



AGENDA REPORT

8a.

SUBJECT/TITLE:

FORMATION OF THE PASADERA LANDSCAPING AND LIGHTING DISTRICT

RECOMMENDATION:

1. **APPROVE RESOLUTION NO. 2017-22 INITIATING PROCEEDINGS TO FORM THE PASADERA LANDSCAPING AND LIGHTING DISTRICT, WHICH CALLS FOR THE PREPARATION AND FILING OF THE ENGINEER'S REPORT REGARDING THE FORMATION OF THE DISTRICT AND THE LEVY OF ASSESSMENTS; AND,**
2. **APPROVE RESOLUTION NO. 2017-23 DECLARING THE CITY'S INTENTION TO FORM THE PASADERA LANDSCAPING AND LIGHTING DISTRICT, TO LEVY ASSESSMENTS COMMENCING IN FISCAL YEAR 2017/2018, PRELIMINARILY APPROVE AND FILE THE ENGINEER'S REPORT, TO CONDUCT A PROPERTY OWNER PROTEST BALLOT PROCEEDING FOR THE ASSESSMENTS, AND SETS THE TIME AND PLACE FOR THE PUBLIC HEARING**

DISCUSSION:

The City of Guadalupe is proposing the formation of the Pasadera Landscaping and Lighting District ("District") to pay for the ongoing maintenance, operation and servicing of the local parks, landscaping, and street lighting improvements established in connection with development of the properties within the planned commercial and residential development area identified in the DJ Farms Specific Plan and commonly referred to as the Pasadera development, which is generally located on the south side of Main Street near Obispo Street and Flower Avenue.

Similar to other assessment districts previously formed by the City, this proposed District is being formed in connection with previously approved development agreements to provide a mechanism to fund the ongoing maintenance and operation of the local parks, landscaping, and street lighting improvements established in connection with development of the properties within the proposed District pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highway Code. At build-out, it is anticipated that this District will incorporate approximately eight hundred and three (803) single-family residential home sites; twenty-one (21.49) acres of non-residential development (commercial service and commercial neighborhood); a fourteen (14.37) acre school site; and various associated public areas, easements, and rights-of-way. Currently, the lots and parcels of land within the DJ Farms Specific Plan and the District and are inclusive of the following parcels identified on the Santa Barbara County Assessor's Parcel Maps as: Book 113 Page

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01, Parcels 25 and 37; Page 08, Parcel 18; Page 45, Parcels 01 through 04, and 06 through 10; Page 46, Parcels 01 through 57; Page 47, Parcels 01 through 61; and Page 48, Parcels 01 through 41.

The formation of the District will allow for the levy and collection of annual assessments on the County tax rolls commencing in fiscal year 2017/2018. The annual assessments which are more fully described in the attached Engineer's Report will provide funding for the net special benefit costs and expenses that are necessary to service and maintain the local parks, landscaping, and lighting improvements associated with and resulting from the development of properties within the District.

However, to levy such assessments, the City must conduct a property owner protest ballot proceeding under the provisions of the California Constitution, Article XIID (Proposition 218) which requires mailed notices and ballots to the property owners of record at least 45-days prior to the public hearing. At the conclusion of the public hearing, returned ballots will be opened and tabulated to determine if majority protest exists. If majority protest exists, proceedings to form the District will be abandoned. If majority protest does not exist, the City Council may form the District and authorize the levy of assessments.

The resolutions being presented this evening for the City Council's consideration are required pursuant to the provisions of the Landscaping and Lighting Act of 1972 and represent the first steps in the district formation process and sets the public hearing for Tuesday, August 8, 2017.

Staff recommends that the City adopt Resolutions 1) initiating proceedings to form the Pasadera Landscaping and Lighting District; and 2) the resolution of Intention

ATTACHMENTS:

1. Resolution 2017-22
2. Engineer's Report, Formation of Pasadera Landscaping and Lighting District, Fiscal Year 2017/2018
3. Resolution 2017-23

Prepared by: **Jeff van den Eikhof, City Engineer**

Meeting Date: 13 June 2017

City Administrator Approval: _____



Agenda Item: _____

RESOLUTION NO. 2017-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, INITIATING PROCEEDINGS FOR THE FORMATION OF THE PASADERA LANDSCAPING AND LIGHTING DISTRICT; AND DIRECTING THE PREPARATION AND FILING OF AN ENGINEER'S REPORT RELATED THERETO, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, the City Council of the City of Guadalupe ("City"), pursuant to the provisions of the Landscaping and Lighting Act of 1972, Division 15, Part 2 of the California Streets and Highways Code ("Act"), desires to initiate proceedings for the formation of an assessment district within the City to be known and designated as the Pasadera Landscaping and Lighting District ("District"), and to levy and collect annual assessments for the District commencing in fiscal year 2017/2018 to pay for the operation, maintenance, and servicing of local parks, landscaping and lighting improvements, and appurtenant facilities related thereto; and

WHEREAS, pursuant to Chapter 2, Article 1 Section 22585 of the Act, proceedings for the formation of an assessment district shall be initiated by resolution and that resolution shall generally describe the proposed improvements, describe the proposed assessment district and specify a distinctive designation for the district and order the engineer to prepare and file a report in accordance with Article 4 (commencing with Section 22565) of Chapter 1 of the Act; and

WHEREAS, the City has retained Willdan Financial Services ("Willdan") as the Assessment Engineer of Work for the purpose of assisting with the formation of the District, the establishment of annual assessments, and to prepare and file a report with the City Clerk concerning the formation of Pasadera Landscaping and Lighting District and the proposed annual levy of assessments in accordance with the Act and the provisions of the California Constitution Article XIII D (the "Constitution").

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:

SECTION 1. That the foregoing recitals are true and correct; and

SECTION 2. That the City proposes to form the Pasadera Landscaping and Lighting District incorporating all lots and parcels of land within the planned commercial and residential development area identified in the DJ Farms Specific Plan and commonly referred to as the Pasadera development (hereafter referred to as the "Pasadera Development") located on the south side of Main Street near Obispo Street and Flower Avenue; and to levy and collect annual assessments for the District commencing in fiscal year 2017/2018 to pay for the operation, maintenance, and servicing of local parks, landscaping and lighting improvements, and appurtenant facilities related thereto; and

SECTION 3. It is anticipated that at build-out, the territory within the Pasadera Development and the District will incorporate approximately eight hundred and three (803) planned single-family residential home sites; twenty-one (21.49) acres of non-residential development (commercial service and commercial neighborhood); a fourteen (14.37) acre school site; and various associated public areas, easements, and rights-of-way that are part of the District improvements or otherwise receive no special benefit from the improvements

to be provide. Currently, the lots and parcels of land within the DJ Farms Specific Plan and the District and are inclusive of the following parcels identified on the Santa Barbara County Assessor's Parcel Maps as: Book 113 Page 01, Parcels 25 and 37; Page 08, Parcel 18; Page 45, Parcels 01 through 04, and 06 through 10; Page 46, Parcels 01 through 57; Page 47, Parcels 01 through 61; and Page 48, Parcels 01 through 41. By reference, these maps are made part of this resolution; and

SECTION 4. That the improvements for which the District is formed generally include, but are not limited to, the maintenance, operation and servicing of local street lighting, parks, and various landscaping improvements established in connection with development of the properties within the District, and which shall be maintained for the special benefit of those properties. The maintenance and servicing of the improvements generally include, but are not limited to, the materials, equipment, utilities, labor, and incidental expenses, including administrative expenses, required for annual operation, as well as the performance of periodic repairs and replacement activities as needed to provide for the growth, health, and beauty of the parks and landscaping within specified public areas, rights-of-way and/or dedicated easements, the proper operation and functioning of related amenities including, irrigation and drainage systems, specified fencing, hardscapes; sports courts and fields; playground equipment and structures; sidewalks, ornamental or safety lighting; benches, trash receptacles; drinking fountains, picnic facilities and any other equipment, structures or facilities related to the parks and/or landscape areas; and the proper operation of the public street lights and street lighting system within the public rights-of-way which may include, but is not limited to the furnishing of electric current or other illuminating agent; as needed maintenance, repair, and replacement of worn out electrical components and light fixtures, including bulbs, ballasts, photoelectric cells, meters, electrical cables; repair or replacement of damaged poles, ground wires, and conduits caused by accidents, vandalism, time, and weather; and monitoring of the Underground Service Alert (USA) network to prevent damage by excavation; and

SECTION 5. In accordance with Chapter 2 Article 1 Section 22586 of the Act, the City Council hereby directs the Assessment Engineer Work to prepare and file with the City Clerk an Engineer's Report concerning the formation of the District; the improvements and services connected therewith and the annual levy of assessments commencing with the fiscal year 2017/2018, in accordance with Chapter 1 Article 4 (commencing with Section 22565) of the Act.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 13th day of June 2017 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being C.C. Resolution No. 2017-22, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 13, 2017, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk
Deputy City Clerk

John Lizalde, Mayor
Mayor

APPROVED AS TO FORM:

DAVID M. FLEISHMAN, City Attorney

RESOLUTION NO. 2017-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, DECLARING THE CITY'S INTENTION TO FORM THE PASADERA LANDSCAPING AND LIGHTING DISTRICT; AND TO LEVY AND COLLECT ANNUAL ASSESSMENTS RELATED THERETO COMMENCING FISCAL YEAR 2017/2018, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; AND CALLING FOR A PROPERTY OWNER PROTEST PROCEEDING, TO SUBMIT TO THE QUALIFIED PROPERTY OWNERS THE QUESTION OF LEVYING SUCH ASSESSMENTS AND ESTABLISHING AN ASSESSMENT RANGE FORMULA FOR SAID DISTRICT PURSUANT TO THE PROVISIONS OF THE CALIFORNIA CONSTITUTION, ARTICLE XIID

WHEREAS, the City Council of the City of Guadalupe ("City"), pursuant to provisions of the Landscaping and Lighting Act of 1972 being Part 2, Division 15 of the California Streets and Highways Code ("Act"), did by previous Resolution, initiate proceedings for the formation of an assessment district within the City to be known and designated as the Pasadera Landscaping and Lighting District ("District"), and to levy and collect annual assessments for the District commencing in fiscal year 2017/2018 to pay for the operation, maintenance, and servicing of local parks, landscaping and lighting improvements, and appurtenant facilities related thereto; and

WHEREAS, the Assessment Engineer of Work has prepared and filed an Engineer's Report with the City Clerk regarding the formation of the District and the levy of annual assessments connected therewith commencing in fiscal year 2017/2018 (beginning July 1, 2017 and ending June 30, 2018), pursuant to Section 22623 of the Act, and said report has been presented to the City Council, and is incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:

SECTION 1. That the foregoing recitals are true and correct; and

SECTION 2. The Engineer's Report as presented, consists of the following:

- 2a.)** The Plans and Specifications which describe the boundaries of the District and the improvements associated therewith that provide special benefits to the parcels therein; and,
- 2b.)** The Method of Apportionment that details the method of calculating proportional special benefit and the annual assessment obligation for each affected parcel; and,
- 2c.)** The Estimate of Improvement Costs including the calculation of the assessments and the estimated annual funding (Budget) required for the annual maintenance, servicing, and operation of the parks, landscaping and lighting improvements and specifically the costs associated with the improvements determined to be of special benefit to parcels within the District, establishing the proposed maximum assessments and the assessments for fiscal year 2017/2018; and,

2d.) The Assessment Range Formula (Annual Inflationary Adjustment) to be applied to the proposed Maximum Assessment Rates per Equivalent Benefit Unit in subsequent fiscal years. The proposed Maximum Assessments including the Assessment Range Formula shall be presented to the property owner(s) of record in a protest ballot proceeding pursuant to the California Constitution Article XIID; and,

2e.) A District Diagram outlining the boundaries of the District and Zones therein for fiscal year 2017/2018; and,

2f.) An Assessment Roll containing the proposed maximum assessment and levy of assessment for fiscal year 2017/2018 for each Assessor Parcel Number currently identified within the District; and,

SECTION 3. The City Council hereby approves the Engineer's Report on a preliminary basis as submitted or amended by direction of this City Council, and orders said Report to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, and by reference the Engineer's Report is made part of this resolution; and,

SECTION 4. The City Council hereby declares its intention to form the assessment district to be known and designated as the Pasadera Landscaping and Lighting District pursuant to Chapter 2 Article 1 of the Act, and to establish said District with benefit zones pursuant to Section 22574 of the Act; and to levy and collect annual assessments against parcels of land within the District commencing with fiscal year 2017/2018 in accordance with the Act and the provisions of the California Constitution Article XIID. and,

The City Council further declares its intention to conduct a public hearing regarding this district formation and the proposed levy of new assessments pursuant to the provisions of the Act and the California Constitution Article XIID and thereby calls for a property owner protest balloting proceeding related thereto. The City Council finds that the public's best interest requires such action and levy of assessments; and,

SECTION 5. The City Council hereby finds that the territory within the proposed District as identified in the Engineer's Report consists of and includes those lots, parcels and subdivisions of land that will receive special benefits from the improvements to be provided; and,

SECTION 6. The proposed improvements and services for the District as identified in the Engineer's Report, include, but are not limited to, the maintenance, operation and servicing of local street lighting, parks, and various landscaping improvements established in connection with development of the properties within the District, and which shall be maintained for the special benefit of those properties. The maintenance and servicing of the improvements generally include, but are not limited to, the materials, equipment, utilities, labor, and incidental expenses, including administrative expenses, required for annual operation, as well as the performance of periodic repairs and replacement activities as needed to provide for the growth, health, and beauty of the parks and landscaping within specified public areas, rights-of-way and/or dedicated easements, the proper operation and functioning of related amenities including, irrigation and drainage systems, specified fencing, hardscapes; sports courts and fields; playground equipment and structures; sidewalks, ornamental or safety lighting; benches, trash receptacles; drinking fountains, picnic facilities and any other equipment, structures or facilities related to the parks and/or landscape areas;

and the proper operation of the public street lights and street lighting system within the public rights-of-way which may include, but is not limited to the furnishing of electric current or other illuminating agent; as needed maintenance, repair, and replacement of worn out electrical components and light fixtures, including bulbs, ballasts, photoelectric cells, meters, electrical cables; repair or replacement of damaged poles, ground wires, and conduits caused by accidents, vandalism, time, and weather; and monitoring of the Underground Service Alert (USA) network to prevent damage by excavation. The Engineer's Report prepared and filed with the City Clerk provides a more detailed description of the improvements and services to be provided and for which properties shall be assessed; and,

SECTION 7. The City Council hereby determines that to provide the improvements described in section 6 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District commencing in fiscal year 2017/2018. The Engineer's Report referred to in Section 2 of this resolution establishes the proposed maximum assessments for the District including the annual inflationary adjustment to the maximum assessment rates; and the assessments necessary to provide for the annual operation, administration, services and maintenance of the improvements commencing in fiscal year 2017/2018; and,

SECTION 8. Pursuant to California Constitution Article XIID, an assessment ballot proceeding is hereby called on the matter of confirming the proposed new assessments for the District. The ballots and notices so authorized shall be distributed by first class mail to the property owners of record as of the last County equalized roll not less than 45 days prior to the public hearing, and each property owner may return the ballot by mail or in person to the City Clerk not later than the conclusion of the public hearing for this matter; and,

SECTION 9. The City Council hereby authorizes and directs the City Clerk or their designee to prepare and mail notice of the Public Hearing; and in the same or separate mailing, mail the property owner protest ballot(s) to the subject property owner regarding the proposed levy of assessments and the assessment range formula outlined in the Engineer's Report, for return receipt prior to the date and time of the public hearing set forth in this resolution; and,

SECTION 10. The City Council hereby declares its intention to conduct a Public Hearing concerning the District, the improvements, and the levy of assessments and in accordance with Section 22624 (e) and 22625 of the Act, notice is hereby given that on Tuesday, August 8, 2017 at 6.00 P.M., the City Council will hold a Public Hearing for the District and the levy and collection of assessments related thereto commencing in fiscal year 2017/2018, or as soon thereafter as feasible. The Public Hearing will be held in the City Council Chambers, located at 1275 Main Street, Guadalupe, at the time so fixed. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard; and,

