405.53)	\$ (405.53)
Zone 05	\$ -	\$ (108.77)	\$ (108.77)
Zone 06	\$ -	\$ (78.35)	\$ (78.35)
Zone 07	\$ -	\$ (290.60)	\$ (290.60)
Zone 08A	\$ -	\$ (298.75)	\$ (298.75)
Zone 08B	\$ -	\$ (433.62)	\$ (433.62)
Zone 09	\$ -	\$ (289.86)	\$ (289.86)
Zone 10	\$ -	\$ (949.61)	\$ (949.61)
Zone 11	\$ -	\$ (139.71)	\$ (139.71)
Zone 12	\$ -	\$ (1,366.27)	\$ (1,366.27)
Zone 13	\$ -	\$ (197.75)	\$ (197.75)
<b>Total General Benefit</b>	<b>\$ -</b>	<b>\$ (9,967.91)</b>	<b>\$ (9,967.91)</b>

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# General Benefits Analysis- PFMD

Fiscal Year 2021/2022 Estimated General Benefit Costs

Zone	Street Lighting General Benefit	Landscaping General Benefit	Street Paving General Benefit	Total General Benefit Cost
Zone 01	(513)	\$ (485.26)	\$ -	\$ (998.05)
Zone 02	\$ (1,402.64)	\$ (1,564.42)	\$ -	\$ (2,967.06)
Zone 03	\$ (392.14)	\$ (351.16)	\$ -	\$ (743.30)
Zone 04	\$ (301.64)	\$ (348.00)	\$ -	\$ (649.64)
Zone 05	\$ (452.46)	\$ (787.62)	\$ -	\$ (1,240.08)
Zone 06	\$ (407.22)	\$ -	\$ -	\$ (407.22)
Zone 07	\$ (98.03)	\$ (45.04)	\$ -	\$ (143.07)
Zone 08	\$ (286.56)	\$ (219.37)	\$ -	\$ (505.93)
Zone 09	\$ (361.97)	\$ (920.65)	\$ -	\$ (1,282.62)
Zone 10	\$ (150.82)	\$ (101.93)	\$ -	\$ (252.75)
<b>Total General Benefit</b>	<b>\$ (4,366.27)</b>	<b>\$ (4,823.45)</b>	<b>\$ -</b>	<b>\$ (9,189.72)</b>

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# Assessment Methodology and Calculation

## ▶ LLMD

Land Use Classification	Equivalent Benefit Unit Formula
Residential Single-Family	1.00 EBU per Parcel/Lot
Residential Multi-Family	1.00 EBU per Unit
Residential Vacant Lot	1.00 EBU per Parcel/Lot
Planned Residential Subdivision	0.50 EBU per Lot/Unit
Non-Residential Developed	3.50 EBU per Acre
Vacant/Undeveloped	1.00 EBU per Acre (Minimum 1.00 EBU)
Exempt	0.00 EBU per Parcel

## ▶ PFMD

Land Use Classification	Equivalent Benefit Unit Formula
Residential Single-Family	1.00 EBU per Parcel/Lot
Residential Vacant Lot	1.00 EBU per Parcel/Lot
Residential Multi-Family	1.00 EBU per Unit
Planned Residential Subdivision	1.00 EBU per Planned Lot/Unit
Non-Residential Developed	5.00 EBU per Acre
Vacant Undeveloped Property	1.00 EBU per Acre
Exempt	0.00 EBU per Parcel
Special Case	Varied EBU per Adjusted Acre or Planned Units

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# Formulas for Assessments

**Total Annual Expenses - General Benefit Expenses = Total Eligible Special Benefit Expenses**

Example PFMD Zone 09:

$$\$56,820 - \$1,283 =$$

Balance to Collect of \$55,537 for the entire zone.

**Balance to Levy / Total EBU = Assessment per EBU (Assessment Rate)**

**Assessment per EBU x Parcel EBU = Parcel Assessment Amount**

Example continued:

$$\$55,537 \text{ divided by total EBU } (87.00) = \$638.36 \text{ EBU Assessment Rate}$$

Residential Parcel has EBU factor of 1 so  
 $\$638.36 \times 1 =$  Assessment of \$638.36 per year.

