

INSTRUCTION SHEET

NAME OF AGENCY: CITY OF SIMI VALLEY

NAME OF PROJECT: ASSESSMENT DISTRICT NO. 87-1
(SYCAMORE VILLAGE)

PUBLIC HEARING DATE: JUNE 27, 1988

CONSTRUCTION BID RECEIPT DATE: JUNE 20²², 1988 (CONTRACT A-3) *(per George Berg.)*

BOND BID RECEIPT DATE: PRIOR TO PUBLIC HEARING

INSTRUCTIONS

All blanks in the enclosed forms of notice must be completed before the required legal notice is given.

In fixing the public hearing date, the "1913 Act" hearing cannot be held less than thirty (30) days after the adoption of the Resolution Setting the Hearing.

I. THE CITY CLERK SHALL PERFORM THE FOLLOWING:

A. NOTICE OF IMPROVEMENT (POSTING)

John - Cause the NOTICE OF IMPROVEMENT to be posted in accordance with the Certificate of Compliance. Said Notices are to be posted not more than 300 feet apart on all open streets within the District, but not less than three (3) in all. This posted Notice must be headed by the words "NOTICE OF IMPROVEMENT" in letters at least one inch in height. The posting must be completed at least TWENTY (20) DAYS before the date of hearing.

B. NOTICE OF IMPROVEMENT (PUBLICATION)

6-7
6-4
Cause to be published in the designated legal newspaper in accordance with Section 6066 of the Government Code, which provides that the Notice shall be once a week for two (2) successive weeks. Two publications in a newspaper published once a week or more often, with at least five (5) days intervening, not counting the publication date, are sufficient. The first publication of the Notice shall be at least TWENTY (20) DAYS before the date set for the hearing.

C. NOTICE TO PROPERTY OWNERS (MAILING)

George
Cause to be mailed to each person owning real property proposed to be assessed according to the names and addresses of such owners as the same appear on the last County Assessment Roll, or at his address as known to the City Clerk. Said mailing is to be completed at least TWENTY (20) DAYS before the date set for hearing. Note that it may be necessary to fill in or enclose the following:

- (1) Proposed assessment;
- (2) Assessment number and property description.

Clerk
also post at
library &
glass case →

FINAL
ENGINEER'S REPORT
MUNICIPAL IMPROVEMENT ACT OF 1913
CITY OF SIMI VALLEY

FOR
ASSESSMENT
DISTRICT NO. 87-1
SYCAMORE VILLAGE

PREPARED BY
WILLDAN ASSOCIATES

D. The description of the improvements and the termini of the work contained in this Resolution are general in nature. All items of work do not necessarily extend for the full length of the description thereof. The plans and profiles of the work as contained in the Engineer's "Report" shall be controlling as to the correct and detailed description thereof.

E. Whenever any public way is herein referred to as running between two public ways, or from or to any public way, the intersections of the public ways referred to are included to the extent that work shall be shown on the plans to be done therein.

F. Notice is hereby given of the fact that in many cases said work and improvement will bring the finished work to a grade different from that formerly existing, and that to said extent, said grades are hereby changed and said work will be done to said changed grades.

DESCRIPTION OF ASSESSMENT DISTRICT

SECTION 2. That said improvements and work are of direct benefit to the properties and land within the Assessment District, and this legislative body hereby makes the expenses of said work and improvement chargeable upon a district, which said Assessment District is hereby declared to be the Assessment District benefited by said work and improvements and to be assessed to pay the costs and expenses thereof, including incidental expenses and costs and which is described as follows:

All that certain territory in the District included within the exterior boundary lines shown on the plat exhibiting the property affected or benefited by or to be assessed to pay the costs and expenses of said work and improvements in the Assessment District, said map titled and identified as "BOUNDARY MAP, ASSESSMENT DISTRICT NO. 87-1, SYCAMORE VILLAGE", and which map was heretofore approved and which said or diagram is on file with the transcript of these proceedings, EXCEPTING therefrom the area shown within and delineated upon said map or plat hereinabove referred to, the area of all public streets, public avenues, public lanes, public roads, public drives, public courts,

INITIAL STUDY
ASSESSMENT DISTRICT
SYCAMORE VILLAGE
CITY OF SIMI VALLEY

Project Description

The proposed Sycamore Village Assessment District includes the Sycamore Village area of Wood Ranch and encompasses the following previously approved (February 2, 1987) but unbuilt projects, TT 4053, PD-S-609, Z-S-320, TT 4153, PD-S-700, Z-S-350; and TT 4239, PD-S-708, Z-S-352.