SECTION 11. The property owner protest ballot proceeding conducted for the District shall constitute the property owner's approval or rejection of the annual levy of assessments and assessment range formula. The property owner may return the ballot by mail or in person to the City Clerk not later than the conclusion of the Public Hearing on Tuesday August 8, 2017. After the close of the Public Hearing, pursuant to Section 4, Sub-Section 4 (e) of the California Constitution, the City shall tabulate the ballots returned to determine if majority protest exists. The ballots shall be weighted according to the proportional financial obligation of the affected property. Majority protest exists if, upon the conclusion of the hearing, ballots

submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment; and,

Any interested person may file a written protest with the City Clerk prior to the conclusion of the hearing, or having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection, and protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. At the public hearing, all interested persons shall be afforded the opportunity to hear and be heard; and,

SECTION 12. The City Clerk or their designee is hereby authorized and directed to give notice of such Public Hearing as provided by law.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 13th day of June 2017 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being C.C. Resolution No. 2017-23, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 13, 2017, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk
Deputy City Clerk

John Lizalde, Mayor
Mayor

APPROVED AS TO FORM:

DAVID M. FLEISHMAN, City Attorney



CITY OF GUADALUPE
Engineer's Report
Formation of
Pasadera Landscaping and Lighting District

Fiscal Year 2017/2018

Intent Meeting: June 13, 2017
Public Hearing: August 8, 2017

CITY OF GUADALUPE
918 OBISPO STREET
GUADALUPE, CA 93434

MAY 2017

PREPARED BY

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ENGINEER'S ANNEXATION REPORT AFFIDAVIT

**City of Guadalupe
Pasadera Landscaping and Lighting District**

**District Formation and
Annual Levy of Assessments for
Fiscal Year 2017/2018**

**City of Guadalupe,
County of Santa Barbara, State of California**

As part of the Resolution of Intention packet presented for the consideration of the Guadalupe City Council, this Report and the enclosed budgets, diagrams, and descriptions outline the proposed formation of the Pasadera Landscaping and Lighting District for Fiscal Year 2017/2018 and the establishment of annual assessments related thereto commencing in Fiscal Year 2017/2018. Said District includes all lots and parcels of land identified on the Santa Barbara County Assessor's Parcel Maps as the same existed at the time this Report was prepared incorporating: Book 113, Page 01, Parcels 25 and 37; Book 113, Page 08, Parcel 18; Book 113, Page 45, Parcels 01 through 004, and 06 through 10; Book 113, Page 46, Parcels 01 through 57; Book 113, Page 47, Parcels 01 through 61; and Book 113, Page 48, Parcels 01 through 41.

Reference is hereby made to the Santa Barbara County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each parcel within the Pasadera Landscaping and Lighting District including all subsequent subdivisions, lot-line adjustments, or parcel changes therein. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2017.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Guadalupe

By: _____
Jim McGuire
Principal Consultant

By: _____
Richard Kopecky
R.C.E. # 16742

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Introduction

Pursuant to the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (referred to as the "1972 Act"), and in compliance with the substantive and procedural requirements of Article XIII D of the California State Constitution (hereafter referred to as the "California Constitution"), the City Council of the City of Guadalupe, County of Santa Barbara, State of California (hereafter referred to as the "City"), propose to form a special benefit assessment district designated as:

Pasadera Landscaping and Lighting District

(hereafter referred to as the "District"), in order to provide and maintain various landscaping and lighting improvements that provide special benefits to properties within the District which includes all lots and parcels of land within the planned commercial and residential development area identified in the DJ Farms Specific Plan and commonly referred to as the Pasadera development (hereafter referred to as the "Pasadera Development") located on the south side of Main Street near Obispo Street and Flower Avenue.

This Engineer's Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 of the 1972 Act, and presented to the City Council for their consideration and approval of the improvements and services to be provided within the District and the levy and collection of the assessments related thereto to fund the special benefit costs and expenses required to service and maintain designated improvements within the District commencing in Fiscal Year 2017/2018. If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

This Report outlines the District structure, the improvements, and the proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements. The annual assessments to be levied on properties within the District will provide a funding source for the continued operation and maintenance of the parks, landscaping and lighting improvements within the District and zones of benefit ("Zones") established herein, which provide special benefits to the properties within the District and each respective Zone. Each Zone outlined in this Report is a reflection of the various improvements and the types of improvements and services to be provided by the District for the properties that are directly associated with and benefit from those improvements. The net annual cost to provide the improvements for each Zone are allocated to the benefiting properties within that Zone using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services.

The estimated cost of the improvements and the proposed annual assessments budgeted and assessed against properties within the District and each respective Zone may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; the collection of funds for operational reserves or for periodic maintenance and improvement rehabilitation projects; deficits or surpluses from prior fiscal years; and revenues from other sources as authorized by the 1972 Act. Each parcel is to be assessed proportionately for only those improvements, services and

expenses for which the parcel will receive special benefit. After formation of this District, in each subsequent fiscal year, the City shall establish the District's assessments based on an estimate of the costs to maintain, operate and service the improvements for that fiscal year and available revenues including fund balances, general benefit contributions, any additional City contributions, and the assessment limits established herein.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Santa Barbara County Assessor's Office. The Santa Barbara County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

To adequately provide and fund the parks, landscaping and lighting improvements to be constructed and installed in connection with the development of properties in the Pasadera Development, the City Council has determined that it is appropriate and in the public's best interest to form the Pasadera Landscaping and Lighting District, and to levy annual assessments on the County tax rolls for the benefit of properties therein commencing in Fiscal Year 2017/2018 to fund the estimated special benefit improvement costs that are considered necessary to maintain and service the improvements. Furthermore, the improvements to be provided and funded in whole or in part by the District assessments are consistent with the current development plans and specifications for the Pasadera Development and the overall improvements outlined in the DJ Farms Specific Plan which are on file in the Office of Public Works of the City of Guadalupe and by reference these plans and specifications are made part of this Report. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the provisions of the California Constitution and the District shall incorporate each parcel that will receive special benefits from those improvements.

Ballot Proceedings

Pursuant to the provisions of Article XIII D, Section 4 of the California Constitution, the City shall conduct a property owner protest ballot proceeding ("Ballot Proceeding") for the proposed levy of new assessments as described in this Report. In conjunction with this Ballot Proceeding, the City Council will conduct a noticed public hearing to consider public testimonies, comments, and written protests regarding the formation of the District and the establishment of the proposed assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists as defined in Article XIII D of the California Constitution.

"A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property."

After completion of the ballot tabulation, the City Council will confirm the results of the balloting. If majority protest exists for the proposed assessments, further proceedings to form the District and implement the new assessments shall be abandoned at this time. If tabulation of the ballots indicate that majority protest does not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council may adopt this Report (as submitted or amended); approve the district diagram(s) contained herein; order the formation of the District; direct the improvements to be made; and confirm and approve the levy and collection of the assessments as outlined in this Report.

The assessment rates and method of apportionment described in this Report, as approved or modified by the City Council, define the initial maximum assessment that may be applied to the parcels within the District commencing Fiscal Year 2017/2018. The assessments so authorized,

including the assessment range formula and the proposed assessments for Fiscal Year 2017/2018 as described herein may be submitted to the Santa Barbara County Auditor/Controller for inclusion on the property tax roll for each affected parcel commencing in Fiscal Year 2017/2018.

Commencing in fiscal year 2018/2019 and each subsequent fiscal year, an annual engineer's report for the District shall be prepared and presented to the City Council to address any proposed changes to the District including any proposed annexations, changes to the improvements, budgets and assessments for that fiscal year. The City Council shall annually hold a noticed public hearing regarding these matters prior to approving and ordering the levy of assessments for the upcoming fiscal year.

Report Content

This Report has been prepared in connection with the formation of the Pasadera Landscaping and Lighting District and the levy of assessments commencing in Fiscal Year 2017/2018, pursuant to a resolution of the City Council and consists of five (5) parts:

Part I — Plans and Specifications:

This section provides a general description of the District and the improvements for which parcels are to be assessed. The proposed assessments as outlined in this Report are based on the improvements and appurtenant facilities that provide a special benefit to the properties within the District and generally consist of local parks, landscaping, lighting, and operational expenses authorized pursuant to the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these descriptions of the improvements, an overall visual depiction of the proposed landscaping and lighting improvements is provided on the District Diagrams contained in Part V of this Report. More detailed information regarding the specific plans and specifications associated with the District improvements are on file in the Office of Public Works of the City of Guadalupe and by reference are made part of this Report.

Part II — Method of Apportionment

This section includes a discussion of the general and special benefits associated with the various improvements to be provided within the District (Benefit Analysis), which includes a discussion of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property's proportional special benefit necessary to calculate the annual assessments.

Part III — Estimate of Costs

This section establishes an estimate of the annual costs to operate, maintain, and service the local parks, landscaping, lighting, and appurtenant facilities to be installed in connection with the development of properties within the District at build-out. This budget includes an estimate of the maintenance costs and incidental expenses including, but not limited to: labor, materials, utilities, equipment, and administration expenses as well as the collection of other appropriate funding authorized by the 1972 Act. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution and are excluded from the amount to be assessed as special benefit. The resulting proposed maximum assessment rates (the "Maximum Assessment Rate

Per EBU") identified in this budget establishes the initial maximum assessment rates as of Fiscal Year 2017/2018 and shall be adjusted annually by the Assessment Range Formula also described in this section of the Report. The maximum assessment amount to be balloted for each parcel is calculated based on the initial maximum assessment rate established for each Zone and the Assessment Methodology described in "Part II — Method of Apportionment" of this Report.

In addition to the Budget that establishes the initial Maximum Assessment Rates Per EBU, a separate budget and proposed assessments for the first fiscal year (Fiscal Year 2017/2018) is provided. In accordance with the 1972 Act each fiscal year an estimate of costs (Budget) shall be contained in the Engineer's Report. This annual budget shall be based on the estimated net annual special benefit cost of operating, maintaining, and servicing the improvements for that fiscal year as well as funds to be collected for authorized reserves and/or installments for costs and activities that cannot be reasonably collected in a single fiscal year's assessments. The resulting assessment rates (the "Assessment Per EBU") identified in this budget establishes the proposed assessments to be levied and collected for Fiscal Year 2017/2018.

Part IV — District Diagrams

This section of the Report contains diagram(s) showing the boundaries of the District and applicable Zones within the District for Fiscal Year 2017/2018 which incorporate the parcels determined to receive special benefits from the various District improvements. These diagrams also provide a visual depiction of the location and extent of the improvements to be maintained. The lines and dimensions of each lot, parcel, and subdivision of land contained in these diagrams are inclusive of all parcels listed in "Part V – Assessment Roll" of this Report and the corresponding County Assessor's Parcel Maps for said parcels as they existed at the time this Report was prepared and shall include all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Santa Barbara County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V — Assessment Roll

A listing of the proposed assessment amounts for parcel within the District. The "Balloted Maximum Assessment" amount for each parcel represents that parcel's maximum assessment amount as of Fiscal Year 2017/2018 and is based on the parcel's calculated proportional special benefit as outlined in "Part II — Method of Apportionment", and calculated assessment rate established by the budget in "Part III — Estimate of Costs". The assessment amount identified as the "FY 2017/2018 Assessment" represent the assessment amounts to be levied and collected on the County Tax Rolls for Fiscal Year 2017/2018.

Part I — Plans and Specifications

Description of the District

The territory within the District consists of the lots or parcels of land within the planned commercial and residential development area identified in the DJ Farms Specific Plan and commonly referred to as the "Pasadera Development" which is located within the City of Guadalupe on the south side of Main Street near Obispo Street and Flower Avenue. According to the DJ Farms Specific Plan and current Assessor's Parcel Maps, at build-out, the District is anticipated to incorporate eight hundred and three (803) planned single-family residential home sites; approximately twenty-one (21.49) acres of non-residential development (commercial service and commercial neighborhood); a fourteen (14.37) acre school site; and various associated public areas, easements, and rights-of-way that are part of the District improvements or otherwise receive no special benefit from the improvements to be provided. At the time this Report was prepared, the lots and parcels of land within the DJ Farms Specific Plan and the District and are inclusive of the following parcels identified on the Santa Barbara County Assessor's Parcel Maps as:

Book 113, Page 01, Parcels 25 and 37;

Book 113, Page 08, Parcel 18;

Book 113, Page 45, Parcels 01 through 04, and 06 through 10;

Book 113, Page 46, Parcels 01 through 57;

Book 113, Page 47, Parcels 01 through 61; and

Book 113, Page 48, Parcels 01 through 41.

Currently the properties immediately west, south and east of these parcels and the boundaries of this District (excluding any streets or other rights-of-way) are outside the City boundaries.

Description of the District Improvements

As authorized by the 1972 Act, the improvements to be provided by the District and associated with each Zone therein incorporate local street lighting, parks, and various landscaping improvements that are maintained and serviced for the benefit of real property within the District. The various improvements to be maintained by the District have been or will be installed in direct connection with the development of properties for the benefit of those properties and are considered necessary for the development of those properties to their full and best use. The work to be performed within the District may include, but is not limited to (as applicable), the personnel; materials; equipment; electricity; water; contract services; repair and rehabilitation of the improvements; and incidental expenses required to operate the District and provide the improvements and services. The annual assessments to be levied on properties within the District provide a source of funding to support the continued operation and maintenance of these improvements that provide a particular and distinct benefit (special benefit) to those properties. Each parcel shall be assessed proportionately for only those improvements, services, and expenses for which the parcel receives a special benefit. The improvement plans and specifications for the District are on file in the Office of Public Works of the City of Guadalupe and by reference these plans and specifications are made part of this Report. The District improvements generally include but are not limited to:

Landscape Improvements

The landscape improvements to be funded by the District assessments may include, but are not limited to, turf, ground cover, shrubs and plants; areas of natural vegetation; trees; irrigation and drainage systems; masonry walls, retaining walls, or other fencing; monuments; hardscapes; concrete or decomposed granite trail/pathways; and other related appurtenant facilities within the District that have been dedicated to the City for maintenance including but are not limited to:

- designated parkway side-panels adjacent to the streets and properties within the District, including parkways, entryways, and trails;
- various non-street landscaping and/or vegetation management areas including a drainage basin, dedicated Habitat/Open Space areas, a water tank site, and buffer/greenbelt/trail areas along the railroad right-of way; and
- the planned local park sites and/or recreational areas within the District.

The following provides a summary description of the landscape improvements anticipated to be constructed as part of the development of properties within the District and ultimately maintained through the District at build-out. For reference purposes, in conjunction with these descriptions of the improvements a visual depiction of the landscape improvement areas is provided on the diagrams contained in Part V of this Report. At build-out, it is anticipated that the District's landscape improvements will generally include, but is not limited to approximately:

Obispo Street

- 41,785 square feet of irrigated landscape improvements located on both sides of Obispo Street between Buena Vista Road and the railroad rights-of-way; and
- 20,463 square feet of irrigated landscape improvements located on both sides of Obispo Street between the railroad rights-of-way and "C" Street.

Del Mar Drive

- 5,192 square feet of irrigated landscape improvements located on both sides of Del Mar Drive between Obispo Street and Fuente Drive.

Arroyo Seco Road

- 4,720 square feet of irrigated landscape improvements located on the west side of Arroyo Seco Road between Buena Vista Road and Manzanita Street;
- 3,196 square feet of irrigated landscape improvements located on the west side of Arroyo Seco Road between the southern end of the park site (just north of "E1" Street) and the end of Arroyo Seco Road (cul-de-sac); and
- 68,660 square feet of maintained improvements located on the east side of Arroyo Seco Road between Buena Vista Road and the end of Arroyo Seco Road (cul-de-sac). These maintained improvements incorporate 45,702 square feet of irrigated landscaping and 22,958 square feet of trail/pathway improvements.