Commercial Development has an EBU factor of 5.00  
 $\$638.36 \times 5 =$  Assessment of \$3,191.80 per year.

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# Example of Budgets

BUDGET ITEMS	LLMD Zone 04 Woodford Park, Wheeler Court & Cambridge Park
<b>ANNUAL OPERATION &amp; MAINTENANCE EXPENSES</b>	
Landscape Contract	\$ 43,000
Baseline Testing	405
Contract Repair Work	15,700
Annual Contract Maintenance Expenses	\$ 59,105
POE	\$ 1,200
Water	\$ 34,000
Utility Expenses	\$ 35,200
ANNUAL MAINTENANCE EXPENSES	\$ 94,305
<b>REHABILITATION/RENOVATION FUNDING &amp; CAPITAL EXPENDITURES</b>	
Rehabilitation/Renovation Fund Collection	\$ -
Capital Improvement Project Expenditures (For Fiscal Year)	\$ -
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ -
<b>INCIDENTAL EXPENSES</b>	
Operational Reserve Fund Collection	\$ 14
Annual Administration Expenses	4,393
TOTAL INCIDENTAL EXPENSES	\$ 4,407
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$ 98,712</b>
<b>GENERAL BENEFIT EXPENSES</b>	
Lighting General Benefit - City Funded	\$ -
Landscaping General Benefit - City Funded	(5,409)
TOTAL GENERAL BENEFIT EXPENSES	\$ (5,409)
<b>TOTAL SPECIAL BENEFIT EXPENSES</b>	<b>\$ 93,303</b>
<b>FUNDING ADJUSTMENTS</b>	
Reserve Fund Transfer/Deduction	-
Additional City Funding and/or Service Reductions*	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -
<b>BALANCE TO LEVY</b>	<b>\$ 93,303</b>
<b>DISTRICT STATISTICS</b>	
Total Parcels	589
Assessed Parcels	506
Equivalent Benefit Units (EBU)	691.16
Assessment Per EBU	\$3,254.00
Maximum Assessment Rate Per EBU	\$155.9000
<b>FUND BALANCE</b>	
Estimated Beginning Fund Balance	\$ (115,192)
Operational Reserve & Rehabilitation Funding Collected	14
Estimated Ending Fund Balance	\$ (115,178)

BUDGET ITEMS	PFMD Zone 09 Lerner
<b>ANNUAL OPERATION &amp; MAINTENANCE EXPENSES</b>	
Landscape Contract	7,000
Baseline Testing	46
Contract Repair Work	2,152
Annual Contract Maintenance Expenses	8,198
POE	180
Water	202
Utility Expenses	882
ANNUAL MAINTENANCE EXPENSES	\$ 10,170
<b>REHABILITATION/RENOVATION FUNDING &amp; CAPITAL EXPENDITURES</b>	
Rehabilitation/Renovation Fund Collection	\$ 46,718
Capital Improvement Project Expenditures (For Fiscal Year)	-
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 46,718
<b>INCIDENTAL EXPENSES</b>	
Operational Reserve Fund Collection	1
Annual Administration Expenses	844
TOTAL INCIDENTAL EXPENSES	\$ 845
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$ 56,820</b>
<b>GENERAL BENEFIT EXPENSES</b>	
Lighting General Benefit - City Funded	(812)
Landscaping General Benefit - City Funded	(921)
TOTAL GENERAL BENEFIT EXPENSES	\$ (1,283)
<b>TOTAL SPECIAL BENEFIT EXPENSES</b>	<b>\$ 55,538</b>
<b>FUNDING ADJUSTMENTS</b>	
Reserve Fund Transfer/Deduction	-
Additional City Funding and/or Service Reductions*	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -
<b>BALANCE TO LEVY</b>	<b>\$ 55,538</b>
<b>DISTRICT STATISTICS</b>	
Total Parcels	83
Assessed Parcels	87
Equivalent Benefit Units (EBU)	87.00
Assessment Per EBU	\$638.36
Maximum Assessment Rate Per EBU	\$78.8142
<b>FUND BALANCE</b>	
Estimated Beginning Fund Balance	62,761
Operational Reserve & Rehabilitation Funding Collected	45,232
Estimated Ending Fund Balance	\$ 107,993





