

RESOLUTION NO. 90-111

A RESOLUTION OF CITY COUNCIL OF THE CITY OF SIMI VALLEY,
APPROVING THE ENGINEER'S REPORT

SIMI VALLEY LANDSCAPE DISTRICT NO. 1

- (ANNEXATION NO. 67, ZONE 67)
- (ANNEXATION NO. 72, ZONE 72)
- (ANNEXATION NO. 73, ZONE 73)
- (ANNEXATION NO. 76, ZONE 76)
- (ANNEXATION NO. 80, ZONE 80)
- (ANNEXATION NO. 86, ZONE 86)
- (ANNEXATION NO. 87, ZONE 87)

WHEREAS, the City Council has adopted a resolution initiating proceedings for Simi Valley Landscape District No. 1, Annexation No. 67 (Zone 67); Annexation No. 72 (Zone 72); Annexation No. 73 (Zone 73); Annexation No. 76 (Zone 76); Annexation No. 80 (Zone 80); Annexation No. 86 (Zone 86); and Annexation No. 87 (Zone 87); and,

WHEREAS, an Engineer's Report was prepared and filed with the City Clerk.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SIMI VALLEY DOES RESOLVE AS FOLLOWS:

SECTION 1. The City Council has heretofore duly adopted Resolution No. 90-110 initiating proceedings in the matter of proposed Annexation Nos. 67, 72, 73, 76, 80, 86 and 87 to Simi Valley Landscape District No. 1, proposing the formation of such zones, describing the improvements and locations of the proposed annexations, appointing an Engineer and ordering the preparation and filing of a report, all pursuant to an in accordance with the provisions of the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California).

SECTION 2. Said Engineer has prepared the report and has filed said report with the City Clerk of said City for submittal to the City Council, all in accordance with said Act, and said report has been duly received and filed by said City Council.

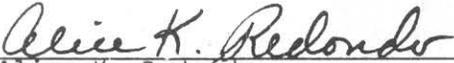
SECTION 3. Said City Council has examined and duly considered said report, hereby finds said report to be sufficient, and thereby approves said report on each and all respects, as filed, without change or modification, which report is attached hereto and incorporated herein by reference.

SECTION 4. Said report as so approved shall constitute the Engineer's Report for all subsequent proceedings with respect to said proposed Annexation Nos. 67, 72, 73, 76, 80, 86 and 87 to Simi Valley Landscape District No. 1 for the purposes and pursuant to the provisions of said Act.

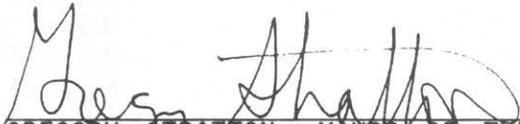
SECTION 5. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

PASSED and ADOPTED this 1st of October, 1990.

ATTEST:

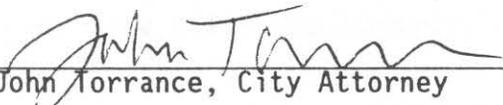


Alice K. Redondo
Assistant City Clerk



GREGORY STRATTON, MAYOR OF THE CITY
OF SIMI VALLEY, CALIFORNIA

APPROVED AS TO FORM:



John Torrance, City Attorney

APPROVED AS TO CONTENT:



M. L. Koester, City Manager



Diane Davis-Crompton, Director
Department of Environmental Services

I, Assistant City Clerk of the City of Simi Valley, California, do hereby certify that the foregoing Resolution No. 90-111, was regularly introduced and adopted by the City Council of the City of Simi Valley, California, at a regular meeting thereof held on the 1st day of October, 1990 by the following vote of the City Council:

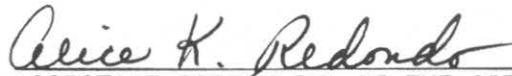
AYES: Council Members Davis, Rock, Howard, Mayor Pro Tem McAdoo, and Mayor Stratton

NAYS: None

ABSENT: None

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Simi Valley, California, this 2nd day of October, 1990.