"B" Street

- 33,627 square feet of irrigated landscape improvements located on the north side of "B" Street between "C" Street and "F10" Street; and

- 60,494 square feet of maintained improvements located on the south side of "B" Street between "C" Street and "F10" Street. These maintained improvements incorporate 40,342 square feet of irrigated landscaping and 20,152 square feet of trail/pathway improvements.

"F10" Street

- 6,813 square feet of maintained improvements located on the east side of "F10" Street from "B" Street up to the end of the cu-de-sac on "F10" Street. These maintained improvements incorporate 4,830 square feet of irrigated landscaping and 1,983 square feet of trail/pathway improvements.

"C" Street

- 8,045 square feet of irrigated landscape improvements located on the east side of "C" Street between Obispo Street and "B" Street; and
- 33,353 square feet of maintained improvements located on the west side of "C" Street between "B" Street and "D5" Street. These maintained improvements incorporate 24,932 square feet of irrigated landscaping and 8,421 square feet of trail/pathway improvements.

Non-Streetscape Areas

- 2,277 square feet of non-streetscape trail/pathway improvements located between the homes on the southwest side of the intersection of "E2" Street and "E3" Street, connecting these streets with the park site near the northeast side of the railroad right-of-way adjacent to the park;
- 22,850 square feet of improvement area (landscape buffer/trail) located on the northeast/east side of the railroad right-of-way behind the homes on the west and southwest side of Las Flores Drive extending from Buena Vista Road south to Obispo Street. It is anticipated that much of this improvement area will be irrigated landscaping, but all or a portion of the area may ultimately be installed with minimal/modified irrigation or no irrigation;
- 15,778 square feet of improvement area (landscape buffer/trail) located on the southwest side of the railroad right-of-way behind the homes on the northeast side of "D1" Street between Obispo Street and the designated well-site located at the northern end of "D1" Street. This square footage includes the estimated 2,147 square feet of paseo (pathway) connecting "D1" Street with the landscape buffer/trail area. It is anticipated that much of this improvement area will be irrigated landscaping, but all or a portion of the area may ultimately be installed with minimal/modified irrigation or no irrigation;
- 39,437 square feet of improvement area (landscape buffer/trail) located on the southwest side of the railroad right-of-way behind the homes on the northeast side of "F1" Street and at the cul-de-sacs of "F9" Street and "F10" Street, between Obispo Street and "F10" Street. This square footage includes the estimated 2,205 square feet of paseo (pathway) connecting "F1" Street and "F2" Street with this landscape buffer/trail area. It is anticipated that much of this improvement area will be irrigated landscaping, but all or a portion of the area may ultimately be installed with minimal/modified irrigation or no irrigation;
- 280,770 square feet of natural/minimal-maintenance landscape improvements (Habitat Area) located on the south/southeast side of Obispo Street between the railroad rights-of-way and "A" Street and between "A" Street and "C" Street;
- 37,244 square feet of natural/minimal-maintenance landscape improvements (open space water tank site) located north of the cul-de-sac on "D1" Street, between the railroad rights-of-way and the western boundary of the District; and

- 67,388 square feet of maintained improvements (open space drainage basin site) located at the northeast corner of the Zone, east of Flower Avenue between Main Street and Buena Vista Road. These maintained improvements incorporate 30,842 square feet of irrigated landscaping and 36,546 square feet of non-irrigated natural/minimal-maintenance landscaped area.

Parks

- 659,633 square feet of park and recreational area improvements located within sixteen planned park sites or recreational areas located throughout the residential development area within the District boundaries. While it is anticipated that much of this improvement area will be irrigated landscaping (mostly turf), this overall square footage also incorporates the non-landscaped areas within the parks including play areas, sports courts, sidewalks and other hardscape areas, but does not include any parking areas associated with these park/recreational areas.

Park Facilities

In addition to the landscape improvements within the park/recreational areas, the improvements and facilities to be funded may include, but are not limited to maintenance and servicing of the sports courts and fields; playground equipment and structures; sidewalks, ornamental or safety lighting; benches, trash receptacles; drinking fountains, picnic facilities and any other equipment, structures or facilities related to the foregoing.

Lighting Improvements

Lighting improvements to be funded by the District assessments may include, but are not limited to, electrical energy, lighting fixtures, poles, meters, conduits, electrical cable and appurtenant facilities associated with the street lights, traffic signals, and lighting within public areas within the District. Maintenance, operation, and servicing of these lighting improvements may include, but is not limited to the furnishing of electric current or other illuminating agent; as needed maintenance, repair, and replacement of worn out electrical components and light fixtures, including bulbs, ballasts, photoelectric cells, meters, electrical cables; repair or replacement of damaged poles, ground wires, and conduits caused by accidents, vandalism, time, and weather; and monitoring of the Underground Service Alert (USA) network to prevent damage by excavation. At build-out, it is anticipated that the District's lighting improvements will generally include, but is not limited to:

- Thirteen (13) street lights located on the south side of Main Street adjacent to the proposed non-residential development area within the District;
- Two (2) street lights on Flower Avenue between Main Street and Buena Vista Road;
- Fourteen (14) street lights on the north side of Buena Vista Road which is between the proposed residential developments and the proposed non-residential development area;
- Five (20) street lights on Obispo Street;
 - Five (5) street lights located between Main Street and Buena Vista Road;
 - Ten (10) street lights located between Buena Vista Road and the railroad right-of-way;
 - Five (5) street lights located between the railroad right-of-way and "C" Street;
- One hundred ninety-four (194) street lights within the planned residential developments;

- The safety/security lights, recreational lights (fields and courts) and/or ornamental lighting associated with the park/recreational areas; and
- Any other public lighting facilities including future traffic signals that may be deemed necessary or desired for the safe ingress or egress to the properties within the District.

Excluded Improvements

Improvements that are not a part of the District improvements include, privately owned street lights and landscaping improvements located on private property and/or areas designated as Homeowner Association or Business Association properties or easements. Such improvements and facilities including street trees shall be provided and maintained by the individual property owners, property management group or association established in connection with the development of properties within the District.

Zones of Benefit

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing various landscaping and lighting improvements, including the acquisition, construction, installation, maintenance, and servicing of those improvements and related facilities. In addition, to ensure an appropriate allocation of the estimated costs to provide various improvements based on proportional special benefits, landscaping and lighting districts often times include benefit zones ("Zones") as authorized pursuant to Chapter 1 Article 4, Section 22574 of the 1972 Act:

"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

While the California Constitution requires that "The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement or the maintenance and operation expenses of a public improvement..."; it is reasonable to conclude that certain landscaping and/or lighting improvements may benefit most if not all properties within a district, while other improvements may only provide special benefits to specific parcels, developments or portions of the district (particularly in larger districts). In addition, some improvements within a district and/or the costs associated with various public improvements are identified as providing some measure of general benefit and because these general benefit costs cannot be assessed, the cost of those improvements may be proportionately allocated as both special benefits and general benefit.

In accordance with the 1972 Act, it has been determined that it is appropriate and necessary to initially establish two benefit zones (Zones) within this District to be designated as Zone A and Zone B. The boundaries of each Zone are established based on the location, extent and types of improvements or similarities in the types of improvements being maintained through the District assessments as well as the particular and distinct benefits the various developments and properties derive from those improvements based on proximity to those specific improvements and the nexus between the development of the properties that required or facilitated the installation of those improvements. While some improvements may be specifically associated with specific development areas or parcels within the District, many improvements may reasonably be considered shared improvements because the overall development of the properties in the area required or necessitated those improvements. In such cases, the special benefits and cost of providing such improvements are proportionately shared by parcels in each Zone.

The net annual cost to provide the improvements for each Zone are allocated to the benefiting properties within that Zone using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. The following is a brief description and summary of the Zones and improvements associated within each Zone. A visual depiction of the location and extent of the improvements and Zone boundaries are provided on the District Diagrams provided in Part IV of this Report.

Zone A Parcels and Improvements

Zone A Parcels: Comprises that portion of the parcels within District located on the south side of Main Street and north of Buena Vista Road. The properties in this Zone are primarily identified as non-residential properties (Commercial Properties), but the Zone also incorporates the future drainage basin in the northeast corner of the District which is one of the improvement areas to be maintained and shared by parcels in both Zone A and Zone B. At the time this Report was prepared, the parcels in Zone A are identified on the Assessor' Parcel Maps as:

Book 113, Page 45, Parcels 01, 02, and 03 (Planned Non-Residential Development properties); and

Book 113, Page 45, Parcel 10 (Exempt parcel – planned drainage basin).

Zone A Improvements: The parcels within Zone A receive special benefit and are proportionately assessed in whole or in part for improvements that include, but are not limited to the following:

Shared Improvements (proportionately shared by parcels in Zone A and Zone B)

- street lights on Flower Avenue between Main Street and Buena Vista Road;
- street lights on Buena Vista Road adjacent to both Zone A and Zone B;
- street lights on Obispo Street between Main Street and Buena Vista Road; and
- landscaping improvements associated with the drainage basin site located at the northeast corner of the District.

Zone Specific Improvements (proportionately shared by parcels in Zone A only)

- street lights on the south side of Main Street adjacent to Zone A;

Zone B Parcels and Improvements

Zone B Parcels: Comprises that portion of the parcels within District located south of Buena Vista Road. The properties in this Zone are primarily identified as Single Family Residential parcels and Planned Residential Development properties, but also includes a future Public School property as well as the sixteen parks and recreational areas, and the other various landscape improvements to be maintained by the District. At the time this Report was prepared, the parcels in Zone B are identified on the Assessor' Parcel Maps as:

Book 113, Page 01, Parcels 25 and 37 (Exempt parcels - railroad rights-of-way);

Book 113, Page 08, Parcel 18 (Planned Residential Development);

Book 113, Page 45, Parcels 04 and 09 (Planned Residential Development);

Book 113, Page 45, Parcel 07 (Public School);

- Book 113, Page 45, Parcels 06 and 08 (Exempt parcels – park/recreational areas);
- Book 113, Page 46, Parcels 01 through 55 (Single Family Residential parcels);
- Book 113, Page 46, Parcels 56 and 57 (Exempt parcels – park and proposed improvement area);
- Book 113, Page 47, Parcels 01 through 21 and 24 through 59 (Single Family Residential parcels);
- Book 113, Page 47, Parcels 22 and 23 (Exempt parcels – mapped as residential lots, but converted to a street and designated improvement areas);
- Book 113, Page 47, Parcels 60 and 61 (Exempt parcels – park and proposed improvement area);
- Book 113, Page 48, Parcels 01 through 40 (Single Family Residential parcels); and
- Book 113, Page 48, Parcel 41 (Exempt parcels – proposed improvement area);

Zone B Improvements: The parcels within Zone B receive special benefit and are proportionately assessed in whole or in part for improvements that include, but are not limited to the following:

Shared Improvements (proportionately shared by parcels in Zone B and Zone A)

- street lights on Flower Avenue between Main Street and Buena Vista Road;
- street lights on Buena Vista Road located between Zone A and Zone B;
- street lights on Obispo Street between Main Street and Buena Vista Road; and
- landscaping improvements associated with the drainage basin site located at the northeast corner of the District.

Zone Specific Improvements (proportionately shared by parcels in Zone B only)

- street lights on Obispo Street between Buena Vista Road and "C" Street which is the end of Obispo street, (proportionately shared by parcels in Zone B only); and
- the remaining street lights (194 street lights not identified above) within the planned residential developments;
- landscaping improvements on both sides of Obispo Street between Buena Vista Road and "C" Street;
- landscaping improvements on both sides of Del Mar Drive between Obispo Street and Fuente Drive;
- landscaping improvements on the west side of Arroyo Seco Road between Buena Vista Road and Manzanita Street;
- landscaping improvements on the west side of Arroyo Seco Road between the park site and the end of Arroyo Seco Road (cul-de-sac);
- landscaping and trail improvements on the east side of Arroyo Seco Road between Buena Vista Road and the end of Arroyo Seco Road (cul-de-sac);
- landscaping improvements on the north side of "B" Street between "C" Street and "F10" Street;
- landscaping and trail improvements on the south side of "B" Street between "C" Street and "F10" Street;
- landscaping and trail improvements on the east side of "F10" Street from "B" Street up to the end of the cu-de-sac on "F10" Street;

- landscaping improvements on the east side of "C" Street between Obispo Street and "B" Street; and
- landscaping and trail improvements on the west side of "C" Street between "B" Street and "D5" Street;
- the paseo (pathway and landscaping) located between the homes on the southwest side of the intersection of "E2" Street and "E3" Street, connecting these streets with the park site near the northeast side of the railroad right-of-way adjacent to the park site;
- the landscape buffer/trail on the northeast/east side of the railroad right-of-way extending from Buena Vista Road south to Obispo Street;
- the landscape buffer/trail on the southwest side of the railroad right-of-way between Obispo Street and the designated well-site located at the northern end of "D1" Street and the paseo (pathway and landscaping) connecting "D1" Street with the landscape buffer/trail area;
- the landscape buffer/trail on the southwest side of the railroad right-of-way between Obispo Street and "F10" Street and the paseo (pathway and landscaping) connecting "F1" Street and "F2" Street with the landscape buffer/trail area;
- the Habitat Area on the south/southeast side of Obispo Street between the railroad rights-of-way and "A" Street and between "A" Street and "C" Street;
- the natural/minimal-maintenance landscaping improvements at the water tank site located north of the cul-de-sac on "D1" Street, between the railroad rights-of-way and the western boundary of the District;
- the park/recreational area improvements located within sixteen planned parks and recreational areas located throughout the residential developments within the District boundaries.

Zone B Sub-Zones

At the time this Report was prepared, only a portion of the properties within the District have been fully subdivided and/or developed, and only a portion of the improvements have actually been installed. Therefore, for administrative purposes and to ensure an equitable apportionment of the annual maintenance and operation expenses, the residential development areas within the District identified as Zone B have been initially established and grouped into Sub-Zones to reflect the current and anticipated development of the properties and the installation of improvements within Zone B. For Fiscal Year 2017/2018 the Sub-zones which are illustrated on the District Diagrams provided in Part IV of this Report are generally described in the following:

Sub-Zone B1 incorporates the residential developments that have already been subdivided into Single Family Residential lots and associated improvement areas. For Fiscal Year 2017/2018 this Sub-Zone includes the one hundred fifty-two Single Family Residential parcels and the parks and proposed improvement areas within Tract 26,061. These parcels are identified on the Assessor' Parcel Maps as: Book 113, Page 46, Parcels 01 through 57; Book 113, Page 47, Parcels 01 through 61; and Book 113, Page 48, Parcels 01 through 41.

Sub-Zone B2 incorporates the planned development area generally located south of Buena Vista Road, east of Obispo Street, and northeast of the railroad right-of-way. The properties included in this Sub-Zone are currently identified by the County Assessor's Office as Vacant property and has not been fully subdivided and/or developed. The parcels within this Sub-Zone are currently identified on the Assessor' Parcel Maps as: Book 113, Page 45, Parcel 04 (218 planned residential lots); Book 113, Page 45, Parcel 07 (Public School); Book 113, Page 45, Parcels 06

and 08 (Exempt parcels – park/recreational areas); and Book 113, Page 45, Parcel 09 (104 planned residential lots).

Sub-Zone B3 incorporates the planned residential development area generally located southwest of the railroad right-of-way. The properties included in this Sub-Zone are currently identified by the County Assessor's Office as Vacant property and has not been fully subdivided or developed. The parcels within this Sub-Zone are currently identified on the Assessor' Parcel Maps as: Book 113, Page 01, Parcels 25 and 37 (Exempt parcels - railroad rights-of-way); and Book 113, Page 08, Parcel 18 (329 planned residential lots).

By establishing and utilizing a Zone and Sub-Zone structure, similar properties with similar types of improvements will be assessed a proportional amount for the total annual expenses related to the maintenance, operation and servicing of the improvements provided by the District and for which the properties receive special benefits. The use of Sub-Zones will allow for each development and the parcels therein to be assessed for the improvements provided as development occurs and/or improvements are installed.

