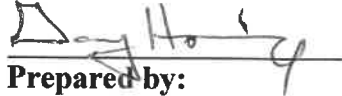


REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of August 8, 2017



Prepared by:
Gary Hoving, Director of Public Safety



Approved by:
Cruz Ramos, City Administrator

SUBJECT: **Adoption of Resolution No. 2017-43 Authorizing the City of Guadalupe to Provide Contracted Law Enforcement Services to the Santa Maria Public Airport District**

RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2017-43 authorizing the City of Guadalupe to provide contracted law enforcement services to the Santa Maria Public Airport District and authorize the Mayor to sign a contract on behalf of the City.

BACKGROUND:

The Santa Maria Public Airport District has received law enforcement protection through a contract with the Santa Maria Police Department since about 2003. The Santa Maria Police Department desires to redirect all sworn personnel to their primary role of front-line public protection through patrol and investigative staff. Peripherally, the City of Santa Maria had previously utilized skilled retired peace officers who were current with Peace Officer Standards and Training (POST) requirements. The deployed part-time officers were known as "retired annuitants" have been sharply curtailed by Public Employees Retirement System regulations. Consequently, the Santa Maria Police Department terminated those ineligible part-time employees necessitating the reduction in patrol officers from the community to fulfill the contract with the Airport District.

The Santa Maria Public Airport District desires to release the Santa Maria Police Department from the existing contracted service agreement and enter into a replacement contract with the City of Guadalupe. Such action would maintain compliance with the Federal regulations that mandate that a full-service peace officer remain present during arrival and departures.

DISCUSSION:

Government entities contracting for services with other entities have been commonplace for decades in California. Inter-agency contracts typically have mutually beneficial components fulfilling the needs of the provider as well as the recipient. The proposed contract between the City of Guadalupe and the Santa Maria Public Airport District does just that, providing aspects for all parties involved. In this case, the Santa Maria Police Department is freed from a responsibility that they no longer desire, the Santa Maria Airport District receives the required level of police service without forming a separate police agency and finally, the Guadalupe Police Department has the opportunity to expand

it human resource pool and enjoy the economy of scale be offsetting the general fund with a new revenue stream.

It is desirable to expand the number of police officers employed by the City of Guadalupe for several reasons. An expanded staffing pool will allow for a greater resource in the event of an emergency or disaster. Those resources can be essential for use during vacation relief and even during times of illness such as realized during flu season. It also permits a broader scope of duties available on a rotational basis to a specialized assignment at the Santa Maria Public Airport. Broadening the scope of assignments has a positive morale effect and may become a factor in long term retention of existing personnel.

To facilitate the contract, the Police Department would need to hire an additional two full time police officers to staff the airport seven days per week. It would also require some additional overtime funds to coverage during sickness, vacation, training and other leave.

Upon approval of the contract, all expenses relating to the added employees, benefits, retirement costs, equipment and overtime is recoverable through the contract. In addition, all administrative fees such as management time, supervision, records management, evidence processing other tasks necessary to maintain the program are reimbursed. The net to the City of Guadalupe is to split a portion of the existing financial obligation with the airport increasing our general fund revenue. That shared support system with the airport in the form of administrative overhead creates the economy of scale and assists the City of Guadalupe increasing revenues.

Provisions in the operating contract are beneficial to the City of Guadalupe in several ways. Aside from the creation of a cost formula including administrative costs, other expenses involving vehicles, transportation and maintenance reduce our exposure to increasing expenses. In addition, the Santa Maria Public Airport District is responsible for the purchase and maintenance of a high limit liability insurance policy for staff assigned to the program.

As an example, in the existing contract, the Santa Maria Public Airport District pays the City of Santa Maria about \$419,000 per year. Of that total sum, \$182,000 is for personnel salaries, \$ 118,000 for benefit costs and \$119,000 for administrative costs. The administrative cost is where the greatest financial benefit is earned for the City of Guadalupe. However, our employee costs are lower than Santa Maria reducing the overall cost of the service and resulting in a smaller administrative cost. Even with the reduced overall amount, the City remains in a favorable position with the proposed contract.

Fiscal Impact

There is no unfunded expenses associated with the proposed contracted service. All costs and expenses for staffing, benefits, equipment, training and administration of the contracted service is funded by the Santa Maria Public Airport District. In addition, the City of Guadalupe will increase the general fund by an estimated \$80,000 annually for administrative support of the contract. The exact amount will vary dependent upon the salary scale of the individuals assigned and the implementation of a cost formula for recovery of administrative charges.

RESOLUTION NO. 2017-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA, APPROVING AN AGREEMENT TO PROVIDE LAW ENFORCEMENT SERVICES BETWEEN THE CITY OF GUADALUPE ("CITY") AND THE SANTA MARIA PUBLIC AIRPORT DISTRICT ("DISTRICT")

WHEREAS, the District has a need to contract for supplemental law enforcement services at the airport; and

WHEREAS, both the City and the District desire to enter into this Agreement to establish their rights and duties with respect to providing supplemental law enforcement services at the airport; and

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

The Mayor his herby authorized and directed to execute the agreement, attached hereto as Exhibit 1, on behalf of the City, and to take all steps necessary to implement and sustain the program.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Guadalupe held this 8th day of August, 2017.

John Lizalde, Mayor

ATTEST:

I, JOICE EARLEEN RAGUZ, City Clerk of the City of Guadalupe **DO HEREBY CERTIFY** that the foregoing Resolution, being **City Council Resolution No. 2017-43** which is duly and regularly introduced and adopted by said City Council at a regular meeting held August 8, 2017 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joice Earleen Raguz, City Clerk

AGREEMENT FOR SUPPLEMENTAL LAW ENFORCEMENT SERVICES

This Agreement for Supplemental Law Enforcement Services (hereinafter "Agreement") is made between the City of Guadalupe, California, a municipal corporation in Santa Barbara County (hereinafter "City"), and the Santa Maria Public Airport District, a public airport district organized and operating under the laws of the State of California (hereinafter "District").

RECITALS

WHEREAS, the City seeks to provide Law Enforcement Services at the Santa Maria Public Airport (Airport) effective September 1, 2017; and

WHEREAS, both the City and the District desire to establish this partnership as it relates to Supplemental Law Enforcement Services, and have agreed in principle as to the cost for services and the scope of work; and

WHEREAS, both the City and District desire to enter into this Agreement to establish their rights and duties with respect to provision Supplemental Law Enforcement services at the Airport;

NOW, THEREFORE, the parties agree as follows:

1. TERM

The term of this Agreement shall be for five (5) years commencing on September 1, 2017, and shall expire on June 30, 2022. After the initial five (5) year term, this Agreement shall automatically renew for an additional five (5) year period unless amended by mutual agreement of the parties or as provided in Section 5 below.

2. COSTS AND SCOPE OF WORK

2.1 The cost to the District for services rendered by the City as set forth in this agreement will be based upon a predetermined formula developed to identify operational program costs. The agreed upon formula is as follows:

Personnel Expense + Benefit Expense + Operating Expense + Administrative Expense.

2.2 The parties agree to meet annually during the first quarter of the calendar year to review the actual annual costs (as illustrated in Exhibits A, B, & C for the 2018 calendar year) based upon the predetermined formula.

2.3 The City, through the Chief of Police, shall render to District, a summarized invoice which covers all services performed during a given period, and District shall pay City for all undisputed amounts within thirty (30) days after date of said invoice.

- 2.4 If such payment is not delivered to the City which is described on said invoice within sixty (60) days after the date of the invoice, the City is entitled to recover interest thereon. For all disputed amounts, the District shall provide City with written notice of the dispute including the invoice date, amount, and reasons for dispute within 10 days after receipt of the invoice. The parties shall memorialize the resolution of the dispute in writing. For any disputed amounts, interest shall accrue if payment is not received within sixty (60) days after the dispute resolution is memorialized.
- 2.5 The costs developed for supplemental law enforcement services are developed by the City of Guadalupe to reflect the City's actual costs in the provisions of services pursuant to this agreement.

3. CITY RESPONSIBILITIES

City shall:

- 3.1 City shall cooperate with District and coordinate with each air carrier regarding scheduled air carrier departure operations.
- 3.2 Provide the required number of law enforcement officers, unless it notifies the District and the air carrier at least twenty-four (24) hours prior to the scheduled departure that it will be unable to do so.
- 3.3 Renegotiate the Costs and Scope of Work paragraph of this Agreement if the air carrier departure schedule changes or increases, so that more officers or expanded hours are required..
- 3.4 Provide the number of sworn, armed, trained and uniformed law enforcement officers at the Airport's passenger screening checkpoints as required by the TSA at least thirty (30) minutes prior to the scheduled departure time of each air carrier operation, except as provided in Section 3.2, above.
- 3.5 Provide the required number of law enforcement officers, seven days per week, except as provided in Section 3.2, above.
- 3.6 Provide law enforcement services up to an average of twelve (12) hours per day, except as provided in Section 3.2, above.
- 3.7 Provide general law enforcement services at the Airport when not needed at passenger screening checkpoints.
- 3.8 Assign an on-duty police officer to cover the first flight out of the Airport, Monday through Saturday, as part of the officer's normal duties.
- 3.9 Notify the District if the on-duty police officer is unable to cover the first flight out of the Airport due to a law enforcement emergency within the

City of Guadalupe.

- 3.10 Ensure that law enforcement officers assigned to the Airport shall not respond off the Airport except in the case of extreme, life threatening emergency.
- 3.11 Assign two (2) full time police officers to the Airport to provide services required under this Agreement. If the City is unable to assign full time officers to the Airport due to staffing shortages, City may assign limited service provisional police officers until such time that staffing levels allow City to re-assign full time police officers to the Airport.
- 3.12 Provide City of Guadalupe police officers, or other sworn law enforcement officers from other public agencies in the State of California that the City may contract with to fulfill its obligations under this Agreement. The sworn law enforcement officers shall meet the minimum training requirements as established by the TSA.

4. DISTRICT RESPONSIBILITIES

District shall:

- 4.1 Fund any necessary training mandated by FAA and/or TSA, in order to maintain certification for those officers assigned to the Airport for supplemental law enforcement services. This shall include personnel costs, tuition, travel, meals, lodging and mileage. Training shall occur in California.
- 4.2 Fund the operations and maintenance costs associated with one City owned marked police vehicle exclusively assigned to the Airport. The District shall also fund the maintenance costs for the vehicle used by the on-duty AM Shift police officer who responds to the Airport Monday through Saturday to screen the 0600 passengers. This cost shall be based upon a daily round trip distance from the Guadalupe Police Department to the Airport. The per mileage fee shall be determined by the City and adjusted each fiscal year based upon actual cost associated with operating the City's black and white patrol fleet.
- 4.3 Be responsible for any changes to laws, regulations or other requirements that affect the cost of providing supplemental law enforcement services from the City.
- 4.4 Upon receipt of notice from City that the Police Department officer is off the Airport and unable to respond to conduct passenger screening notify any commercial air carrier intending to depart from the Airport of that fact.
- 4.5 Pay for the services provided under the terms of this Service Agreement at the rate established by the City of Guadalupe based upon the agreed upon formula.

- 4.6 Acknowledge that the officer on patrol may not be able to cover the first flight out if an emergency occurs in the City near the scheduled departure time. All parties acknowledge that without a law enforcement officer present, flights will need to be rescheduled until such time as a law enforcement officer is available.

5. DEFAULT, TERMINATION, AND NOTICE

- 5.1 Either party may terminate this Agreement, without cause, upon thirty (30) day advance written notice to the other party. Either party may terminate this Agreement at any time for cause if the other party is in default of its obligations under this Agreement and fails to cure said default after given notice and a reasonable opportunity to cure the default.
- 5.2 Notices. Any notice to be given under this Agreement shall be in writing and shall be deemed to have been properly given and received:

(i) when delivered in person to the authorized representative of the party to whom the notice is addressed; or

(ii) on the date received as indicated on the return receipt when sent prepaid certified or registered mail, return receipt requested, to the party to be notified at the address indicated below:

CITY	DISTRICT
City of Guadalupe Attn: Chief of Police 4490 10 th Street Guadalupe, CA 93434	Santa Maria Public Airport Attn: General Manager 3217 Terminal Drive Santa Maria, CA 93454

Either party may change its address by giving notice in the manner described above.

6. INSURANCE AND INDEMNIFICATION

- 6.1. The District shall obtain and maintain for the entire term of this Agreement and any renewal terms, Airport liability insurance. Each policy of insurance shall have at least a combined single limit of ten million dollars (\$10,000,000) for each occurrence for bodily injury and property damage. Each policy of insurance shall include personal injury liability coverage. The District's airport liability policy shall include automobile liability coverage for District owned vehicles while performing services pursuant to this Agreement on Airport property. The District shall supply the City with a copy of said insurance policy or policies.

A. In addition to the above conditions, the District's airport liability insurance policy shall contain language or an endorsement clearly providing:

- (1) The City, its officers, agency and employees, are named as additional insureds under the policy;
- (2) Contractual liability coverage sufficiently broad so as to include the liability assumed by the parties in the indemnity agreement included in this Agreement;
- (3) A provision that coverage will not be cancelled or subject to material reduction until at least thirty (30) days written notice has been given to the City.

B. A certificate of insurance shall be submitted to the City within ten (10) days of execution of this Agreement. If the insurance policy expires or is cancelled, the District shall submit to the City, prior to such expiration or cancellation, a certificate of insurance for the superseding policy.

6.2 The District shall indemnify save, protect, defend, and hold harmless the City, its officers, agents, and employees from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys fees, arising out of or connected with the City's performance of Supplemental Law Enforcement services under this Agreement, to the extent covered by the airport liability policy; provided that the District shall have no obligation to defend, indemnify or hold harmless the City from and against any and all loss, liability, expense, claims, costs, suits, and damages, including attorneys fees sustained by City's employees in performance of this Agreement or in connection with the use of the Airport Fire Station. The City waives any and all subrogation and/or lien rights, including but not limited to those arising under California Labor Code section 3850 et seq. or succeeding statutes, to recover any workers compensation, disability, disability retirement or death benefits paid by City to its employees, or to their heirs, representatives, executives or administrators.

7. MISCELLANEOUS PROVISIONS

7.1. The parties hereto agree that any increase in the concentration of flights or increase in index at the Airport could cause a financial and/or operational strain for the City. Such impacts that cause additional financial burden to the City will need to be negotiated by the parties and adequately resolved, and failure to reach agreement after good faith negotiations shall serve as cause for early termination of this Agreement.

7.2. City acknowledges that the FAA and the TSA is involved with the operation and administrative aspects of the services to be provided by this Agreement. City shall cooperate with representatives of the FAA and the

TSA in the exercise of their duties. However, District shall administer the Agreement, and City shall look to District for direction regarding satisfactory compliance with the Agreement, except as to the actual performance of law enforcement duties. Full and complete records of City's services and expenses, and records between District and City shall be kept, maintained and retained by City in accordance with its Document Management Program. District, the FAA, TSA and the Comptroller General of the United States, or any other duly authorized representative shall have access to any books of account, documents, papers and records of City for the purpose of making audits, examination, excerpts and transcriptions.

- 7.3. There will be no payment by District for extra services rendered by City unless the services are expressly authorized in writing by District's General Manager before the services are performed. Any extra services in excess of \$10,000 requires the prior written approval of District's Board of Directors.
- 7.4. City's Chief of Police or his designee shall be directly involved in the performance and supervision of the services to be performed, and shall be the authorized representative of City for issues relating to performance of the services under this Agreement.
- 7.5. This Agreement may not be assigned by either party without the consent of the other party.

8. Entire Agreement

- 8.1 This Agreement constitutes the complete and exclusive statement of the parties which supersedes all previous agreements, written or oral, and all communications between the parties relating to the subject matter hereof. All changes or amendments to this Agreement must be in writing and mutually executed by authorized personnel on behalf of the District and the City.

Executed at Santa Maria, California, on the day and year first above mentioned.

Date: August 8, 2017

DISTRICT:

Approved as to content for
District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

General Manager

By _____
Carl Engel Jr., President

Approved as to form for District:

By _____
Chuck Adams, Secretary

District Counsel

Dated: August 8, 2017

CITY:

ATTEST:

CITY OF GUADALUPE

Joice Earleen Raguz, City Clerk

By: _____
John Lizalde, Mayor

Approved as to form:

Phil F. Sinco, City Attorney

Approved as to content:

Gary Hoving, Police Chief

REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of August 8, 2017



Prepared by:
Gary L. Hoving, Director of Public Safety



Approved by:
Cruz Ramos, City Administrator

SUBJECT: **Approval to Accept Grant Funds From The United States Department of Agriculture And Authorization to Purchase One Police Patrol Pickup Truck As Outlined in The Grant Application – Resolution No. 2017-44.**

RECOMMENDATION:

It is recommended that the City Council provide approval for City staff to accept grant funds from the U.S. Department of Agriculture and to purchase one pickup truck for police patrol purposes.

BACKGROUND:

On March 14, 2017, the Guadalupe City Council had authorized the submission of a grant application to the U.S. Department of Agriculture to seek funding for a pickup truck for patrol use and emergency or disaster response.

DISCUSSION:

The U.S. Department of Agriculture has approved our application to fund a patrol pickup as requested. Authorization is sought to approve the acceptance of the grant and to authorize the purchase of a pickup truck.

Purchase authority is also requested obtain the pickup truck painted black and white with full emergency equipment. In compliance with the Guadalupe Municipal Code, a “piggy back” purchase bid will be used for selecting the vendor who has already complied with the public bid process. This mechanism is very common and allows us the same market advantage as other government agencies who purchase high a high volume of vehicles.

One provision of the grant is that all funding must be expended and the product obtained within 6 months of the award.

FISCAL IMPACT

The grant funded project has an estimated cost of \$ 40,029. The U.S. Department of Agriculture funds approximately 55% resulting in a \$22,000 grant award. The remaining \$18,029 local split obligation will be funded by Proposition 172 funds with no impact to the general fund.

RESOLUTION NO. 2017-44

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE AUTHORIZING STAFF TO ACCEPT GRANT FUNDS FROM THE U.S. DEPARTMENT OF AGRICULTURE AND TO PURCHASE ONE POLICE PATROL PICKUP TRUCK

WHEREAS, the City of Guadalupe has the need to replace one police pickup truck to maintain a reliable emergency response fleet; and

WHEREAS, on March 14, 2017, City staff had obtained authorization from City Council to submit a grant application to the U.S. Department of Agriculture; and

WHEREAS, the U.S. Department of Agriculture has approved the grant application for the purchase of a pickup truck; and

WHEREAS, City staff seeks authorization to accept the grant funds and to purchase a specialty vehicles while joining into an existing competitive bid as authorized by the Guadalupe Municipal Code Section 4.04.130; and

WHEREAS, the total purchase price including emergency equipment may not exceed \$40,029; and

WHEREAS, the City Council of the City of Guadalupe has voted and approves the acceptance of \$22,000 in grant funds awarded by the U.S. Department of Agriculture which is augmented by \$18,029 from Proposition 172, a non-general fund account in order to complete the purchase of one police patrol pickup truck.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Guadalupe Authorizes staff to accept \$22,000 in grant funding from the U.S. Department of Agriculture and to purchase one police patrol pickup truck.

PASSED AND ADOPTED at a regular meeting on the 8th day of August, 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 **Resolution No. 2017-44**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held August 8, 2017, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

John Lizalde, Mayor

**REPORT TO THE GUADALUPE CITY COUNCIL
Council Agenda of August 8, 2017**

N/S
Prepared by:
Jeff Van den Eikhof, City Engineer

GUADALUPE LIGHTING DISTRICT

SUBJECT: PUBLIC HEARING to receive testimony on the written report of proposed 2017-18 charges for street lighting in the Guadalupe Lighting District and to consider all objections and protests to the adoption of the proposed assessment charges as set forth in said report or as modified by Guadalupe City Council.

RECOMMENDATION: Conduct the Public Hearing for the purpose of providing all persons present with an opportunity to speak regarding the proposed 2017-18 assessments for the Guadalupe Lighting District. That City Council adopt Resolution No. 2017-37 setting the proposed assessments.

