

CITY OF SUISUN CITY

Fiscal Year 2024/25 Engineer's Report For:

McCoy Creek Parking Benefit Assessment District

May 2024

Prepared by:



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1. ENGINEER’S LETTER

WHEREAS, the City Council of the City of Suisun City (the “City”) has previously formed the following special benefit assessment district pursuant to terms of the “Benefit Assessment Act of 1982”, Chapter 6.4, Division 2, Title 5 of the California Government Code (commencing with Section 54703) (hereafter referred to as the “Act”). The district is known and designated as the McCoy Creek Parking Benefit Assessment District (the “District”);

WHEREAS, on May 21, 2024 the City Council under the Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer’s Report for the District;

WHEREAS, the Resolution of Initiation directed NBS to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operations, and servicing of the improvements for the District for the referenced fiscal year, a diagram for the District, showing the boundaries of the District and properties to be assessed, and an assessment of the estimated costs of the maintenance, operations, and servicing the improvements, assessing the net amount upon all assessable lots and/or parcels within the District in proportion to the special benefit received;

NOW THEREFORE, the following assessment is proposed to be authorized in order to pay for the estimated costs of maintenance, operation, and servicing of improvements to be paid by the assessable real property within the boundaries of the District in proportion to the special benefit received.

SUMMARY OF ASSESSMENT

Description	Estimated for Fiscal Year 2024/25
Estimated Fiscal Year 2024/25 Levy ⁽¹⁾	\$8,883.04
Total District Equivalent Dwelling Units	72.40
Fiscal Year 2024/25 Assessment Per EDU	\$122.69

⁽¹⁾ Actual assessments may be rounded to the nearest even penny in accordance with the requirements of the County for placement on the tax rolls.

I, the undersigned, respectfully submit the enclosed Engineer’s Report and, to the best of my knowledge, information and belief, the Engineer’s Report and assessments herein have been prepared and computed in accordance with the Act.

By: _____
City of Suisun City
Public Works Director (Engineer of Work)

2. PLANS AND SPECIFICATIONS

2.1 Description of the Boundaries of the District

The boundaries of the District are described as the area bounded by McCoy Creek Way to the north, Gray Hawk Lane to the south, Crescent Elementary School to the east, and Grizzly Island Road to the west. The District consists of mixed-use parcel types and is proposed to include 75 on-street parking spaces at build-out for Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 13.

2.2 Description of Improvements and Services

In accordance with the Act, the improvements are the construction, operation, maintenance, and servicing of parking facilities including, but not limited to, maintenance, replacement, repair, materials, personnel, contracting services, and other items necessary for the satisfactory operation of these services.

Reference is made to the plans and specifications for the improvements, which are on file with the City. The specific improvements within the District are as follows:

PARKING AREAS AND FACILITIES

75 on-street parking spaces benefiting Lots 1 through 10 and Lot 13, located on the south side of McCoy Creek Way, west of Crescent Elementary School, east of Grizzly Island Road, and north of Gray Hawk Lane.

3. ESTIMATE OF COSTS

The following table shows the estimate of costs related to the District.

City of Suisun City
McCoy Creek Parking Assessment District
Cash Position Summaries
Fiscal Year 2024-25 Annual Budget

Budget Activity	FY 2021-22 Actual	FY 2022-23 Actual	FY 2023-24 Year to Date ⁽²⁾	FY 2024-25 Proposed Budget
Resources				
Beginning Balance	\$36,714	\$34,648	\$33,918	\$17,018
District Assessment ⁽¹⁾	\$7,545	\$4,331	\$9,227	\$9,504
Interest Earnings	(101)	204	200	200
Subtotal: Revenue & Transfers	\$7,445	\$4,535	\$9,427	\$9,704
Subtotal: Resources	\$44,159	\$39,183	\$43,344	\$26,722
Expenditures				
Other Professional Services	\$427	\$0	\$172	\$172
Advertising	176	0	0	0
Property Tax Admin Fee	75	43	100	100
Other Contract Services	0	0	1,100	1,100
Field Supplies	0	0	400	400
Public Works Supplies	7,634	5,586	11,254	11,254
Major Facility Repairs	0	0	12,800	12,800
Investment Loss	698	(698)	0	0
Subtotal: Operating	\$9,011	\$4,932	\$25,826	\$25,826
Staff Administration Costs	\$500	\$333	\$500	\$500.00
Subtotal: Non-Operating	\$500	\$333	\$500	\$500.00
Subtotal: Expenditures	\$9,511	\$5,265	\$26,326	\$26,326
Ending Balance	\$34,648	\$33,918	\$17,018	\$396

(1) Actual assessments may be rounded to the nearest even penny in accordance with the requirements of the County for placement on the tax rolls.

(2) Year to date expenses are through 4/30 and do not include annual transfers.

4. ASSESSMENTS

The assessments for Fiscal Year 2024/25 apportioned to each parcel as shown on the latest equalized roll at the Solano County Assessor’s office are listed in Section 6 of this Engineer’s Report. The description of each lot or parcel is part of the records of the County Assessor and such records are, by reference, made part of this Engineer’s Report.