For purposes of establishing the maximum assessments for Zone B and the assessment amount balloted for each parcel, the parcels in Sub-Zone B2 and Sub-Zone B3 are assigned a proportional benefit and land use designation that reflects the planned development of that property at build-out (Planned Residential Development, Public School, or Exempt as applicable). For calculating the Fiscal Year 2017/2018 annual assessments, the parcels in Sub-Zone B2 and Sub-Zone B3 are identified as either Undeveloped Residential Property and/or Exempt parcels and will be assessed in accordance with the method of apportionment described in "Part II — Method of Apportionment" of this Report. However, in future fiscal years as these parcels are subdivided or developed, and/or as additional improvements for Zone B are accepted for maintenance, at the discretion of the Assessment Engineer and/or City, the affected properties will be reclassified as Sub-Zone B1 parcels and assessed accordingly. It is anticipated that at build-out, each of the parcels currently within Sub-Zone B2 and Sub-Zone B3 will be transitioned into Sub-Zone B1 and the Sub-Zone designations can be eliminated.

Part II — METHOD OF APPORTIONMENT

Legislative Authority and Provisions

1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscaping and lighting improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Section 22574 provides for zones as follows:

"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

The formulas used for calculating assessments and the designation of Zones and Sub-Zones as established herein reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Article XIII D of the California Constitution (Proposition 218).

California Constitution

The costs to operate and maintain the District improvements are identified and allocated to properties within each Zone and/or Sub-Zone within the District based on special benefit. The improvements provided and for which properties are to be assessed are identified as local landscaping and lighting improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within each respective Zone and/or Sub-Zone. The District assessments and method of apportionment is based on the premise that these improvements would otherwise not have been required without the development or planned development of those parcels.

Article XIII D Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIII D Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIII D Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Benefit Analysis

The improvements provided by this District and for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City's General Plan.

Special Benefits

The ongoing maintenance of landscaped areas within the District will provide aesthetic benefits to the properties within the District and each respective Zone and/or Sub-Zone therein, and are intended to provide a more pleasant environment to walk, drive, live, and work. The primary function of these improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements are constructed and installed and/or are facilitated by the development or potential development of properties within the District. These improvements are an integral part of the physical environment associated with the parcels in the District and while some of these improvements may in part be visible to properties outside the District and/or the respective Zones and Sub-Zones, collectively if these improvements are not properly maintained, it is the parcels within the District and/or the respective Zones and Sub-Zones that would be aesthetically burdened. Additionally, the many of the landscape improvements include parks, green spaces, and trails that provide visually pleasing open space areas that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards and may also provide a greater opportunity for recreation as well as serving as a physical buffer and/or sound reduction buffer between the roadways and the properties in the District. Thus, the maintenance of these landscaped improvements provides particular and distinct benefits to the properties and developments associated with those improvements.

Likewise, street lighting in the District is primarily useful for illuminating the streets that provide access to the properties in the District as well as the sidewalks and parking lanes associated with those properties. While it is recognized that street lights and traffic signals serve in part to enhance traffic safety, installation and construction of these improvements are for the most part, required by the development of properties within the district and these improvements provide three main special benefits to those properties: (i) property security benefit, (ii) pedestrian safety benefit, and (iii) parkway/roadway access benefit. Furthermore, because traffic circulation in the City is largely the result of local traffic to and from these properties by the property owners and guests, it is reasonable to assume that these properties derive a particular and distinct benefit from the streetlighting that support the safe access to the properties and essentially all pedestrians and parking vehicles in the lit areas will, after dark, be directly associated with the assessed properties. As a result, the maintenance of these lighting improvements is a particular and distinct benefit to the properties and developments within the District and the Zones and Sub-Zones therein.

Collectively these landscaping and lighting improvements and related assessments enhance the security, overall use, presentation and marketability of the properties, and ensure the long-term cost-efficiency of services that is obtained through the City provided maintenance (economy of scale), and the regulatory restrictions on future cost increases.

General Benefit

Landscaping General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed, it is evident these improvements have been or will be installed as part of the development of properties within the District or are improvements that would otherwise be shared by and required for development of those properties. Although the District improvements are located on public streets or public areas that are typically visible and/or accessible to the general public, it is evident that the ongoing maintenance of these improvements are only necessary for the appearance and advantage of the properties within the District that are directly associated with those improvements and these improvements (particularly the level of maintenance and servicing) are not required nor necessarily desired by any properties outside the District and/or the respective Zones and/or Sub-Zones associated with those various improvements. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only on those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has limited (if any) indirect or incidental benefit to the public at large or properties outside each respective Zone.

In the absence of a special funding Zone, the City's maintenance of these improvements would for the most part, be limited to tree management, weed abatement, rodent control, and erosion control services for the various landscape areas. This basic or baseline level of service would typically provide for periodic servicing of these areas on an as-needed basis. This baseline level of service would provide for public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways and potential property damage, but results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance that can be provided through the District assessments.

On average, the cost to provide this baseline level of service for the District' planned landscape areas is estimated to be approximately \$0.01150 per square foot (approximately \$500 per acre) which includes a five percent (5%) cost factor for City overhead and administration. This baseline service cost per square foot represents approximately five percent (5%) of the overall cost per square foot for the annual operation and maintenance of the landscape areas.

Other Landscaping General Benefits

In addition to the general benefit identified above, it is recognized that there are indirect or incidental general benefits to properties within the District as well as the general public that are associated with regular landscape maintenance services, including:

- Minimization of dust and debris; and
- Decreased potential water runoff from both properties and the landscaped areas.

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the

purposes of calculating proportional benefits, we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. We estimate that the costs associated with these indirect benefits do not exceed one percent (1%) of the annual maintenance expenditures for the landscaping improvements.

The baseline general benefit costs and the indirect/incidental general benefit costs identified above shall be excluded from the special benefit assessment funding and not assessed to the parcels within the District. The total calculated general benefit cost for the landscaping improvements associated with each Zone and/or Sub-Zone is summarized in the table at the end of this section and is also identified in the budgets contained in Part III of this Report.

Lighting General Benefit

In reviewing the location and extent of the specific lighting improvements to be funded by District assessments and the proximity and relationship to properties to be assessed, like the landscaping improvements it is evident these improvements are being installed as a direct result of the development of the properties within the District or are lighting improvements that would otherwise be shared by and required for the development of those properties. It is also evident that the maintenance and servicing of these improvements has a direct and particular impact (special benefit) on those properties in proximity to those street lighting improvements and these street lighting improvements are for the most part, lighting improvements that exceed what would otherwise be required for traffic circulation or to ensure the safety and protection of the general public and property in general.

Because these District lighting improvements are directly associated with the development or anticipated development of the properties within each respective District Zone and clearly provide a special benefit to those properties that is not shared by all properties in the City, it is certainly reasonable to conclude that the maintenance and operation of these improvements is largely if not entirely a special benefit to those properties to be assessed. Based on the special benefits previously identified for street lights, it is apparent that within residential developments (Zone B which is comprised initially as Sub-Zones B1, B2, and B3), the internal residential development street lights are installed solely for the use and benefit those residential properties and there is no quantifiable general benefit to other properties or to the public at large.

In addition to the internal residential street lights within the various developments in Zone B, the properties in Zone B (both the residential parcels and the school site) are accessed from and/or are adjacent to Obispo Street and/or Flower Avenue and Buena Vista Road and the street lights on these secondary/collector streets are collectively and proportionately shared by the properties in Zone B as well as the non-residential properties in Zone A which are adjacent to these streets and associated street lights. Collectively, these secondary/collector street lights represent approximately 15% of the total street lights to be installed within the District. While these secondary/collector lights are clearly the result of the development of properties within the District, it is also reasonable to conclude that these types of streets are often accessed by the general-public (possibly in route to the school or parks) and to some extent the street lighting on these streets may also enhance general nighttime traffic safety and circulation for other properties and the public at large. Based on various traffic circulation studies related data, it is estimated that less than forty percent (40%) of these secondary/collector street lights would be required for similar streets in less concentrated development areas. Therefore, it has been determined that the general benefit related to the overall operation and maintenance of these shared street lights is no more than six percent (6 %) of the street light operating costs for these particular street lights. However, to ensure that no parcel is assessed for more than its proportional special benefit

for these shared street lights, the City will contribute for general benefit an amount equal to ten percent (10%) of the budgeted regular annual maintenance expenditures (maintenance and energy costs). These general benefit costs shall be excluded from the special benefit assessment funding and not assessed to the parcels within the District.

In addition to the internal residential street lights and secondary/collector street lights discussed above, the non-residential properties within Zone A will directly benefit from the street lights to be installed on Main Street (a primary/arterial street) adjacent to those properties. Similar to the lights on secondary/collector streets, it is certainly reasonable to recognize that the street lights on this primary/arterial street provides a measure of general benefit to the public and to properties in general resulting from nighttime traffic safety and circulation. The American National Standard Practice for Roadway Lighting and various related traffic and street lighting studies suggest that over ninety percent (90%) of the street lights installed on primary/arterial streets in urban areas are directly the result of property development (both residential and non-residential development). In turn these developments increase traffic circulation and ultimately dictate the type of lighting, spacing and number of lights required and without such development, both the need and quantity of those lights would be dramatically reduced, which is reflected by the very limited lighting that currently exists in this area on Main Street. Therefore, like the secondary/collector street lights associated with this District, it has been determined that the general benefit related to the operation and maintenance of the street lights on Main Street is ten percent (10%) of the regular annual maintenance expenditures (maintenance and energy costs). These general benefit costs shall be excluded from the special benefit assessment funding and not assessed to the parcels within Zone A of the District.

The total calculated general benefit cost for the street lighting improvements associated with each Zone and/or Sub-Zone is summarized in the table below and is also identified in the budgets contained in Part III of this Report.

Utilizing the general benefit service costs outlined above and the improvements proposed at build-out, the following table summarizes the estimated general benefit costs calculated for each Zone and Sub-Zone within District:

Estimated General Benefit for Street Lighting, Landscaping, and Parks

Zone	Street Lighting General Benefit	Landscaping and Parks General Benefit	Total ⁽¹⁾ General Benefit
Zone A	(\$290)	(\$24)	(\$315)
Zone B Sub-Zone B1	(\$108)	(\$3,651)	(\$3,758)
Zone B Sub-Zone B2	(\$237)	(\$8,022)	(\$8,258)
Zone B Sub-Zone B3	<u>(\$233)</u>	<u>(\$7,902)</u>	<u>(\$8,135)</u>
Zone B Zone B Total	(\$577)	(\$19,575)	(\$20,152)
Total General Benefit	(\$868)	(\$19,599)	(\$20,466)

⁽¹⁾ As with most maintenance costs, the General Benefit Costs shown above will be impacted by inflation and in subsequent fiscal years the General Benefit Cost contributions will be adjusted for inflation.

Assessment Methodology

Upon the successful formation of this District, the City proposes to annually levy and collect special benefit assessments commencing in Fiscal Year 2017/2018 to fund the operation, maintenance and servicing of the improvements that provide special benefits to parcels within the District. The estimated annual cost to operate, maintain, and service the improvements at build-out and for Fiscal Year 2017/2018 are identified in the budget section of this Report (Part III of this Report).

To calculate and identify the proportional special benefit received by each parcel and ultimately each parcel's proportionate share of the improvement costs it is necessary to consider not only the improvements and services to be provided, but the relationship each parcel has to those improvements as compared to other parcels in the District

Article XIID Section 4a reads in part:

"...The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement or the maintenance and operation expenses of a public improvement or for the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Landscaping and lighting improvements like most public improvements, provide varying degrees of benefit (whether they be general or special) based largely on the extent of such improvements, the location of the improvements in relationship to properties associated with those improvements. To establish the proportional special benefit and ultimately the assessment obligation for each parcel, these factors need to be addressed and formulated in the method of apportionment by the use of benefit zones that reflect the extent and location of the improvements in relationship to the properties, as well as the specific use of the property and characteristics that reflects each parcel's proportional special benefit as compared to other properties that benefit from those same improvements.

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the property to be assessed receives a particular and distinct benefit (special benefit) from the improvements, services and facilities to be financed by the District assessments and to assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized in this District and establishes a basic unit of benefit (base value) and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. This EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics. The base value and assessment formula utilized in each Zone may be different, but is established for each Zone to reflect the improvements and properties that benefit from those improvements utilizing property characteristics that may include but is not limited to the type of development (property land use), property's development status, and size of the property (acreage or units).

For the purposes of this Engineer's Report, an EBU is the quantum of benefit derived from the various Zone improvements by a single family residential parcel. The single family residential parcel has been selected as the basic value for calculation of assessments since at build-out this land use will represent over 98% of the parcels in the District and over 70 % of the total acreage developed. Thus, the "benchmark" property (the single family residential parcel) derives one EBU of benefit and is assigned 1.00 Equivalent Benefit Unit.

The following outlines the land use classifications that are associated with or may be associated with the parcels in the District and the proportional Equivalent Benefit Units established for those land use classifications.

Land Use Classifications

Single-Family Residential -- This land use classification is defined as a fully subdivided residential home site with or without a structure. This land use may include, but is not limited to subdivided residential tract lots, condominiums, or other individual residential units or subdivided lots assigned an Assessor's Parcel Number. As previously noted, the single family residential parcel has been selected as the basic value for calculation of assessments and each is assigned 1.00 Equivalent Benefit Unit.

Multi-Family Residential -- This land use classification is defined as properties that are primarily used for residential purposes, but contain more than a single residential unit on the parcel (parcels with more than one dwelling) including apartments, duplexes, or other multi-unit structures. Due in part to the development and population densities associated with these types of dwelling units (reduced unit size compared to the typical density and size of single-family properties), studies have consistently shown that the average apartment unit impacts infrastructure approximately 80% as much as a single-family residence. (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition, 1991). Therefore, it is reasonable to conclude that the proportional special benefit these properties receive from the public improvements funded by the District assessments has a similar proportionality and these parcels shall be assigned a weighted proportional special benefit of 0.80 EBU per unit.

Developed Non-Residential -- This land use is defined as a parcel and/or development (group of parcels) that has been developed primarily with a non-residential use including, but not limited to (both publicly owned and privately owned) commercial retail or service, office or professional service, hotel or motel, manufacturing, warehousing, parking lot, and/or institutional facilities including hospitals or other medical facilities, private schools or education centers, churches or other non-profit organizations. Based on the planned residential development within this District, it has been determined that these planned single-family residential developments will yield approximately five dwelling units per acre of land. The actual residential development density is 5.43 units per acre. Therefore, since the single family residential parcel (the base value for calculation of assessments) is assigned 1.0 Equivalent Benefit Unit it is reasonable and appropriate to assign the developed non-residential properties a weighted special benefit that reflects a similar and proportional development density. Therefore, the EBU assigned to each developed non-residential property is established by multiplying the parcel's applied acreage by 5.0 EBU per acre (e.g. a developed non-residential parcel of 4.25-acres would be assigned 21.25 EBU, $4.25 \text{ acres} \times 5.0 \text{ EBU/acre} = 21.25 \text{ EBU}$).