BACKGROUND

Benefit assessments are levied for the Guadalupe Lighting District to cover the annual costs of street lighting. The Guadalupe Lighting District is a subsidiary district of the City of Guadalupe. Administration of the district is the responsibility of the City. In compliance with Section 6066 of the Government Code, benefit assessments require a public hearing.

FINANCIAL IMPACT

The Finance and Administration Departments have prepared an estimate of the annual costs for the Guadalupe Lighting District based on actual 2016-17 electrical costs and projected 2017-18 electrical costs plus the estimated administrative time required to manage the District. (See Exhibit "A.") The anticipated annual costs for 2017-18 are \$62,493.07. Since the Lighting District also receives property tax, the annual costs to be covered by the benefit assessment is \$17,493.07 in 2017-18.

The amount charged per parcel within the Lighting District varies based on the type of parcel – apartment, home, commercial, industrial, etc. This is according to the terms of the Lighting District when it was originally established. The proposed 2017-18 rates will vary from \$5.81

(apartment) to \$69.69 (heavy commercial). Rates declined by 2.4% from last year based on PG&E rates.

Rates	15/16	16/17	17/18
Heavy Commercial	\$134.63	\$71.35	\$69.69
Industrial	\$91.08	\$48.27	\$47.12
Light Commercial	\$91.08	\$48.27	\$47.12
MF Residential/ Apartments	\$47.51	\$25.18	\$24.57
Churches	\$32.99	\$17.48	\$17.07
SF Residential	\$18.46	\$9.78	\$9.55
Vacant land	\$11.23	\$5.95	\$5.81

ATTACHMENTS

Resolution No. 2017-37
Exhibit A

RESOLUTION NO. 2017-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE CONFIRMING STREET LIGHTING CHARGES FOR THE GUADALUPE LIGHTING DISTRICT AND AUTHORIZING THE SANTA BARBARA COUNTY ASSESSOR'S OFFICE TO COLLECT SAID BENEFIT ASSESSMENT FOR THE 2017-2018 TAX YEAR

WHEREAS, the City of Guadalupe has established a benefit assessment district known as the Guadalupe Lighting District ("District"); and

WHEREAS, said District was established for the purpose of providing street lighting within the District; and

WHEREAS, pursuant to Government Code §54716, a written report containing a description of the parcels in the District and the amount of assessments based on the estimated benefit for such parcels has been prepared and was filed with the City Clerk of the City of Guadalupe; and

WHEREAS, the Council designated Tuesday, August 8, 2017 at the hour of 6:00 p.m. in the Council Chambers, 918 Obispo Street, Guadalupe, California as the time and place for the hearing of protests and objections in relation to said assessment; and

WHEREAS, notice of said hearing was duly posted and published, and affidavits of said posting and publication have been duly filed; and

WHEREAS, Government Code §54716(d) provides that at said hearing the City Council shall hear and consider all protests and at the conclusion of the hearing the City Council may adopt, revise, change, or modify any assessment and shall make its determination by Resolution upon each proposed assessment described in the said report.

WHEREAS, the Auditor of Santa Barbara County requires that each year a resolution be passed which identifies the amount to be charged as an annual assessment; and

WHEREAS, the Finance and Administration Departments of the City of Guadalupe has determined that the estimated lighting costs with administration for Fiscal Year 2017-2018 will be Sixty-Two Thousand Four Hundred Ninety-Three Dollars and Seven Cents (\$62,493.07) and Seventeen Thousand Four Hundred Ninety-Three Dollars and Seven Cents (\$17,493.07) of these costs need to be allocated to parcels within the Guadalupe Lighting District.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Guadalupe does hereby:

1. Confirm and levy the benefit assessment outlined in the 2017-2018 Guadalupe Lighting Maintenance District Report (attached hereto as Exhibit "A"); and

2. Distributes that assessment to each parcel in the district based on type of use, as follows:

Type of Use	# of Parcels	Assess. per Parcel	Total Assess.
Heavy Commercial	1	\$69.69	\$69.69
Industrial/Light Commercial	73	\$47.12	\$3,439.76
MF Residential/Apartments	113	\$24.57	\$2,776.41
Churches	10	\$17.07	\$170.70
SF Residential	1,079	\$9.55	\$10,304.45
Vacant land	126	\$5.81	\$732.06
Total	1,402		\$17,493.07

3. Directs the Santa Barbara County Assessor's office to collect said benefit assessments for the 2017-2018 tax year at the same time and in the same manner as the general tax levy for the County of Santa Barbara as set forth in Government Code §54716.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Guadalupe this 8th day of August 2017.

John Lizalde, Mayor

ATTEST:

I, **Joice Earleen Raguz**, City Clerk of the City of Guadalupe, California, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2017-37**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held 8th day of August 2017 and the same was approved and adopted by the following vote to wit:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joice Earleen Raguz, City Clerk

EXHIBIT "A"

City of Guadalupe

Guadalupe Lighting District Report

FY 2017-18

City of Guadalupe

Lighting District

FY 2017-18

**Street Lighting Operation,
Maintenance, and Replacement Costs**

July 1, 2017 through June 30, 2018



This report provides the estimated annual PG&E Street Lighting costs, miscellaneous electrical costs, and assessment district administrative costs for 2016-17. Street Lighting costs are based on PG&E Rate Schedule LS-1.

City of Guadalupe

Lighting District

Estimated Costs
July 1, 2017 through June 30, 2018

Administrative/Finance/Public Works/Water Department Staffing Costs:

For Administration and Finance, costs include general oversight, monthly payment of invoices, preparation of the annual cost study and presentation to Council during a properly noticed Public Hearing, plus interaction with the Santa Barbara County Auditor-Controller's office. For City Engineer, review and sign-off on the annual cost study. The Public Works Director's time involves interaction with PG&E concerning non-functioning street lights.

Administration/Finance per Cost Allocation Study	7,600.00
Allowance for Street Light Replacement	5,000.00
Professional Services (City Engineer)	600.00
Liability Insurance	1,381.00
Overhead Costs	\$ 14,581.00

Street Lighting Costs:

Estimated street lighting costs for the period July 1, 2017 through June 30, 2018 based on PG&E Rate Schedule LS-1. There are 271 street lights in the Lighting District.

<u>Number of Street Lights</u>	<u>Rate/Year</u>	<u>Total</u>
271	\$166.17	\$45,032.07

Miscellaneous Electrical Costs:

The Lighting District pays the electrical costs for the Katayama Clock, the downtown parking lot, and the Amtrak depot. Estimated electrical costs for the period July 1, 2017 through June 30, 2018.

<u>Item</u>	<u>Months</u>	<u>Per Month</u>	<u>Total</u>
Katayama Clock	12	\$22.00	\$264.00
Parking Lot	12	\$68.00	\$816.00
Amtrak Depot	12	\$150.00	\$1,800.00
Total			\$2,880.00

Total Annual Costs	\$62,493.07
Less Property Taxes	(\$45,000.00)
<u>Annual Cost to be covered by Assessment</u>	<u>\$17,493.07</u>

District Name: Guadalupe Lighting District
Description: Fund 2686, Street Lighting
Tax Year: 2017-18
Contact Person: City Administrator, (805) 356-3891
Total # of Assessments: 1402
Total Assessment Amount: \$17,493.07

Fund Number	Parcel Number	Amount
2686	113-010-024	\$ 5.81
2686	113-010-025	\$ 5.81
2686	113-040-001	\$ 5.81
2686	113-040-002	\$ 5.81
2686	113-070-019	\$ 5.81
2686	113-070-020	\$ 5.81
2686	113-070-023	\$ 5.81
2686	113-070-025	\$ 5.81
2686	113-320-001	\$ 9.55
2686	113-320-002	\$ 9.55
2686	113-320-003	\$ 9.55
2686	113-320-004	\$ 9.55
2686	113-320-005	\$ 9.55
2686	113-320-006	\$ 9.55
2686	113-320-007	\$ 9.55
2686	113-320-008	\$ 9.55
2686	113-320-009	\$ 9.55
2686	113-320-010	\$ 9.55
2686	113-320-011	\$ 9.55
2686	113-320-012	\$ 9.55
2686	113-320-013	\$ 9.55
2686	113-320-014	\$ 9.55
2686	113-320-015	\$ 9.55
2686	113-320-016	\$ 9.55
2686	113-320-017	\$ 9.55
2686	113-320-018	\$ 9.55
2686	113-320-019	\$ 9.55
2686	113-320-020	\$ 9.55
2686	113-320-021	\$ 9.55
2686	113-320-022	\$ 9.55
2686	113-320-023	\$ 9.55
2686	113-320-024	\$ 9.55
2686	113-320-025	\$ 9.55
2686	113-320-026	\$ 9.55
2686	113-320-027	\$ 9.55
2686	113-320-028	\$ 9.55
2686	113-320-029	\$ 9.55
2686	113-320-030	\$ 9.55
2686	113-320-031	\$ 9.55
2686	113-320-032	\$ 9.55
2686	113-320-033	\$ 9.55
2686	113-320-034	\$ 9.55
2686	113-320-035	\$ 9.55
2686	113-320-036	\$ 9.55
2686	113-320-037	\$ 9.55
2686	113-320-038	\$ 9.55
2686	113-320-039	\$ 9.55
2686	113-320-040	\$ 9.55
2686	113-320-041	\$ 9.55
2686	113-320-042	\$ 9.55
2686	113-320-043	\$ 9.55
2686	113-320-044	\$ 9.55
2686	113-320-045	\$ 9.55
2686	113-320-046	\$ 9.55

Fund Number	Parcel Number	Amount
2686	113-320-047	\$ 9.55
2686	113-320-048	\$ 9.55
2686	113-320-049	\$ 9.55
2686	113-320-050	\$ 9.55
2686	113-320-051	\$ 9.55
2686	113-320-052	\$ 9.55
2686	113-320-053	\$ 9.55
2686	113-320-054	\$ 9.55
2686	113-320-055	\$ 9.55
2686	113-320-056	\$ 9.55
2686	113-320-057	\$ 9.55
2686	113-320-058	\$ 9.55
2686	113-320-059	\$ 9.55
2686	113-320-060	\$ 9.55
2686	113-320-061	\$ 9.55
2686	113-320-062	\$ 9.55
2686	113-320-063	\$ 9.55
2686	113-320-064	\$ 9.55
2686	113-320-065	\$ 9.55
2686	113-320-066	\$ 9.55
2686	113-320-067	\$ 9.55
2686	113-320-068	\$ 9.55
2686	113-320-069	\$ 9.55
2686	113-320-070	\$ 9.55
2686	113-320-071	\$ 9.55
2686	113-320-072	\$ 9.55
2686	113-320-073	\$ 9.55
2686	113-320-074	\$ 9.55
2686	113-320-075	\$ 9.55
2686	113-320-076	\$ 9.55
2686	113-320-077	\$ 9.55
2686	113-320-078	\$ 9.55
2686	113-320-079	\$ 9.55
2686	113-320-080	\$ 9.55
2686	113-320-081	\$ 9.55
2686	113-320-082	\$ 9.55
2686	113-320-083	\$ 9.55
2686	113-320-084	\$ 9.55
2686	113-320-085	\$ 9.55
2686	113-320-086	\$ 9.55
2686	113-320-087	\$ 9.55
2686	113-320-088	\$ 9.55
2686	113-320-089	\$ 9.55
2686	113-320-090	\$ 9.55
2686	113-320-091	\$ 9.55
2686	113-320-092	\$ 9.55
2686	113-320-093	\$ 9.55
2686	113-320-094	\$ 9.55
2686	113-320-095	\$ 9.55
2686	113-320-096	\$ 9.55
2686	113-330-001	\$ 9.55
2686	113-330-002	\$ 9.55
2686	113-330-003	\$ 9.55
2686	113-330-004	\$ 9.55
2686	113-330-005	\$ 9.55

Fund Number	Parcel Number	Amount
2686	113-330-006	\$ 9.55
2686	113-330-007	\$ 9.55
2686	113-330-008	\$ 9.55
2686	113-330-009	\$ 9.55
2686	113-330-010	\$ 9.55
2686	113-330-011	\$ 9.55
2686	113-330-013	\$ 9.55
2686	113-330-014	\$ 9.55
2686	113-330-015	\$ 9.55
2686	113-330-016	\$ 9.55
2686	113-330-017	\$ 9.55
2686	113-330-018	\$ 9.55
2686	113-330-019	\$ 9.55
2686	113-330-020	\$ 9.55
2686	113-330-021	\$ 9.55
2686	113-330-022	\$ 9.55
2686	113-330-023	\$ 9.55
2686	113-330-024	\$ 9.55
2686	113-330-025	\$ 9.55
2686	113-330-026	\$ 9.55
2686	113-330-027	\$ 9.55
2686	113-330-028	\$ 9.55
2686	113-330-029	\$ 9.55
2686	113-330-030	\$ 9.55
2686	113-330-031	\$ 9.55
2686	113-330-032	\$ 9.55
2686	113-330-033	\$ 9.55
2686	113-330-034	\$ 9.55
2686	113-330-035	\$ 9.55
2686	113-330-036	\$ 9.55
2686	113-330-037	\$ 9.55
2686	113-330-038	\$ 9.55
2686	113-330-039	\$ 9.55
2686	113-330-040	\$ 9.55
2686	113-330-041	\$ 9.55
2686	113-330-042	\$ 9.55
2686	113-330-043	\$ 9.55
2686	113-330-044	\$ 9.55
2686	113-330-045	\$ 9.55
2686	113-330-046	\$ 9.55
2686	113-330-047	\$ 9.55
2686	113-330-048	\$ 9.55
2686	113-330-049	\$ 9.55
2686	113-330-050	\$ 9.55
2686	113-330-051	\$ 9.55
2686	113-330-052	\$ 9.55
2686	113-330-053	\$ 9.55
2686	113-330-054	\$ 9.55
2686	113-330-055	\$ 9.55
2686	113-330-056	\$ 9.55
2686	113-330-057	\$ 9.55
2686	113-330-058	\$ 9.55
2686	113-330-059	\$ 9.55
2686	113-330-060	\$ 9.55
2686	113-330-061	\$ 9.55

Fund Number	Parcel Number	Amount
2686	113-330-062	\$ 9.55
2686	113-330-063	\$ 9.55
2686	113-330-064	\$ 9.55
2686	113-330-065	\$ 9.55
2686	113-330-066	\$ 9.55
2686	113-330-067	\$ 9.55
2686	113-340-001	\$ 9.55
2686	113-340-002	\$ 9.55
2686	113-340-003	\$ 9.55
2686	113-340-004	\$ 9.55
2686	113-340-005	\$ 9.55
2686	113-340-006	\$ 9.55
2686	113-340-007	\$ 9.55
2686	113-340-008	\$ 9.55
2686	113-340-009	\$ 9.55
2686	113-340-010	\$ 9.55
2686	113-340-011	\$ 9.55
2686	113-340-012	\$ 9.55
2686	113-340-013	\$ 9.55
2686	113-340-014	\$ 9.55
2686	113-340-015	\$ 9.55
2686	113-340-016	\$ 9.55
2686	113-340-017	\$ 9.55
2686	113-340-018	\$ 9.55
2686	113-340-019	\$ 9.55
2686	113-340-020	\$ 9.55
2686	113-340-021	\$ 9.55
2686	113-340-022	\$ 9.55
2686	113-340-023	\$ 9.55
2686	113-340-024	\$ 9.55
2686	113-340-025	\$ 9.55
2686	113-340-026	\$ 9.55
2686	113-340-027	\$ 9.55
2686	113-340-028	\$ 9.55
2686	113-340-029	\$ 9.55
2686	113-340-030	\$ 9.55
2686	113-340-031	\$ 9.55
2686	113-340-032	\$ 9.55
2686	113-340-033	\$ 9.55
2686	113-340-034	\$ 9.55
2686	113-340-035	\$ 9.55
2686	113-340-036	\$ 9.55
2686	113-340-037	\$ 9.55
2686	113-340-038	\$ 9.55
2686	113-340-039	\$ 9.55
2686	113-351-001	\$ 9.55
2686	113-351-002	\$ 9.55
2686	113-351-003	\$ 9.55
2686	113-351-004	\$ 9.55
2686	113-351-005	\$ 9.55
2686	113-351-006	\$ 9.55
2686	113-351-007	\$ 9.55
2686	113-351-008	\$ 9.55
2686	113-351-009	\$ 9.55
2686	113-351-010	\$ 9.55

Fund Number	Parcel Number	Amount
2686	113-351-011	\$ 9.55
2686	113-351-012	\$ 9.55
2686	113-351-013	\$ 9.55
2686	113-351-014	\$ 9.55
2686	113-351-015	\$ 9.55
2686	113-351-016	\$ 9.55
2686	113-351-017	\$ 9.55
2686	113-351-020	\$ 9.55
2686	113-351-021	\$ 9.55
2686	113-351-022	\$ 9.55
2686	113-351-023	\$ 9.55
2686	113-351-024	\$ 9.55
2686	113-351-025	\$ 9.55
2686	113-351-026	\$ 9.55
2686	113-351-027	\$ 9.55
2686	113-351-028	\$ 9.55
2686	113-351-029	\$ 9.55
2686	113-351-030	\$ 9.55
2686	113-351-031	\$ 9.55
2686	113-351-032	\$ 9.55
2686	113-351-033	\$ 9.55
2686	113-351-034	\$ 9.55
2686	113-351-035	\$ 9.55
2686	113-351-036	\$ 9.55
2686	113-351-037	\$ 9.55
2686	113-351-038	\$ 9.55
2686	113-351-039	\$ 9.55
2686	113-351-040	\$ 9.55
2686	113-351-041	\$ 9.55
2686	113-351-042	\$ 9.55
2686	113-351-043	\$ 9.55
2686	113-351-044	\$ 9.55
2686	113-351-045	\$ 9.55
2686	113-351-046	\$ 9.55
2686	113-351-047	\$ 9.55
2686	113-351-048	\$ 9.55
2686	113-351-049	\$ 9.55
2686	113-351-050	\$ 9.55
2686	113-351-051	\$ 9.55
2686	113-351-052	\$ 9.55
2686	113-351-053	\$ 9.55
2686	113-351-054	\$ 9.55
2686	113-351-055	\$ 9.55
2686	113-351-056	\$ 9.55
2686	113-351-057	\$ 9.55
2686	113-351-058	\$ 9.55
2686	113-351-059	\$ 9.55
2686	113-351-060	\$ 9.55
2686	113-351-061	\$ 9.55
2686	113-351-062	\$ 9.55
2686	113-351-063	\$ 9.55
2686	113-352-001	\$ 9.55
2686	113-352-002	\$ 9.55
2686	113-352-003	\$ 9.55
2686	113-352-004	\$ 9.55

Fund Number	Parcel Number	Amount
2686	113-352-005	\$ 9.55
2686	113-352-006	\$ 9.55
2686	113-352-007	\$ 9.55
2686	113-352-008	\$ 9.55
2686	113-352-009	\$ 9.55
2686	113-352-010	\$ 9.55
2686	113-352-011	\$ 9.55
2686	113-352-012	\$ 9.55
2686	113-352-013	\$ 9.55
2686	113-352-014	\$ 9.55
2686	113-352-015	\$ 9.55
2686	113-352-016	\$ 9.55
2686	113-352-017	\$ 9.55
2686	113-352-018	\$ 9.55
2686	113-352-019	\$ 9.55
2686	113-352-020	\$ 9.55
2686	113-352-021	\$ 9.55
2686	113-352-022	\$ 9.55
2686	113-352-023	\$ 9.55
2686	113-352-024	\$ 9.55
2686	113-352-025	\$ 9.55
2686	113-353-001	\$ 9.55
2686	113-353-002	\$ 9.55
2686	113-353-003	\$ 9.55
2686	113-353-004	\$ 9.55
2686	113-353-005	\$ 9.55
2686	113-353-006	\$ 9.55
2686	113-353-007	\$ 9.55
2686	113-353-008	\$ 9.55
2686	113-353-009	\$ 9.55
2686	113-353-010	\$ 9.55
2686	113-353-011	\$ 9.55
2686	113-353-012	\$ 9.55
2686	113-353-013	\$ 9.55
2686	113-353-014	\$ 9.55
2686	113-353-015	\$ 9.55
2686	113-353-016	\$ 9.55
2686	113-353-017	\$ 9.55
2686	113-353-018	\$ 9.55
2686	113-353-019	\$ 9.55
2686	113-353-020	\$ 9.55
2686	113-353-021	\$ 9.55
2686	113-353-022	\$ 9.55
2686	113-353-023	\$ 9.55
2686	113-353-024	\$ 9.55
2686	113-353-025	\$ 9.55
2686	113-353-026	\$ 9.55
2686	113-353-027	\$ 9.55
2686	113-353-028	\$ 9.55
2686	113-353-029	\$ 9.55
2686	113-353-030	\$ 9.55
2686	113-353-031	\$ 9.55
2686	113-353-032	\$ 9.55
2686	113-353-033	\$ 9.55
2686	113-353-034	\$ 9.55