## Summary of LLMD Assessments

<u>LLMD District No.1</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Increase or (Decrease)</u>
Zone 1 Westfield Park/Windsor Court/Cambridge Park	\$135.00	\$135.00	-
Zone 3 Silva Estates	\$55.42	\$55.42	-
Zone 5 Wildflower Meadows	\$62.32	\$62.32	-
Zone 6 Capistrano	\$15.78	\$15.78	-
Zone 7 Silverado Estates	\$78.22	\$78.22	-
Zone 8A Country Club Villas	\$66.83	\$68.84	\$2.01
Zone 8B Country Club Villas/The Greens	\$127.37	\$135.49	\$8.12
Zone 9 Manzanita at Lemoore/La Dante Rose	\$46.62	\$46.62	-
Zone 10 Avalon	\$125.76	\$125.76	-
Zone 11 Self Help	\$53.32	\$53.32	-
Zone 12 Summerwind/College Park	\$36.50	\$36.50	-
Zone 13 Covington Place	\$150.00	\$150.00	-

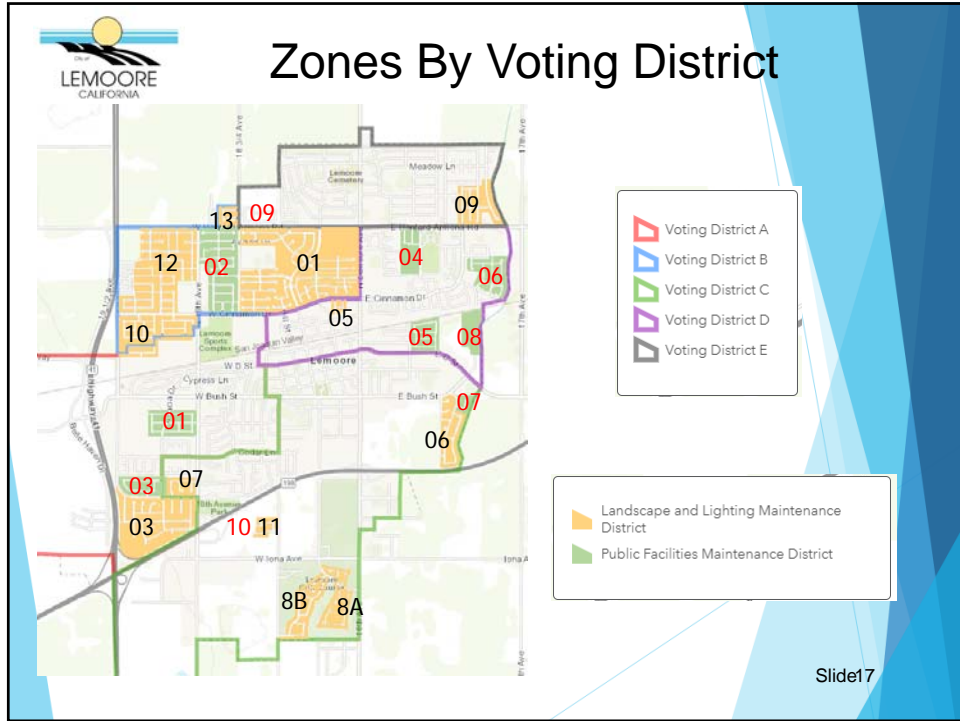
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## Summary of PFMD Assessments