Public School Property -- This classification includes the parcel currently identified specifically as public school site. On average, approximately 1/3rd (33.33%) of the total school site acreage is developed with structures and parking facilities, which is similar to what is commonly associated with non-residential developments. The remaining parcel acreage (approximately 66.67%) is generally playground areas and/or sports fields which is similar to the District's park improvements. Recognizing the overall development of this parcel as compared to other properties in the District and the improvements in proximity to this property, it has been determined that proportional special benefit EBU calculated for this parcel is accurately reflected by treating that portion of the parcel with structures and parking facilities (1/3rd of the parcel's acreage) similar to the EBU calculated for Developed Non-Residential properties (33.33% of acreage x 5.0 EBU/acre), with the remaining 2/3rd of the parcel's acreage being excluded (treated similar the District' park facility, although this area is not part of the improvements being maintained by the District). Therefore, this 14.37 acre school site parcel shall be assigned 11.98 EBU for balloting purposes to establish the property's maximum assessment and proportional special benefit ($14.37 \text{ acres} \times 33.33\% = 4.79 \text{ applied acre}$; $\times 5.00 \text{ EBU/acre} = 11.98 \text{ EBU}$).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to this parcel an EBU that best reflects the property's development status and proportional special benefit from the exiting improvements and/or new improvements to be installed and accepted during the fiscal year. The Assessment Engineer may treat the parcel as a Vacant Undeveloped Property (assigned 1.00 EBU per acre or 4.79 EBU) or any proportional EBU up to the parcel's maximum EBU described above (11.98 EBU).

Based on the current development of this property and the location and timing of the improvements to be accepted by the City for maintenance during Fiscal Year 2017/2018, this parcel shall be assigned a weighted special benefit per applied acre applicable to Vacant Undeveloped Property.

Planned Residential Development -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, but is zoned for residential use and the number of residential units to be developed on the property has been determined or identified as part of a Tentative Development Plan, Tentative Tract Map or Specific Plan.

For balloting purposes to establish each property's maximum assessment and proportional special benefit, these parcels are assigned an EBU that reflects the total EBU's planned for that parcel at build-out (1.00 EBU per single-family residential lot and 0.80 per multi-family residential unit).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to such parcels an EBU that best reflects that parcel's proportional special benefit from the improvements and services provided as compared to other properties in the District, Zone and Sub-Zone based on the type and location of the improvements to be maintained, the proximity of the property to those improvements, and the development status of the property. Because these factors can vary from year to year and from parcel to parcel, the calculated EBU for each Planned Residential Development parcel may be different utilizing either the acreage of the parcel or number of planned units. The Assessment Engineer may identify the parcel and treat the parcel as a Vacant Undeveloped Property (assigned 1.00 EBU per applied acre, but a maximum of 5.0 EBU) or may temporarily identify the parcels as a Special Case Parcel (refer to this land use classification below) assigning the parcel any proportional EBU up to the maximum EBU for which the property was ballot (1.0 EBU per single-family residential lot and 0.80 per multi-family residential unit).

Based on the anticipated development of properties within the District (specifically in Zone B) and the location and timing of the improvements to be accepted by the City for maintenance during Fiscal Year 2017/2018, the parcels initially identified as Planned Residential Development properties will each be assigned a weighted special benefit per acre applicable to Vacant Undeveloped Property.

Planned Non-Residential Development -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, but is zoned for a non-residential use including commercial retail or service, office or professional service, hotel or motel, manufacturing, warehousing, parking lot, and/or institutional facilities including hospitals or other medical facilities, private schools or education centers, churches or other non-profit organizations based on a Tentative Development Plan, Tentative Tract Map or Specific Plan.

For balloting purposes to establish each property's maximum assessment and proportional special benefit, these parcels are assigned an EBU that reflects the parcel's anticipated EBU at build-out (5.00 EBU per applied acre as applicable to Developed Non-Residential properties).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to such parcels an EBU that best reflects that parcel's proportional special benefit from the improvements and services provided as compared to other properties in the District and Zone based on the type and location of the improvements to be maintained, the proximity of the property to those improvements, and the development status of the property. Because these factors can vary from year to year and from parcel to parcel, the calculated EBU for each Planned Non-Residential Development parcel may be different. The Assessment Engineer may identify the parcel and treat the parcel as a Vacant Undeveloped Property (assigned 1.00 EBU per applied acre, but a maximum of 5.0 EBU) or may temporarily identify the parcels as a Special Case Parcel (refer to this land use classification below) assigning the parcel any proportional EBU up to the maximum EBU for which the property was ballot (5.00 EBU per applied acre as applicable to Developed Non-Residential properties).

Based on the anticipated development of properties within the District (specifically in Zone A) and the location and timing of the improvements to be accepted by the City for maintenance during Fiscal Year 2017/2018, the parcels initially identified as Planned Non-Residential Development properties will each be assigned a weighted special benefit per acre applicable to Vacant Undeveloped Property.

Vacant Undeveloped Property -- This land use classification includes undeveloped properties that are identified as parcels with no development including residential and non-residential properties, undeveloped school sites, and parcels that may currently be used for agricultural purposes. Although it is recognized that most of the improvements within the various Zones and Sub-Zones of the District will be constructed and accepted for maintenance in large part as properties are developed and these developments will clearly receive a particular and distinct benefit (direct special benefit) from those improvements, it is also recognized that most of the various improvements proposed within the District are considered shared improvements that collectively support the overall development of properties within the District and Zones to their full and best use, including the vacant undeveloped properties. However, it is also recognized that the planned parks and internal (neighborhood) street lights within the District are in large part specifically related to the residential parcels that have an immediate utilization of those improvements and the special benefit costs associated with these parks and neighborhood street lights should be assessed primarily if not entirely to the properties which are actively being developed. Likewise, most of the remaining landscaping and lighting improvements within the District will likely be installed and accepted for maintenance as properties are developed and those developing parcels clearly receive a proportionately greater benefit from those

improvements than do the undeveloped properties. Therefore, it has been determined that parcels identified as Vacant Undeveloped Property shall be assigned a proportional EBU that is 20% of that assigned to developed properties, which is 1.0 EBU per applied acre (20% of the 5.0 EBU per acre assigned to Developed Non-Residential properties), up to a maximum of 5 acres per parcel or 5.0 EBU per parcel. (e.g. a Vacant Undeveloped Property which is 7.00-acres would be assigned 5.00 EBU [5.0 acre maximum x 1.0 EBU/acre]).

Special Case Parcels -- In many landscaping and lighting districts (particularly districts that have a wide range of land uses, phased developments, and/or diversity in the location and type of improvements) there may be one or more parcels to be assessed that the standard land use classifications and proportionality identified above do not accurately identify the use and special benefit received from the improvements. Properties that are typically classified as Special Case Parcels usually involve partial or mixed use development of the property or development restrictions whether those restrictions are temporary or permanent and affect the properties proportional special benefit. Examples of such restrictions may include situations where only a portion of the parcel's total acreage is or can be developed. In such a case, the net acreage of the parcel that is utilized rather than the gross acreage of the parcel may be applied to calculate the parcel's proportional special benefit similar to how the Public School site parcel is treated. Each such parcel shall be addressed on a case-by-case basis by the Assessment Engineer and the EBU assigned to such parcels shall be based on the specific issues related to that parcel and its proportional special benefit compared to other properties that receive special benefits from the improvements.

Exempt Properties -- Within most districts, there are lots or parcels of land that do not receive a special benefit from the improvements provided (exempt from assessment), which may include, but is not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, public rights-of-way, or utility rights-of-way; common areas, bifurcated lots; sliver parcels or any other parcel that has little or no assessed value and cannot be developed independently; parcels that are part of the improvements being maintained by the District or that the City has determined that the parcel cannot be developed. These types of parcels are considered to receive no special benefit from the improvements and are therefore exempted from assessment and are assigned 0.00 EBU.

A summary of the applied Equivalent Benefit Units (EBUs) for the various land use classifications within the District is shown in the following table:

Assessment Land Use	Equivalent Benefit Unit Formula	
Single Family Residential	1.00	EBU per Unit/Parcel
Multi-Family Residential	0.80	EBU per Unit
Developed Non-Residential	5.00	EBU per Applied Acre
Public School Property	5.00	EBU per Applied Acre
Planned Residential Development	1.00	EBU per Unit
Planned Non-Residential Development	5.00	EBU per Applied Acre
Vacant Undeveloped Property	1.00	EBU per Applied Acre (Maximum of 5 Acres)
Exempt	0.00	EBU per Parcel
Special Case	Varied	EBU per Applied Acre or Units

Equivalent Benefit Unit Summary

The following is a summary of the Equivalent Benefit Units applicable to the various land use classifications identified in each District Zone or Sub-Zone:

Zone A

Assessment Land Use	Total Parcels	Units	Applied Acreage	Equivalent Benefit Units (EBU)
Planned Non-Residential Development	3	-	21.490	107.45
Exempt	1	-	1.770	-
Totals	4	-	23.260	107.45

Sub-Zone B1

Assessment Land Use	Total Parcels	Units	Applied Acreage	Equivalent Benefit Units (EBU)
Single Family Residential	152	152	-	152.00
Exempt	7	-	1.940	-
Totals	159	152	1.940	152.00

Sub-Zone B2

Assessment Land Use	Total Parcels	Units	Applied Acreage	Equivalent Benefit Units (EBU)
Public School Property	1	-	4.790	11.98
Planned Residential Development	322	322	-	322.00
Exempt	2	-	12.910	-
Totals	325	322	17.700	333.98

Sub-Zone B3

Assessment Land Use	Total Parcels	Units	Applied Acreage	Equivalent Benefit Units (EBU)
Planned Residential Development	329	329	-	329.00
Exempt	2	-	9.580	-
Totals	331	329	9.580	329.00

PART III – Estimate of Costs

Calculation of Assessments

An assessment amount per Equivalent Benefit Unit (Assessment per EBU) is calculated by:

Taking the "Total Annual Expenses" (Total budgeted costs) and subtracting the "Total General Benefit Expenses" (Landscaping General Benefit Expenses and/or Lighting General Benefit Expenses), to establish the "Total Special Benefit Expenses";

$$\text{Total Annual Expenses} - \text{General Benefit Expenses} = \text{Special Benefit Expenses}$$

To the resulting "Special Benefit Expenses", various "Funding Adjustments" may be applied that may include, but are not limited to:

- "Reserve Fund Transfer/Deduction", represents an amount of available existing funds from the "Operational Reserve Fund Balances" being applied to pay a portion of the Special Benefit Expenses for the fiscal year.
- "Additional City Funding", represents an adjustment that is typically used to address any funding gap between the amount budgeted to provide the improvements and services ("Special Benefit Expenses"); and the amount that will be collected through the assessments. This funding may be addressed by an additional City contribution or loan from the City which is intended to be recovered in future fiscal years.

These adjustments to the Special Benefit Expenses result in the net special benefit amount to be assessed "Balance to Levy";

$$\text{Special Benefit Expenses} - \text{Funding Adjustments} = \text{Balance to Levy}$$

The amount identified as the "Balance to Levy" is divided by the total number of EBUs of parcels that receive special benefit to establish the Assessment Rate ("Assessment Per EBU"). This Assessment Rate is then applied back to each parcel's individual EBU to calculate the parcel's proportionate special benefit and assessment amount for the improvements.

$$\text{Balance to Levy} / \text{Total EBU} = \text{Assessment Per EBU (Assessment Rate)}$$

$$\text{Assessment Per EBU} \times \text{Parcel EBU} = \text{Parcel Assessment Amount}$$

Note: The maximum assessments outlined in this Report are intended to fully support the expenses identified as "Special Benefit Expenses". Consequently, there are no "Funding Adjustments" reflected in the budgets establishing the maximum assessment rates and the "Balance to Levy" is equal to the total "Special Benefit Expenses".

District Budgets and Assessments

The budgets and assessments outlined on the following pages for the District are based on the City's estimate of the expenses and related funding necessary for the operation, maintenance and servicing of the District improvements identified in Part I of this Report for Zone A and Zone B.

The first set of budgets establishes the initial Maximum Assessment per EBU (Maximum Assessment Rates) for Zone A and Zone B (Sub-Zones B1, B2, and B3) for Fiscal Year 2017/2018 that will be presented to the property owners of record within the District as part of the Ballot Proceeding. Reference is hereby made to the assessment roll included herein as Part V for the individual maximum assessment amounts to be balloted for each parcel.

The second set of budgets establishes the proposed Assessment per EBU to be levied and collected in Fiscal Year 2017/2018 for Zone A and Zone B, which is less than the maximum assessments being balloted. These budgets represent the City's estimate of the improvements to be installed and accepted for maintenance for Fiscal year 2017/2018 and the timing of when those improvements will be accepted. The City anticipates that the maintenance of the improvements will commence at the beginning of 2018. Reference is hereby made to the assessment roll included herein as Part V for the individual assessment amounts proposed to be levied and collected for each parcel in Fiscal Year 2017/2018.

District Budgets Establishing Maximum Assessments

BUDGET ITEMS	Zone A	Zone B Sub-Zone B1	Zone B Sub-Zone B2	Zone B Sub-Zone B3	TOTAL BUDGET Maximum Assessment Fiscal Year 2017/2018
ANNUAL OPERATION & MAINTENANCE EXPENSES					
Annual Lighting Operation & Maintenance Expenses	\$ 2,904	\$ 6,685	\$ 14,688	\$ 14,469	\$ 38,745
Landscape & Park Maintenance	\$ 144	\$ 34,014	\$ 74,737	\$ 73,623	\$ 182,618
Tree Maintenance	7	1,974	4,337	4,272	10,589
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	269	25,723	56,519	55,877	138,189
Appurtenant Improvements or Services	81	937	2,058	2,028	5,103
Annual Landscaping Operation & Maintenance Expenses	499	62,648	137,651	135,600	336,399
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$ 3,403	\$ 69,333	\$ 152,338	\$ 150,069	\$ 375,144
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES					
Lighting Rehabilitation/Renovation Funding	\$ 290	\$ 668	\$ 1,469	\$ 1,447	\$ 3,875
Landscape Improvement Rehabilitation/Renovation Funding	82	9,908	21,770	21,446	53,207
Planned Capital Expenditures (For Fiscal Year)	-	-	-	-	-
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 373	\$ 10,577	\$ 23,239	\$ 22,893	\$ 57,082
INCIDENTAL EXPENSES					
Operational Reserves (Collection)	\$ 173	\$ 3,808	\$ 8,366	\$ 8,241	\$ 20,588
District Administration Expenses	\$ 467	\$ 10,264	\$ 22,523	\$ 22,217	\$ 55,500
County Administration Fee	3	152	323	329	807
Annual Administration Expenses	470	10,416	22,876	22,546	56,307
TOTAL INCIDENTAL EXPENSES	\$ 643	\$ 14,224	\$ 31,242	\$ 30,787	\$ 76,895
TOTAL ANNUAL EXPENSES	\$ 4,418	\$ 94,133	\$ 206,819	\$ 203,749	\$ 509,120
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (290)	\$ (108)	\$ (237)	\$ (233)	\$ (868)
Landscape General Benefit — City Funded	(24)	(3,651)	(8,022)	(7,902)	(19,599)
TOTAL GENERAL BENEFIT EXPENSES	\$ (315)	\$ (3,758)	\$ (8,258)	\$ (8,135)	\$ (20,466)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 4,104	\$ 90,375	\$ 198,561	\$ 195,614	\$ 488,654
FUNDING ADJUSTMENTS					
Reserve Fund Transfer/Deduction	\$ -	\$ -	\$ -	\$ -	\$ -
Additional City Funding	-	-	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -
BALANCE TO LEVY	\$ 4,104	\$ 90,375	\$ 198,561	\$ 195,614	\$ 488,654
DISTRICT STATISTICS					
Total Parcels	4	159	325	331	819
Assessed Parcels	3	152	323	329	807
Equivalent Benefit Units (EBU)	107.45	152.00	333.98	329.00	922.43
Assessment Per EBU	\$38.20	\$594.58	\$594.54	\$594.58	
Balloted Maximum Assessment Rate Per EBU	\$39.00	\$595.00	\$595.00	\$595.00	
Balloted Amount	\$ 4,190.55	\$ 90,440.00	\$ 198,715.13	\$ 195,755.00	\$ 489,100.68
FUND BALANCE					
Estimated Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Operational Reserve & Rehabilitation Funding Collected	546	14,384	31,605	31,134	77,669
Estimated Ending Fund Balance	\$ 546	\$ 14,384	\$ 31,605	\$ 31,134	\$ 77,669