Fund Number	Parcel Number	Amount
2686	113-353-035	\$ 9.55
2686	113-360-001	\$ 69.69
2686	113-360-002	\$ 9.55
2686	113-360-003	\$ 9.55
2686	113-360-004	\$ 9.55
2686	113-360-005	\$ 9.55
2686	113-360-006	\$ 9.55
2686	113-360-007	\$ 9.55
2686	113-360-008	\$ 9.55
2686	113-360-009	\$ 9.55
2686	113-360-010	\$ 9.55
2686	113-360-011	\$ 9.55
2686	113-360-012	\$ 9.55
2686	113-360-013	\$ 9.55
2686	113-360-014	\$ 9.55
2686	113-360-015	\$ 9.55
2686	113-360-016	\$ 9.55
2686	113-360-017	\$ 9.55
2686	113-360-018	\$ 9.55
2686	113-360-019	\$ 9.55
2686	113-360-020	\$ 9.55
2686	113-360-021	\$ 9.55
2686	113-360-022	\$ 9.55
2686	113-360-023	\$ 9.55
2686	113-360-024	\$ 9.55
2686	113-360-025	\$ 9.55
2686	113-360-026	\$ 9.55
2686	113-360-027	\$ 9.55
2686	113-360-028	\$ 9.55
2686	113-360-029	\$ 9.55
2686	113-360-030	\$ 9.55
2686	113-360-031	\$ 9.55
2686	113-360-032	\$ 9.55
2686	113-360-033	\$ 9.55
2686	113-360-034	\$ 9.55
2686	113-360-035	\$ 9.55
2686	113-360-036	\$ 9.55
2686	113-360-037	\$ 9.55
2686	113-360-038	\$ 9.55
2686	113-360-039	\$ 9.55
2686	113-360-040	\$ 9.55
2686	113-360-041	\$ 9.55
2686	113-360-042	\$ 9.55
2686	113-360-043	\$ 9.55
2686	113-360-044	\$ 9.55
2686	113-360-045	\$ 9.55
2686	113-360-046	\$ 9.55
2686	113-360-047	\$ 9.55
2686	113-360-048	\$ 9.55
2686	113-360-049	\$ 9.55
2686	113-360-050	\$ 9.55
2686	113-360-051	\$ 9.55
2686	113-360-052	\$ 9.55
2686	113-360-053	\$ 9.55
2686	113-360-054	\$ 9.55

Fund Number	Parcel Number	Amount
2686	113-360-055	\$ 9.55
2686	113-360-056	\$ 9.55
2686	113-360-057	\$ 9.55
2686	113-360-058	\$ 9.55
2686	113-360-059	\$ 9.55
2686	113-360-060	\$ 9.55
2686	113-360-061	\$ 9.55
2686	113-360-062	\$ 9.55
2686	113-360-063	\$ 9.55
2686	113-360-064	\$ 9.55
2686	113-360-065	\$ 9.55
2686	113-370-001	\$ 9.55
2686	113-370-002	\$ 9.55
2686	113-370-003	\$ 9.55
2686	113-370-004	\$ 9.55
2686	113-370-005	\$ 9.55
2686	113-370-006	\$ 9.55
2686	113-370-007	\$ 9.55
2686	113-370-008	\$ 9.55
2686	113-370-009	\$ 9.55
2686	113-370-010	\$ 9.55
2686	113-370-011	\$ 9.55
2686	113-370-012	\$ 9.55
2686	113-370-013	\$ 9.55
2686	113-370-014	\$ 9.55
2686	113-370-015	\$ 9.55
2686	113-370-016	\$ 9.55
2686	113-370-017	\$ 9.55
2686	113-370-018	\$ 9.55
2686	113-370-019	\$ 9.55
2686	113-370-020	\$ 9.55
2686	113-370-021	\$ 9.55
2686	113-370-022	\$ 9.55
2686	113-370-023	\$ 9.55
2686	113-370-024	\$ 9.55
2686	113-370-025	\$ 9.55
2686	113-370-026	\$ 9.55
2686	113-370-027	\$ 9.55
2686	113-370-028	\$ 9.55
2686	113-370-029	\$ 9.55
2686	113-370-030	\$ 9.55
2686	113-370-031	\$ 9.55
2686	113-370-032	\$ 9.55
2686	113-370-033	\$ 9.55
2686	113-370-034	\$ 9.55
2686	113-370-035	\$ 9.55
2686	113-370-037	\$ 5.81
2686	113-370-038	\$ 5.81
2686	113-450-001	\$ 5.81
2686	113-450-002	\$ 5.81
2686	113-450-003	\$ 5.81
2686	113-450-010	\$ 5.81
2686	115-010-003	\$ 5.81
2686	115-010-016	\$ 5.81
2686	115-010-020	\$ 5.81

Fund Number	Parcel Number	Amount
2686	115-020-001	\$ 5.81
2686	115-020-005	\$ 5.81
2686	115-020-012	\$ 5.81
2686	115-020-026	\$ 9.55
2686	115-020-028	\$ 5.81
2686	115-020-029	\$ 5.81
2686	115-020-030	\$ 47.12
2686	115-020-031	\$ 47.12
2686	115-020-032	\$ 5.81
2686	115-020-033	\$ 5.81
2686	115-020-035	\$ 5.81
2686	115-020-036	\$ 5.81
2686	115-031-001	\$ 5.81
2686	115-032-002	\$ 9.55
2686	115-032-003	\$ 24.57
2686	115-032-004	\$ 9.55
2686	115-032-005	\$ 5.81
2686	115-032-006	\$ 9.55
2686	115-033-001	\$ 9.55
2686	115-033-002	\$ 9.55
2686	115-034-001	\$ 9.55
2686	115-034-002	\$ 9.55
2686	115-034-003	\$ 9.55
2686	115-034-004	\$ 9.55
2686	115-034-005	\$ 9.55
2686	115-034-006	\$ 9.55
2686	115-034-007	\$ 24.57
2686	115-034-008	\$ 9.55
2686	115-034-009	\$ 9.55
2686	115-034-010	\$ 9.55
2686	115-034-011	\$ 9.55
2686	115-034-013	\$ 24.57
2686	115-034-016	\$ 5.81
2686	115-034-017	\$ 24.57
2686	115-034-018	\$ 9.55
2686	115-034-019	\$ 9.55
2686	115-035-001	\$ 5.81
2686	115-035-002	\$ 9.55
2686	115-035-004	\$ 9.55
2686	115-035-005	\$ 24.57
2686	115-035-006	\$ 5.81
2686	115-036-001	\$ 9.55
2686	115-036-002	\$ 5.81
2686	115-036-003	\$ 9.55
2686	115-036-007	\$ 9.55
2686	115-036-008	\$ 9.55
2686	115-036-009	\$ 9.55
2686	115-036-010	\$ 47.12
2686	115-036-011	\$ 9.55
2686	115-036-012	\$ 9.55
2686	115-036-013	\$ 24.57
2686	115-036-014	\$ 9.55
2686	115-036-015	\$ 5.81
2686	115-036-016	\$ 9.55
2686	115-036-017	\$ 24.57

Fund Number	Parcel Number	Amount
2686	115-036-018	\$ 5.81
2686	115-036-019	\$ 9.55
2686	115-041-004	\$ 9.55
2686	115-041-005	\$ 9.55
2686	115-041-010	\$ 5.81
2686	115-041-011	\$ 9.55
2686	115-041-012	\$ 9.55
2686	115-041-013	\$ 9.55
2686	115-041-014	\$ 9.55
2686	115-041-018	\$ 9.55
2686	115-041-019	\$ 9.55
2686	115-041-022	\$ 47.12
2686	115-041-023	\$ 9.55
2686	115-041-024	\$ 5.81
2686	115-041-025	\$ 47.12
2686	115-042-001	\$ 9.55
2686	115-042-002	\$ 9.55
2686	115-042-003	\$ 5.81
2686	115-042-004	\$ 9.55
2686	115-042-006	\$ 5.81
2686	115-042-007	\$ 5.81
2686	115-042-008	\$ 5.81
2686	115-042-009	\$ 17.07
2686	115-042-013	\$ 5.81
2686	115-042-014	\$ 9.55
2686	115-042-015	\$ 5.81
2686	115-042-016	\$ 17.07
2686	115-042-017	\$ 17.07
2686	115-042-019	\$ 5.81
2686	115-042-020	\$ 17.07
2686	115-043-002	\$ 5.81
2686	115-043-003	\$ 9.55
2686	115-051-001	\$ 24.57
2686	115-051-004	\$ 9.55
2686	115-051-005	\$ 9.55
2686	115-051-006	\$ 9.55
2686	115-051-009	\$ 5.81
2686	115-051-010	\$ 24.57
2686	115-052-003	\$ 9.55
2686	115-052-004	\$ 9.55
2686	115-052-005	\$ 9.55
2686	115-052-006	\$ 5.81
2686	115-052-007	\$ 24.57
2686	115-052-009	\$ 24.57
2686	115-052-010	\$ 24.57
2686	115-052-011	\$ 9.55
2686	115-052-012	\$ 24.57
2686	115-052-013	\$ 9.55
2686	115-052-014	\$ 24.57
2686	115-052-015	\$ 24.57
2686	115-052-016	\$ 24.57
2686	115-052-017	\$ 17.07
2686	115-052-018	\$ 17.07
2686	115-061-001	\$ 24.57
2686	115-061-002	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-061-003	\$ 24.57
2686	115-061-004	\$ 24.57
2686	115-061-005	\$ 24.57
2686	115-061-009	\$ 9.55
2686	115-061-010	\$ 24.57
2686	115-061-011	\$ 9.55
2686	115-061-012	\$ 17.07
2686	115-061-013	\$ 17.07
2686	115-062-006	\$ 9.55
2686	115-062-009	\$ 9.55
2686	115-062-010	\$ 9.55
2686	115-062-011	\$ 24.57
2686	115-062-012	\$ 9.55
2686	115-062-013	\$ 9.55
2686	115-062-014	\$ 9.55
2686	115-062-015	\$ 9.55
2686	115-062-016	\$ 9.55
2686	115-062-017	\$ 24.57
2686	115-063-002	\$ 5.81
2686	115-063-003	\$ 9.55
2686	115-063-004	\$ 9.55
2686	115-063-005	\$ 9.55
2686	115-063-006	\$ 9.55
2686	115-063-007	\$ 24.57
2686	115-063-010	\$ 9.55
2686	115-063-011	\$ 5.81
2686	115-063-012	\$ 9.55
2686	115-063-013	\$ 9.55
2686	115-063-017	\$ 24.57
2686	115-063-019	\$ 5.81
2686	115-063-020	\$ 24.57
2686	115-063-021	\$ 24.57
2686	115-063-023	\$ 9.55
2686	115-063-024	\$ 24.57
2686	115-063-025	\$ 24.57
2686	115-063-026	\$ 24.57
2686	115-063-027	\$ 24.57
2686	115-063-028	\$ 24.57
2686	115-071-002	\$ 24.57
2686	115-071-003	\$ 24.57
2686	115-071-004	\$ 24.57
2686	115-071-005	\$ 24.57
2686	115-071-012	\$ 9.55
2686	115-071-014	\$ 9.55
2686	115-071-015	\$ 5.81
2686	115-071-016	\$ 5.81
2686	115-071-017	\$ 5.81
2686	115-071-018	\$ 5.81
2686	115-071-019	\$ 24.57
2686	115-072-001	\$ 47.12
2686	115-072-002	\$ 24.57
2686	115-072-003	\$ 24.57
2686	115-072-004	\$ 9.55
2686	115-072-005	\$ 9.55
2686	115-072-007	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-072-008	\$ 9.55
2686	115-072-009	\$ 9.55
2686	115-072-010	\$ 47.12
2686	115-072-011	\$ 47.12
2686	115-072-012	\$ 47.12
2686	115-072-013	\$ 47.12
2686	115-072-014	\$ 5.81
2686	115-072-015	\$ 5.81
2686	115-072-018	\$ 5.81
2686	115-072-020	\$ 47.12
2686	115-081-001	\$ 9.55
2686	115-081-006	\$ 9.55
2686	115-081-007	\$ 9.55
2686	115-081-008	\$ 9.55
2686	115-081-009	\$ 9.55
2686	115-081-013	\$ 24.57
2686	115-081-015	\$ 24.57
2686	115-082-003	\$ 9.55
2686	115-082-004	\$ 9.55
2686	115-082-005	\$ 9.55
2686	115-082-006	\$ 9.55
2686	115-082-008	\$ 47.12
2686	115-082-009	\$ 5.81
2686	115-082-010	\$ 9.55
2686	115-082-011	\$ 5.81
2686	115-082-013	\$ 9.55
2686	115-082-015	\$ 9.55
2686	115-082-016	\$ 9.55
2686	115-082-019	\$ 9.55
2686	115-082-021	\$ 5.81
2686	115-091-002	\$ 17.07
2686	115-091-003	\$ 9.55
2686	115-091-004	\$ 9.55
2686	115-091-005	\$ 9.55
2686	115-091-006	\$ 5.81
2686	115-091-007	\$ 24.57
2686	115-091-008	\$ 9.55
2686	115-091-011	\$ 5.81
2686	115-091-012	\$ 9.55
2686	115-091-013	\$ 9.55
2686	115-092-001	\$ 5.81
2686	115-092-002	\$ 5.81
2686	115-092-003	\$ 5.81
2686	115-092-004	\$ 5.81
2686	115-092-005	\$ 5.81
2686	115-092-006	\$ 24.57
2686	115-092-008	\$ 47.12
2686	115-092-009	\$ 47.12
2686	115-092-013	\$ 47.12
2686	115-092-014	\$ 47.12
2686	115-092-015	\$ 5.81
2686	115-092-016	\$ 47.12
2686	115-092-017	\$ 47.12
2686	115-092-018	\$ 47.12
2686	115-092-019	\$ 5.81

Fund Number	Parcel Number	Amount
2686	115-092-020	\$ 9.55
2686	115-092-021	\$ 47.12
2686	115-092-023	\$ 5.81
2686	115-092-024	\$ 47.12
2686	115-101-002	\$ 47.12
2686	115-101-003	\$ 5.81
2686	115-101-004	\$ 47.12
2686	115-101-005	\$ 47.12
2686	115-101-006	\$ 47.12
2686	115-101-009	\$ 5.81
2686	115-101-010	\$ 9.55
2686	115-101-013	\$ 5.81
2686	115-101-014	\$ 47.12
2686	115-102-002	\$ 5.81
2686	115-102-005	\$ 24.57
2686	115-102-006	\$ 24.57
2686	115-102-007	\$ 24.57
2686	115-102-008	\$ 24.57
2686	115-102-009	\$ 24.57
2686	115-102-010	\$ 24.57
2686	115-102-011	\$ 24.57
2686	115-102-012	\$ 24.57
2686	115-102-013	\$ 5.81
2686	115-102-014	\$ 24.57
2686	115-102-015	\$ 5.81
2686	115-102-016	\$ 5.81
2686	115-102-017	\$ 5.81
2686	115-102-018	\$ 5.81
2686	115-102-019	\$ 24.57
2686	115-102-020	\$ 24.57
2686	115-102-021	\$ 24.57
2686	115-102-022	\$ 5.81
2686	115-103-001	\$ 24.57
2686	115-103-002	\$ 9.55
2686	115-103-003	\$ 9.55
2686	115-103-004	\$ 24.57
2686	115-103-005	\$ 9.55
2686	115-103-007	\$ 24.57
2686	115-103-008	\$ 9.55
2686	115-103-009	\$ 9.55
2686	115-103-010	\$ 5.81
2686	115-103-012	\$ 5.81
2686	115-103-016	\$ 9.55
2686	115-103-017	\$ 9.55
2686	115-112-001	\$ 47.12
2686	115-112-002	\$ 5.81
2686	115-112-003	\$ 47.12
2686	115-112-005	\$ 24.57
2686	115-113-004	\$ 5.81
2686	115-113-005	\$ 5.81
2686	115-113-006	\$ 5.81
2686	115-113-007	\$ 47.12
2686	115-121-001	\$ 5.81
2686	115-121-002	\$ 5.81
2686	115-121-003	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-121-004	\$ 9.55
2686	115-121-005	\$ 9.55
2686	115-121-006	\$ 9.55
2686	115-121-007	\$ 5.81
2686	115-121-008	\$ 24.57
2686	115-121-010	\$ 24.57
2686	115-121-011	\$ 47.12
2686	115-121-012	\$ 47.12
2686	115-121-013	\$ 47.12
2686	115-121-014	\$ 47.12
2686	115-121-015	\$ 47.12
2686	115-121-016	\$ 9.55
2686	115-121-017	\$ 47.12
2686	115-121-018	\$ 9.55
2686	115-121-019	\$ 9.55
2686	115-121-020	\$ 9.55
2686	115-121-021	\$ 5.81
2686	115-121-022	\$ 9.55
2686	115-121-023	\$ 9.55
2686	115-121-024	\$ 9.55
2686	115-122-001	\$ 5.81
2686	115-122-002	\$ 9.55
2686	115-122-004	\$ 9.55
2686	115-122-005	\$ 24.57
2686	115-122-006	\$ 9.55
2686	115-122-007	\$ 9.55
2686	115-131-001	\$ 24.57
2686	115-131-002	\$ 9.55
2686	115-131-003	\$ 9.55
2686	115-131-004	\$ 9.55
2686	115-132-003	\$ 9.55
2686	115-132-004	\$ 9.55
2686	115-132-005	\$ 9.55
2686	115-132-006	\$ 9.55
2686	115-132-007	\$ 9.55
2686	115-132-008	\$ 9.55
2686	115-132-009	\$ 24.57
2686	115-132-010	\$ 9.55
2686	115-132-011	\$ 9.55
2686	115-132-012	\$ 9.55
2686	115-132-013	\$ 9.55
2686	115-132-014	\$ 9.55
2686	115-132-015	\$ 9.55
2686	115-132-016	\$ 5.81
2686	115-132-017	\$ 9.55
2686	115-132-018	\$ 9.55
2686	115-132-019	\$ 9.55
2686	115-133-001	\$ 9.55
2686	115-133-002	\$ 17.07
2686	115-133-003	\$ 9.55
2686	115-133-004	\$ 9.55
2686	115-133-005	\$ 47.12
2686	115-133-008	\$ 47.12
2686	115-134-001	\$ 24.57
2686	115-134-003	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-134-004	\$ 47.12
2686	115-134-005	\$ 47.12
2686	115-134-006	\$ 47.12
2686	115-134-007	\$ 9.55
2686	115-134-008	\$ 9.55
2686	115-134-009	\$ 24.57
2686	115-140-001	\$ 47.12
2686	115-140-004	\$ 24.57
2686	115-140-005	\$ 5.81
2686	115-140-011	\$ 47.12
2686	115-140-013	\$ 24.57
2686	115-140-014	\$ 47.12
2686	115-140-015	\$ 5.81
2686	115-140-016	\$ 5.81
2686	115-140-021	\$ 5.81
2686	115-140-022	\$ 47.12
2686	115-140-026	\$ 5.81
2686	115-140-027	\$ 5.81
2686	115-140-028	\$ 47.12
2686	115-151-001	\$ 9.55
2686	115-151-002	\$ 9.55
2686	115-151-003	\$ 9.55
2686	115-151-004	\$ 9.55
2686	115-151-005	\$ 9.55
2686	115-151-006	\$ 9.55
2686	115-151-007	\$ 9.55
2686	115-151-008	\$ 9.55
2686	115-151-009	\$ 9.55
2686	115-152-001	\$ 9.55
2686	115-152-002	\$ 9.55
2686	115-152-003	\$ 24.57
2686	115-152-004	\$ 9.55
2686	115-152-005	\$ 9.55
2686	115-152-006	\$ 9.55
2686	115-152-007	\$ 9.55
2686	115-152-008	\$ 9.55
2686	115-152-009	\$ 9.55
2686	115-152-010	\$ 9.55
2686	115-152-011	\$ 9.55
2686	115-152-012	\$ 9.55
2686	115-152-014	\$ 24.57
2686	115-152-015	\$ 9.55
2686	115-152-016	\$ 9.55
2686	115-153-003	\$ 9.55
2686	115-153-004	\$ 24.57
2686	115-153-005	\$ 24.57
2686	115-153-006	\$ 9.55
2686	115-153-007	\$ 9.55
2686	115-153-008	\$ 9.55
2686	115-153-009	\$ 47.12
2686	115-153-010	\$ 47.12
2686	115-153-011	\$ 9.55
2686	115-153-012	\$ 9.55
2686	115-153-013	\$ 24.57
2686	115-153-014	\$ 24.57

