

Mendocino Unified School District

Maintenance Assessment District

Engineer's Report (Fiscal Year 2024-25)

Submitted by
Jason Morse, Superintendent
Reviewed by
Mark Quattrocchi, Architect

Mendocino Unified School District
May 16, 2024
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Mendocino Unified School District
Maintenance Assessment District

Assessment

WHEREAS, on April 18, 2024 the Board of Trustees of the Mendocino Unified School District, pursuant to the provisions of the Landscaping and Lighting Act of 1972 (the "Act"), adopted its Resolution Initiating Proceedings for the Formation of a Maintenance District for the maintenance of improvements more particularly described in the Resolution;

WHEREAS, the Resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of the Act;

NOW THEREFORE, the undersigned, by virtue of the power vested in me under the Act and the order of the Board of Trustees, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of the improvements, including the incidental costs and expenses, to be paid by the maintenance district.

These improvements are allocated costs based upon the estimated costs of the improvements for the fiscal year 2024-25 at \$91,170 as follows:

Engineer and District's Cost Estimate
Fiscal Year 2024-25
Maintenance Assessment District — Eligible Maintenance Cost

	MUSD Expenditures	Estimated Costs for Improvements 2024-25
Improvements 2024-25		
• Maintenance, servicing, and semi-annual refinishing and refurbishment of gym floors at Mendocino High School. (Not necessary in 2024-25 due to Bond Modernization project).	\$0	\$0
• Maintenance, utilities and servicing of facilities and grounds of the District available for public use. Including irrigation, utilities, repair, water system, fire systems maintenance, paving, maintenance and operations staff, custodial supplies, etc.	<u>\$1,315,538</u> \$1,315,538	<u>\$91,170</u> \$91,170

For the 2024-25 fiscal year, there is no surplus or deficit in the improvement fund and section 22569(d) does not apply. The net assessed amount is, as set forth above, the estimate of the costs for the fiscal year 2024-25 of approximately \$91,170. The net assessment is based on approximately 3,039 improved parcels at \$30.00 per parcel.

Maintenance personnel will be used to maintain, service, and repair as necessary the District's facilities available to the public. District maintenance and utility staffing and operational expenditures will be used approximately 7.0% for maintenance and service in connection with public recreational events at District school sites.

The proposed assessment per improved parcel and total net amount to be assessed is less than the cost the District pays for maintenance, service, and improvements as a result of the public use and availability of District facilities.

The exterior boundaries of the Maintenance District are identical to the boundaries of the Mendocino Unified School District. For purposes of the Maintenance Assessment District, the Mendocino County Assessment Roll constitutes the Diagram.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within the Maintenance Assessment District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of the improvements, as more particularly set forth in the list attached on page 4 which also lists exempt parcels, and by this reference made a part of this Assessment.

The Assessment is made upon the lots or parcels of land within the Maintenance Assessment District in proportion to the estimated benefits to be received by the lots or parcels, respectively, from the maintenance of the improvements.

Each lot or parcel of land assessed is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Mendocino for the fiscal year 2024-25 and includes all of each parcel, excepting those portions within existing public roads or right-of-way. For a more particular description of the property, reference is hereby made to the deeds and maps on file and record in the office of the County Recorder of the County Mendocino.

Dated: _____

Superintendent

Mendocino Unified School District Maintenance Assessment District

Assessment Roll

Reference is hereby made to the Assessment Roll in and for said assessment proceedings on file in the Office of the Secretary of the Board of Trustees, said assessment roll being too bulky to be bound with this Engineer's Report. The Assessment roll identifies the Mendocino County Assessor's Parcel Number of each lot or parcel, within the Maintenance Assessment District, that is being assessed, the address of the lot or parcel, the name and address of the owner of the lot or parcel, and an assessment amount.