4.1 Method of Apportionment

Pursuant to the Act and Article XIII D of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received. An Equivalent Dwelling Unit (EDU) of benefit per parcel/unit type is equal to the number of on-street parking spaces benefiting the parcel.

The District consists of three development types: Single-Family Attached parcels – (Retail Space) (“SFA”); Residential/Commercial parcels – (Carriage Unit over Retail) – (Live-Work or “L-W”); and Commercial parcels (“COM”), subject to this assessment. For any fiscal year, the estimated costs are apportioned as follows: each SFA parcel is deemed to receive 3.30 EDUs of benefit per parcel/unit type; each L-W parcel is deemed to receive 4.30 EDUs of benefit per each parcel/unit type; and each COM parcel is deemed to receive 1 EDU per 250 square feet of building area. The total EDU count for the District is 72.40. Please refer to Section 7 of the Original Engineer’s Report for a full description and breakdown of the actual EDU calculations for the District.

The annual assessment for each parcel is calculated first by dividing the total District estimated costs by the total EDU count, thus yielding an assessment rate per EDU; second, multiplying the quotient from the first step by a given parcel’s individual EDU value. (Note: the actual annual assessment per EDU cannot exceed the Maximum Assessment described in this section without appropriate proceedings being conducted by the City.)

The District costs are spread to each of the 72.40 EDUs within the District as follows:

Estimated Fiscal Year 2024/25 Levy ⁽¹⁾	\$8,883.04
Total District Equivalent Dwelling Units	72.40
Fiscal Year 2024/25 Assessment Per EDU	\$122.69

(1) Actual assessments may be rounded to the nearest even penny in accordance with the requirements of the County for placement on the tax rolls.

4.2 Proposition 218 Requirements

This rate automatically increases in future years based on the Annual Construction Cost Index for San Francisco as published in the first issue of each April of the Engineering News Record magazine (“April Construction Cost Index”). The confirmed assessment per EDU for Fiscal Year 2006/07 set the initial maximum assessment. If the actual assessment in any succeeding year increases by a percentage no greater than the April Construction Cost Index, the assessment shall not be considered an increase. The table below shows the April Construction Cost Index history and the authorized assessment related to the increase.

Fiscal Year	Percentage Increase	Maximum Assessment	Actual Assessment
2006/07	N/A	\$66.74	\$66.74
2007/08	7.76%	71.93	71.92
2008/09	0.58%	72.36	72.36
2009/10	6.56%	77.07	77.07
2010/11 ⁽¹⁾	0.00%	77.07	77.07
2011/12	4.42%	80.48	80.48
2012/13	2.07%	82.15	82.15
2013/14	0.02%	82.17	82.17
2014/15	5.03%	86.30	86.30
2015/16	2.46%	88.42	88.42
2016/17	3.55%	91.56	91.56
2017/18	1.19%	92.65	92.65
2018/19	2.72%	95.17	95.17
2019/20	2.56%	97.61	97.61
2020/21	4.01%	101.52	101.52
2021/22	2.66%	104.22	104.22
2022/23	14.79%	119.64	119.64
2023/24	1.43%	121.35	121.34
2024/25	1.10%	122.69	122.68

(1) The 2010/11 percentage increase in the annual April Construction Cost Index was -0.26%, and as such the maximum assessment rate for 2010/11 remained the same as the prior year.

5. ASSESSMENT DIAGRAM

An Assessment Diagram for the District has been submitted to the City in the format required under the provisions of the Act. The lines and dimensions shown on maps of the County Assessor for the current year are incorporated by reference herein and made part of this Engineer's Report.

6. ASSESSMENT ROLL

The following parcels within the District will be assessed for Fiscal Year 2024/25:

APN	Parcel Type	EDUs	Fiscal Year 2024/25 Assessment ⁽¹⁾
0173-811-010	SFA	3.30	\$404.88
0173-811-020	LW	4.30	527.58
0173-811-030	LW	34.40	4,220.74
0173-811-060	LW	4.30	527.58
0173-811-070	LW	4.30	527.58
0173-811-080	SFA	3.30	404.88
0173-811-090	SFA	3.30	404.88
0173-811-100	SFA	3.30	404.88
0173-811-110	LW	4.30	527.58
0173-811-120	LW	4.30	527.58
0173-812-180	SFA	3.30	404.88
Totals:		72.40	\$8,883.04

(1) Actual assessments may be rounded to the nearest even penny in accordance with the requirements of the County for placement on the tax rolls.

Assessor’s parcel identification, for each lot or parcel within the District, shall be based on the Solano County Assessor’s secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of assessor’s parcels assessed within the District for Fiscal Year 2024/25, along with the assessment amounts, is on file in the office of the City Clerk and incorporated herein by reference. Based on Solano County Assessor’s secured roll data, current assessor’s parcels, including corrected and/or new assessor’s parcels, will be submitted and/or resubmitted to the Solano County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this Report. Therefore, if a single assessor’s parcel has a status change in development, other land use change, or subdivides into multiple assessor’s parcels, the assessment amounts applied to each of the new assessor’s parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.