Fund Number	Parcel Number	Amount
2686	115-153-015	\$ 9.55
2686	115-153-016	\$ 9.55
2686	115-153-017	\$ 24.57
2686	115-153-018	\$ 9.55
2686	115-161-001	\$ 9.55
2686	115-161-002	\$ 9.55
2686	115-161-003	\$ 24.57
2686	115-161-004	\$ 9.55
2686	115-161-005	\$ 24.57
2686	115-161-006	\$ 9.55
2686	115-161-007	\$ 9.55
2686	115-162-001	\$ 9.55
2686	115-162-002	\$ 9.55
2686	115-162-003	\$ 9.55
2686	115-162-004	\$ 24.57
2686	115-162-005	\$ 9.55
2686	115-162-006	\$ 24.57
2686	115-162-007	\$ 9.55
2686	115-162-008	\$ 9.55
2686	115-162-009	\$ 9.55
2686	115-162-010	\$ 9.55
2686	115-162-011	\$ 9.55
2686	115-162-013	\$ 9.55
2686	115-162-014	\$ 9.55
2686	115-162-017	\$ 9.55
2686	115-162-018	\$ 9.55
2686	115-162-019	\$ 9.55
2686	115-162-020	\$ 9.55
2686	115-162-021	\$ 9.55
2686	115-162-023	\$ 9.55
2686	115-162-024	\$ 5.81
2686	115-163-001	\$ 9.55
2686	115-163-002	\$ 47.12
2686	115-163-003	\$ 47.12
2686	115-163-006	\$ 9.55
2686	115-163-007	\$ 9.55
2686	115-163-008	\$ 9.55
2686	115-163-009	\$ 9.55
2686	115-163-010	\$ 9.55
2686	115-163-011	\$ 9.55
2686	115-163-013	\$ 24.57
2686	115-163-014	\$ 9.55
2686	115-163-015	\$ 9.55
2686	115-171-001	\$ 9.55
2686	115-171-002	\$ 9.55
2686	115-171-003	\$ 9.55
2686	115-171-004	\$ 9.55
2686	115-171-007	\$ 9.55
2686	115-171-008	\$ 9.55
2686	115-171-009	\$ 9.55
2686	115-172-001	\$ 9.55
2686	115-172-002	\$ 9.55
2686	115-172-003	\$ 9.55
2686	115-172-004	\$ 9.55
2686	115-172-005	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-172-006	\$ 9.55
2686	115-172-007	\$ 9.55
2686	115-172-008	\$ 9.55
2686	115-172-009	\$ 9.55
2686	115-172-010	\$ 9.55
2686	115-172-011	\$ 9.55
2686	115-172-012	\$ 9.55
2686	115-172-013	\$ 9.55
2686	115-172-014	\$ 9.55
2686	115-172-015	\$ 47.12
2686	115-172-016	\$ 24.57
2686	115-173-001	\$ 9.55
2686	115-173-003	\$ 9.55
2686	115-173-004	\$ 9.55
2686	115-173-007	\$ 9.55
2686	115-173-008	\$ 9.55
2686	115-173-009	\$ 9.55
2686	115-173-010	\$ 47.12
2686	115-173-011	\$ 47.12
2686	115-173-013	\$ 47.12
2686	115-173-015	\$ 47.12
2686	115-173-016	\$ 47.12
2686	115-173-017	\$ 9.55
2686	115-173-018	\$ 9.55
2686	115-173-019	\$ 9.55
2686	115-173-020	\$ 9.55
2686	115-180-015	\$ 47.12
2686	115-180-027	\$ 5.81
2686	115-180-028	\$ 47.12
2686	115-180-029	\$ 24.57
2686	115-180-030	\$ 5.81
2686	115-180-031	\$ 5.81
2686	115-191-002	\$ 9.55
2686	115-191-003	\$ 9.55
2686	115-191-004	\$ 9.55
2686	115-191-005	\$ 9.55
2686	115-191-006	\$ 9.55
2686	115-191-007	\$ 9.55
2686	115-192-001	\$ 9.55
2686	115-192-002	\$ 9.55
2686	115-192-003	\$ 9.55
2686	115-192-004	\$ 9.55
2686	115-192-005	\$ 9.55
2686	115-192-006	\$ 9.55
2686	115-192-007	\$ 9.55
2686	115-192-008	\$ 9.55
2686	115-192-009	\$ 24.57
2686	115-192-011	\$ 9.55
2686	115-192-012	\$ 9.55
2686	115-192-013	\$ 9.55
2686	115-192-014	\$ 9.55
2686	115-192-015	\$ 9.55
2686	115-192-016	\$ 9.55
2686	115-192-017	\$ 9.55
2686	115-192-018	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-193-001	\$ 9.55
2686	115-193-002	\$ 47.12
2686	115-193-003	\$ 47.12
2686	115-193-006	\$ 47.12
2686	115-193-011	\$ 9.55
2686	115-193-012	\$ 9.55
2686	115-193-013	\$ 9.55
2686	115-193-014	\$ 9.55
2686	115-193-015	\$ 9.55
2686	115-193-016	\$ 9.55
2686	115-193-017	\$ 9.55
2686	115-193-018	\$ 47.12
2686	115-193-019	\$ 5.81
2686	115-201-001	\$ 9.55
2686	115-201-002	\$ 9.55
2686	115-201-004	\$ 9.55
2686	115-201-005	\$ 9.55
2686	115-201-006	\$ 9.55
2686	115-201-007	\$ 9.55
2686	115-201-008	\$ 9.55
2686	115-201-009	\$ 9.55
2686	115-201-010	\$ 9.55
2686	115-201-011	\$ 5.81
2686	115-201-012	\$ 5.81
2686	115-201-013	\$ 5.81
2686	115-202-001	\$ 9.55
2686	115-202-002	\$ 5.81
2686	115-202-003	\$ 24.57
2686	115-202-004	\$ 9.55
2686	115-202-005	\$ 5.81
2686	115-202-006	\$ 24.57
2686	115-202-007	\$ 24.57
2686	115-202-008	\$ 24.57
2686	115-202-009	\$ 9.55
2686	115-202-010	\$ 5.81
2686	115-202-011	\$ 24.57
2686	115-210-010	\$ 24.57
2686	115-210-013	\$ 47.12
2686	115-210-014	\$ 47.12
2686	115-210-015	\$ 47.12
2686	115-210-019	\$ 47.12
2686	115-210-020	\$ 47.12
2686	115-210-023	\$ 5.81
2686	115-210-024	\$ 47.12
2686	115-210-026	\$ 47.12
2686	115-221-001	\$ 9.55
2686	115-221-002	\$ 9.55
2686	115-221-003	\$ 9.55
2686	115-221-004	\$ 9.55
2686	115-221-005	\$ 9.55
2686	115-221-006	\$ 9.55
2686	115-221-007	\$ 9.55
2686	115-221-008	\$ 9.55
2686	115-221-009	\$ 9.55
2686	115-221-010	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-221-011	\$ 9.55
2686	115-221-012	\$ 9.55
2686	115-221-013	\$ 9.55
2686	115-221-014	\$ 9.55
2686	115-221-015	\$ 9.55
2686	115-221-016	\$ 9.55
2686	115-221-017	\$ 9.55
2686	115-222-001	\$ 9.55
2686	115-222-002	\$ 9.55
2686	115-222-003	\$ 9.55
2686	115-222-004	\$ 9.55
2686	115-222-005	\$ 9.55
2686	115-222-006	\$ 9.55
2686	115-222-007	\$ 9.55
2686	115-222-008	\$ 9.55
2686	115-222-009	\$ 9.55
2686	115-222-010	\$ 9.55
2686	115-222-011	\$ 9.55
2686	115-222-012	\$ 9.55
2686	115-222-013	\$ 9.55
2686	115-222-014	\$ 9.55
2686	115-222-015	\$ 9.55
2686	115-222-016	\$ 9.55
2686	115-222-017	\$ 9.55
2686	115-222-018	\$ 9.55
2686	115-222-019	\$ 9.55
2686	115-222-020	\$ 9.55
2686	115-222-021	\$ 9.55
2686	115-222-022	\$ 9.55
2686	115-222-023	\$ 9.55
2686	115-222-024	\$ 9.55
2686	115-222-025	\$ 9.55
2686	115-222-026	\$ 9.55
2686	115-222-027	\$ 9.55
2686	115-222-028	\$ 9.55
2686	115-222-029	\$ 9.55
2686	115-222-030	\$ 9.55
2686	115-222-031	\$ 9.55
2686	115-222-032	\$ 9.55
2686	115-222-033	\$ 9.55
2686	115-222-034	\$ 9.55
2686	115-223-001	\$ 9.55
2686	115-223-002	\$ 9.55
2686	115-223-003	\$ 9.55
2686	115-223-004	\$ 9.55
2686	115-223-005	\$ 9.55
2686	115-223-006	\$ 9.55
2686	115-223-007	\$ 9.55
2686	115-223-008	\$ 9.55
2686	115-223-009	\$ 9.55
2686	115-223-010	\$ 9.55
2686	115-223-011	\$ 9.55
2686	115-223-012	\$ 9.55
2686	115-223-013	\$ 9.55
2686	115-223-014	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-223-015	\$ 9.55
2686	115-223-016	\$ 9.55
2686	115-223-017	\$ 9.55
2686	115-223-018	\$ 9.55
2686	115-223-019	\$ 9.55
2686	115-223-020	\$ 9.55
2686	115-223-021	\$ 9.55
2686	115-223-022	\$ 9.55
2686	115-223-023	\$ 9.55
2686	115-223-024	\$ 9.55
2686	115-223-025	\$ 9.55
2686	115-223-026	\$ 9.55
2686	115-223-027	\$ 9.55
2686	115-223-028	\$ 9.55
2686	115-223-029	\$ 9.55
2686	115-223-030	\$ 9.55
2686	115-223-031	\$ 9.55
2686	115-223-032	\$ 9.55
2686	115-224-001	\$ 9.55
2686	115-224-002	\$ 9.55
2686	115-224-003	\$ 9.55
2686	115-224-004	\$ 9.55
2686	115-224-005	\$ 9.55
2686	115-224-006	\$ 9.55
2686	115-224-007	\$ 9.55
2686	115-224-008	\$ 9.55
2686	115-224-009	\$ 9.55
2686	115-224-010	\$ 9.55
2686	115-224-011	\$ 9.55
2686	115-224-012	\$ 9.55
2686	115-224-013	\$ 9.55
2686	115-224-014	\$ 9.55
2686	115-224-015	\$ 9.55
2686	115-230-005	\$ 9.55
2686	115-230-007	\$ 24.57
2686	115-230-009	\$ 24.57
2686	115-230-010	\$ 5.81
2686	115-230-011	\$ 9.55
2686	115-230-012	\$ 9.55
2686	115-230-013	\$ 9.55
2686	115-230-014	\$ 24.57
2686	115-230-015	\$ 9.55
2686	115-230-016	\$ 9.55
2686	115-230-018	\$ 9.55
2686	115-230-019	\$ 9.55
2686	115-230-021	\$ 9.55
2686	115-230-022	\$ 9.55
2686	115-230-024	\$ 9.55
2686	115-230-027	\$ 9.55
2686	115-230-028	\$ 5.81
2686	115-230-029	\$ 9.55
2686	115-230-030	\$ 5.81
2686	115-230-031	\$ 5.81
2686	115-230-032	\$ 9.55
2686	115-230-033	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-230-034	\$ 9.55
2686	115-230-035	\$ 9.55
2686	115-230-036	\$ 9.55
2686	115-241-001	\$ 9.55
2686	115-241-002	\$ 9.55
2686	115-241-003	\$ 9.55
2686	115-241-004	\$ 9.55
2686	115-241-005	\$ 9.55
2686	115-241-006	\$ 9.55
2686	115-241-007	\$ 9.55
2686	115-241-008	\$ 9.55
2686	115-241-009	\$ 9.55
2686	115-241-010	\$ 9.55
2686	115-241-011	\$ 9.55
2686	115-241-012	\$ 9.55
2686	115-241-013	\$ 9.55
2686	115-241-014	\$ 9.55
2686	115-241-015	\$ 9.55
2686	115-241-016	\$ 9.55
2686	115-241-017	\$ 9.55
2686	115-242-001	\$ 9.55
2686	115-242-002	\$ 9.55
2686	115-242-003	\$ 9.55
2686	115-242-004	\$ 9.55
2686	115-242-005	\$ 9.55
2686	115-242-006	\$ 9.55
2686	115-242-007	\$ 9.55
2686	115-242-008	\$ 9.55
2686	115-242-009	\$ 9.55
2686	115-242-010	\$ 9.55
2686	115-242-011	\$ 9.55
2686	115-242-012	\$ 9.55
2686	115-242-013	\$ 9.55
2686	115-242-014	\$ 9.55
2686	115-242-015	\$ 9.55
2686	115-242-016	\$ 9.55
2686	115-242-017	\$ 9.55
2686	115-242-018	\$ 9.55
2686	115-242-019	\$ 9.55
2686	115-242-020	\$ 9.55
2686	115-242-021	\$ 9.55
2686	115-242-022	\$ 9.55
2686	115-242-023	\$ 9.55
2686	115-242-024	\$ 9.55
2686	115-242-025	\$ 9.55
2686	115-242-026	\$ 9.55
2686	115-242-027	\$ 9.55
2686	115-242-028	\$ 9.55
2686	115-242-029	\$ 9.55
2686	115-242-030	\$ 9.55
2686	115-242-031	\$ 9.55
2686	115-242-032	\$ 9.55
2686	115-242-033	\$ 9.55
2686	115-242-034	\$ 9.55
2686	115-243-001	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-243-002	\$ 9.55
2686	115-243-003	\$ 9.55
2686	115-243-004	\$ 9.55
2686	115-243-005	\$ 9.55
2686	115-243-006	\$ 9.55
2686	115-243-007	\$ 9.55
2686	115-243-008	\$ 9.55
2686	115-243-009	\$ 9.55
2686	115-243-010	\$ 9.55
2686	115-243-011	\$ 9.55
2686	115-243-012	\$ 9.55
2686	115-243-013	\$ 9.55
2686	115-243-014	\$ 9.55
2686	115-243-015	\$ 9.55
2686	115-243-016	\$ 9.55
2686	115-243-017	\$ 9.55
2686	115-251-001	\$ 9.55
2686	115-251-002	\$ 9.55
2686	115-251-003	\$ 9.55
2686	115-251-004	\$ 9.55
2686	115-251-005	\$ 9.55
2686	115-251-006	\$ 9.55
2686	115-251-007	\$ 9.55
2686	115-251-008	\$ 9.55
2686	115-251-009	\$ 9.55
2686	115-251-010	\$ 9.55
2686	115-251-011	\$ 9.55
2686	115-251-012	\$ 9.55
2686	115-251-013	\$ 9.55
2686	115-251-014	\$ 9.55
2686	115-251-015	\$ 9.55
2686	115-251-016	\$ 9.55
2686	115-251-017	\$ 9.55
2686	115-252-001	\$ 9.55
2686	115-252-002	\$ 9.55
2686	115-252-003	\$ 9.55
2686	115-252-004	\$ 9.55
2686	115-252-005	\$ 9.55
2686	115-252-006	\$ 9.55
2686	115-252-007	\$ 9.55
2686	115-252-008	\$ 9.55
2686	115-252-009	\$ 9.55
2686	115-252-010	\$ 9.55
2686	115-252-011	\$ 9.55
2686	115-252-012	\$ 9.55
2686	115-252-013	\$ 9.55
2686	115-252-014	\$ 9.55
2686	115-252-015	\$ 9.55
2686	115-252-016	\$ 9.55
2686	115-252-017	\$ 9.55
2686	115-252-018	\$ 9.55
2686	115-252-019	\$ 9.55
2686	115-252-020	\$ 9.55
2686	115-252-021	\$ 9.55
2686	115-252-022	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-252-023	\$ 9.55
2686	115-252-024	\$ 9.55
2686	115-252-025	\$ 9.55
2686	115-252-026	\$ 9.55
2686	115-252-027	\$ 9.55
2686	115-252-028	\$ 9.55
2686	115-252-029	\$ 9.55
2686	115-252-030	\$ 9.55
2686	115-252-031	\$ 9.55
2686	115-252-032	\$ 9.55
2686	115-252-033	\$ 9.55
2686	115-252-034	\$ 9.55
2686	115-253-001	\$ 9.55
2686	115-253-002	\$ 9.55
2686	115-253-003	\$ 9.55
2686	115-253-004	\$ 9.55
2686	115-253-005	\$ 9.55
2686	115-253-006	\$ 9.55
2686	115-253-007	\$ 9.55
2686	115-253-008	\$ 9.55
2686	115-253-009	\$ 9.55
2686	115-253-010	\$ 9.55
2686	115-253-011	\$ 9.55
2686	115-253-012	\$ 9.55
2686	115-253-013	\$ 9.55
2686	115-253-014	\$ 9.55
2686	115-253-015	\$ 9.55
2686	115-253-016	\$ 9.55
2686	115-253-017	\$ 9.55
2686	115-261-001	\$ 9.55
2686	115-261-002	\$ 9.55
2686	115-261-003	\$ 9.55
2686	115-261-004	\$ 9.55
2686	115-261-005	\$ 9.55
2686	115-261-006	\$ 9.55
2686	115-261-007	\$ 9.55
2686	115-261-008	\$ 9.55
2686	115-261-009	\$ 9.55
2686	115-261-010	\$ 9.55
2686	115-261-011	\$ 9.55
2686	115-261-012	\$ 9.55
2686	115-261-013	\$ 9.55
2686	115-261-014	\$ 9.55
2686	115-261-015	\$ 9.55
2686	115-261-016	\$ 9.55
2686	115-261-017	\$ 9.55
2686	115-261-018	\$ 9.55
2686	115-261-019	\$ 9.55
2686	115-261-020	\$ 9.55
2686	115-261-021	\$ 9.55
2686	115-261-022	\$ 9.55
2686	115-261-023	\$ 9.55
2686	115-261-024	\$ 9.55
2686	115-261-025	\$ 9.55
2686	115-261-026	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-261-027	\$ 9.55
2686	115-261-028	\$ 9.55
2686	115-261-029	\$ 9.55
2686	115-261-030	\$ 9.55
2686	115-261-031	\$ 9.55
2686	115-261-032	\$ 9.55
2686	115-261-033	\$ 9.55
2686	115-261-034	\$ 9.55
2686	115-262-001	\$ 9.55
2686	115-262-002	\$ 9.55
2686	115-262-003	\$ 9.55
2686	115-262-004	\$ 9.55
2686	115-262-005	\$ 9.55
2686	115-262-006	\$ 9.55
2686	115-262-007	\$ 9.55
2686	115-262-008	\$ 9.55
2686	115-262-009	\$ 9.55
2686	115-262-010	\$ 9.55
2686	115-262-011	\$ 9.55
2686	115-262-012	\$ 9.55
2686	115-262-013	\$ 9.55
2686	115-262-014	\$ 9.55
2686	115-262-015	\$ 9.55
2686	115-262-016	\$ 9.55
2686	115-262-017	\$ 9.55
2686	115-270-001	\$ 24.57
2686	115-270-002	\$ 24.57
2686	115-270-003	\$ 24.57
2686	115-270-004	\$ 24.57
2686	115-270-005	\$ 24.57
2686	115-270-006	\$ 24.57
2686	115-270-007	\$ 24.57
2686	115-270-008	\$ 24.57
2686	115-270-009	\$ 24.57
2686	115-270-010	\$ 24.57
2686	115-270-011	\$ 24.57
2686	115-270-012	\$ 24.57
2686	115-270-013	\$ 24.57
2686	115-270-014	\$ 24.57
2686	115-270-015	\$ 24.57
2686	115-270-016	\$ 24.57
2686	115-270-017	\$ 24.57
2686	115-270-018	\$ 24.57
2686	115-270-019	\$ 24.57
2686	115-270-020	\$ 24.57
2686	115-270-021	\$ 24.57
2686	115-280-001	\$ 47.12
2686	115-280-002	\$ 47.12
2686	115-280-003	\$ 47.12
2686	115-280-004	\$ 47.12
2686	115-280-005	\$ 47.12
2686	115-280-006	\$ 5.81
2686	115-280-007	\$ 5.81
2686	115-280-008	\$ 5.81
2686	115-280-009	\$ 5.81

Fund Number	Parcel Number	Amount
2686	115-280-010	\$ 5.81
2686	115-280-011	\$ 5.81
2686	115-280-012	\$ 5.81
2686	115-280-013	\$ 5.81
2686	115-280-014	\$ 5.81
2686	115-280-015	\$ 5.81
2686	115-280-016	\$ 5.81
2686	115-280-017	\$ 5.81
2686	115-280-018	\$ 5.81
2686	115-290-001	\$ 9.55
2686	115-290-002	\$ 9.55
2686	115-290-003	\$ 9.55
2686	115-290-004	\$ 9.55
2686	115-290-005	\$ 9.55
2686	115-290-006	\$ 9.55
2686	115-290-007	\$ 9.55
2686	115-290-008	\$ 9.55
2686	115-290-009	\$ 9.55
2686	115-290-010	\$ 9.55
2686	115-290-011	\$ 9.55
2686	115-290-012	\$ 9.55
2686	115-290-013	\$ 9.55
2686	115-290-014	\$ 9.55
2686	115-290-015	\$ 9.55
2686	115-290-016	\$ 9.55
2686	115-290-017	\$ 9.55
2686	115-290-018	\$ 9.55
2686	115-290-019	\$ 9.55
2686	115-290-020	\$ 9.55
2686	115-290-021	\$ 9.55
2686	115-290-022	\$ 9.55
2686	115-290-023	\$ 9.55
2686	115-290-024	\$ 9.55
2686	115-290-025	\$ 9.55
2686	115-290-026	\$ 9.55
2686	115-290-027	\$ 9.55
2686	115-290-028	\$ 9.55
2686	115-290-029	\$ 9.55
2686	115-290-030	\$ 9.55
2686	115-290-031	\$ 9.55
2686	115-290-032	\$ 9.55
2686	115-290-033	\$ 9.55
2686	115-290-034	\$ 9.55
2686	115-290-035	\$ 9.55
2686	115-290-036	\$ 9.55
2686	115-290-037	\$ 9.55
2686	115-290-038	\$ 9.55
2686	115-290-039	\$ 9.55
2686	115-290-041	\$ 9.55
2686	115-290-040	\$ 9.55
2686	115-290-042	\$ 9.55
2686	115-290-043	\$ 9.55
2686	115-290-044	\$ 9.55
2686	115-290-045	\$ 9.55
2686	115-290-046	\$ 9.55

Fund Number	Parcel Number	Amount
2686	115-290-04 7	\$ 9.55
2686	115-290-048	\$ 9.55
2686	115-290-049	\$ 9.55
2686	115-290-050	\$ 9.55
2686	115-290-051	\$ 9.55
2686	115-290-052	\$ 9.55
2686	115-290-053	\$ 9.55
2686	115-290-054	\$ 9.55
2686	115-290-055	\$ 9.55
2686	115-290-056	\$ 9.55
2686	115-290-057	\$ 9.55
2686	115-290-058	\$ 9.55
2686	115-290-059	\$ 9.55
2686	115-290-060	\$ 9.55
2686	115-290-061	\$ 9.55
2686	115-290-062	\$ 9.55
2686	115-290-063	\$ 9.55
2686	115-290-064	\$ 9.55
2686	115-290-065	\$ 9.55
2686	115-290-066	\$ 9.55
2686	115-290-067	\$ 9.55
2686	115-290-068	\$ 9.55
2686	115-290-069	\$ 9.55
2686	115-290-070	\$ 9.55
2686	115-290-071	\$ 9.55
2686	115-290-072	\$ 9.55
2686	115-290-073	\$ 9.55
2686	115-290-074	\$ 9.55

**REPORT TO THE GUADALUPE CITY COUNCIL
City Council Agenda of August 8, 2017**

N/S
Prepared by:
Jeff Van den Eikhof, City Engineer

GUADALUPE BENEFIT ASSESSMENT DISTRICT NO. 1

SUBJECT: **PUBLIC HEARING** to receive testimony on the written report of proposed 2017-18 charges for lighting and landscaping in the Point Sal Dunes/Riverview Subdivisions of the Guadalupe Benefit Assessment District No. 1 and to consider all objections and protests to the adoption of the proposed assessment charges as set forth in said report or as modified by Guadalupe City Council.

RECOMMENDATION: Conduct the Public Hearing for the purpose of providing all persons present with an opportunity to speak regarding the proposed 2017-18 assessments for Guadalupe Benefit Assessment District No. 1. That City Council adopt Resolution No.2017-38 setting the proposed assessments.

BACKGROUND:
City Council is responsible for levying assessments based upon prior year costs and estimated future costs for lighting and landscaping in the Point Sal Dunes and Riverview subdivisions of the Guadalupe Benefit Assessment District No. 1. Benefit assessments are established to cover the estimated annual costs for fiscal year 2017-2018. In compliance with Section 6066 of the Government Code, benefit assessments require a public hearing.

FINANCIAL IMPACT:
The Guadalupe Benefit Assessment District No. 1 Fixed Charges Report for Fiscal Year 2017-2018 has been prepared detailing the estimated FY 2016-17 annual costs for the Guadalupe Benefit Assessment District No. 1. (See Exhibit "A.") The anticipated FY 2017-18 costs are \$17,090.23 for Point Sal Dunes and \$5,712.55 for Riverview. The proposed costs per parcel are as follows (does not include County Administrative fee of \$1.00 per parcel).

Riverview (50 parcels)	Per Parcel Assessment:	\$114.25
Point Sal Dunes (254 parcels)	Per Parcel Assessment:	\$ 67.28

The proposed assessment for Point Sal Dunes will increase from \$66.55 in 2016-17 to \$67.28 in 2017-18. These costs are pro-rated over time. The proposed assessment for Riverview decreased slightly from last year based on actual PG&E rates – \$119.59 in 2016-17 vs. \$114.25 in 2017-18.

ATTACHMENTS

Resolution No. 2017-38
Exhibit A

RESOLUTION NO. 2017-38

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE
CONFIRMING LIGHTING AND LANDSCAPING CHARGES FOR THE
GUADALUPE BENEFIT ASSESSMENT DISTRICT NO. 1
AND AUTHORIZING THE SANTA BARBARA COUNTY ASSESSOR'S OFFICE
TO COLLECT SAID BENEFIT ASSESSMENTS FOR THE 2017-2018 TAX YEAR**

WHEREAS, Guadalupe Benefit Assessment District No. 1 ("District") was established by City Council Resolution No. 91-945 on February 11, 1991; and

WHEREAS, boundaries of said District were expanded by Resolution Nos. 91-978, 92-09, and 94-31; and

WHEREAS, said District was established for the purposes of providing street lighting, landscape maintenance, drainage maintenance, and other purposes within the District; and

WHEREAS, pursuant to Government Code §54716, a written report containing a description of the parcels in the Guadalupe Benefit Assessment District No. 1 and the amount of the assessments based on the estimated benefit for such parcels has been prepared and was filed with the City Clerk of the City of Guadalupe; and

WHEREAS, the Council designated Tuesday, August 8, 2017, at the hour of 6:00 p.m. in the Council Chambers, 918 Obispo Street, Guadalupe, California as the time and place for the hearing of protests and objections in relation to said assessments; and

WHEREAS, notice of said hearing was duly posted and published, and affidavits of said posting and publication have been duly filed; and

WHEREAS, Government Code §54716(d) provides that at said hearing the City Council shall hear and consider all protests and at the conclusion of the hearing the City Council may adopt, revise, change, or modify any assessment and shall make its determination by Resolution upon each proposed assessment described in the said report; and

WHEREAS, the Auditor of Santa Barbara County requires that each year a resolution be passed which identifies the amount to be charged as an annual assessment; and

WHEREAS, the Finance and Administration Departments of the City of Guadalupe has determined that the estimated lighting and landscaping costs with administration for Fiscal Year 2017-2018 will be Five Thousand Seven Hundred Seventy-Two Dollars and Fifty-five Cents (\$5,772.55) for the Riverview Subdivision and Seventeen Thousand Ninety Dollars and Twenty-three Cents (\$17,090.23) for Point Sal Dunes Subdivision.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Guadalupe does hereby:

1. Allocate the Five Thousand Seven Hundred Seventy-Two Dollars and Fifty-five Cents (\$5,772.55) for the Riverview Subdivision among Fifty (50) parcels at the assessment rate of One Hundred Fifteen Dollars and Forty-Five Cents (\$115.45) per parcel and the

Seventeen Thousand Ninety Dollars and Twenty-three Cents (\$17,090.23) for Point Sal Dunes Subdivision among Two Hundred Fifty-Four (254) parcels at the assessment rate of Sixty-Seven Dollars and Twenty-Eight Cents (\$67.28) as outlined in the 2016-2017 Guadalupe City Assessment District No. 1 Fixed Charges Report (attached hereto as Exhibit "A"); and

2. Direct the Santa Barbara County Assessor's office to collect said benefit assessments for the 2017-2018 tax year at the same time and in the same manner as the general tax levy for the County of Santa Barbara as set forth in Government Code §54716.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Guadalupe this 8th day of August 2017.

John Lizalde, Mayor

ATTEST:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe, California, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2017-38** has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held 8th day of August 2017 and the same was approved and adopted by the following vote to wit:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joice Earleen Raguz, City Clerk

EXHIBIT "A"

City of Guadalupe

**Benefit Assessment District No. 1
Fixed Charges Report**

FY 2017-18

City of Guadalupe
Benefit Assessment District No. 1
FY 2017-18

RIVERVIEW
(Phase I)

Estimated Lighting and Landscaping
Operation, Maintenance, and Replacement Costs
July 1, 2017 through June 30, 2018



This report provides the estimated annual costs for benefit assessment district administration, landscape maintenance, and street lighting for Riverview (Phase I) for FY 2016-17. PG&E street lighting costs are based on Rate Schedule LS-1.

There are 50 parcels within Riverview (Phase I). Each is assessed equally.

**RIVERVIEW
(Phase I)**

**Estimated Costs
July 1, 2017 through June 30, 2018**

Overhead Costs:

Overhead costs include Administration and Finance Department oversight, monthly payment of invoices, preparation of the annual cost study, presentation of cost study to City Council at a properly noticed Public Hearing, and interaction with the Santa Barbara County Auditor-Controller's office. Also, an allowance for street light replacement and professional services by the City Engineer who must review and sign-off on the annual cost study per State law. Finally, the pro-rated cost of liability insurance for the district.

Administration/Finance per Cost Allocation Study	575.00
Allowance for Street Light Replacement	300.00
Professional Services (City Engineer)	300.00
Liability Insurance	113.00
Overhead Costs	\$ 1,288.00

Landscape Maintenance Costs:

The City contracts with a landscaping firm to maintain the district's street landscaping. The landscaping uses an irrigation system. Periodically, plants, trees, and shrubs need to be replaced.

Item	Total
Landscaping contract with landscaping firm for maintenance of street landscaping	1007.00
Irrigation water and electricity (per City records)	294.00
Allowance for replacement of plants, trees, and shrubs	625.00
Annual Landscape Costs:	\$ 1,926.00

Street Lighting Costs:

Estimated annual costs for street lighting based on PG&E Rate Schedule LS-1.

	<u>Number of Street Lights</u>	<u>Rate/Year</u>	<u>Total</u>
Riverview	15	\$170.57	\$2,558.55

TOTAL ESTIMATED ANNUAL COST: **\$5,772.55**

COST PER PARCEL (\$5,772.55 / 50 Parcels) **\$115.45**

City of Guadalupe
Benefit Assessment District No. 1
FY 2017-18

POINT SAL DUNES
(Phases I, II, III, IVa, IVb, IVc, Va, and Vb)

Estimated Lighting and Landscaping
Operation, Maintenance and Replacement Costs
July 1, 2017 through June 30, 2018



This report provides the estimated annual costs for Benefit Assessment District administration, landscape maintenance, and street lighting for Point Sal Dunes (Phases I, II, III, IVa, IVb, IVc, Va, and Vb) for 2016-17. PG&E street lighting costs are based on Rate Schedule LS-1.

There are 254 parcels within Point Sal Dunes (Phases I, II, III, IVa, IVb, IVc, Va, and Vb). Each is assessed equally.

POINT SAL DUNES
(Phases I, II, III, IVa, IVb, IVc, Va, and Vb)

Estimated Costs
July 1, 2017 through June 30, 2018

Overhead Costs:

Overhead costs include Administration and Finance Department oversight, monthly payment of invoices, preparation of the annual cost study, presentation of cost study to City Council at a properly noticed Public Hearing, and interaction with the Santa Barbara County Auditor-Controller's office. Also, an allowance for street light replacement and professional services by the City Engineer who must review and sign-off on the annual cost study per State law. Finally, the pro-rated cost of liability insurance for the district.

Administration/Finance per Cost Allocation Study	1725.00
Allowance for Street Light Replacement	800.00
Professional Services (City Engineer)	600.00
Liability Insurance	313.00
Admin/Finance/Public Works/Water staffing costs	\$ 3,438.00

Landscape Maintenance Costs:

The City contracts with a landscaping firm to maintain the district's street landscaping. The landscaping uses an irrigation system. Periodically, plants, trees, and shrubs need to be replaced.

Item	Total
Landscaping contract with landscaping firm for maintenance of street landscaping	4025.00
Irrigation water and electricity (per City records)	1100.00
Allowance for replacement of plants, trees, and shrubs	1875.00
Estimated Annual Landscape Costs:	\$ 7,000.00

Street Light Electrical Costs:

Estimated annual costs for street lighting based on PG&E Rate Schedule LS-1.

	<u>Number of Street Lights</u>	<u>Rate/Year</u>	<u>Total</u>
Pt. Sal Dunes (all 8 Phases)	39	\$170.57	\$6,652.23

TOTAL ESTIMATED ANNUAL COST: **\$17,090.23**

COST PER PARCEL (\$17,090.23 / 254 Parcels) = **\$67.28**

District Name: Guadalupe Benefit Assessment District #1
Description: Lighting and Landscaping
Tax Year: 2017-18
Contact Person: City Administrator, (805) 356-3891
Total # of Assessments: 304
Total Assessment Amount: \$ 22,862.78

Fund Number	Parcel Number	Amount
0641	113-380-001	\$ 67.28
0641	113-380-002	\$ 67.28
0641	113-380-003	\$ 67.28
0641	113-380-004	\$ 67.28
0641	113-380-005	\$ 67.28
0641	113-380-006	\$ 67.28
0641	113-380-007	\$ 67.28
0641	113-380-008	\$ 67.28
0641	113-380-009	\$ 67.28
0641	113-380-010	\$ 67.28
0641	113-380-011	\$ 67.28
0641	113-380-012	\$ 67.28
0641	113-380-013	\$ 67.28
0641	113-380-014	\$ 67.28
0641	113-380-015	\$ 67.28
0641	113-380-016	\$ 67.28
0641	113-380-017	\$ 67.28
0641	113-380-018	\$ 67.28
0641	113-380-019	\$ 67.28
0641	113-380-020	\$ 67.28
0641	113-380-021	\$ 67.28
0641	113-380-022	\$ 67.28
0641	113-380-023	\$ 67.28
0641	113-380-024	\$ 67.28
0641	113-380-025	\$ 67.28
0641	113-380-026	\$ 67.28
0641	113-380-027	\$ 67.28
0641	113-380-028	\$ 67.28
0641	113-380-029	\$ 67.28
0641	113-380-030	\$ 67.28
0641	113-380-031	\$ 67.28
0641	113-380-032	\$ 67.28
0641	113-380-033	\$ 67.28
0641	113-380-034	\$ 67.28
0641	113-380-035	\$ 67.28
0641	113-380-036	\$ 67.28
0641	113-380-037	\$ 67.28
0641	113-380-038	\$ 67.28
0641	113-380-039	\$ 67.28
0641	113-380-040	\$ 67.28
0641	113-380-041	\$ 67.28
0641	113-380-042	\$ 67.28
0641	113-380-043	\$ 67.28
0641	113-380-044	\$ 67.28
0641	113-380-045	\$ 67.28
0641	113-380-046	\$ 67.28
0641	113-380-047	\$ 67.28
0641	113-380-048	\$ 67.28
0641	113-380-049	\$ 67.28
0641	113-380-050	\$ 67.28
0641	113-380-051	\$ 67.28
0641	113-380-052	\$ 67.28
0641	113-380-053	\$ 67.28
0641	113-380-054	\$ 67.28

Fund Number	Parcel Number	Amount
0641	113-380-055	\$ 67.28
0641	113-380-056	\$ 67.28
0641	113-380-057	\$ 67.28
0641	113-380-058	\$ 67.28
0641	113-380-059	\$ 67.28
0641	113-380-060	\$ 67.28
0641	113-380-061	\$ 67.28
0641	113-380-062	\$ 67.28
0641	113-380-063	\$ 67.28
0641	113-380-064	\$ 67.28
0641	113-380-065	\$ 67.28
0641	113-380-066	\$ 67.28
0641	113-380-067	\$ 67.28
0641	113-380-068	\$ 67.28
0641	113-380-069	\$ 67.28
0641	113-380-070	\$ 67.28
0641	113-380-071	\$ 67.28
0641	113-390-001	\$ 67.28
0641	113-390-002	\$ 67.28
0641	113-390-003	\$ 67.28
0641	113-390-004	\$ 67.28
0641	113-390-005	\$ 67.28
0641	113-390-006	\$ 67.28
0641	113-390-007	\$ 67.28
0641	113-390-008	\$ 67.28
0641	113-390-009	\$ 67.28
0641	113-390-010	\$ 67.28
0641	113-390-011	\$ 67.28
0641	113-390-012	\$ 67.28
0641	113-390-013	\$ 67.28
0641	113-390-014	\$ 67.28
0641	113-390-015	\$ 67.28
0641	113-390-016	\$ 67.28
0641	113-390-017	\$ 67.28
0641	113-390-018	\$ 67.28
0641	113-390-019	\$ 67.28
0641	113-390-020	\$ 67.28
0641	113-390-021	\$ 67.28
0641	113-390-022	\$ 67.28
0641	113-390-023	\$ 67.28
0641	113-390-024	\$ 67.28
0641	113-390-025	\$ 67.28
0641	113-390-026	\$ 67.28
0641	113-390-027	\$ 67.28
0641	113-390-028	\$ 67.28
0641	113-390-029	\$ 67.28
0641	113-390-030	\$ 67.28
0641	113-390-031	\$ 67.28
0641	113-390-032	\$ 67.28
0641	113-390-033	\$ 67.28
0641	113-390-034	\$ 67.28
0641	113-390-035	\$ 67.28
0641	113-390-036	\$ 67.28
0641	113-390-037	\$ 67.28
0641	113-390-038	\$ 67.28

Fund Number	Parcel Number	Amount
0641	113-390-039	\$ 67.28
0641	113-390-040	\$ 67.28
0641	113-390-041	\$ 67.28
0641	113-390-042	\$ 67.28
0641	113-390-043	\$ 67.28
0641	113-390-044	\$ 67.28
0641	113-390-045	\$ 67.28
0641	113-390-046	\$ 67.28
0641	113-390-047	\$ 67.28
0641	113-390-048	\$ 67.28
0641	113-390-049	\$ 67.28
0641	113-390-050	\$ 67.28
0641	113-390-051	\$ 67.28
0641	113-390-052	\$ 67.28
0641	113-390-053	\$ 67.28
0641	113-390-054	\$ 67.28
0641	113-390-055	\$ 67.28
0641	113-390-056	\$ 67.28
0641	113-390-057	\$ 67.28
0641	113-390-058	\$ 67.28
0641	113-390-059	\$ 67.28
0641	113-390-060	\$ 67.28
0641	113-390-061	\$ 67.28
0641	113-390-062	\$ 67.28
0641	113-390-063	\$ 67.28
0641	113-400-003	\$ 67.28
0641	113-400-004	\$ 67.28
0641	113-400-005	\$ 67.28
0641	113-400-006	\$ 67.28
0641	113-400-007	\$ 67.29
0641	113-400-008	\$ 67.29
0641	113-400-009	\$ 67.29
0641	113-400-010	\$ 67.29
0641	113-400-011	\$ 67.29
0641	113-400-012	\$ 67.29
0641	113-400-013	\$ 67.29
0641	113-400-014	\$ 67.29
0641	113-400-015	\$ 67.29
0641	113-400-016	\$ 67.29
0641	113-400-017	\$ 67.29
0641	113-400-018	\$ 67.29
0641	113-400-019	\$ 67.29
0641	113-400-020	\$ 67.29
0641	113-400-021	\$ 67.29
0641	113-400-022	\$ 67.29
0641	113-400-023	\$ 67.29
0641	113-400-024	\$ 67.29
0641	113-400-025	\$ 67.29
0641	113-400-026	\$ 67.29
0641	113-400-027	\$ 67.29
0641	113-400-028	\$ 67.29
0641	113-400-029	\$ 67.29
0641	113-400-030	\$ 67.29
0641	113-410-001	\$ 115.45
0641	113-410-002	\$ 115.45

Fund Number	Parcel Number	Amount
0641	113-410-003	\$ 115.45
0641	113-410-004	\$ 115.45
0641	113-410-005	\$ 115.45
0641	113-410-006	\$ 115.45
0641	113-410-007	\$ 115.45
0641	113-410-008	\$ 115.45
0641	113-410-009	\$ 115.45
0641	113-410-010	\$ 115.45
0641	113-410-011	\$ 115.45
0641	113-410-012	\$ 115.45
0641	113-410-013	\$ 115.45
0641	113-410-014	\$ 115.45
0641	113-410-015	\$ 115.45
0641	113-410-016	\$ 115.45
0641	113-410-017	\$ 115.45
0641	113-410-018	\$ 115.45
0641	113-410-019	\$ 115.45
0641	113-410-020	\$ 115.45
0641	113-410-021	\$ 115.45
0641	113-410-022	\$ 115.45
0641	113-410-023	\$ 115.45
0641	113-410-024	\$ 115.45
0641	113-410-025	\$ 115.45
0641	113-410-026	\$ 115.45
0641	113-410-027	\$ 115.45
0641	113-410-028	\$ 115.45
0641	113-410-029	\$ 115.45
0641	113-410-030	\$ 115.45
0641	113-410-031	\$ 115.45
0641	113-410-032	\$ 115.45
0641	113-410-033	\$ 115.45
0641	113-410-034	\$ 115.45
0641	113-410-035	\$ 115.45
0641	113-410-036	\$ 115.45
0641	113-410-037	\$ 115.45
0641	113-410-038	\$ 115.45
0641	113-410-039	\$ 115.45
0641	113-410-040	\$ 115.45
0641	113-410-041	\$ 115.45
0641	113-410-042	\$ 115.45
0641	113-410-043	\$ 115.45
0641	113-410-044	\$ 115.45
0641	113-410-045	\$ 115.45
0641	113-410-046	\$ 115.45
0641	113-410-047	\$ 115.45
0641	113-410-048	\$ 115.45
0641	113-410-049	\$ 115.45
0641	113-410-050	\$ 115.45
0641	113-420-001	\$ 67.29
0641	113-420-002	\$ 67.29
0641	113-420-003	\$ 67.29
0641	113-420-004	\$ 67.29
0641	113-420-005	\$ 67.29
0641	113-420-006	\$ 67.29
0641	113-420-007	\$ 67.29

Fund Number	Parcel Number	Amount
0641	113-420-008	\$ 67.29
0641	113-420-009	\$ 67.29
0641	113-420-010	\$ 67.29
0641	113-420-011	\$ 67.29
0641	113-420-012	\$ 67.29
0641	113-420-013	\$ 67.29
0641	113-420-014	\$ 67.29
0641	113-420-015	\$ 67.29
0641	113-420-016	\$ 67.29
0641	113-420-017	\$ 67.29
0641	113-420-018	\$ 67.29
0641	113-420-019	\$ 67.29
0641	113-420-020	\$ 67.29
0641	113-420-021	\$ 67.29
0641	113-430-001	\$ 67.29
0641	113-430-002	\$ 67.29
0641	113-430-003	\$ 67.29
0641	113-430-004	\$ 67.29
0641	113-430-005	\$ 67.29
0641	113-430-006	\$ 67.29
0641	113-430-007	\$ 67.29
0641	113-430-008	\$ 67.29
0641	113-430-009	\$ 67.29
0641	113-430-010	\$ 67.29
0641	113-430-011	\$ 67.29
0641	113-430-012	\$ 67.29
0641	113-430-013	\$ 67.29
0641	113-430-014	\$ 67.29
0641	113-430-015	\$ 67.29
0641	113-430-016	\$ 67.29
0641	113-430-017	\$ 67.29
0641	113-430-018	\$ 67.29
0641	113-430-019	\$ 67.29
0641	113-430-020	\$ 67.29
0641	113-430-021	\$ 67.29
0641	113-430-022	\$ 67.29
0641	113-430-023	\$ 67.29
0641	113-430-024	\$ 67.29
0641	113-430-025	\$ 67.29
0641	113-430-026	\$ 67.29
0641	113-430-027	\$ 67.29
0641	113-430-028	\$ 67.29
0641	113-430-029	\$ 67.29
0641	113-430-030	\$ 67.29
0641	113-430-031	\$ 67.29
0641	113-430-032	\$ 67.29
0641	113-440-001	\$ 67.29
0641	113-440-002	\$ 67.29
0641	113-440-003	\$ 67.29
0641	113-440-004	\$ 67.29
0641	113-440-005	\$ 67.29
0641	113-440-006	\$ 67.29
0641	113-440-007	\$ 67.29
0641	113-440-008	\$ 67.29
0641	113-440-009	\$ 67.29

Fund Number	Parcel Number	Amount
0641	113-440-010	\$ 67.29
0641	113-440-011	\$ 67.29
0641	113-440-012	\$ 67.29
0641	113-440-013	\$ 67.29
0641	113-440-014	\$ 67.29
0641	113-440-015	\$ 67.29
0641	113-440-016	\$ 67.29
0641	113-440-017	\$ 67.29
0641	113-440-018	\$ 67.29
0641	113-440-019	\$ 67.29
0641	113-440-020	\$ 67.29
0641	113-440-021	\$ 67.29
0641	113-440-022	\$ 67.29
0641	113-440-023	\$ 67.29
0641	113-440-024	\$ 67.29
0641	113-440-025	\$ 67.29
0641	113-440-026	\$ 67.29
0641	113-440-027	\$ 67.29
0641	113-440-028	\$ 67.29
0641	113-440-029	\$ 67.29
0641	113-440-030	\$ 67.29
0641	113-440-031	\$ 67.29
0641	113-440-032	\$ 67.29
0641	113-440-033	\$ 67.29
0641	113-440-034	\$ 67.29
0641	113-440-035	\$ 67.29
0641	113-440-036	\$ 67.29
0641	113-440-037	\$ 67.29
0641	113-440-038	\$ 67.29
0641	113-440-039	\$ 67.29

**REPORT TO THE GUADALUPE CITY COUNCIL
Council Agenda of August 8, 2017**

N/S
Prepared by:
Jeff Van den Eikhof, City Engineer

WATER STANDBY CHARGES

SUBJECT: **RESOLUTION NO. 2017-39** A Resolution of the Guadalupe City Council Directing Staff to Forward to the Santa Barbara County Assessor's Office Water Standby Charges for Vacant Parcels Within the City of Guadalupe for Fiscal Year 2017-2018.

RECOMMENDATION: That City Council adopt Resolution No. 2017-39

BACKGROUND:

In 1991, voters in the City of Guadalupe approved the City's participation in the Coastal Aqueduct of the State Water Project. Participation was approved at the 605-acre-foot-per-year level. In order to participate in the Project, the City became a member of the Central Coast Water Authority (CCWA). CCWA membership is comprised of all water purveyors in Santa Barbara County who are participating in the project.

Funding for construction of the Coastal Aqueduct and associated facilities was accomplished through voter-approved bonds. One of the bond issuance conditions required each participant to maintain a "coverage ratio" of 1.25. That means each participant must have annual net income (revenue minus expenses) 25% higher than required debt service payments.

Water rates for current customers are set with this debt service ratio in mind, but participation in the State Water Project is also of benefit to vacant parcels in the City which are currently not using City water. Participation in the State Water Project makes it possible for these parcels to develop in the future. That's because State Water will be needed to meet future build-out needs.

As a result, in 1993, the City imposed water standby charges on vacant parcels. These charges are permitted by Section 38743 of the Government Code of the State of California. Consistent with Government Code Section 38743, it was determined that for parcels of less than one acre, the charge would be \$5.00 per month. For parcels of one acre or more, the charge would be \$10.00 per month per acre or part thereof.

FINANCIAL IMPACT:

Resolution No. 2017-39 establishes the same rates as charged in the past and satisfies the tax assessor's requirement that these charges be annually set by resolution.

The Water Standby fees for Fiscal Year 2017-2018 total as follows:

Number of parcels: 243
Total Assessment: \$38,460

ATTACHMENT:

Resolution No. 2017-39

RESOLUTION NO. 2017-39

A RESOLUTION OF THE GUADALUPE CITY COUNCIL DIRECTING STAFF TO FORWARD TO THE SANTA BARBARA COUNTY ASSESSOR'S OFFICE WATER STANDBY CHARGES FOR VACANT PARCELS WITHIN THE CITY OF GUADALUPE FOR FISCAL YEAR 2017-2018.

WHEREAS, the City of Guadalupe historically obtained all its domestic water from wells tapping the Santa Maria River Basin aquifer; and

WHEREAS, voters in Guadalupe in 1991 approved the City's participation in the State Water Project in order to increase available water supplies for current and future needs and make those supplies more reliable; and

WHEREAS, the City's participation in the State Water Projects increases the costs to provide water service to the residents of Guadalupe; and

WHEREAS, Section 38743 of the Government Code of the State of California allows for an annual water service standby charge to be applied on a per parcel basis to areas in which water service is made available, whether the water service is currently being used or not; and

WHEREAS, the City Council of the City of Guadalupe adopted Resolution No. 93-20 on August 9, 1993, stating that the correct and equitable standby charges should be \$5.00 per month for each vacant parcel less than one acre in size, and \$10.00 per month per acre, or portion thereof, for each vacant parcel of one acre or more; and

WHEREAS, Section 38743 of the Government Code of the State of California allows for the standby charge to be collected as part of the annual general county tax bill by forwarding to the Santa Barbara County Assessor's office a list of each parcel upon which the standby charges will be levied plus the amount of said levy; and

WHEREAS, each fiscal year the City of Guadalupe must report to the Santa Barbara County Assessor's office if the levy is to remain the same, be changed, or be abolished.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Guadalupe does hereby:

1. Direct Staff to forward to the Santa Barbara County Assessor's office a list of parcels upon which the standby charge will be levied (attached hereto as Exhibit "A"); and
2. Indicate that the total levy for fiscal year 2017-2018 will be \$38,460 in total coming from 243 parcels.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Guadalupe this 8th day of August 2017.

John Lizalde, Mayor

ATTEST:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe, California **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2017-39**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the Guadalupe City Council, held 8th day of August 2017, and that same was approved and adopted by the following vote to wit:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joice Earleen Raguz, City Clerk

District Name: City of Guadalupe
Description: Fund 0642, Water Standby Charge
Tax Year: 2017-18
Contact Person: City Administrator, (805) 356-3891
Total # of Assessments: 243
Total Assessment Amount: \$38,460.00

Fund Number	Parcel Number	Amount
0642	113-080-018	\$ 10,320.00
0642	113-370-037	\$ 60.00
0642	113-370-038	\$ 60.00
0642	113-450-001	\$ 840.00
0642	113-450-002	\$ 1,200.00
0642	113-450-003	\$ 600.00
0642	113-450-004	\$ 3,840.00
0642	113-450-009	\$ 1,560.00
0642	113-450-010	\$ 240.00
0642	113-460-001	\$ 60.00
0642	113-460-002	\$ 60.00
0642	113-460-003	\$ 60.00
0642	113-460-004	\$ 60.00
0642	113-460-005	\$ 60.00
0642	113-460-006	\$ 60.00
0642	113-460-007	\$ 60.00
0642	113-460-008	\$ 60.00
0642	113-460-009	\$ 60.00
0642	113-460-010	\$ 60.00
0642	113-460-011	\$ 60.00
0642	113-460-012	\$ 60.00
0642	113-460-013	\$ 60.00
0642	113-460-014	\$ 60.00
0642	113-460-015	\$ 60.00
0642	113-460-016	\$ 60.00
0642	113-460-017	\$ 60.00
0642	113-460-018	\$ 60.00
0642	113-460-019	\$ 60.00
0642	113-460-020	\$ 60.00
0642	113-460-021	\$ 60.00
0642	113-460-022	\$ 60.00
0642	113-460-023	\$ 60.00
0642	113-460-024	\$ 60.00
0642	113-460-025	\$ 60.00
0642	113-460-026	\$ 60.00
0642	113-460-027	\$ 60.00
0642	113-460-028	\$ 60.00
0642	113-460-029	\$ 60.00
0642	113-460-030	\$ 60.00
0642	113-460-031	\$ 60.00
0642	113-460-032	\$ 60.00
0642	113-460-033	\$ 60.00
0642	113-460-034	\$ 60.00
0642	113-460-035	\$ 60.00
0642	113-460-036	\$ 60.00
0642	113-460-037	\$ 60.00
0642	113-460-038	\$ 60.00
0642	113-460-039	\$ 60.00
0642	113-460-041	\$ 60.00
0642	113-460-043	\$ 60.00
0642	113-460-044	\$ 60.00
0642	113-460-045	\$ 60.00
0642	113-460-046	\$ 60.00

Fund Number	Parcel Number	Amount
0642	113-460-047	\$ 60.00
0642	113-460-048	\$ 60.00
0642	113-460-049	\$ 60.00
0642	113-460-052	\$ 60.00
0642	113-460-055	\$ 60.00
0642	113-470-001	\$ 60.00
0642	113-470-002	\$ 60.00
0642	113-470-003	\$ 60.00
0642	113-470-004	\$ 60.00
0642	113-470-005	\$ 60.00
0642	113-470-006	\$ 60.00
0642	113-470-007	\$ 60.00
0642	113-470-008	\$ 60.00
0642	113-470-009	\$ 60.00
0642	113-470-010	\$ 60.00
0642	113-470-011	\$ 60.00
0642	113-470-012	\$ 60.00
0642	113-470-013	\$ 60.00
0642	113-470-014	\$ 60.00
0642	113-470-015	\$ 60.00
0642	113-470-016	\$ 60.00
0642	113-470-017	\$ 60.00
0642	113-470-018	\$ 60.00
0642	113-470-019	\$ 60.00
0642	113-470-020	\$ 60.00
0642	113-470-021	\$ 60.00
0642	113-470-022	\$ 60.00
0642	113-470-023	\$ 60.00
0642	113-470-024	\$ 60.00
0642	113-470-025	\$ 60.00
0642	113-470-026	\$ 60.00
0642	113-470-027	\$ 60.00
0642	113-470-028	\$ 60.00
0642	113-470-029	\$ 60.00
0642	113-470-030	\$ 60.00
0642	113-470-031	\$ 60.00
0642	113-470-032	\$ 60.00
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0642	113-470-034	\$ 60.00
0642	113-470-035	\$ 60.00
0642	113-470-036	\$ 60.00
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0642	113-470-039	\$ 60.00
0642	113-470-040	\$ 60.00
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0642	113-470-042	\$ 60.00
0642	113-470-043	\$ 60.00
0642	113-470-044	\$ 60.00
0642	113-470-045	\$ 60.00
0642	113-470-046	\$ 60.00
0642	113-470-047	\$ 60.00
0642	113-470-048	\$ 60.00
0642	113-470-049	\$ 60.00
0642	113-470-050	\$ 60.00

Fund Number	Parcel Number	Amount
0642	113-470-051	\$ 60.00
0642	113-470-052	\$ 60.00
0642	113-470-053	\$ 60.00
0642	113-470-054	\$ 60.00
0642	113-470-055	\$ 60.00
0642	113-470-056	\$ 60.00
0642	113-470-057	\$ 60.00
0642	113-470-058	\$ 60.00
0642	113-470-059	\$ 60.00
0642	113-480-001	\$ 60.00
0642	113-480-002	\$ 60.00
0642	113-480-003	\$ 60.00
0642	113-480-004	\$ 60.00
0642	113-480-005	\$ 60.00
0642	113-480-006	\$ 60.00
0642	113-480-007	\$ 60.00
0642	113-480-008	\$ 60.00
0642	113-480-009	\$ 60.00
0642	113-480-010	\$ 60.00
0642	113-480-011	\$ 60.00
0642	113-480-012	\$ 60.00
0642	113-480-013	\$ 60.00
0642	113-480-014	\$ 60.00
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0642	113-480-016	\$ 60.00
0642	113-480-017	\$ 60.00
0642	113-480-018	\$ 60.00
0642	113-480-019	\$ 60.00
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0642	113-480-022	\$ 60.00
0642	113-480-023	\$ 60.00
0642	113-480-024	\$ 60.00
0642	113-480-025	\$ 60.00
0642	113-480-026	\$ 60.00
0642	113-480-027	\$ 60.00
0642	113-480-028	\$ 60.00
0642	113-480-029	\$ 60.00
0642	113-480-030	\$ 60.00
0642	113-480-031	\$ 60.00
0642	113-480-032	\$ 60.00
0642	113-480-033	\$ 60.00
0642	113-480-034	\$ 60.00
0642	113-480-035	\$ 60.00
0642	113-480-036	\$ 60.00
0642	113-480-037	\$ 60.00
0642	113-480-038	\$ 60.00
0642	113-480-039	\$ 60.00
0642	113-480-040	\$ 60.00
0642	115-010-016	\$ 360.00
0642	115-020-026	\$ 60.00
0642	115-020-028	\$ 240.00
0642	115-020-029	\$ 240.00
0642	115-020-032	\$ 60.00
0642	115-020-033	\$ 60.00