<u>PFMD District No.1</u>	<u>2020/21</u>	<u>2021/22</u>	<u>Increase or (Decrease)</u>
Zone 1 The Landing	\$634.61	\$534.78	(\$99.83)
Zone 2 Liberty	\$544.02	\$491.02	(\$53.00)
Zone 3 Silva Estates Phase 10	\$585.27	\$507.50	(\$77.77)
Zone 4 Parkview Estates	\$630.48	\$690.98	\$60.50
Zone 5 East Village Park/Anniston Place	\$468.80	\$531.94	\$63.14
Zone 6 Heritage Acres	\$572.40	\$668.06	\$95.66
Zone 7 Capistrano	\$347.88	\$366.18	\$18.30
Zone 8 Woodside	\$625.78	\$756.16	\$130.38
Zone 9 Lennar	\$518.34	\$638.36	\$120.02
Zone 10 Energy Homes	\$496.40	\$507.12	\$10.72

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**Voting Districts**

Voting Districts

**LAND USE**

Lemoore General Plan - Land Use v2.0

**REFUSE PICK UP AREA**

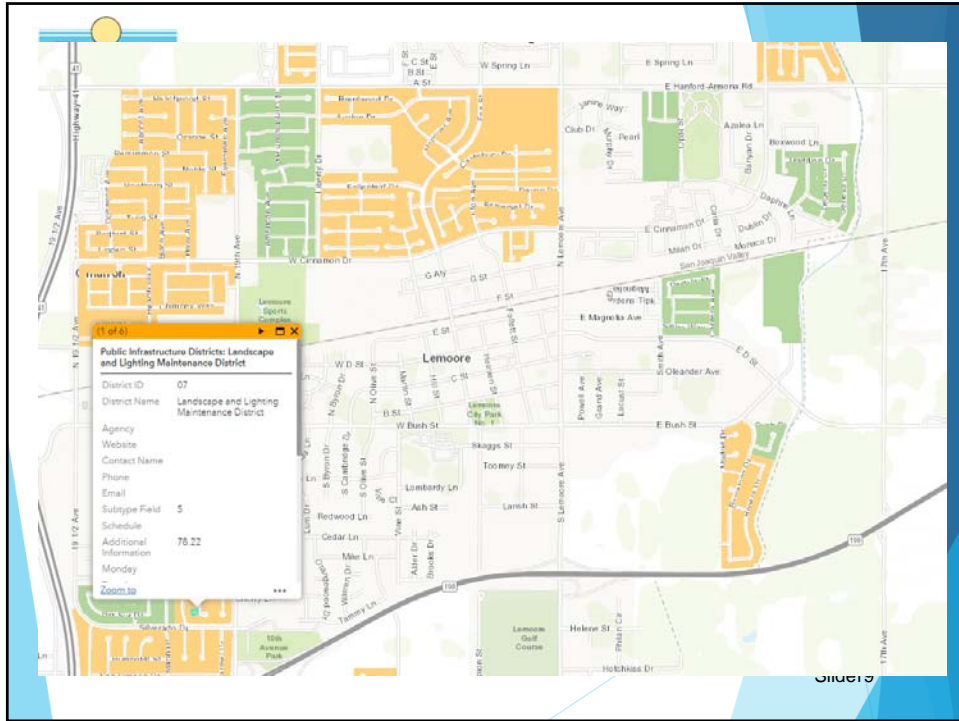
Lemoore Refuse Collection Services v2.0

**LLMD/PLMD v2.0**

Lemoore LLMD/PLMD v2.0

Welcome to the City of Lemoore Online GIS! Here you'll find spatial information for utilities, fire hydrants, and zoning. Utilities are broken up into Water, Storm Sewer, Sanitary Sewer, and Street Lights. Click one of the thumbnails above to be taken directly to the map. Once you arrive there, each map is searchable by APN or street address, except in special cases. You can also navigate using the mouse by clicking on the parcel that interests you.

GIS data is provided "as is". The maps and data provided are provided for illustration purposes only, and are not suitable for site-specific decision making. Any data displayed should be assumed to have an accuracy of +/- 1 meter unless otherwise noted. At no time does this data should only be used as a reference. The City of Lemoore specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. This system and its quality and performance is as of the date of the data. In no event will the City of Lemoore or its staff be liable for any direct, indirect, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the City of Lemoore has been advised of the possibility of such damages.



# Questions?

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