ASSISTANT CITY CLERK OF THE CITY OF
SIMI VALLEY, CALIFORNIA

CITY OF SIMI VALLEY, CALIFORNIA

COUNTY OF VENTURA

SIMI VALLEY LANDSCAPE DISTRICT NO. 1

ENGINEER'S REPORT

on

Annexation No. 67, Zone 67 - Tract 4030
Annexation No. 72, Zone 72 - Tract 4088
Annexation No. 73, Zone 73 - Tract 3705
Annexation No. 76, Zone 76 - Tract 2949
Annexation No. 80, Zone 80 - Tract 4173
Annexation No. 86, Zone 86 - Tract 4053
Annexation No. 87, Zone 87 - Tract 4153

for

FISCAL YEAR 1990-91

A handwritten signature in black ink, appearing to read 'Wolf D. Ascher', written over a horizontal line.

Wolf D. Ascher, Current Planning Manager
Department of Environmental Services

Section 1: Authority of Report

This report is in compliance with the requirements of Article 1, Chapter 2, Part 2, Division 15 of the Streets and Highways Code, State of California (Landscaping and Lighting Act of 1972).

Section 2: General Description

The City Council has required that developers of certain designated tracts annex said tracts to the Simi Valley Landscape District No. 1 for the financing of maintenance of certain landscaping in said tracts. The designated tracts to be annexed, and the landscaped areas to be maintained within said tracts, are described as follows:

Tract 4030 - Annexation 67 - Zone 67

This is a 64-unit condominium development by the Rigney Development Company commonly known as "Fairway Park". Tract 4030 is located along the south side of Alamo Street, 130 feet west of Stearns Street. The landscaped parkway areas along Alamo and Alta Streets are proposed for annexation as a Fallback zone, with the Fairway Park Homeowners Association assuming responsibility for landscape maintenance.

Tract 4088 - Annexation 72 - Zone 72

This is a 11-unit condominium development by the L & H Development Company commonly known as "Pepper Tree Glen Townhomes". Tract 4088 is located along the north side of Royal Avenue at Clayton Way. The landscaped parkway along Royal Avenue is proposed for annexation as a Fallback zone, with the Pepper Tree Glen Townhomes Homeowners Association assuming responsibility for landscape maintenance.

Tract 3705 - Annexation 73 - Zone 73

This is a 90-unit condominium development by the Casden Company commonly known as "Canyon Club Villas". Tract 3705 is located along the west side of Erringer Road at Alamo Street. The landscaped parkways and slopes along Erringer Road are proposed for annexation as a Fallback zone, with the County Club Villas Homeowners Association assuming responsibility for landscape maintenance.

Tract 2949 - Annexation 76 - Zone 76

This is a development of 81 single family residences by the Warmington Homes and Lusk Companies. Tract 2949 is located northeast of the corner of Sinaloa and Valley Gate Roads. The landscaped parkways along Sinaloa Road are proposed for annexation as a Fallback zone, with the Montgomery Ranch West Homeowners Association assuming responsibility for landscape maintenance.

Tract 4173 - Annexation 80 - Zone 80

This is a 57-unit condominium development by the U.S. Condominium and A.R. Development Companies commonly known as "White Oak Townhomes". Tract 4173 is located along the north side of Cochran Street at Welcome Court. The landscaped parkways along Cochran Street are proposed for annexation as a Fallback zone, with the White Oak Townhomes Homeowners Association assuming responsibility for landscape maintenance.

Tract 4053 - Annexation 86 - Zone 86 and Tract 4153 - Annexation 87 - Zone 87

Tracts 4053 and 4153 are located in the Sycamore Village area of the Wood Ranch development. They are developments of 390 and 246 single family residences, respectively. The landscaped parkways and slopes along Wood Ranch Parkway, Martha Morrison Drive, Larchmont Street, Circle Knoll Drive and Sycamore Grove Street are proposed for annexation as Fallback zones, with the Sycamore Village Homeowners Association assuming responsibility for landscape maintenance.

Section 3: Maintenance

The landscaping consists of trees, shrubs, groundcover and block walls. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement including:

- a) Repair, removal or replacement of all or any part of any improvement.
- b) Providing for life, growth, health and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- c) The removal of trimmings, rubbish, debris, and other solid waste.