District Budgets & Assessments, Fiscal Year 2017/2018

BUDGET ITEMS	Zone A	Zone B Sub-Zone B1	Zone B Sub-Zone B2	Zone B Sub-Zone B3	TOTAL BUDGET Maximum Assessment Fiscal Year 2017/2018
ANNUAL OPERATION & MAINTENANCE EXPENSES					
Annual Lighting Operation & Maintenance Expenses	\$ 2,904	\$ 6,685	\$ 14,688	\$ 14,469	\$ 38,745
Landscape & Park Maintenance	\$ 144	\$ 34,014	\$ 74,737	\$ 73,823	\$ 182,518
Tree Maintenance	7	1,974	4,337	4,272	10,589
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	269	25,723	56,519	55,877	138,189
Appurtenant Improvements or Services	81	937	2,058	2,028	5,103
Annual Landscaping Operation & Maintenance Expenses	499	62,648	137,651	135,600	336,399
TOTAL ANNUAL OPERATION & MAINTENANCE EXPENSES	\$ 3,403	\$ 69,333	\$ 152,338	\$ 150,069	\$ 375,144
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES					
Lighting Rehabilitation/Renovation Funding	\$ 290	\$ 668	\$ 1,469	\$ 1,447	\$ 3,875
Landscape Improvement Rehabilitation/Renovation Funding	82	9,908	21,770	21,446	53,207
Planned Capital Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 373	\$ 10,577	\$ 23,239	\$ 22,893	\$ 57,082
INCIDENTAL EXPENSES					
Operational Reserves (Collection)	\$ 173	\$ 3,808	\$ 8,366	\$ 8,241	\$ 20,588
District Administration Expenses	\$ 467	\$ 10,284	\$ 22,553	\$ 22,217	\$ 55,500
County Administration Fee	9	152	323	329	807
Annual Administration Expenses	470	10,416	22,876	22,546	56,307
TOTAL INCIDENTAL EXPENSES	\$ 643	\$ 14,224	\$ 31,242	\$ 30,787	\$ 76,895
TOTAL ANNUAL EXPENSES	\$ 4,418	\$ 94,133	\$ 206,819	\$ 203,749	\$ 509,120
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (290)	\$ (108)	\$ (237)	\$ (233)	\$ (868)
Landscaping General Benefit — City Funded	(24)	(3,551)	(8,022)	(7,902)	(19,599)
TOTAL GENERAL BENEFIT EXPENSES	\$ (315)	\$ (3,758)	\$ (8,258)	\$ (8,135)	\$ (20,466)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 4,104	\$ 90,375	\$ 198,561	\$ 195,614	\$ 488,654
FUNDING ADJUSTMENTS					
Reserve Fund Transfer/Deduction	\$ -	\$ -	\$ -	\$ -	\$ -
Additional City Funding	-	-	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -
BALANCE TO LEVY	\$ 4,104	\$ 90,375	\$ 198,561	\$ 195,614	\$ 488,654
DISTRICT STATISTICS					
Total Parcels	4	159	325	331	819
Assessed Parcels	3	152	323	329	807
Equivalent Benefit Units (EBU)	107.45	152.00	333.98	329.00	922.43
Assessment Per EBU	\$38.20	\$594.58	\$594.54	\$594.58	
Balloted Maximum Assessment Rate Per EBU	\$39.00	\$595.00	\$595.00	\$595.00	
Balloted Amount	\$ 4,190.55	\$90,440.00	\$ 198,715.13	\$195,755.00	\$ 489,100.68
FUND BALANCE					
Estimated Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Operational Reserve & Rehabilitation Funding Collected	546	14,384	31,605	31,134	77,669
Estimated Ending Fund Balance	\$ 546	\$ 14,384	\$ 31,605	\$ 31,134	\$ 77,669

Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. The Brown Act defines the terms "new or increased assessment" to exclude certain conditions. These certain conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed."

Recognizing that the cost of maintaining the improvements will increase over time due to inflation, the maximum assessments (initial maximum assessment amounts and maximum assessment rates established herein for fiscal year 2017/2018) for Zone A and Zone B, shall include a fixed 3.5% annual inflationary adjustment (Assessment Range Formula). This 3.5% annual adjustment provides for reasonable increases and inflationary adjustment to the initial maximum assessment rates to be approved by the property owners as part of the protest ballot proceeding conducted in connection with the formation of the District.

The adoption of the maximum assessment rates and the Assessment Range Formula described herein does not mean that the annual assessments will necessarily increase each fiscal year nor does it absolutely restrict the assessments to the adjustment maximum assessment amount. Although the maximum assessment rates that may be levied shall be adjusted (inflated) by 3.5% each year, the actual amount to be assessed will be based on the Balance to Levy for that fiscal year. If the calculated assessment is less than the adjusted maximum assessment, then the calculated assessment may be approved by the City Council for collection. If the calculated assessment (based on the proposed budget) is greater than the adjusted maximum assessment for that fiscal year, then the assessment would be considered an increased assessment and would require property owner approval through a protest ballot proceeding before imposing such an increase. Otherwise, it would be necessary to reduce the budget or provide a contribution from the City to reduce the Balance to Levy (amount to be assessed) to an amount that can be supported by an assessment rate less than or equal to the maximum assessment rate authorized for that fiscal year.

The Assessment Range Formula (3.5% annual adjustment) shall be applied to the maximum assessment rates for Zone A and Zone B identified in the District Budgets Establishing Maximum Assessments as presented in this Report, commencing in fiscal year 2018/2019 and all subsequent fiscal years unless the City Council formally suspends its application.

Part IV — District Diagrams

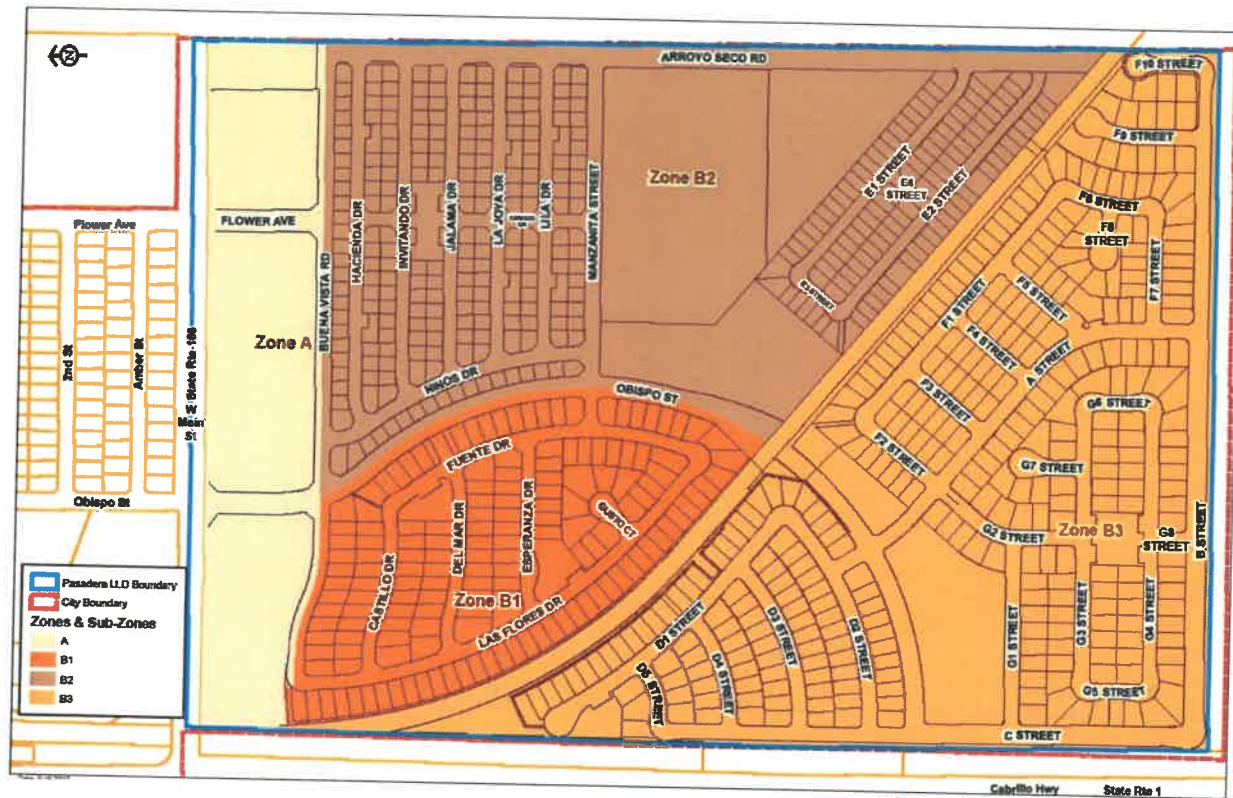
The lots and parcels of land within the Pasadera Landscaping and Lighting District consist of the lots and parcels within the planned commercial and residential development area identified in the DJ Farms Specific Plan and commonly referred to as the Pasadera development located on the south side of Main Street near Obispo Street and Flower Avenue.

The District Diagrams provided on the following pages provides a visual depiction of the boundaries of the District and the applicable Zones and Sub-Zones established therein for Fiscal Year 2017/2018. These diagrams also provide a visual depiction of the location and extent of the improvements to be maintained. The combination of these Diagrams and the Assessment Roll contained in Part V of this Report constitutes the Assessment Diagram for this District and encompasses all the lots, parcels and subdivisions of land that receive or will receive a special benefit from the improvements to be provided in the District at the time this Report was prepared.

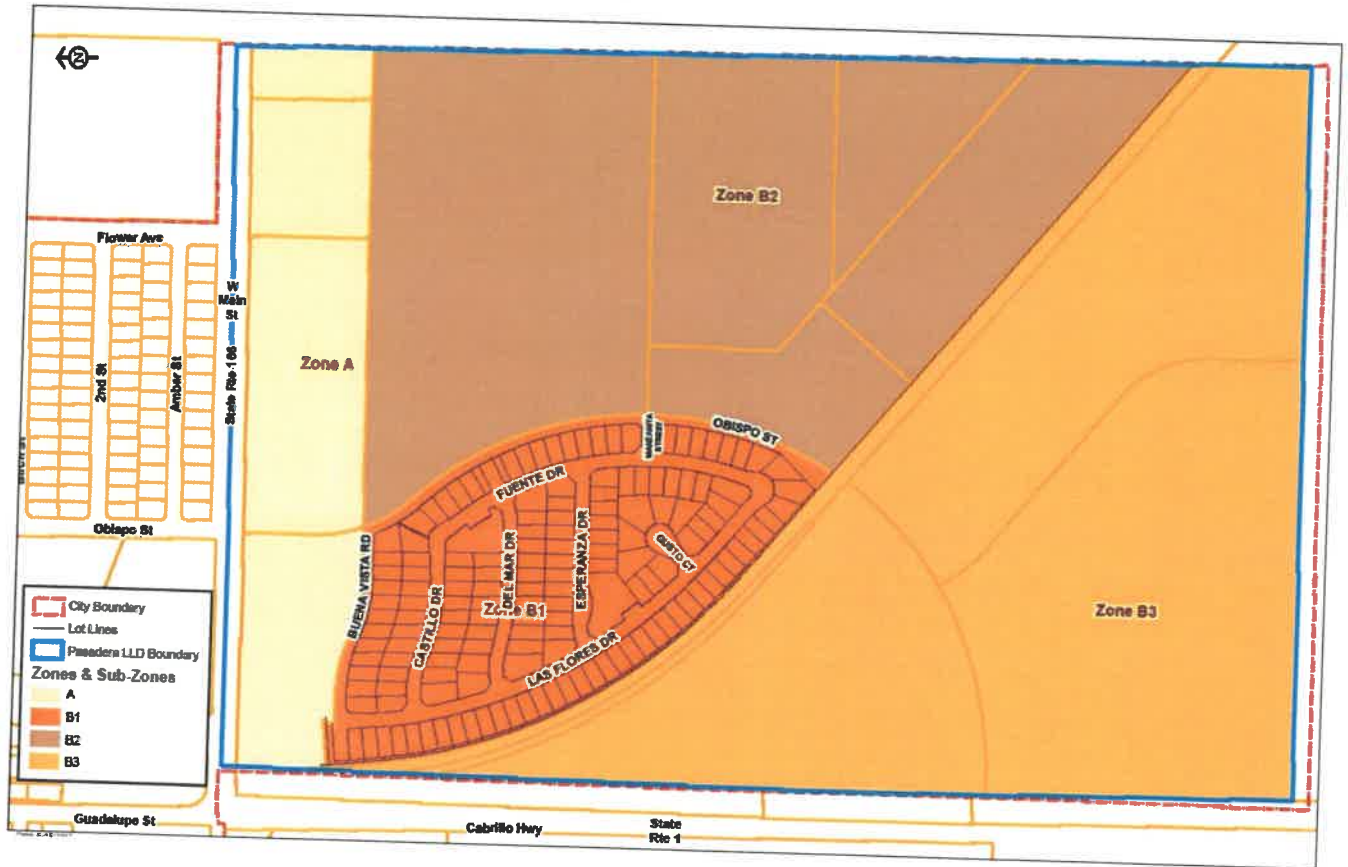
The lines and dimensions of each lot, parcel, and subdivision of land contained in these diagrams are inclusive of the Santa Barbara County Assessor's Parcel Maps as Book 113, Page 01, Parcels 25 and 37; Book 113, Page 08, Parcel 18; Book 113, Page 45, Parcels 01 through 04, and 06 through 10; Book 113, Page 46, Parcels 01 through 57; Book 113, Page 47, Parcels 01 through 61; and Book 113, Page 48, Parcels 01 through 41 as listed in "Part V – Assessment Roll" of this Report as they existed at the time this Report was prepared and shall include all subsequent subdivisions, lot-line adjustments, or parcel changes therein.

Reference is hereby made to the Santa Barbara County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each parcel within the Pasadera Landscaping and Lighting District including all subsequent subdivisions, lot-line adjustments, or parcel changes therein.