Method of Assessment

The amounts to be assessed against the parcels of property to pay the cost and expenses of the work and improvements are based upon the benefits to be derived by the properties in the assessment district, which is comprised of parcels located within the Mendocino Unified School District boundaries, as defined by the Mendocino County tax code areas. Such benefits include, but are not limited to, enhanced property values, availability of recreational facilities, preservation of green space, contribution to a clean and safe community, and other general benefits.

Attached is a Summary of Assessment Amounts for various land uses found within the Mendocino Unified Maintenance Assessment District. The listing is not all inclusive of all types of land use that may be found within the District, but does represent the major land use categories. The list identifies which land use parcels are to be assessed and the method by which they are assessed.

Any property owner who feels that the amount of his/her assessment is in error as a result of incorrect information being used to apply the foregoing method, may file an appeal with the Superintendent of the Mendocino Unified School District. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the Superintendent shall promptly review the information provided by the property owner and if he finds that the assessment should be modified, he shall have the authority to make the appropriate changes in the assessment roll. If any such changes are approved after the assessment roll has been filed with the County of collection, the Superintendent is authorized to refund to the property owner the amount of any approved reduction.

Assessment Diagram and Plans and Specifications

Reference is hereby made to the Assessment Diagram in and for said assessment proceedings on file in the office of the Secretary of the Board of Trustees, said Assessment Diagram being too bulky to be bound with this Engineer's Report. For the purposes of the Mendocino Unified Maintenance Assessment District, the Assessor's Roll constitutes the Assessment Diagram.

Any Plans and Specifications that may be required, or that are applicable to the maintenance work included in the Maintenance Assessment District will be on file in the Office of the Secretary of the Board of Trustees.

Public Use and Availability of District Facilities

The Mendocino Unified School District ("District") makes available to members of the public residing in the District and other public members its facilities and playgrounds. The District is unique in this respect as almost all community recreational functions use these facilities.

The High School gymnasium and the K-8 gymnasium are used for large public functions in addition to recreational activities available to the public. The playgrounds at the small grammar schools and the Mendocino K-8 School are made available to the public for recreational activities.

The District's playing fields and gymnasiums are available to the public for a variety of sporting activities such as basketball, badminton, football, baseball, soccer, volleyball, and other sporting events. The Performing Arts Center and the High School gymnasium host public events for the community as a whole. There are other cultural uses of the District's facilities for public use.

The Mendocino Community High School and the Albion School are used by the public for cultural and recreational uses which require ongoing maintenance.

Because of the heavy use of the District's facilities, as set forth in this Report, it is necessary to defray the cost of maintenance, servicing, and improvements under the Landscaping and Lighting Act of 1972 (Streets and Highways Code section 22500).

Property values are enhanced by the presence of well-maintained public facilities for community recreational uses.

Summary of Assessment Amounts

<u>Land Use of Parcel</u>	<u>Amount</u>	<u>Notes Related to Assessment Amount Charged</u>
Unimproved	Exempt	
Church	Exempt	
Cemetery	Exempt	
Public Property	Exempt	
Public Utility Property	Exempt	
Improved	\$30	As defined by County Assessor's parcel identification

Mendocino Unified School District
Maintenance Assessment District

Certifications
Fiscal Year 2024-25

1. I, the Secretary of the Board of Trustees of the Mendocino Unified School District, hereby certify that the foregoing Assessment with the diagram was filed with me on May 16, 2024.

Superintendent / Secretary of the Board of Trustees

2. I, the Secretary of the Board of Trustees of the Mendocino Unified School District, hereby certify that the foregoing Assessment was approved and confirmed by the Board of Trustees of the Mendocino Unified School District on June 11, 2024 by Resolution 2024-14.

Superintendent / Secretary of the Board of Trustees

3. I, the Secretary of the Board of Trustees of the Mendocino Unified School District, hereby certify that a certified copy of the assessment and diagram was filed in the Office of the County Auditor of the County of Mendocino, California, on _____.

Superintendent / Secretary of the Board of Trustees