Section 4: Plans and Specifications

Plans and specifications for the landscaping have been prepared by the developers and have been approved as a part of the improvement plans. In conformance with the conditions of approval and by reference, they are made a part of this report to the same extent as if said plans and specifications were attached hereto. Exhibits define the boundaries of the proposed annexations and the maintenance areas. These plans, specifications and exhibits are on file and available for review in the office of the City Clerk and, in conjunction with County Assessor's maps of the areas to be annexed, comprise the assessment diagrams for the respective annexations. The said assessor's maps are on file in the office of the County Assessor and are by reference made a part of this report to the same extent as if they were attached hereto.

Section 5: Estimated Cost and Assessments

Analysis of maintenance costs and estimated assessments for these annexations is as follows:

<u>Tract 4030 - Zone 67: 64 units</u>	<u>Yearly</u>
Contracted Maintenance Services	\$ 3,610
Utilities	2,370
Supplies/Improvements	200
Administrative (Cost Allocation - 8.6%)	530
Reserve (non-recurring)	<u>3,360</u>
Total	<u>\$10,070</u>
Estimated FY 1990-91 assessment:	<u>\$ 0*</u>
<u>Tract 4088 - Zone 72: 11 units</u>	<u>Yearly</u>
Contracted Maintenance Services	\$ 600
Utilities	800
Supplies/Improvements	200
Administrative (Cost Allocation - 8.6%)	140
Reserve (non-recurring)	<u>870</u>
Total	<u>\$ 2,610</u>
Estimated FY 1990-91 assessment:	<u>\$ 0*</u>
<u>Tract 3705 - Zone 73: 90 units</u>	<u>Yearly</u>
Contracted Maintenance Services	\$ 2,300
Utilities	1,500
Supplies/Improvements	500
Administrative (Cost Allocation - 8.6%)	370
Reserve (non-recurring)	<u>2,340</u>
Total	<u>\$ 7,010</u>
Estimated FY 1990-91 assessment:	<u>\$ 0*</u>

*As a Fallback zone, no assessment is levied. Zone is maintained by a homeowners association.

<u>Tract 2949 - Zone 76: 81 units</u>	<u>Yearly</u>
Contracted Maintenance Services	\$ 3,100
Utilities	2,000
Supplies/Improvements	500
Administrative (Cost Allocation - 8.6%)	480
Reserve (non-recurring)	<u>3,040</u>
Total	<u>\$ 9,120</u>
Estimated FY 1990-91 assessment:	<u>\$ 0*</u>
<u>Tract 4173 - Zone 80: 57 units</u>	<u>Yearly</u>
Contracted Maintenance Services	\$ 3,400
Utilities	2,250
Supplies/Improvements	500
Administrative (Cost Allocation - 8.6%)	530
Reserve (non-recurring)	<u>3,340</u>
Total	<u>\$ 10,020</u>
Estimated FY 1990-91 assessment:	<u>\$ 0*</u>
<u>Tract 4053 - Zone 86: 390 units</u>	<u>Yearly</u>
Contracted Maintenance Services	\$121,200
Utilities	79,500
Supplies/Improvements	3,000
Administrative (Cost Allocation - 8.6%)	17,520
Reserve (non-recurring)	<u>100,610</u>
Total	<u>\$321,830</u>
Estimated FY 1990-91 assessment:	<u>\$ 0*</u>
<u>Tract 4153 - Zone 87: 246 units</u>	<u>Yearly</u>
Contracted Maintenance Services	\$ 79,200
Utilities	52,000
Supplies/Improvements	2,000
Administrative (Cost Allocation - 8.6%)	11,450
Reserve (non-recurring)	<u>72,320</u>
Total	<u>\$216,970</u>
Estimated FY 1990-91 assessment:	<u>\$ 0*</u>

*As a Fallback zone, no assessment is levied. Zone is maintained by a homeowners association.

Section 6: Order of Events

1. The City Council adopts a resolution initiating proceedings for annexations, appointing an Engineer and ordering the filing of an Engineer's Report for said annexations; adopts a resolution approving the Engineer's Report; and adopts a resolution declaring its intention to order said annexations.
2. Notice of hearing published, posted and mailed as outlined in Sections 22553, 22555, 22556, and 22608 of the Landscaping and Lighting Act of 1972.
3. The City Council conducts a public hearing, considers all testimony, and determines to annex zones into the District, or abandons the proceedings.
4. The diagrams are to be filed with the County Auditor in accordance with Section 22641.