Fund Number	Parcel Number	Amount
0642	115-020-035	\$ 60.00
0642	115-031-001	\$ 60.00
0642	115-032-005	\$ 60.00
0642	115-034-016	\$ 60.00
0642	115-035-001	\$ 60.00
0642	115-036-002	\$ 60.00
0642	115-036-015	\$ 60.00
0642	115-036-018	\$ 60.00
0642	115-041-010	\$ 60.00
0642	115-041-024	\$ 60.00
0642	115-042-003	\$ 60.00
0642	115-042-006	\$ 60.00
0642	115-042-007	\$ 60.00
0642	115-042-008	\$ 60.00
0642	115-042-013	\$ 60.00
0642	115-042-015	\$ 60.00
0642	115-042-019	\$ 60.00
0642	115-043-002	\$ 360.00
0642	115-051-009	\$ 60.00
0642	115-052-006	\$ 60.00
0642	115-063-002	\$ 60.00
0642	115-063-011	\$ 60.00
0642	115-063-019	\$ 60.00
0642	115-071-015	\$ 60.00
0642	115-071-016	\$ 60.00
0642	115-071-017	\$ 60.00
0642	115-071-018	\$ 60.00
0642	115-072-014	\$ 60.00
0642	115-072-015	\$ 60.00
0642	115-072-018	\$ 60.00
0642	115-082-009	\$ 60.00
0642	115-082-011	\$ 60.00
0642	115-082-021	\$ 240.00
0642	115-091-006	\$ 60.00
0642	115-092-001	\$ 60.00
0642	115-092-002	\$ 60.00
0642	115-092-003	\$ 60.00
0642	115-092-004	\$ 60.00
0642	115-092-005	\$ 60.00
0642	115-092-015	\$ 60.00
0642	115-092-019	\$ 60.00
0642	115-092-023	\$ 60.00
0642	115-101-003	\$ 60.00
0642	115-101-009	\$ 60.00
0642	115-101-013	\$ 60.00
0642	115-102-002	\$ 240.00
0642	115-102-013	\$ 60.00
0642	115-102-015	\$ 60.00
0642	115-102-016	\$ 60.00
0642	115-102-017	\$ 60.00
0642	115-102-018	\$ 60.00
0642	115-102-022	\$ 60.00
0642	115-103-010	\$ 120.00
0642	115-103-012	\$ 60.00
0642	115-112-002	\$ 60.00

Fund Number	Parcel Number	Amount
0642	115-113-004	\$ 60.00
0642	115-113-005	\$ 60.00
0642	115-113-006	\$ 60.00
0642	115-121-001	\$ 60.00
0642	115-121-002	\$ 60.00
0642	115-121-007	\$ 60.00
0642	115-121-021	\$ 60.00
0642	115-122-001	\$ 60.00
0642	115-132-016	\$ 60.00
0642	115-140-005	\$ 60.00
0642	115-140-015	\$ 3,240.00
0642	115-140-016	\$ 240.00
0642	115-140-021	\$ 60.00
0642	115-140-026	\$ 480.00
0642	115-140-027	\$ 240.00
0642	115-162-024	\$ 60.00
0642	115-180-027	\$ 240.00
0642	115-180-030	\$ 240.00
0642	115-180-031	\$ 60.00
0642	115-193-019	\$ 60.00
0642	115-201-011	\$ 60.00
0642	115-201-012	\$ 60.00
0642	115-201-013	\$ 60.00
0642	115-202-002	\$ 60.00
0642	115-202-010	\$ 60.00



AGENDA REPORT

SUBJECT/TITLE:

FORMATION OF THE PASADERA LANDSCAPING AND LIGHTING DISTRICT

RECOMMENDATION:

1. CONDUCT PUBLIC HEARING REGARDING THE FORMATION OF THE PASADERA LANDSCAPING AND LIGHTING DISTRICT -- OPEN THE PUBLIC HEARING, ACCEPT PUBLIC TESTIMONY AND ANY WRITTEN PROTESTS, THEN CLOSE THE PUBLIC HEARING; AND,
2. TABULATE BALLOTS -- UPON CONCLUSION OF PUBLIC TESTIMONY AND CLOSE OF THE PUBLIC HEARING, TABULATE BALLOTS RECEIVED; AND,
3. ADOPT RESOLUTION NO. 2017-32 - DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDING; AND,
4. ADOPT RESOLUTION NO. 2017-33 - APPROVES THE FORMATION OF THE DISTRICT, CONFIRMS THE ENGINEER'S REPORT, ASSESSMENT DIAGRAM, AND ASSESSMENTS RELATED THERETO COMMENCING IN FISCAL YEAR 2018/2019, AND OVERRULING ALL PROTESTS CONCERNING SUCH ASSESSMENTS.

DISCUSSION:

At the June 13, 2017 City Council Meeting, the City Council adopted a Resolution of Intention which set August 8, 2017 as the public hearing date for the proposed formation of the Pasadera Landscaping and Lighting District ("District") pursuant to the provisions of the Landscaping and Lighting Act of 1972 and called for the protest ballot proceeding regarding the new assessments for the District, pursuant to the requirements of the California Constitution Article XIII D. The City of Guadalupe is proposing the formation of the District to establish a dedicated revenue source to fund the expenses related to the special benefit to properties in the District for the ongoing maintenance, operation and servicing of the local parks, landscaping, and street lighting improvements established in connection with development of those properties (planned commercial and residential developments) 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.

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 proposed District are inclusive of the 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.

Agenda Item: _____

The formation of the District will allow for the levy and collection of annual assessments on the County tax rolls commencing in fiscal year 2018/2019. 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. After the City Council's adoption of the Resolution of Intention and preliminary approval of the engineer's report at the July 13, 2017 City Council meeting, the Developer and the City reached an agreement for the Developer to fund and maintain the District improvements for Fiscal Year 2017/2018 rather than to levy assessments for Fiscal Year 2017/2018 as originally planned. A Final Engineer's Report reflecting that change is provided in the City Council's packet.

Tonight, staff recommends that the City Council take the next and final steps for the formation of the District. It is requested that:

- 1) The City Council open the Public Hearing regarding the formation of the District and assessments to accept public testimony and any written protests regarding these proceedings.
- 2) Upon conclusion of the public testimony, the Mayor will close the public hearing and direct the City clerk or their designee to open and tabulate the ballots received, which may take a few minutes. (The City Council may move on to other items on the agenda and come back to this item after the ballot tabulation has been completed).
- 3) Upon completion of the tabulation, the City Clerk or City staff will present to the City Council the results of that tabulation which will be in the form of total dollars (\$) in support of the assessments ("Yes" votes) and the total dollars (\$) opposed to the assessments ("No" votes); and as a matter of procedure, the City Council would then adopt the first of two resolutions which formally declares the results of protest ballot proceedings.
- 4) Based on the weighted ballot results, if the "No" votes exceed the "Yes" votes then there is a majority protest of the assessments and the City Council will abandon any further proceedings at this time to form the District or to levy the annual assessments.

If majority protest does not exist, it is requested that the City Council adopt the second resolution which approves the formation of the District and confirms the Engineer's Report and the Assessment Diagram, and establishes the maximum assessment rates, assessment range formula, and the related maximum assessments authorized commencing in Fiscal Year 2018/2019.

ATTACHMENTS:

1. Resolution 2017-32
2. Final Engineer's Report, Formation of Pasadera Landscaping and Lighting District, Fiscal Year 2017/2018
3. Resolution 2017-33

Prepared by: Jeff van den Eikhof, City Engineer

Meeting Date: 8 August 2017

City Administrator Approval: _____



Agenda Item: _____

RESOLUTION NO. 2017-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST BALLOT PROCEEDING CONDUCTED FOR THE LEVY OF ASSESSMENTS RELATED TO THE FORMATION OF THE PASADERA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2017/2018, AND APPROVING CERTAIN RELATED ACTIONS

WHEREAS, the City Council called and duly held a property owner protest ballot proceeding for the formation of the Pasadera Landscaping and Lighting District ("District) pursuant to the provisions of the Landscaping and Lighting Act of 1972 being Part 2, Division 15 of the California Streets and Highways Code (the "Act"), and the California Constitution Article XIID (the "Constitution"), for the purpose of presenting to the qualified property owners within the proposed District, the annual levy of assessments for the improvements connected therewith. The annual levy of assessments, as presented to the affected property owners of record in this ballot proceeding, included and identified the initial maximum assessment rate for Fiscal Year 2017/2018, the proportional assessment amount balloted for each benefiting property as well as the annual inflationary adjustment applicable to future assessments and the total amount balloted for the District. These assessments as presented are intended to fund the special benefit costs and expenses related to the ongoing maintenance, operation and servicing of the local parks, landscaping, street lighting improvements, and appurtenant facilities related thereto; and,

WHEREAS, the landowner(s) of record within the proposed District as of the close of the Public Hearing held on August 8, 2017 did cast their ballots, weighted by the proportional financial obligation of each ballot, the results of which are illustrated below:

Total Ballots Cast	Yes Total	No Total
\$ _____	\$ _____	\$ _____

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

SECTION 1. The above recitals are true and correct; and,

SECTION 2. The protest proceedings for the proposed District was conducted pursuant to the provisions of the California Constitution with ballots presented to the affected property owner(s) for receipt by the City Clerk prior to the conclusion of the Public Hearing on August 8, 2017, with each ballot weighted according to the proportional financial obligation of the affected property; and,

SECTION 3. The tabulation and canvass of the property owner protest ballots was conducted by the City Clerk or their designee, with all valid protest ballots returned by the affected property owners being counted, the results of which as shown herein, have been presented to the City Council and are hereby confirmed; and,

SECTION 4. The City Clerk is hereby directed to enter this Resolution into the minutes of the City Council, which shall constitute the official declaration of the result of such property owner protest proceeding; and,

SECTION 5. This Resolution shall become effective immediately upon its adoption and the City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 8th day of August 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. 2017-32, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held August 8, 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:

PHILIP F. SINCO, City Attorney

RESOLUTION NO. 2017-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA APPROVING THE FORMATION OF THE GUADALUPE PASADERA LANDSCAPING AND LIGHTING DISTRICT, CONFIRMING THE ENGINEER'S REPORT, THE ASSESSMENT DIAGRAM AND ASSESSMENTS RELATED THERETO, OVERRULING ALL PROTESTS CONCERNING THE ASSESSMENTS, AND APPROVING THE LEVY AND COLLECTION OF ASSESSMENTS COMMENCING IN FISCAL YEAR 2018/2019

WHEREAS, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act"), the City Council by Resolution No. 2017-22 initiated proceedings and ordered the preparation of an Engineer's Report in connection with the formation of the Pasadera Landscaping and Lighting District (the "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" located on the south side of Main Street near Obispo Street and Flower Avenue, to fund the special benefit costs and expenses for the ongoing maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities related thereto; and,

WHEREAS, after fully considering the Engineer's Report presented, the City Council adopted Resolution No. 2017-23 preliminarily approving said Engineer's Report, declared its intention to form the District, to conduct a property owner protest ballot proceeding for the proposed new assessments related thereto in accordance with the provisions of Article XIID of the California Constitution (the "Constitution") and Government Code §§ 53750 et seq., and set the Public Hearing to be noticed pursuant to applicable law for August 8, 2017 at 6:00 p.m.; and,

WHEREAS, notices and ballots were mailed to the property owners of record regarding the formation of the District and the proposed new assessments as described in the Engineer's Report pursuant to the applicable laws and regulations governing majority protest proceedings for return receipt prior to the close of the public hearing on August 8, 2017; and

WHEREAS, on August 8, 2017, the City Council held the duly noticed Public Hearing not less than 45 days after the mailing of the notices and ballots, to consider all oral statements and written protests, objections, and communication made or filed by any interested person regarding the formation of the District and the proposed new assessments; and to receive and accept all protest ballots from the property owners of record within the proposed District; and,

WHEREAS, at the conclusion of the Public Hearing, a tabulation and canvass of the property owner protest ballots was conducted by the City Clerk or their designee, with all valid protest ballots returned by the affected property owners being counted; and,

WHEREAS, by resolution the City Council confirmed the results of the ballot tabulation and property owner protest proceeding conducted in accordance with the provisions of the Constitution, the results of which indicated that majority protest did not exist for the assessments as presented and to be levied on properties within the District commencing fiscal year 2018/2019.

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. Following notice duly given, the City Council has held a full and fair public hearing regarding the formation of the Pasadera Landscaping and Lighting District, the levy and collection of assessments, and has considered all public testimony and written statements, protests and communications made or filed by interested persons; and,

SECTION 3. In accordance with the provisions of the Constitution, the City Council has evaluated the results of the property owner protest ballot proceedings and has determined that majority protest of the proposed new assessments did not exist, and hereby overrules all oral or written protests that may have been presented concerning the annual assessments for the District; and,

SECTION 4. Based upon its review of the facts presented, and the Final Engineer's Report that has been prepared and filed with the City Clerk, the City Council hereby finds and determines that:

4a)The land within the District will receive special benefit from the operation, maintenance and servicing of the improvements to be provided by the District as described in the Engineer's Report; and,

4b)The District as defined by the Assessment Diagram contained in the Engineer's Report, includes all of the lands receiving such special benefit; and,

4c)The net amount to be assessed upon the lands within the District has been apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services to be provided. and,

SECTION 5. The adoption of this Resolution constitutes the formation of the District, the boundaries of the District and the Zones therein as contained in the Assessment Diagram presented in the Engineer's Report; the establishment of the maximum assessment rates and assessment range formula connected therewith as described in the Engineer's Report and adopted by the City Council; and,

SECTION 6. The City Council hereby orders the District improvements to be made as outlined by the Engineer's Report and by these proceedings; and,

SECTION 7. Pursuant to applicable law, City staff or their designee is hereby authorized and directed to file as may be required the annual levy of assessments for the District commencing in fiscal year 2018/2019 as approved herein with the Santa Barbara County Auditor/Controller along with a certified copy of this Resolution; and/or other Resolutions and documents as may be required by the County Auditor/Controller or County Assessor, including copies of this Engineer's Report or Assessment Diagram confirmed by this Resolution; and,

SECTION 8. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the City Council's approval and confirmation of the formation of the District; the Engineer's Report and Assessment Diagram prepared in connection with the District formation; and the establishment of the maximum assessment rates, assessment range formula, and the related maximum assessments so authorized commencing in Fiscal Year 2018/2019 as outlined in the Engineer's Report.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 8th day of August 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. 2017-33, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held August 8, 2017, and that same was approved and adopted.

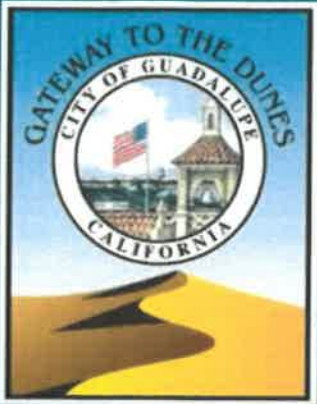
ATTEST:

Joice Earleen Raguz, City Clerk
Deputy City Clerk

John Lizalde, Mayor
Mayor

APPROVED AS TO FORM:

PHILIP F. SINCO, City Attorney



**CITY OF GUADALUPE
Final 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**

JULY 2017

PREPARED BY

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ENGINEER'S ANNEXATION REPORT AFFIDAVIT

City of Guadalupe

Pasadera Landscaping and Lighting District

District Formation

Fiscal Year 2017/2018

Annual Levy of Assessments

Commencing in Fiscal Year 2018/2019

City of Guadalupe,

County of Santa Barbara, State of California

This Report and the enclosed budgets, diagrams, and descriptions presented for the consideration of the Guadalupe City Council, 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 2018/2019. 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 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.

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 XIID 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 2018/2019.

Subsequent to the City Council's adoption of the Resolution of Intention and preliminary approval of the engineer's report at the July 13, 2017 City Council Meeting and the mailing of the Notices and Ballots regarding the proposed Assessments, at the request of the developer of the properties within the proposed District ("Developer"), the Developer and the City reached an agreement for the Developer to fund and maintain the District improvements for Fiscal Year 2017/2018, rather than to levy and collect the proposed assessments on the parcels within the District for Fiscal Year 2017/2018 as originally outlined in the Resolution of Intention and engineer's report. This Report has been updated to reflect this change. Although the ballots mailed to the property owners of record identified the property's proposed assessment amount for Fiscal Year 2017, the ballots clearly identified the "Parcel's Balloted Assessment Amount" which has not changed and therefore re-balloting the property owners is not necessary. 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 each fiscal year 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 2018/2019 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 XIID, 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 XIID 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 for Fiscal Year 2017/2018 although the annual assessment will not commence until Fiscal Year 2018/2019. The assessments so authorized, including the assessment range formula shall establish the authorized maximum assessments for subsequent fiscal years including Fiscal Year 2018/2019.

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. The assessments as approved and ordered will be submitted to the Santa Barbara County Auditor/Controller for inclusion on the property tax roll for each affected parcel for that fiscal year. Such assessments shall not exceed the annually adjusted maximum assessments authorized herein unless the proposed new or increased assessment is approved by the property owners in a ballot proceeding.

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 2018/2019, 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 will 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.

Although no assessments are being proposed for Fiscal Year 2017/2018, in accordance with the 1972 Act each fiscal year commencing in Fiscal Year 2018/2019, an estimate of costs to provide the District improvements for the fiscal year shall be prepared and filed with the City Clerk in an Engineer's Report. These annual costs 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 the engineer's report and approved annually by the City Council establishes the proposed assessments to be levied and collected for that fiscal year.

Part IV — District Diagrams

This section of the Report contains diagram(s) showing the boundaries of the District and applicable Zones within the District as of Fiscal Year 2017/2018 which incorporates each of the parcels determined to receive special benefits from the various District improvements proposed. 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 parcels within the District and the "Balloted Maximum Assessment" amount for such parcels. The "Balloted Maximum Assessment" 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 rates established by the budgets in "Part III — Estimate of Costs". The

assessments to actually be levied and collected in subsequent fiscal years, commencing in Fiscal Year 2018/2019, shall be based on the improvements and estimated expenses at that time and identified in an annual engineer's report.

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 subsequent annual assessments, some or all of the parcels in Sub-Zone B2 and Sub-Zone B3 may be 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, 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 may 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 acres x 33.33% = 4.79 applied acre]; x 5.00 EBU/acre = 11.98 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).

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).

It is anticipated that development of the properties within the District (specifically in Zone B) and installation of the improvements will be spread out over several years and as such, many of the parcels initially identified in this Report as Planned Residential Development properties will likely be assigned a weighted special benefit per acre applicable to Vacant Undeveloped Property until

the properties are developed or a substantial portion of the Zone or overall District improvements have been installed and accepted for maintenance.

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).

It is anticipated that development of the properties within the District (specifically in Zone A) and installation of the improvements may be spread out over several years, many of the parcels initially identified in this Report as Planned Non-Residential Development properties will likely be assigned a weighted special benefit per acre applicable to Vacant Undeveloped Property until the properties are developed or a substantial portion of the Zone or overall District improvements have been installed and accepted for maintenance.

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 proposed District improvements at build-out as identified in Part I of this Report for Zone A and Zone B.

The budgets provided herein 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 and 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 balloted for each parcel.

Since the Developer plans to maintain the District improvements for Fiscal Year 2017/2018, no annual assessments are proposed to be levied and collected for Fiscal Year 2017/2018. However, each subsequent fiscal year commencing with Fiscal Year 2018/2019, the City and Assessment Engineer will develop an estimate of the cost to maintain and service the improvements to be accepted for maintenance that fiscal year as well as the reserve funding and incidental expenses associated with the improvements and operation of the District. These budgeted expenses in conjunction with the development of the properties within the District will be utilized to establish the annual assessments (Assessment per EBU) for each Zone and the assessments to be levied and collected on the County tax rolls for that fiscal year. These budgets and assessments will be outlined in an annual engineer's report for the District.

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	\$ 182,518
Tree Maintenance	7	1,874	4,337	4,272	10,589
Landscape Irrigation (Water, Electricity, Maintenance & Repair)	289	25,723	56,519	55,677	138,199
Appurtenant Improvements or Services	81	937	2,658	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 EXPENDITURE	\$ 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	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)
Landscaping 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	\$ 488,100.88
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

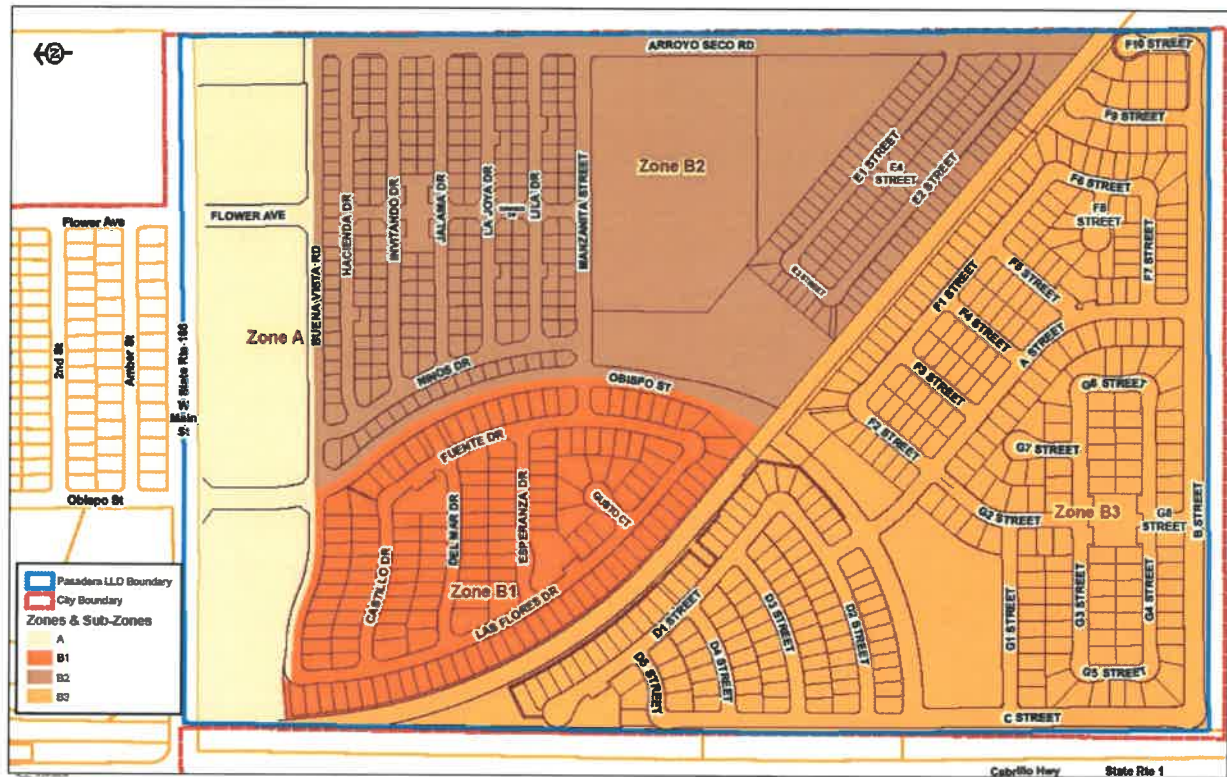
The lots and parcels of land within the Pasadera Landscaping and Lighting District consist of the lots and parcels within the planned commercial and residential development area identified in the DJ Farms Specific Plan and commonly referred to as the Pasadera development located on the south side of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

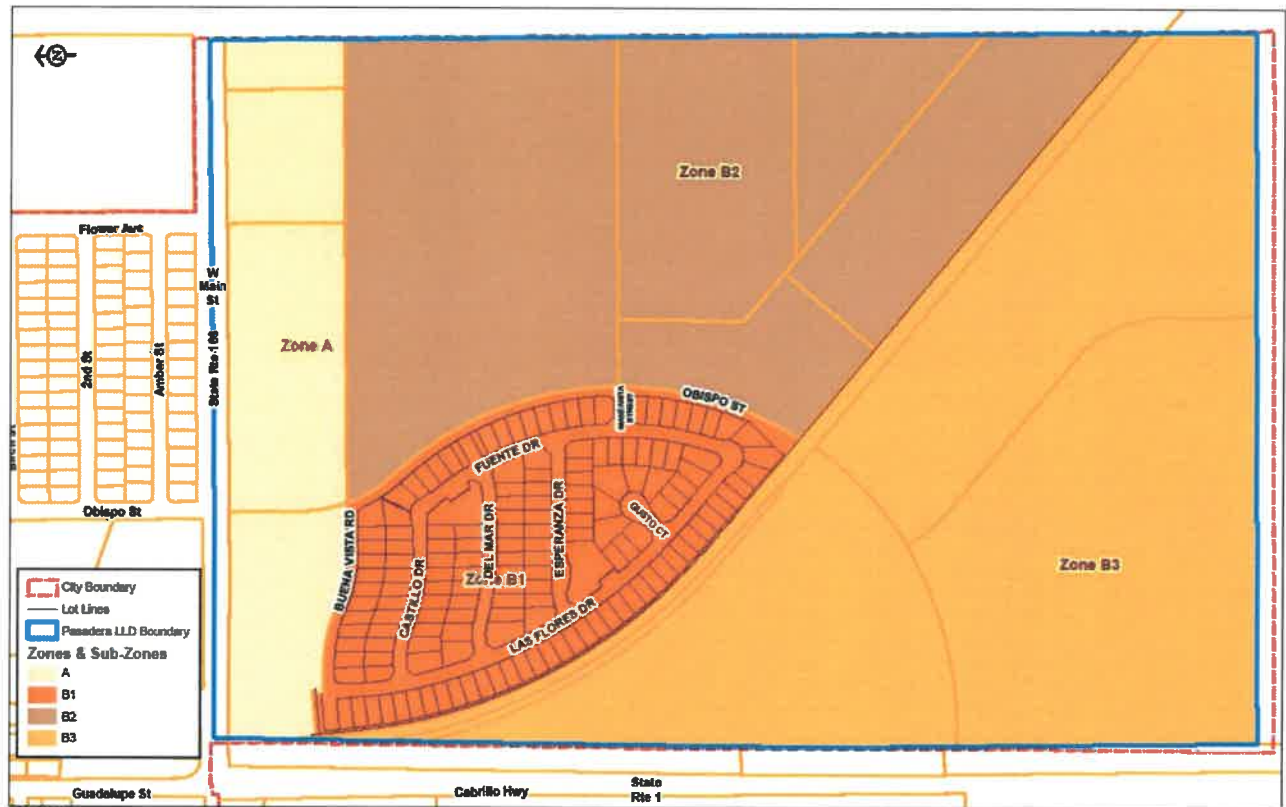
The lines and dimensions of each lot, parcel, and subdivision of land contained in these diagrams are inclusive of the Santa Barbara County Assessor's Parcel Maps as Book 113, Page 01, Parcels 25 and 37; Book 113, Page 08, Parcel 18; Book 113, Page 45, Parcels 01 through 04, and 06 through 10; Book 113, 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) is provided below.

Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment
113-010-025	B3	Exempt	0.00	\$0.00
113-010-037	B3	Exempt	0.00	\$0.00
113-080-018	B3	Planned Residential Development	329.00	\$195,755.00
113-450-001	A	Planned Non-Residential Development	34.60	\$1,349.40
113-450-002	A	Planned Non-Residential Development	49.65	\$1,936.35
113-450-003	A	Planned Non-Residential Development	23.20	\$904.80
113-450-004	B2	Planned Residential Development	218.00	\$129,710.00
113-450-006	B2	Exempt	0.00	\$0.00
113-450-007	B2	Public School Property	11.98	\$7,125.13
113-450-008	B2	Exempt	0.00	\$0.00
113-450-009	B2	Planned Residential Development	104.00	\$61,880.00
113-450-010	A	Exempt	0.00	\$0.00
113-460-001	B1	Single Family Residential	1.00	\$595.00
113-460-002	B1	Single Family Residential	1.00	\$595.00
113-460-003	B1	Single Family Residential	1.00	\$595.00
113-460-004	B1	Single Family Residential	1.00	\$595.00
113-460-005	B1	Single Family Residential	1.00	\$595.00
113-460-006	B1	Single Family Residential	1.00	\$595.00
113-460-007	B1	Single Family Residential	1.00	\$595.00
113-460-008	B1	Single Family Residential	1.00	\$595.00
113-460-009	B1	Single Family Residential	1.00	\$595.00
113-460-010	B1	Single Family Residential	1.00	\$595.00
113-460-011	B1	Single Family Residential	1.00	\$595.00
113-460-012	B1	Single Family Residential	1.00	\$595.00
113-460-013	B1	Single Family Residential	1.00	\$595.00
113-460-014	B1	Single Family Residential	1.00	\$595.00
113-460-015	B1	Single Family Residential	1.00	\$595.00
113-460-016	B1	Single Family Residential	1.00	\$595.00
113-460-017	B1	Single Family Residential	1.00	\$595.00

Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment
113-460-018	B1	Single Family Residential	1.00	\$595.00
113-460-019	B1	Single Family Residential	1.00	\$595.00
113-460-020	B1	Single Family Residential	1.00	\$595.00
113-460-021	B1	Single Family Residential	1.00	\$595.00
113-460-022	B1	Single Family Residential	1.00	\$595.00
113-460-023	B1	Single Family Residential	1.00	\$595.00
113-460-024	B1	Single Family Residential	1.00	\$595.00
113-460-025	B1	Single Family Residential	1.00	\$595.00
113-460-026	B1	Single Family Residential	1.00	\$595.00
113-460-027	B1	Single Family Residential	1.00	\$595.00
113-460-028	B1	Single Family Residential	1.00	\$595.00
113-460-029	B1	Single Family Residential	1.00	\$595.00
113-460-030	B1	Single Family Residential	1.00	\$595.00
113-460-031	B1	Single Family Residential	1.00	\$595.00
113-460-032	B1	Single Family Residential	1.00	\$595.00
113-460-033	B1	Single Family Residential	1.00	\$595.00
113-460-034	B1	Single Family Residential	1.00	\$595.00
113-460-035	B1	Single Family Residential	1.00	\$595.00
113-460-036	B1	Single Family Residential	1.00	\$595.00
113-460-037	B1	Single Family Residential	1.00	\$595.00
113-460-038	B1	Single Family Residential	1.00	\$595.00
113-460-039	B1	Single Family Residential	1.00	\$595.00
113-460-040	B1	Single Family Residential	1.00	\$595.00
113-460-041	B1	Single Family Residential	1.00	\$595.00
113-460-042	B1	Single Family Residential	1.00	\$595.00
113-460-043	B1	Single Family Residential	1.00	\$595.00
113-460-044	B1	Single Family Residential	1.00	\$595.00
113-460-045	B1	Single Family Residential	1.00	\$595.00
113-460-046	B1	Single Family Residential	1.00	\$595.00
113-460-047	B1	Single Family Residential	1.00	\$595.00
113-460-048	B1	Single Family Residential	1.00	\$595.00
113-460-049	B1	Single Family Residential	1.00	\$595.00
113-460-050	B1	Single Family Residential	1.00	\$595.00
113-460-051	B1	Single Family Residential	1.00	\$595.00
113-460-052	B1	Single Family Residential	1.00	\$595.00
113-460-053	B1	Single Family Residential	1.00	\$595.00
113-460-054	B1	Single Family Residential	1.00	\$595.00

Pasadera Landscaping and Lighting District
 Engineer's Report
 Fiscal Year 2017/2018

Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment
113-460-055	B1	Single Family Residential	1.00	\$595.00
113-460-056	B1	Exempt	0.00	\$0.00
113-460-057	B1	Exempt	0.00	\$0.00
113-470-001	B1	Single Family Residential	1.00	\$595.00
113-470-002	B1	Single Family Residential	1.00	\$595.00
113-470-003	B1	Single Family Residential	1.00	\$595.00
113-470-004	B1	Single Family Residential	1.00	\$595.00
113-470-005	B1	Single Family Residential	1.00	\$595.00
113-470-006	B1	Single Family Residential	1.00	\$595.00
113-470-007	B1	Single Family Residential	1.00	\$595.00
113-470-008	B1	Single Family Residential	1.00	\$595.00
113-470-009	B1	Single Family Residential	1.00	\$595.00
113-470-010	B1	Single Family Residential	1.00	\$595.00
113-470-011	B1	Single Family Residential	1.00	\$595.00
113-470-012	B1	Single Family Residential	1.00	\$595.00
113-470-013	B1	Single Family Residential	1.00	\$595.00
113-470-014	B1	Single Family Residential	1.00	\$595.00
113-470-015	B1	Single Family Residential	1.00	\$595.00
113-470-016	B1	Single Family Residential	1.00	\$595.00
113-470-017	B1	Single Family Residential	1.00	\$595.00
113-470-018	B1	Single Family Residential	1.00	\$595.00
113-470-019	B1	Single Family Residential	1.00	\$595.00
113-470-020	B1	Single Family Residential	1.00	\$595.00
113-470-021	B1	Single Family Residential	1.00	\$595.00
113-470-022	B1	Exempt	0.00	\$0.00
113-470-023	B1	Exempt	0.00	\$0.00
113-470-024	B1	Single Family Residential	1.00	\$595.00
113-470-025	B1	Single Family Residential	1.00	\$595.00
113-470-026	B1	Single Family Residential	1.00	\$595.00
113-470-027	B1	Single Family Residential	1.00	\$595.00
113-470-028	B1	Single Family Residential	1.00	\$595.00
113-470-029	B1	Single Family Residential	1.00	\$595.00
113-470-030	B1	Single Family Residential	1.00	\$595.00
113-470-031	B1	Single Family Residential	1.00	\$595.00
113-470-032	B1	Single Family Residential	1.00	\$595.00
113-470-033	B1	Single Family Residential	1.00	\$595.00
113-470-034	B1	Single Family Residential	1.00	\$595.00

Assessor's Parcel Number	Zone or Sub-Zone	Land Use	Balloted EBU	Balloted Maximum Assessment
113-470-035	B1	Single Family Residential	1.00	\$595.00
113-470-036	B1	Single Family Residential	1.00	\$595.00
113-470-037	B1	Single Family Residential	1.00	\$595.00
113-470-038	B1	Single Family Residential	1.00	\$595.00
113-470-039	B1	Single Family Residential	1.00	\$595.00
113-470-040	B1	Single Family Residential	1.00	\$595.00
113-470-041	B1	Single Family Residential	1.00	\$595.00
113-470-042	B1	Single Family Residential	1.00	\$595.00
113-470-043	B1	Single Family Residential	1.00	\$595.00
113-470-044	B1	Single Family Residential	1.00	\$595.00
113-470-045	B1	Single Family Residential	1.00	\$595.00
113-470-046	B1	Single Family Residential	1.00	\$595.00
113-470-047	B1	Single Family Residential	1.00	\$595.00
113-470-048	B1	Single Family Residential	1.00	\$595.00
113-470-049	B1	Single Family Residential	1.00	\$595.00
113-470-050	B1	Single Family Residential	1.00	\$595.00
113-470-051	B1	Single Family Residential	1.00	\$595.00
113-470-052	B1	Single Family Residential	1.00	\$595.00
113-470-053	B1	Single Family Residential	1.00	\$595.00
113-470-054	B1	Single Family Residential	1.00	\$595.00
113-470-055	B1	Single Family Residential	1.00	\$595.00
113-470-056	B1	Single Family Residential	1.00	\$595.00
113-470-057	B1	Single Family Residential	1.00	\$595.00
113-470-058	B1	Single Family Residential	1.00	\$595.00
113-470-059	B1	Single Family Residential	1.00	\$595.00
113-470-060	B1	Exempt	0.00	\$0.00
113-470-061	B1	Exempt	0.00	\$0.00
113-480-001	B1	Single Family Residential	1.00	\$595.00
113-480-002	B1	Single Family Residential	1.00	\$595.00
113-480-003	B1	Single Family Residential	1.00	\$595.00
113-480-004	B1	Single Family Residential	1.00	\$595.00
113-480-005	B1	Single Family Residential	1.00	\$595.00
113-480-006	B1	Single Family Residential	1.00	\$595.00
113-480-007	B1	Single Family Residential	1.00	\$595.00
113-480-008	B1	Single Family Residential	1.00	\$595.00
113-480-009	B1	Single Family Residential	1.00	\$595.00
113-480-010	B1	Single Family Residential	1.00	\$595.00

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

MEMORANDUM OF AGREEMENT

This memorandum expresses the agreement between the City of Guadalupe ("City") and Guadalupe Beach, LLC, GB Land 4, LLC, GB Land 9, LLC, Guad Commercial, LLC and GB Land South, LLC (collectively, "Guadalupe LLCs") concerning the proposed Pasadera Landscaping and Lighting District ("District").

1. City has proposed the creation of the District to serve the DJ Farms Specific Plan and will institute a protest balloting procedure to determine if the District is approved by the property owners within the District.

2. The District will be divided into various zones and sub-zones.

3. The Guadalupe LLCs agree to vote in favor of the creation of the District in the protest ballot procedure on the express condition that, if the District is approved:

a. Guadalupe Beach, LLC shall have the option to perform, at its own expense, the maintenance required for Zone B-1 of the District through June 30, 2018;

b. Guad Commercial, LLC shall have the option to perform, at its own expense, the maintenance required for Zone A of the District through June 30, 2018;

c. GB Land 4, LLC and GB Land 9, LLC shall have the option to perform, at their own expense, the maintenance required for Zone B-2 of the District, commencing on July 1 immediately following the exercise of its option and ending on June 30 of the fiscal year in which the three hundredth (300th) constructed home in Zone B-2 is completed.

d. GB Land South, LLC shall have the option to perform, at its expense, the maintenance required for Zone B-3 of the District, commencing on July 1 immediately following the exercise of its option and ending on June 30 of the fiscal year in which the two hundred fiftieth (250th) constructed home in Zone B-3 is completed.

e. The Guadalupe LLC's hereby exercise their option to maintain all zones and sub-zones in the District for the first fiscal year (2017-2018).

4. With regard to fiscal year 2018-2019 and ensuing years the option to maintain a District Zone shall be exercised as follows:

a. GB Land 4, LLC, GB Land 9, LLC and GB LAND SOUTH, LLC shall each exercise its option to maintain a Zone in the District by delivering written notice of exercise to the City on or before May 15 prior to the fiscal year in which its maintenance obligation shall commence. If May 15 is a non-business day, the date by which the option must be made shall be extended to the next business day.

5. During the period for which any of the Guadalupe LLCs maintains, at its expense, a Zone of the District, the District assessment for each tax parcel within that Zone shall be and remain the assessment amount for the fiscal year 2017/2018, as set forth (in the far right column) on pages 34 through 38, inclusive, of the City of Guadalupe Engineer's Report for Formation of the District, subject to maximum annual increases to reflect increase, if any, in the Composite Los Angeles-Long Beach Urban Area Cost of Living Index or such similar index as may be generally utilized by the City.

6. Nothing contained in this agreement shall obligate a Guadalupe LLC to construct or install any improvement relating to the District. Such an obligation shall arise only by a separate agreement between the Guadalupe LLC and the City.

"CITY"	"GUADALUPE LLCS"
CITY OF GUADALUPE	GUADALUPE BEACH, LLC
By: _____	By: _____ Mark Leekley, President
Approved as to form	GUAD COMMERCIAL, LLC By: Cloverfield Mgmt, LLC, its manager
_____ City Attorney	By: _____ Mark Leekley, its manager
	GB LAND 4, LLC By: Cloverfield Mgmt, LLC, its manager
	By: _____ Mark Leekley, its manager

(signatures continued on next page)

GB LAND 9, LLC

By: Cloverfield Mgmt, LLC, its manager

By: _____
Mark Leekley, its manager

GB LAND SOUTH, LLC

By: Cloverfield Mgmt, LLC, its manager

By: _____
Mark Leekley, its manager