

**Open Space Preservation District
Engineer's Report
Executive Summary**

The Engineer's Report is a legally required document, pursuant to Article XIID of the California Constitution, for assessment districts and, as such, is sometimes difficult to interpret. The following is an executive summary of the Engineer's Report.

What it funds:

The proposed Open Space Preservation District (the "District") will expand upon the City's existing **Open Space, Park and Parkland Program** (the "Program"). The City already has an extensive Program for the acquisition, preservation, improvement, servicing and maintenance of parks, parkland and open space lands. The existing program is responsible for the implementation of various functions associated with parks maintenance, park planning, and development. It provides planning and administration for the acquisition and construction of parks, open space, trails, and grounds as well as the operations and maintenance supplies to maintain the parks, facilities, trails, and open space. In addition, this program works with the community on the master plans and designs of various park facilities, and oversees the implementation of these designs by managing the construction process. Many properties outside the City boundaries benefit from the City's existing Program (it is estimated that 71.5% of the benefiting area is outside the City). By having this new District expand the City's existing Program, the City is able to get credit for the facilities and services relating to parks and open space it is currently funding.

It is the City Council's intent to use the additional funding from the District to expand the existing Program to accelerate vacant land acquisition in and around the City. The City has already been doing this to some extent in previous years, but this would allow more funds to be used for this purpose.

In the appendix to the Engineer's Report are guidelines outlining how the open space acquisition will be accomplished, what the priorities are, etc. This guideline document is called the **Proposed Open Space Acquisition Implementation Work Program** (the "Work Program"). This Work Program provides acquisition principles, such as:

- the acquired land is within the benefit area for the District (within a 3-mile radius of the City's existing parks and open space lands), and
- at least 90% of the acres purchased will be preserved for natural open space (so that no more than 10% of the acres purchased will be used for future improved active parkland).

How much it funds:

The City's existing Parks Program budget is approximately \$6.8 million. The proposed Open Space Preservation District will increase the funds by approximately \$1.5 million and the City Council has committed these funds to acquire vacant lands in and around the City, as identified in the Proposed Open Space Acquisition Implementation Work Program.

How much each parcel pays:

In the first year, a single family residence will pay \$25, which is the designated "Assessment Rate." Condominiums, townhomes and apartments will pay \$18.75 for each unit, and mobile home parks will pay \$12.50 per space.

Non-residential property, such as commercial, industrial and institutional land uses, will pay \$75 per acre, and vacant parcels will pay \$18.75 per acre up to 5 acres (so not to exceed \$93.75).

The maximum Assessment Rate that can be charged will increase by \$1 each year. The actual Assessment Rate in any fiscal year must be approved by the City Council prior to the levy and may not exceed the maximum Assessment Rate without receiving property owner approval for the increase.

How long the assessment will last:

The assessment is proposed to be in place for 30 years.