PD-S-609, TT 4053, Z-S-320 includes 382 residential units, one restaurant site, one church site and open space on approximately 159.62 acres located south of Country Club Drive and west of the Wood Ranch Parkway.

PD-S-700, TT 4153, Z-S-350 includes 337 residential units, an elementary school and a park site on approximately 117.8 acres located west of Wood Ranch Parkway and north of the future extension of First Street, south of the proposed Martha Morrison Road.

PD-S-708, TT 4239, Z-S-352 includes 502 residential units on approximately 123.6 acres located on the east and west side of Wood Ranch Parkway with a substantial portion along the north side of the future extension of First Street.

The vacant sites are presently used for cattle grazing and other ranching activities.

The proposed Assessment District for Sycamore Canyon Village would fund the installation of infrastructure and residents would reimburse the costs through yearly assessments. The estimated balance to assessment is \$14,752,860.

The proposed Assessment District includes the construction of street improvements, street lights, sewer facilities, storm drains, water facilities, irrigation, landscaping, fences, water tanks, pumping stations, underground utilities and related items.

The street improvements include the construction of Wood Ranch Parkway from its current southerly terminus to its end at the future extension of First Street. Street improvements along Wood Ranch Parkway include grading, sewer and water facilities, storm drains, street lights, underground utilities, fences, landscaping and irrigation.

Water infrastructure includes 8300 feet of 16 inch transmission main, the Zone III pump station with appurtenances, and the Zone III water tank.

A. Transfer to the general fund; provided that the amount of any such transfer shall not exceed the lesser of One Thousand Dollars (\$1,000.00) or five percent (5%) of the total from the Improvement Fund;

B. As a credit upon the assessment and any supplemental assessment; or

C. For the maintenance of the improvement.

SPECIAL FUND

SECTION 7. The legislative body hereby establishes a special improvement fund identified and designated by the name of this Assessment District, and into said Fund monies may be transferred at any time to expedite the making of the improvements herein authorized, and any such advancement of funds is a loan and shall be repaid out of the proceeds of the sale of bonds as authorized by law.

PRIVATE CONTRACT

SECTION 8. Notice is hereby given that the public interest will not be served by allowing the property owners to take the contract for the construction of the improvements, and that, as authorized by law, no notice of award of contract shall be published.

GRADES

SECTION 9. That notice is hereby given that the grade to which the work shall be done is to be shown on the plans and profiles therefor, which grade may vary from the existing grades. The work herein contemplated shall be done to the grades as indicated on the plans and specifications, to which reference is made for a description of the grade at which the work is to be done. Any objections or protests to the proposed grade shall be made at the public hearing to be conducted under these proceedings.

PROCEEDINGS INQUIRIES

SECTION 10. For any and all information relating to these proceedings, including information relating to protest procedure, your attention is directed to the person designated below:

GEORGE BERG, CITY ENGINEER
CITY OF SIMI VALLEY
2929 TAPO CANYON ROAD
SIMI VALLEY, CA 93063
TELEPHONE: (805) 583-6806

NOTICE TO PROPERTY OWNERS

RESOLUTION OF INTENTION AND REPORT

NOTICE IS HEREBY GIVEN that the CITY COUNCIL of the CITY OF SIMI VALLEY, CALIFORNIA, did, on the 23rd day of May, 1988, adopt its Resolution of Intention, receive and file a "Report" of the Engineer, and authorize a public hearing to be noticed and set for proceedings to form a special assessment district known and designated as ASSESSMENT DISTRICT NO. 87-1 (SYCAMORE VILLAGE) (hereinafter referred to as the "Assessment District").

The "Report", as approved, consists of the plans, specifications, maps, descriptions and estimate of the cost, and diagram and assessment, and for all particulars as to these proceedings, reference is made to said "Report" as preliminarily approved, as well as to the previously mentioned Resolution of Intention.