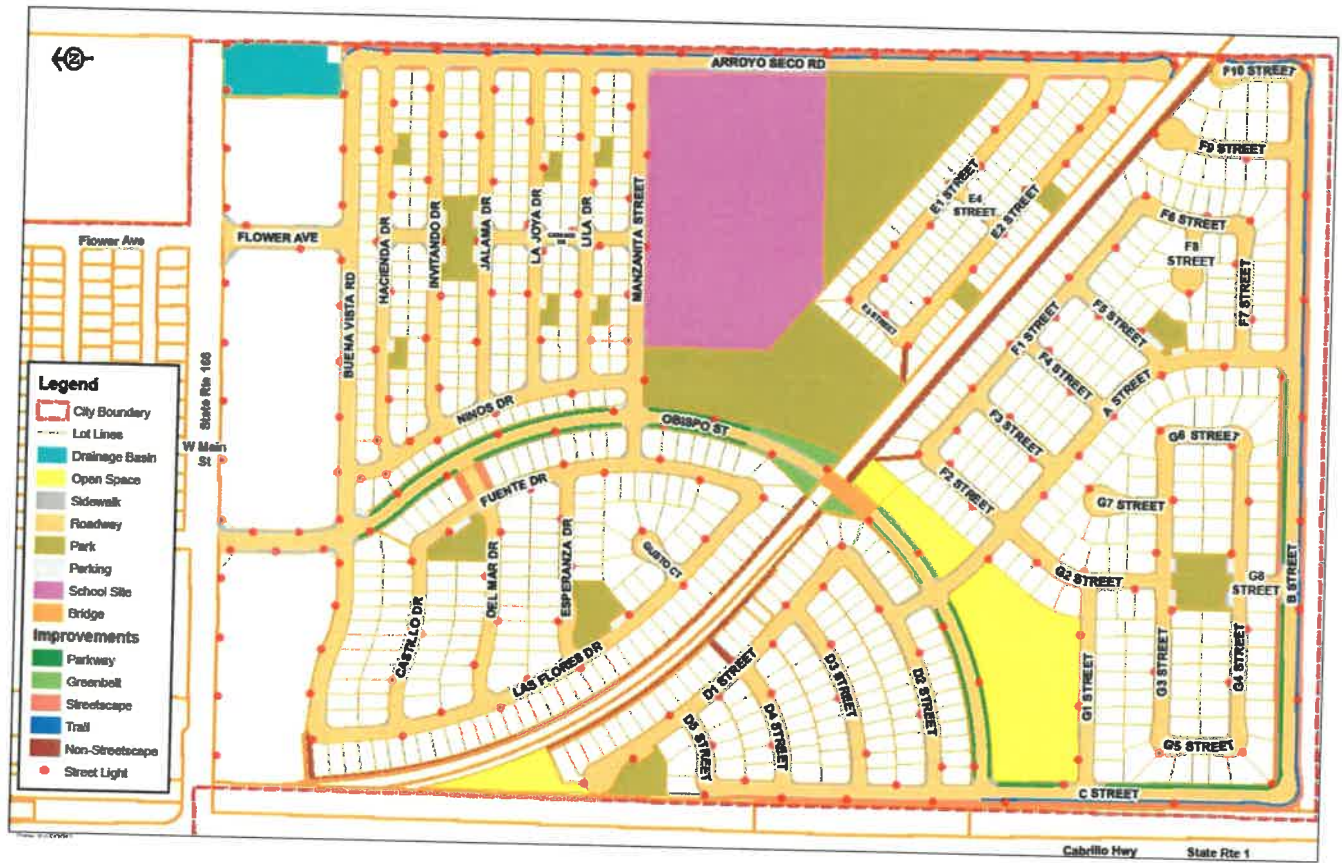
District Boundary Diagram - Planned Development



District Boundary Diagram – Current Parcels



District Diagram – Planned Improvements and Development



PART V — Assessment Roll

Parcel identification for each lot or parcel within the District represent the parcels as shown on the Santa Barbara County Secured Roll and reflective of the Assessor's Parcel Maps at the time this Report was prepared and shall incorporate all subsequent parcel changes, lot-line adjustments, and subdivisions of land identified by the Santa Barbara County Assessor's Office. A listing of the lots and parcels to be assessed within the District along with the maximum assessment amount (Balloted Maximum Assessment) and the proposed Fiscal Year 2017/2018 assessments calculated for each parcel (FY 2017/2018 Assessment) is provided below.

Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment	FY 2017/2018 Assessment
113-010-025	B3	Exempt	0.00	\$0.00	\$0.00
113-010-037	B3	Exempt	0.00	\$0.00	\$0.00
113-080-018	B3	Planned Residential Development	329.00	\$195,755.00	\$784.50
113-450-001	A	Planned Non-Residential Development	34.60	\$1,349.40	\$102.50
113-450-002	A	Planned Non-Residential Development	49.65	\$1,936.35	\$102.50
113-450-003	A	Planned Non-Residential Development	23.20	\$904.80	\$95.12
113-450-004	B2	Planned Residential Development	218.00	\$129,710.00	\$784.50
113-450-006	B2	Exempt	0.00	\$0.00	\$0.00
113-450-007	B2	Public School Property	11.98	\$7,125.13	\$751.56
113-450-008	B2	Exempt	0.00	\$0.00	\$0.00
113-450-009	B2	Planned Residential Development	104.00	\$61,880.00	\$784.50
113-450-010	A	Exempt	0.00	\$0.00	\$0.00
113-460-001	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-002	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-003	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-004	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-005	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-006	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-007	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-008	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-009	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-010	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-011	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-012	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-013	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-014	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-015	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-016	B1	Single Family Residential	1.00	\$595.00	\$322.34

Pasadera Landscaping and Lighting District
 Engineer's Report
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Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment	FY 2017/2018 Assessment
113-460-017	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-018	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-019	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-020	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-021	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-022	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-023	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-024	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-025	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-026	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-027	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-028	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-029	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-030	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-031	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-032	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-033	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-034	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-035	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-036	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-037	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-038	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-039	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-040	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-041	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-042	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-043	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-044	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-045	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-046	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-047	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-048	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-049	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-050	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-051	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-052	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-053	B1	Single Family Residential	1.00	\$595.00	\$322.34

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Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment	FY 2017/2018 Assessment
113-460-054	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-055	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-460-056	B1	Exempt	0.00	\$0.00	\$0.00
113-460-057	B1	Exempt	0.00	\$0.00	\$0.00
113-470-001	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-002	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-003	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-004	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-005	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-006	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-007	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-008	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-009	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-010	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-011	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-012	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-013	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-014	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-015	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-016	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-017	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-018	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-019	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-020	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-021	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-022	B1	Exempt	0.00	\$0.00	\$0.00
113-470-023	B1	Exempt	0.00	\$0.00	\$0.00
113-470-024	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-025	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-026	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-027	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-028	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-029	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-030	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-031	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-032	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-033	B1	Single Family Residential	1.00	\$595.00	\$322.34

Pasadera Landscaping and Lighting District
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Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment	FY 2017/2018 Assessment
113-470-034	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-035	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-036	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-037	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-038	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-039	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-040	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-041	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-042	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-043	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-044	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-045	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-046	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-047	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-048	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-049	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-050	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-051	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-052	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-053	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-054	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-055	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-056	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-057	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-058	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-059	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-470-060	B1	Exempt	0.00	\$0.00	\$0.00
113-470-061	B1	Exempt	0.00	\$0.00	\$0.00
113-480-001	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-002	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-003	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-004	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-005	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-006	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-007	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-008	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-009	B1	Single Family Residential	1.00	\$595.00	\$322.34

Pasadera Landscaping and Lighting District
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Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment	FY 2017/2018 Assessment
113-480-010	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-011	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-012	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-013	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-014	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-015	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-016	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-017	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-018	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-019	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-020	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-021	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-022	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-023	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-024	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-025	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-026	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-027	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-028	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-029	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-030	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-031	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-032	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-033	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-034	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-035	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-036	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-037	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-038	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-039	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-040	B1	Single Family Residential	1.00	\$595.00	\$322.34
113-480-041	B1	Exempt	0.00	\$0.00	\$0.00
Totals			922.43	\$489,100.68	\$52,400.86



9a.

AGENDA REPORT

SUBJECT/TITLE:

4TH STREET IMPROVEMENT PROJECT

RECOMMENDATION:

- 1. ADOPT RESOLUTION NO. 2017-24 TO AUTHORIZE MAYOR TO EXECUTE CONSTRUCTION CONTRACT WITH R. BURKE CORPORATION FOR THE 4TH STREET IMPROVEMENT PROJECT**

EXECUTIVE SUMMARY:

On May 5, 2017, the City Engineer solicited formal bids for the 4th Street Improvement Project. This project will install curb and gutter, a drainage inlet, and asphalt overlay on 4th Street between Obispo Street and the west end at the railroad. This area has required significant staff time each year to maintain the drainage and roadway, and this project will remedy the current situation.

The deadline to receive bids was 2:30 p.m., June 1, 2017. The City received three bids. R. Burke Corporation was the low bidder.

It is recommended to award the contract to R. Burke Corporation for a fee of \$185,725.00. It is also recommended to authorize the City Administrator to approve contract change orders during construction up to 15% over the contract amount, if deemed necessary.

FISCAL IMPACT: The 4th Street Improvement Project will be paid for from Measure A, Gas Tax, and LTF funds.

ALTERNATIVE OPTIONS:

- 1. Do not approve agreement and provide alternate direction to staff.**

ATTACHMENTS:

- 1. Resolution No. 2017-24**
- 2. Bid Results**

Prepared by: **Jeff van den Eikhof, City Engineer**

Meeting Date: **13 June 2017**

City Administrator Approval: _____

Agenda Item: _____

RESOLUTION NO. 2017-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE
APPROVING A CONTACT WITH R. BURKE CORPORATION
FOR THE 4TH STREET IMPROVEMENT PROJECT**

WHEREAS, the City of Guadalupe received five bids for the construction of the 4th Street Improvement Project; and,

WHEREAS, the low bid was received by R. Burke Corporation; and,

WHEREAS, R. Burke Corporation meets the qualifications for the construction of the project; and,

WHEREAS, Staff recommends the award of the construction contract to R. Burke Corporation;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:

SECTION 1. Authorize the contract with R. Burke Corporation for \$185,725.00; and,

SECTION 2. Authorize the City Administrator to approve change orders to the contract during construction up to 15% of the bid price, if deemed necessary.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 13th day of June 2017 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being C.C. Resolution No. 2017-24, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 13, 2017, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk
Deputy City Clerk

John Lizalde, Mayor
Mayor

APPROVED AS TO FORM:

DAVID M. FLEISHMAN, City Attorney

**CITY OF GUADALUPE
2017 PAVEMENT REHABILITATION PROJECT
BID RESULTS**

BASE BID				Ferravanti Grading and Paving		R. Burke Corporation	
BID ITEM & DESCRIPTION							
No.	ITEM	QUAN	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization, Bonds & Insurance	1	LS	\$12,000.00	\$12,000.00	\$38,000.00	\$38,000.00
2	Traffic Control	1	LS	\$15,000.00	\$15,000.00	\$50,000.00	\$50,000.00
3	Water Pollution Control Program	1	LS	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00
4	1/2" HMA Type A (PG 64-10)	2204	TN	\$102.00	\$224,808.00	\$113.00	\$249,052.00
5	Cold Plane and Remove 3-1/2" Existing Section	100731	SF	\$0.30	\$30,219.30	\$0.35	\$35,255.85
6	Cold Plane and Remove 3" Existing Section	0	SF	\$0.00	\$0.00	\$0.00	\$0.00
7	Lime/Cement Treat Base to 8" Depth	0	SF	\$0.00	\$0.00	\$0.00	\$0.00
8	Lime/Cement Treat Base to 13-3/4" Depth	100731	SF	\$1.37	\$138,001.47	\$1.30	\$130,950.30
9	6" Deep Lift Stabilization (Allowance)	6044	SF	\$7.00	\$42,308.00	\$4.00	\$24,176.00
10	Lower Manhole Cover	7	EA	\$450.00	\$3,150.00	\$580.00	\$4,060.00
11	Lower Water Valve Cover	28	EA	\$200.00	\$5,600.00	\$470.00	\$13,160.00
12	Adjust Manhole Cover to Finish Grade	7	EA	\$1,200.00	\$8,400.00	\$610.00	\$4,270.00
13	Adjust Water Valve Cover to Finish Grade	28	EA	\$500.00	\$14,000.00	\$580.00	\$16,240.00
14	Survey Monuments	17	EA	\$2,000.00	\$34,000.00	\$1,050.00	\$17,850.00
15	Install Blue RPM @ Fire Hydrant	7	EA	\$20.00	\$140.00	\$9.00	\$63.00
16	Install 12" Crosswalk/Limit Line (Thermo)	196	LF	\$4.00	\$784.00	\$3.80	\$744.80
17	Install "STOP" Legend (Thermo)	8	EA	\$400.00	\$3,200.00	\$110.00	\$880.00
18	Install Caltrans Striping Detail #1 (Thermo)	1730	LF	\$3.00	\$5,190.00	\$2.10	\$3,633.00
19	Prepare and Repaint Curb Red	399	LF	\$2.00	\$798.00	\$2.20	\$877.80
BASE BID TOTAL:				\$540,098.77		\$592,212.75	

**CITY OF GUADALUPE
2017 PAVEMENT REHABILITATION PROJECT
BID RESULTS**

BASE BID				Souza Construction		Granite Construction	
BID ITEM & DESCRIPTION							
No.	ITEM	QUAN	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization, Bonds & Insurance	1	LS	\$11,805.70	\$11,805.70	\$48,000.00	\$48,000.00
2	Traffic Control	1	LS	\$18,800.00	\$18,800.00	\$160,763.00	\$160,763.00
3	Water Pollution Control Program	1	LS	\$5,400.00	\$5,400.00	\$1,000.00	\$1,000.00
4	1/2" HMA Type A (PG 64-10)	2204	TN	\$110.00	\$242,440.00	\$83.00	\$182,932.00
5	Cold Plane and Remove 3-1/2" Existing Section	100731	SF	\$0.30	\$30,219.30	\$0.25	\$25,182.75
6	Cold Plane and Remove 3" Existing Section	0	SF	\$0.00	\$0.00	\$0.00	\$0.00
7	Lime/Cement Treat Base to 8" Depth	0	SF	\$0.00	\$0.00	\$0.00	\$0.00
8	Lime/Cement Treat Base to 13-3/4" Depth	100731	SF	\$1.60	\$161,169.60	\$1.00	\$100,731.00
9	6" Deep Lift Stabilization (Allowance)	6044	SF	\$5.60	\$33,846.40	\$6.00	\$36,264.00
10	Lower Manhole Cover	7	EA	\$600.00	\$4,200.00	\$450.00	\$3,150.00
11	Lower Water Valve Cover	28	EA	\$600.00	\$16,800.00	\$250.00	\$7,000.00
12	Adjust Manhole Cover to Finish Grade	7	EA	\$1,400.00	\$9,800.00	\$800.00	\$5,600.00
13	Adjust Water Valve Cover to Finish Grade	28	EA	\$1,050.00	\$29,400.00	\$500.00	\$14,000.00
14	Survey Monuments	17	EA	\$1,400.00	\$23,800.00	\$775.00	\$13,175.00
15	Install Blue RPM @ Fire Hydrant	7	EA	\$10.00	\$70.00	\$8.00	\$56.00
16	Install 12" Crosswalk/Limit Line (Thermo)	196	LF	\$4.00	\$784.00	\$3.50	\$686.00
17	Install "STOP" Legend (Thermo)	8	EA	\$115.00	\$920.00	\$100.00	\$800.00
18	Install Caltrans Striping Detail #1 (Thermo)	1730	LF	\$2.20	\$3,806.00	\$1.90	\$3,287.00
19	Prepare and Repaint Curb Red	399	LF	\$3.00	\$1,197.00	\$2.00	\$798.00
BASE BID TOTAL:				\$594,458.00		\$603,424.75	

**CITY OF GUADALUPE
2017 PAVEMENT REHABILITATION PROJECT
BID RESULTS**

BASE BID				Papich Construction	
BID ITEM & DESCRIPTION					
No.	ITEM	QUAN	UNIT	UNIT PRICE	TOTAL PRICE
1	Mobilization, Bonds & Insurance	1	LS	\$59,366.88	\$59,366.88
2	Traffic Control	1	LS	\$31,564.82	\$31,564.82
3	Water Pollution Control Program	1	LS	\$4,179.04	\$4,179.04
4	1/2" HMA Type A (PG 64-10)	2204	TN	\$104.72	\$230,802.88
5	Cold Plane and Remove 3-1/2" Existing Section	100731	SF	\$0.40	\$40,292.40
6	Cold Plane and Remove 3" Existing Section	0	SF	\$0.00	\$0.00
7	Lime/Cement Treat Base to 8" Depth	0	SF	\$0.00	\$0.00
8	Lime/Cement Treat Base to 13-3/4" Depth	100731	SF	\$1.43	\$144,045.33
9	6" Deep Lift Stabilization (Allowance)	6044	SF	\$7.20	\$43,516.80
10	Lower Manhole Cover	7	EA	\$509.78	\$3,568.46
11	Lower Water Valve Cover	28	EA	\$511.87	\$14,332.36
12	Adjust Manhole Cover to Finish Grade	7	EA	\$773.55	\$5,414.85
13	Adjust Water Valve Cover to Finish Grade	28	EA	\$729.84	\$20,435.52
14	Survey Monuments	17	EA	\$1,400.33	\$23,805.61
15	Install Blue RPM @ Fire Hydrant	7	EA	\$10.86	\$76.02
16	Install 12" Crosswalk/Limit Line (Thermo)	196	LF	\$2.17	\$425.32
17	Install "STOP" Legend (Thermo)	8	EA	\$271.37	\$2,170.96
18	Install Caltrans Striping Detail #1 (Thermo)	1730	LF	\$1.09	\$1,885.70
19	Prepare and Repaint Curb Red	399	LF	\$1.09	\$434.91
BASE BID TOTAL:					\$626,317.86

**CITY OF GUADALUPE
2017 PAVEMENT REHABILITATION PROJECT
BID RESULTS**

ADD ALTERNATE (3RD STREET)				Ferravanti Grading and Paving		R. Burke Corporation	
BID ITEM & DESCRIPTION				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
No.	ITEM	QUAN	UNIT				
1	Mobilization, Bonds & Insurance	1	LS	\$9,800.00	\$9,800.00	\$5,600.00	\$5,600.00
2	Traffic Control	1	LS	\$8,000.00	\$8,000.00	\$23,310.00	\$23,310.00
3	Water Pollution Control Program	1	LS	\$1,000.00	\$1,000.00	\$1,598.00	\$1,598.00
4	1/2" HMA Type A (PG 64-10)	437	TN	\$110.00	\$48,070.00	\$120.00	\$52,440.00
5	Cold Plane and Remove 3-1/2" Existing Section	0	SF	\$0.00	\$0.00	\$0.00	\$0.00
6	Cold Plane and Remove 3" Existing Section	23297	SF	\$0.40	\$9,318.80	\$0.35	\$8,153.95
7	Lime/Cement Treat Base to 8" Depth	23297	SF	\$2.24	\$52,185.28	\$2.10	\$48,923.70
8	Lime/Cement Treat Base to 13-3/4" Depth	0	SF	\$0.00	\$0.00	\$0.00	\$0.00
9	6" Deep Lift Stabilization (Allowance)	1398	SF	\$7.00	\$9,786.00	\$6.00	\$8,388.00
10	Lower Manhole Cover	3	EA	\$450.00	\$1,350.00	\$580.00	\$1,740.00
11	Lower Water Valve Cover	1	EA	\$300.00	\$300.00	\$470.00	\$470.00
12	Adjust Manhole Cover to Finish Grade	3	EA	\$1,500.00	\$4,500.00	\$610.00	\$1,830.00
13	Adjust Water Valve Cover to Finish Grade	1	EA	\$600.00	\$600.00	\$580.00	\$580.00
14	Survey Monuments	3	EA	\$2,000.00	\$6,000.00	\$1,050.00	\$3,150.00
15	Install Blue RPM @ Fire Hydrant	1	EA	\$50.00	\$50.00	\$9.00	\$9.00
16	Install 12" Crosswalk/Limit Line (Thermo)	0	LF	\$0.00	\$0.00	\$0.00	\$0.00
17	Install "STOP" Legend (Thermo)	0	EA	\$0.00	\$0.00	\$0.00	\$0.00
18	Install Caltrans Striping Detail #1 (Thermo)	0	LF	\$0.00	\$0.00	\$0.00	\$0.00
19	Prepare and Repaint Curb Red	90	LF	\$6.00	\$540.00	\$2.20	\$198.00
BASE BID TOTAL:					\$151,500.08		\$156,390.65

**CITY OF GUADALUPE
2017 PAVEMENT REHABILITATION PROJECT
BID RESULTS**

ADD ALTERNATE (3RD STREET)				Souza Construction		Granite Construction	
BID ITEM & DESCRIPTION							
No.	ITEM	QUAN	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization, Bonds & Insurance	1	LS	\$1,000.00	\$1,000.00	\$10,000.00	\$10,000.00
2	Traffic Control	1	LS	\$4,000.75	\$4,000.75	\$29,742.00	\$29,742.00
3	Water Pollution Control Program	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
4	1/2" HMA Type A (PG 64-10)	437	TN	\$110.00	\$48,070.00	\$100.00	\$43,700.00
5	Cold Plane and Remove 3-1/2" Existing Section	0	SF	\$0.00	\$0.00	\$0.00	\$0.00
6	Cold Plane and Remove 3" Existing Section	23297	SF	\$0.30	\$6,989.10	\$0.25	\$5,824.25
7	Lime/Cement Treat Base to 8" Depth	23297	SF	\$1.95	\$45,429.15	\$1.70	\$39,604.90
8	Lime/Cement Treat Base to 13-3/4" Depth	0	SF	\$0.00	\$0.00	\$0.00	\$0.00
9	6" Deep Lift Stabilization (Allowance)	1398	SF	\$8.50	\$11,883.00	\$6.25	\$8,737.50
10	Lower Manhole Cover	3	EA	\$600.00	\$1,800.00	\$750.00	\$2,250.00
11	Lower Water Valve Cover	1	EA	\$600.00	\$600.00	\$500.00	\$500.00
12	Adjust Manhole Cover to Finish Grade	3	EA	\$1,200.00	\$3,600.00	\$1,275.00	\$3,825.00
13	Adjust Water Valve Cover to Finish Grade	1	EA	\$1,180.00	\$1,180.00	\$800.00	\$800.00
14	Survey Monuments	3	EA	\$1,070.00	\$3,210.00	\$1,000.00	\$3,000.00
15	Install Blue RPM @ Fire Hydrant	1	EA	\$10.00	\$10.00	\$8.00	\$8.00
16	Install 12" Crosswalk/Limit Line (Thermo)	0	LF	\$0.00	\$0.00	\$0.00	\$0.00
17	Install "STOP" Legend (Thermo)	0	EA	\$0.00	\$0.00	\$0.00	\$0.00
18	Install Caltrans Striping Detail #1 (Thermo)	0	LF	\$0.00	\$0.00	\$0.00	\$0.00
19	Prepare and Repaint Curb Red	90	LF	\$3.00	\$270.00	\$2.00	\$180.00
BASE BID TOTAL:					\$129,542.00		\$149,671.65

**CITY OF GUADALUPE
2017 PAVEMENT REHABILITATION PROJECT
BID RESULTS**

ADD ALTERNATE (3RD STREET)				Papich Construction	
BID ITEM & DESCRIPTION					
No.	ITEM	QUAN	UNIT	UNIT PRICE	TOTAL PRICE
1	Mobilization, Bonds & Insurance				
2	Traffic Control	1	LS	\$9,910.91	\$9,910.91
3	Water Pollution Control Program	1	LS	\$3,605.80	\$3,605.80
4	1/2" HMA Type A (PG 64-10)	1	LS	\$542.73	\$542.73
5	Cold Plane and Remove 3-1/2" Existing Section	437	TN	\$122.72	\$53,628.64
6	Cold Plane and Remove 3" Existing Section	0	SF	\$0.00	\$0.00
7	Lime/Cement Treat Base to 8" Depth	23297	SF	\$0.51	\$11,881.47
8	Lime/Cement Treat Base to 13-3/4" Depth	23297	SF	\$1.98	\$46,128.06
9	6" Deep Lift Stabilization (Allowance)	0	SF	\$0.00	\$0.00
10	Lower Manhole Cover	1398	SF	\$9.59	\$13,406.82
11	Lower Water Valve Cover	3	EA	\$510.02	\$1,530.06
12	Adjust Manhole Cover to Finish Grade	1	EA	\$512.56	\$512.56
13	Adjust Water Valve Cover to Finish Grade	3	EA	\$773.79	\$2,321.37
14	Survey Monuments	1	EA	\$726.81	\$726.81
15	Install Blue RPM @ Fire Hydrant	3	EA	\$2,062.23	\$6,186.69
16	Install 12" Crosswalk/Limit Line (Thermo)	1	EA	\$10.86	\$10.86
17	Install "STOP" Legend (Thermo)	0	LF	\$0.00	\$0.00
18	Install Caltrans Striping Detail #1 (Thermo)	0	EA	\$0.00	\$0.00
19	Prepare and Repaint Curb Red	0	LF	\$0.00	\$0.00
		90	LF	\$1.09	\$98.10
BASE BID TOTAL:					\$150,490.88



AGENDA REPORT

SUBJECT/TITLE:

2017 PAVEMENT REHABILITATION PROJECT

RECOMMENDATION:

- 1. ADOPT RESOLUTION NO. 2017-25 TO AUTHORIZE MAYOR TO EXECUTE CONSTRUCTION CONTRACT WITH FERRAVANTI GRADING AND PAVING FOR THE 2017 PAVEMENT REHABILITATION PROJECT**

EXECUTIVE SUMMARY:

On May 5, 2017, the City Engineer solicited formal bids for the 2017 Pavement Rehabilitation Project. This project is for the pavement rehabilitation on Pioneer Avenue that has been postponed for the past two years. The project included a base bid for Pioneer Avenue from W. Main Street to Wong Street, and a bid alternate for 3rd Street from Pioneer to Lindy Drive. Lindy Drive from 3rd to Wong St. and Wong St. from Lindy Dr. to Pioneer St. were removed from the project due to the future sewer main project that will be in those street sections.

The deadline to receive bids was 2:00 p.m., June 1, 2017. The City received five bids. Ferravanti Grading and Paving was the low bidder.

It is recommended to award the base bid and bid alternate to Ferravanti Grading and Paving for a fee of \$692,763.70. It is also recommended to authorize the City Administrator to approve contract change orders during construction up to 15% over the contract amount, if deemed necessary.

FISCAL IMPACT: The 2017 Pavement Rehabilitation Project will be paid for from Measure A, Gas Tax, and LTF funds.

ALTERNATIVE OPTIONS:


- 1. Do not approve agreement and provide alternate direction to staff.**

ATTACHMENTS:

- 1. Resolution No. 2017-25**
- 2. Bid Results**

Prepared by: **Jeff van den Eikhof, City Engineer**

Meeting Date: **13 June 2017**

City Administrator Approval: 

Agenda Item: _____

RESOLUTION NO. 2017-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE
APPROVING A CONTACT WITH FERRAVANTI GRADING AND PAVING
FOR THE 2017 PAVEMENT REHABILITATION PROJECT**

WHEREAS, the City of Guadalupe received five bids for the construction of the 2017 Pavement Rehabilitation Project; and,

WHEREAS, the low bid was received by Ferravanti Grading and Paving; and,

WHEREAS, Ferravanti Grading and Paving meets the qualifications for the construction of the project; and,

WHEREAS, Staff recommends the award of the construction contract to Ferravanti Grading and Paving;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:

SECTION 1. Authorize the contract with Ferravanti Grading and Paving for \$692,763.70; and,

SECTION 2. Authorize the City Administrator to approve change orders to the contract during construction up to 15% of the bid price, if deemed necessary.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 13th day of June 2017 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being C.C. Resolution No. 2017-25, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 13, 2017, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

John Lizalde, Mayor

APPROVED AS TO FORM:

DAVID M. FLEISHMAN, City Attorney

**CITY OF GUADALUPE
4TH STREET IMPROVEMENT PROJECT
BID RESULTS**

BASE BID				R. Burke Corporation		Ferravanti Grading and Paving	
BID ITEM & DESCRIPTION				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
No.	ITEM	QUAN	UNIT				
1	Mobilization, Bonds & Insurance	1	LS	\$21,600.00	\$21,600.00	\$12,000.00	\$12,000.00
2	Traffic Control	1	LS	\$10,000.00	\$10,000.00	\$9,000.00	\$9,000.00
3	Water Pollution Control Program	1	LS	\$2,800.00	\$2,800.00	\$2,000.00	\$2,000.00
4	Potholing to Determine Depth of Utilities	1	LS	\$3,800.00	\$3,800.00	\$5,000.00	\$5,000.00
5	Remove Existing Facilities	1	LS	\$9,500.00	\$9,500.00	\$15,000.00	\$15,000.00
6	3/8" HMA Type A (PG64-10) Leveling Course	60	TN	\$240.00	\$14,400.00	\$180.00	\$10,800.00
7	1/2" HMA Type A (PG 64-10)	210	TN	\$155.00	\$32,550.00	\$160.00	\$33,600.00
8	Geosynthetic Pavement Interlayer (Pavement Fabric)	2050	SY	\$3.50	\$7,175.00	\$3.20	\$6,560.00
9	Keycut A	600	LF	\$7.50	\$4,500.00	\$5.00	\$3,000.00
10	Keycut B	42	LF	\$50.00	\$2,100.00	\$40.00	\$1,680.00
11	Remove and Replace 4" HMA	1500	SF	\$5.00	\$7,500.00	\$7.50	\$11,250.00
12	Remove 4" to 6-1/4" and Replace 4" HMA	2500	SF	\$6.60	\$16,500.00	\$8.00	\$20,000.00
13	6" Deep Lift Stabilization (Allowance)	1000	SF	\$7.00	\$7,000.00	\$5.00	\$5,000.00
14	Aggregate Base (Class 2)	8	TN	\$95.00	\$760.00	\$100.00	\$800.00
15	Concrete Commercial Driveway Approach	450	SF	\$15.00	\$6,750.00	\$40.00	\$18,000.00
16	Concrete Curb and Gutter	275	LF	\$68.00	\$18,700.00	\$60.00	\$16,500.00
17	Concrete Curb Opening Catch Basin (w=7')	1	EEA	\$14,000.00	\$14,000.00	\$12,000.00	\$12,000.00
18	Lower Water Valve Cover	5	EA	\$300.00	\$1,500.00	\$300.00	\$1,500.00
19	Adjust Water Valve Cover to Finish Grade	5	EA	\$770.00	\$3,850.00	\$500.00	\$2,500.00
20	Install 12" Crosswalk/Limit Line (Thermo)	20	LF	\$3.00	\$60.00	\$30.00	\$600.00
21	Install "STOP" Legend (Thermo)	1	EA	\$120.00	\$120.00	\$800.00	\$800.00
22	Shoulder Backing	7	TN	\$80.00	\$560.00	\$300.00	\$2,100.00
BASE BID TOTAL:					\$185,725.00		\$189,680.00

**CITY OF GUADALUPE
4TH STREET IMPROVEMENT PROJECT
BID RESULTS**

BASE BID				Granite Construction	
BID ITEM & DESCRIPTION					
No.	ITEM	QUAN	UNIT	UNIT PRICE	TOTAL PRICE
1	Mobilization, Bonds & Insurance	1	LS	\$18,000.00	\$18,000.00
2	Traffic Control	1	LS	\$35,869.00	\$35,869.00
3	Water Pollution Control Program	1	LS	\$1,000.00	\$1,000.00
4	Potholing to Determine Depth of Utilities	1	LS	\$2,500.00	\$2,500.00
5	Remove Existing Facilities	1	LS	\$5,500.00	\$5,500.00
6	3/8" HMA Type A (PG64-10) Leveling Course	60	TN	\$275.00	\$16,500.00
7	1/2" HMA Type A (PG 64-10)	210	TN	\$110.00	\$23,100.00
8	Geosynthetic Pavement Interlayer (Pavement Fabric)	2050	SY	\$2.00	\$4,100.00
9	Keycut A	600	LF	\$9.48	\$5,688.00
10	Keycut B	42	LF	\$60.00	\$2,520.00
11	Remove and Replace 4" HMA	1500	SF	\$10.00	\$15,000.00
12	Remove 4" to 6-1/4" and Replace 4" HMA	2500	SF	\$6.00	\$15,000.00
13	6" Deep Lift Stabilization (Allowance)	1000	SF	\$8.00	\$8,000.00
14	Aggregate Base (Class 2)	8	TN	\$250.00	\$2,000.00
15	Concrete Commercial Driveway Approach	450	SF	\$20.00	\$9,000.00
16	Concrete Curb and Gutter	275	LF	\$40.00	\$11,000.00
17	Concrete Curb Opening Catch Basin (w=7')	1	EEA	\$10,500.00	\$10,500.00
18	Lower Water Valve Cover	5	EA	\$450.00	\$2,250.00
19	Adjust Water Valve Cover to Finish Grade	5	EA	\$500.00	\$2,500.00
20	Install 12" Crosswalk/Limit Line (Thermo)	20	LF	\$3.00	\$60.00
21	Install "STOP" Legend (Thermo)	1	EA	\$100.00	\$100.00
22	Shoulder Backing	7	TN	\$200.00	\$1,400.00
BASE BID TOTAL:					\$191,587.00