DESCRIPTION OF IMPROVEMENTS

The proposed works of improvement to be financed under these proceedings for this Assessment District are described as the acquisition of certain clearing, excavation, grading and subdrains, together with the construction and installation of certain public improvements, including grading, paving and street improvements, water system and reservoir facilities, sanitary sewer and drainage facilities, together with underground utilities, including gas, electrical and communication improvements, together with ornamental vegetation and landscaping and all appurtenances and appurtenant work in WOOD RANCH PARKWAY and other streets and rights-of-way, said improvements to serve and benefit the properties located within the boundaries of this Assessment District.

BOUNDARIES OF ASSESSMENT DISTRICT

All properties that benefit from the works of improvement shall be assessed to pay a proportionate share of the costs and expenses of the improvements, together with acquisition expenses. A map of the Assessment District identified as "PROPOSED BOUNDARIES OF ASSESSMENT DISTRICT NO. 87-1 (SYCAMORE VILLAGE)" has been approved by the legislative body, and for all particulars as to the boundaries, reference is made to said map on file with the transcript of these proceedings.

COST OF IMPROVEMENTS

The total estimated cost of the works of improvement for the Assessment District are set forth as follows:

Estimated Cost of Construction:	\$10,754,410.17
Estimated Incidental Expenses:	\$ 2,727,003.99
Estimated Total Cost:	\$13,481,414.16
Balance to Assessment:	\$13,481,414.16

ASSESSMENT DISTRICT NO. 87-1

SYCAMORE VILLAGE

CITY OF SIMI VALLEY

Gregory Stratton
Mayor

Vicky Howard
Mayor Pro Tem

City Council Members

Glen W. McAdoo

Ann H. Rock

Bill Davis

M.L. Koester - City Manager

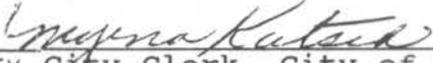
Ronald C. Coons - Director of Public Works

George T. Berg - City Engineer

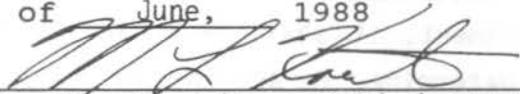
Professional Services

F. Mackenzie Brown - Special Counsel
Kadie, Jensen & Johnson - Financial Consultants
Willdan Associates - Assessment Engineer

Preliminary approval by the City Council of the City of
Simi Valley on the 23rd day of May 1988


Deputy City Clerk, City of Simi Valley

Final approval by the City Council of the City of Simi
Valley on the 27th day of June, 1988


City Clerk, City of Simi Valley

BONDS

SECTION 4. Notice is hereby given that serial bonds to represent the unpaid assessments, and bear interest at the rate of not to exceed the current legal maximum rate of 12% per annum, will be issued hereunder in the manner provided in the "Improvement Bond Act of 1915", being Division 10 of the Streets and Highways Code of the State of California, the last installment of which bonds shall mature a maximum of and not to exceed NINETEEN (19) YEARS from the second day of September next succeeding twelve (12) months from their date. The provisions of Part 11.1 of said Act, providing an alternative procedure for the advance payment of assessments and the calling of bonds shall apply.

The principal amount of the bonds maturing each year shall be other than an amount equal to an even annual proportion of the aggregate principal of the bonds, and the amount of principal maturing in each year, plus the amount of interest payable in that year, will be generally an aggregate amount that is equal each year, except for the first year's adjustment.

Pursuant to the provisions of the Streets and Highways Code of the State of California, specifically Section 10603, the Treasurer is hereby designated as the officer to collect and receive the assessments during the cash collection period. Said bonds further shall be serviced by the Treasurer or designated Paying Agent.

"MUNICIPAL IMPROVEMENT ACT OF 1913"

SECTION 5. That except as herein otherwise provided for the issuance of bonds, all of said improvements shall be made and ordered pursuant to the provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California.

SURPLUS FUNDS

SECTION 6. That if any excess shall be realized from the assessment, it shall be used, in such amounts as the legislative body may determine, in accordance with the provisions of law for one or more of the following purposes: