CITY OF ATASCADERO
CITY COUNCIL

AGENDA

Tuesday, June 13, 2017

City Hall Council Chambers, 4th floor
6500 Palma Avenue, Atascadero, California
(Entrance on Lewis Ave.)

City Council Closed Session:	**5:00 P.M.**
Successor Agency to the Community Redevelopment Agency of Atascadero Closed Session:	**Immediately following conclusion of the City Council Closed Session**
City Council Regular Session:	**6:00 P.M.**

CITY COUNCIL CLOSED SESSION:

1. **CITY COUNCIL CLOSED SESSION -- PUBLIC COMMENT**

2. **COUNCIL LEAVES CHAMBERS TO BEGIN CITY COUNCIL CLOSED SESSION**

3. **CLOSED SESSION -- CALL TO ORDER**

   a. **Conference with Labor Negotiators** (Govt. Code Sec. 54957.6)
   Agency designated representatives: Rachelle Rickard, City Manager
   Employee Organizations: Atascadero Professional Firefighters, Local 3600; Atascadero Police Association; Service Employees International Union, Local 620; Mid-Management/Professional Employees; Non-Represented Professional and Management Workers and Confidential Employees

4. **CLOSED SESSION – ADJOURNMENT**

5. **COUNCIL RETURNS TO CHAMBERS**

6. **CITY COUNCIL CLOSED SESSION – REPORT**

REGULAR SESSION – CALL TO ORDER: 6:00 P.M.

PLEDGE OF ALLEGIANCE: Council Member Moreno

ROLL CALL: Mayor O'Malley
Mayor Pro Tem Fonzi
Council Member Bourbeau
Council Member Moreno
Council Member Sturtevant

APPROVAL OF AGENDA: Roll Call
Recommendation: Council:

1. Approve this agenda; and
2. Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.

PRESENTATIONS:

1. **Proclamation proclaiming Atascadero as Tree City USA 2016 and 2017**
2. **Commendation recognizing Mike Frederick Paving Corporation**

A. CONSENT CALENDAR: (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Council or public wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the consent calendar and will be considered in the listed sequence with an opportunity for any member of the public to address the Council concerning the item before action is taken. DRAFT MINUTES: Council meeting draft minutes are listed on the Consent Calendar for approval of the minutes. Should anyone wish to request an amendment to draft minutes, the item will be removed from the Consent Calendar and their suggestion will be considered by the City Council. If anyone desires to express their opinion concerning issues included in draft minutes, they should share their opinion during the Community Forum portion of the meeting.)

1. **City Council Draft Action Minutes – May 23, 2017**
   - Recommendation: Council approve the City Council Draft Action Minutes of the May 23, 2017 City Council Meeting. [City Clerk]

2. **Temporary Road Closure - Colony Days Parade Route**
   - Fiscal Impact: Closure of the parade route is expected to take over 100 hours of budgeted staff time for road closure applications, set-up and manning the road closure. Colony Days is a non-profit event co-sponsored by the City.
   - Recommendation: Council adopt Draft Resolution establishing a temporary Colony Days Parade Route on Saturday, October 21, 2017, and establishing associated tow-away and "No Parking" zones and road closures from October 20 – 22, 2017, on the dates, times and locations as specified in the Draft Resolution. [Public Works]

3. **Community Development Block Grant Program - Fiscal Years 2018/2019 through 2020/2021**
   - Fiscal Impact: The Cooperative Agreement will provide continued availability of CDBG funding for CDBG eligible programs in Atascadero over the next three years. The current annual award amount is approximately $154,000, of which 13% will be retained by the County to cover expenses for administrative project oversight, resulting in approximately $134,000 in available funding to the City for CDBG programs.
   - Recommendation: Council authorize continued participation in the urban county Community Development Block Grant Program for Fiscal Years 2018/2019 through 2020/2021 [Public Works]

4. **Appointment of Atascadero Tourism Business Improvement District (ATBID) Board Members**
   - Fiscal Impact: None.
   - Recommendation: Council appoint Tom O'Malley and Jacklyn Dawson to the Atascadero Tourism Business Improvement District Advisory Board, for a term ending June 30, 2020. [City Manager]

5. **Appointment of Atascadero Tourism Business Improvement District (ATBID) Board Member to the Visit SLOCAL Tourism Marketing District Board**
   - Fiscal Impact: None.
   - Recommendation: Council appoint J. P. Patel of Best Western Colony Inn & Suites, a representative from the ATBID Board, to serve on the Visit SLO CAL Tourism Board. [City Manager]

6. **Verdin Marketing Services Contract Renewal (Amendment No. 2) for Atascadero Tourism Business Improvement District**
   - Fiscal Impact: Annually $180,000 in budgeted ATBID funds.
   - Recommendation: Council authorize the City Manager to execute Contract Amendment No. 2 with Verdin Marketing for ATBID Public Relations and Marketing Services for a $60,000 increase from $120,000 not to exceed $180,000 for the one-year period renewal beginning July 1, 2017 through June 30, 2018. [City Manager]

UPDATES FROM THE CITY MANAGER: (The City Manager will give an oral report on any current issues of concern to the City Council.)

COMMUNITY FORUM: (This portion of the meeting is reserved for persons wanting to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. Comments made during Community Forum will not be a subject of discussion. A maximum of 30 minutes will be allowed for Community Forum, unless changed by the Council. Any members of the public who have questions or need information may contact the City Clerk's Office, between the hours of 8:30 a.m. and 5:00 p.m. at 470-3400, or cityclerk@atascadero.org.)

B. PUBLIC HEARINGS:

1. **Apple Valley Assessment Districts**
   - Ex-Parte Communications:
   - Fiscal Impact: Annual assessments for 2017/2018 will total $28,000 for road/drainage system maintenance and $73,500 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Apple Valley.
   - Recommendations: Council:
     1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018.
     2. Adopt Draft Resolution B ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Street and Storm Drain Maintenance District No. 01 (Apple Valley).
     3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto in Fiscal Year 2017/2018.
     4. Adopt Draft Resolution D ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Landscaping and Lighting District No. 01 (Apple Valley). [Administrative Services]

2. **De Anza Estates Assessment Districts**
   - Ex-Parte Communications:
   - Fiscal Impact: Annual assessments for 2017/2018 will total $40,090 for road/drainage system maintenance and $15,875 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in De Anza Estates. The City General Fund will contribute $1,400 for the Fiscal Year 2017/2018 for half of the maintenance costs of the trails and open space.
   - Recommendations: Council:
     1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018.
     2. Adopt Draft Resolution B ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Street and Storm Drain Maintenance District No. 03 (De Anza Estates).

3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto in Fiscal Year 2017/2018.
4. Adopt Draft Resolution D ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Landscaping and Lighting District No. 03 (De Anza Estates). [Administrative Services]

3. Woodridge (Las Lomas) Assessment Districts

- Ex-Parte Communications:
- Fiscal Impact: Annual assessments for 2017/2018 will total $69,525 for road/drainage system maintenance and $63,731 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Woodridge (Las Lomas).
- Recommendations: Council:
    1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018.
    2. Adopt Draft Resolution B ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas).
    3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto in Fiscal Year 2017/2018.
    4. Adopt Draft Resolution D ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Landscaping and Lighting District No. 02 – Woodridge (Las Lomas). [Administrative Services]

4. Downtown Parking and Business Improvement Area Confirmation of Annual Assessment (FY 2017-2018)

- Ex-Parte Communications:
- Fiscal Impact: None.
- Recommendation: Council adopt Draft Resolution confirming the annual assessment for the Downtown Parking and Business Improvement Area (Fiscal Year 2017-2018) at $0.00. [City Manager]

5. Atascadero Tourism Business Improvement District Confirmation of Annual Assessment (Fiscal Year 2017-2018)

- Ex-Parte Communications:
- Fiscal Impact: Annual assessments for 2017/2018 are expected to be approximately $261,250 and will be assessed as 2% of the rent charged on the occupied rooms and spaces for transient occupancies.
- Recommendation: Council adopt Draft Resolution confirming the annual assessment for the Atascadero Tourism Business Improvement District (Fiscal Year 2017-2018). [City Manager]

6. **<u>Placement of Sewer Service Charges on the 2017-2018 Property Tax Rolls</u>**
   - <u>Ex-Parte Communications:</u>
   - <u>Fiscal Impact</u>: The City will bill $1,914,969 in sewer service charges for Fiscal Year 2017-2018.
   - <u>Recommendation:</u> Council adopt Draft Resolution placing sewer service charges on the 2017-2018 property tax rolls. [Public Works]

C. MANAGEMENT REPORTS:

1. **<u>Strategic Planning 2017-2019 Council Goals and Action Plan</u>**
   - <u>Fiscal Impact</u>: The two-year budget is based on the goals developed through the strategic planning process. While there is no direct impact as a result of the approval of this work plan, future budgets are based on these goals, and specific projects may require the expenditure of funds or additional resources.
   - <u>Recommendations:</u> Council:
     1. Adopt the goals selected at the Strategic Planning Workshop of February 17-18, 2017; and,
     2. Approve the related action plans implementing Council Goals. [City Manager]

2. **<u>Appointments to the Atascadero Basin Groundwater Sustainability Executive Committee</u>**
   - <u>Fiscal Impact</u>: None.
   - <u>Recommendations:</u> Council:
     1. Accept nominations from the Council Members and appoint a voting representative and alternate voting representative to the Executive Committee of the Atascadero Basin Groundwater Sustainability Agency.
     2. Confirm the Atascadero Mutual Water Company's (AMWC) appointment of Robert "Grigger" Jones as the AMWC voting representative and Brien Vierra as the alternate AMWC voting representative on the Executive Committee of the Atascadero Basin Groundwater Sustainability Agency. [City Clerk]

3. **<u>Property Assessed Clean Energy (PACE) Program</u>**
   - <u>Fiscal Impact</u>: None.
   - <u>Recommendation:</u> Council adopt Draft Resolution deauthorizing the CaliforniaFIRST PACE Program in the City of Atascadero. [City Manager]

COUNCIL ANNOUNCEMENTS AND REPORTS: (On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. Council Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. The Council may take action on items listed on the Agenda.)

D. COMMITTEE REPORTS: (The following represent standing committees. Informative status reports will be given, as felt necessary):

Mayor O'Malley
1. City / Schools Committee
2. County Mayors Round Table
3. SLO Council of Governments (SLOCOG)
4. SLO Regional Transit Authority (RTA)
5. Integrated Waste Management Authority (IWMA)

Mayor Pro Tem Fonzi
1. Air Pollution Control District
2. Oversight Board for Successor Agency to the Community Redevelopment Agency of Atascadero
3. SLO Local Agency Formation Commission (LAFCo)
4. City of Atascadero Design Review Committee
5. SLO County Water Resources Advisory Committee (WRAC)

Council Member Bourbeau
1. City of Atascadero Design Review Committee
2. Homeless Services Oversight Council
3. City of Atascadero Finance Committee

Council Member Moreno
1. California Joint Powers Insurance Authority (CJPIA) Board
2. City of Atascadero Finance Committee (Chair)
3. Economic Vitality Corporation, Board of Directors (EVC)

Council Member Sturtevant
1. City / Schools Committee
2. League of California Cities – Council Liaison

E. INDIVIDUAL DETERMINATION AND / OR ACTION:

1. City Council
2. City Clerk
3. City Treasurer
4. City Attorney
5. City Manager

F. ADJOURN

Please note: Should anyone challenge any proposed development entitlement listed on this Agenda in court, that person may be limited to raising those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this public hearing. Correspondence submitted at this public hearing will be distributed to the Council and available for review in the City Clerk's office.

I, Amanda Muther, Deputy City Clerk of the City of Atascadero, declare under the penalty of perjury that the foregoing agenda for the June 13, 2017 Regular Session of the Atascadero City Council was posted on June 6, 2017, at the Atascadero City Hall, 6500 Palma Avenue, Atascadero, CA 93422 and was available for public review at that location.

Signed this 6th day of June 2017, at Atascadero, California.

Amanda Muther, Deputy City Clerk
City of Atascadero

City of Atascadero

WELCOME TO THE ATASCADERO CITY COUNCIL MEETING

The City Council meets in regular session on the second and fourth Tuesday of each month at 6:00 p.m. Council meetings will be held at the City Hall Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Council in the order of the printed Agenda. Regular Council meetings are televised live, audio recorded and videotaped for future playback. Charter Communication customers may view the meetings on Charter Cable Channel 20 or via the City's website at www.atascadero.org. Meetings are also broadcast on radio station KPRL AM 1230. Contact the City Clerk for more information (470-3400).

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the City Clerk and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. Contracts, Resolutions and Ordinances will be allocated a number once they are approved by the City Council. The minutes of this meeting will reflect these numbers. All documents submitted by the public during Council meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the City Clerk's office.

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office or the City Clerk's Office, both at (805) 470-3400. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA
Under Agenda item, "COMMUNITY FORUM", the Mayor will call for anyone from the audience having business with the Council to approach the lectern and be recognized.

1. Give your name for the record (not required)
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Mayor and Council.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present

This is the time items not on the Agenda may be brought to the Council's attention. A maximum of 30 minutes will be allowed for Community Forum (unless changed by the Council). If you wish to use a computer presentation to support your comments, you must notify the City Clerk's office at least 24 hours prior to the meeting. Digital presentations must be brought to the meeting on a USB drive or CD. You are required to submit to the City Clerk a printed copy of your presentation for the record. Please check in with the City Clerk before the meeting begins to announce your presence and turn in the printed copy.

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)
Members of the audience may speak on any item on the agenda. The Mayor will identify the subject, staff will give their report, and the Council will ask questions of staff. The Mayor will announce when the public comment period is open and will request anyone interested to address the Council regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Mayor
2. Give your name (not required)
3. Make your statement
4. All comments should be made to the Mayor and Council
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present
6. All comments limited to 3 minutes

The Mayor will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Council.

ITEM NUMBER: **A-1**
DATE: **06/13/17**

CITY OF ATASCADERO
CITY COUNCIL

DRAFT MINUTES

Tuesday, May 23, 2017

City Hall Council Chambers, 4th floor
6500 Palma Avenue, Atascadero, California
(Entrance on Lewis Ave.)

City Council Closed Session:	**5:00 P.M.**
Successor Agency to the Community Redevelopment Agency of Atascadero Closed Session:	**Immediately following conclusion of the City Council Closed Session**
City Council Regular Session:	**6:00 P.M.**
Successor Agency to the Community Redevelopment Agency of Atascadero:	**Immediately following conclusion of the City Council Regular Session**

CITY COUNCIL CLOSED SESSION:

Mayor O'Malley called Closed Session to order at 5:00 p.m.

1. **CITY COUNCIL CLOSED SESSION -- PUBLIC COMMENT - None**

2. **COUNCIL LEAVES CHAMBERS TO BEGIN CITY COUNCIL CLOSED SESSION**

3. **CLOSED SESSION -- CALL TO ORDER**

   a. **Conference with Labor Negotiators** (Govt. Code Sec. 54957.6)
   Agency designated representatives: Rachelle Rickard, City Manager
   Employee Organizations: Atascadero Professional Firefighters, Local 3600; Atascadero Police Association; Service Employees International Union, Local 620; Mid-Management/Professional Employees; Non-Represented Professional and Management Workers and Confidential Employees

   b. **Conference with Real Property Negotiators** (Govt. Code Sec. 54956.8)
   Real Property: 5901 East Mall, Atascadero, California, 93422 (APN 029347020); and a vacant parcel on East Mall, Atascadero, California, 93422 (APN 029347033)
   City Negotiators: Rachelle Rickard, City Manager
   Negotiating Parties: County of San Luis Obispo and United States Attorney
   Subject of Negotiation: Purchase price and terms of payment

   c. **Conference with Legal Counsel – Existing Litigation**
   Government Code Sec. 54956.9 (d)(1)
   Name of Case: Castlerock Development et.al. v. City of Atascadero
   San Luis Obispo Superior Court Case No. 16CVP-0324

4. **CLOSED SESSION – ADJOURNMENT**

5. **COUNCIL RETURNS TO CHAMBERS**

6. **CITY COUNCIL CLOSED SESSION – REPORT**

The City Attorney reported that there was no reportable action in Closed Session.

REGULAR SESSION – CALL TO ORDER: 6:00 P.M.

Mayor O'Malley called the meeting to order at 6:05 p.m. and Council Member Bourbeau led the Pledge of Allegiance.

ROLL CALL:

Present:	Council Members Bourbeau, Moreno, Sturtevant, Mayor Pro Tem Fonzi and Mayor O'Malley.
Absent:	None.
Staff Present:	City Manager Rachelle Rickard, Administrative Services Director Jeri Rangel, Public Works Director Nick Debar, Sergeant Jason Carr, Fire Chief Casey Bryson, City Attorney Brian Pierik, Deputy City Manager/City Clerk Lara Christensen.

APPROVAL OF AGENDA:

MOTION: **By Council Member Sturtevant and seconded by Mayor Pro Tem Fonzi to:**
1. **Approve this agenda; and,**
2. **Waive the reading in full of all ordinances appearing on this agenda, and the titles of the ordinances will be read aloud by the City Clerk at the first reading, after the motion and before the City Council votes.**

Motion passed 5:0 by a voice vote.

PRESENTATIONS: None

A. CONSENT CALENDAR:

1. **City Council Draft Action Minutes – May 9, 2017**
   - Recommendation: Council approve the City Council Draft Action Minutes of the May 9, 2017 City Council Meeting. [City Clerk]

2. **April 2017 Accounts Payable and Payroll**
   - Fiscal Impact: $1,560,695.66
   - Recommendation: Council approve certified City accounts payable, payroll and payroll vendor checks for April 2017. [Administrative Services]

3. **March 2017 Investment Report**
   - Fiscal Impact: None
   - Recommendation: Council receive and file the City Treasurer's report for quarter ending March 2017. [Administrative Services]

4. **Atascadero Tourism Business Improvement District (ATBID) - Annual Assessment**
   - Fiscal Impact: None
   - Recommendations: Council:
     1. Approve the ATBID Annual Report.
     2. Adopt Draft Resolution, declaring intent to levy annual Business Improvement District assessment and set a public hearing for June 13, 2017. [City Manager]

5. **Parking & Business Improvement Area (PBIA) Assessment**
   - Fiscal Impact: None
   - Recommendation: Council adopt Draft Resolution, declaring intent to levy an annual Downtown Parking and Business Improvement Area assessment and set a public hearing for June 13, 2017. [City Manager]

6. **Temporary Road Closure - Hot El Camino Cruise Nite 2017**
   - Fiscal Impact: No net fiscal impact.
   - Recommendation: Council adopt Draft Resolution authorizing temporary road closures on Friday, August 18, 2017, for Hot El Camino Cruise Nite 2017. [Public Works]

7. **<u>Grant of Easement for Pacific Gas and Electric Company to Underground Existing Electrical Facilities</u>**
   - <u>Fiscal Impact</u>: None
   - <u>Recommendation</u>: Council authorize the City Manager to execute a Grant of Easement for Pacific Gas and Electric Company, a corporation. [Public Works]

MOTION: By Council Member Moreno and seconded by Mayor Pro Tem Fonzi to approve the Consent Calendar. (#A-4: Resolution No. 2017-024; approved 4:0 by a roll-call vote – Mayor O'Malley disclosed he is the owner of the Portola Inn, which creates a potential conflict of interest and he abstained) (#A-5: Resolution No. 2017-025) (#A-6: Resolution No. 2017-026) (#A-7: approved 4:0 by a roll-call vote – Council Member Sturtevant disclosed that he works for PG&E, which creates a potential conflict of interest for him and he abstained)
Motion passed 5:0 by a roll-call vote.

UPDATES FROM THE CITY MANAGER:

City Manager Rachelle Rickard gave an update on projects and issues within the City.

COMMUNITY FORUM:

The following citizens spoke during Community Forum: Dr. Colleen Annes, Karen McNamara, Dan Feldman and Jim Wilkins.

Mayor O'Malley closed the COMMUNITY FORUM period.

B. PUBLIC HEARINGS:

1. **<u>Amendments to City Services Fee Schedule</u>**
   - <u>Ex-Parte Communications:</u>
   - <u>Fiscal Impact</u>: There will be an increase in operating revenue, resulting from the CPI increase, with an offsetting increase in costs to provide the services.
   - <u>Recommendations:</u> Council:
     1. Adopt Draft Resolution amending a schedule of Fees and Charges for City Services.
     2. Provide staff direction regarding weed abatement fees. [Administrative Services]

<u>Ex Parte Communications</u>
All Council Members stated they have had no communications on this item.

Administrative Services Director Rangel gave the staff report and answered questions from the Council.

Mayor O'Malley opened the Public Hearing and asked in anyone would like to address the City Council on this matter. Hearing none, Mayor O'Malley closed the Public Hearing.

MOTION: By Council Member Sturtevant and seconded by Council Member Bourbeau to adopt Draft Resolution amending a schedule of Fees and Charges for City Services and directed staff to research the fair share payment of lots assessed a fee for weed abatement for potential adjustment in Fiscal Year 2018-19. (Resolution No. 2017-027)
Motion passed 5:0 by a roll-call vote.

2. **Amendments to City Facility Rental Fee Schedule**
   - Ex-Parte Communications:
   - Fiscal Impact: There will be an increase in operating revenue, resulting from the CPI increase, with an offsetting increase in costs to provide the services.
   - Recommendations: Council adopt Draft Resolution amending a Schedule of Fees and Charges for City Facility Rentals. [Administrative Services]

Mayor O'Malley recused himself and stepped down from the dais noting that he is the owner of the Portola Inn, which creates a potential conflict of interest for him.

Ex Parte Communications
All Council Members stated they have had no communications on this item.

Administrative Services Director Rangel gave the staff report and answered questions from the Council.

Mayor Pro Tem Fonzi opened the Public Hearing and asked in anyone would like to address the City Council on this matter.

The following persons addressed the Council: Tom O'Malley

Hearing no further speakers, Mayor Pro Tem Fonzi closed the Public Hearing.

MOTION: By Council Member Moreno and seconded by Council Member Sturtevant to adopt Draft Resolution amending a Schedule of Fees and Charges for Facility Rentals with the following change to Exhibit A of the Resolution:

- **Increase City Hall Rentals, Reference #17-160, by the annual Consumer Price Index of 2.49% to be effective at the time of distribution of the Fall Recreation Brochure - August 18, 2017. (Resolution No. 2017-028)**

Motion passed 4:0 by a roll-call vote. O'Malley abstained.

COUNCIL ANNOUNCEMENTS AND REPORTS:

The City Council Members made brief announcements.

By consensus, the City Council directed staff to bring a commendation to the next City Council meeting for the recognition of Leonard Sutherland and Michael Fredrickson, of Michael Frederick Paving Corp., for the time, material and labor they donated to the Shaydak property.

C. COMMITTEE REPORTS:

The following Council Members gave brief update reports on their committees since their last Council meeting:

Mayor Pro Tem Fonzi

1. Air Pollution Control District
2. Oversight Board for Successor Agency to the Community Redevelopment Agency of Atascadero
3. SLO Local Agency Formation Commission (LAFCo)
4. City of Atascadero Design Review Committee

Council Member Bourbeau

1. Integrated Waste Management Authority (IWMA)

Council Member Moreno

1. City of Atascadero Finance Committee (Chair)
2. Economic Vitality Corporation, Board of Directors (EVC)

D. INDIVIDUAL DETERMINATION AND / OR ACTION: None

E. ADJOURN REGULAR MEETING TO SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO MEETING

Mayor O'Malley adjourned the meeting to the Successor Agency to the Community Redevelopment Agency of Atascadero Meeting at 7:43 p.m.

MINUTES PREPARED BY:

____
Lara K. Christensen
Deputy City Manager / City Clerk

APPROVED:

ITEM NUMBER: A-2
DATE: 06/13/17

Atascadero City Council

Staff Report – Public Works Department

Temporary Road Closure
Colony Days Parade Route

RECOMMENDATION:

Council adopt Draft Resolution establishing a temporary Colony Days Parade Route on Saturday, October 21, 2017, and establishing associated tow-away and “No Parking” zones and road closures from October 20 – 22, 2017, on the dates, times and locations as specified in the Draft Resolution.

DISCUSSION:

On Saturday, October 21, 2017, staff is proposing to close El Camino Real, from Curbaril to Traffic Way, from 8:00 a.m. until 1:00 p.m., to conduct the annual Colony Days Parade. The proposed route for this year’s Colony Days Parade remains the same as last year, which begins on El Camino Real at the intersection with Pueblo Avenue, proceeds northbound on El Camino Real to Traffic Way, then turns right (eastbound) onto Traffic Way and terminates at the intersection of Traffic Way and Lewis Avenue. The route is similar to the Hot El Camino Cruise Nite route, except that it is only one way. Additional road closures will be required for parade staging near the southern starting area. These closures include Pueblo Avenue between Santa Ysabel Avenue and San Luis Avenue, and San Luis Avenue between Pueblo Avenue and Curbaril Avenue. The closures are listed on the Draft Resolution (Attachment 1) and on the map (Attachment 2).

The proposed route requires a Caltrans Encroachment Permit for the closure of Highway 41 at El Camino Real and the closure of the northbound Highway 41 exit. As part of the Encroachment Permit, the City must provide a detour for Highway 41, which is proposed via Curbaril Avenue and Santa Ysabel Avenue. Cal Trans will need a resolution from the Atascadero City Council authorizing the closure of El Camino Real and the other streets affected along the proposed Colony Days Parade route.

The Annual Colony Days Parade is coordinated by the Colony Days Committee. “Tent City” and festivities following the parade will be centered in and around the Sunken Gardens. Palma Avenue and East and West Mall are proposed to be closed in order to serve as a staging area for several of the events and vendor booths.

FISCAL IMPACT:

Closure of the parade route is expected to take over 100 hours of budgeted staff time for road closure applications, set-up and manning the road closure. Colony Days is a non-profit event co-sponsored by the City.

ALTERNATIVES:

None proposed.

ATTACHMENTS:

1. Draft Resolution
2. Proposed Parade Route and Hwy 41 Detour Route

ITEM NUMBER: A-2
DATE: 06/13/17
ATTACHMENT: 1

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA CREATING A TEMPORARY COLONY DAYS PARADE ROUTE

BE IT RESOLVED by the City Council of the City of Atascadero that Colony Days Parade route is hereby established as El Camino Real from Curbaril Avenue to Traffic Way to Lewis Avenue to West Mall and ending at Lewis Avenue with the Colony Day Festivities centered around the Sunken Gardens. Additionally, Curbaril Avenue from El Camino Real to Luis Avenue, Luis Avenue from Curbaril Avenue to Pueblo Avenue and Pueblo Avenue from Luis Avenue to El Camino Real will be closed for Colony Days Parade staging area.

BE IT FURTHER RESOLVED that in order to provide a reserved route for the parade, staging and associated activities, the following actions are required:

Friday, October 20, 2017 through Sunday, October 22, 2017 – 24 hours
Establish No Parking and tow-away zone

- East Mall – South side only, from 5901B to the entrance to the City Parking Lot.

Saturday, October 21, 2017 – 6:00 a.m. until 5:00 p.m.
Establish road closure and tow-away zone

- East Mall, from El Camino Real to Lewis Avenue
- West Mall, from El Camino Real to Lewis Avenue
- Palma Avenue, from East Mall to West Mall

Saturday, October 21, 2017 – 8:00 a.m. until 1:00 p.m. (Hard closure at 9:00 a.m.)
Establish road closure and tow-away zone

- El Camino Real, from Curbaril Avenue to Traffic Way
- Traffic Way, from El Camino Real to Lewis Ave.
- Lewis Avenue, from Traffic Way to West Mall
- Palma Avenue, from West Mall to Traffic Way
- All of West Mall, from El Camino Real to the Capistrano Bridge
- Entrada, from El Camino Real to Lewis Avenue

On motion by Council Member ____________________ and seconded by Council Member ____________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____
Tom O'Malley, Mayor

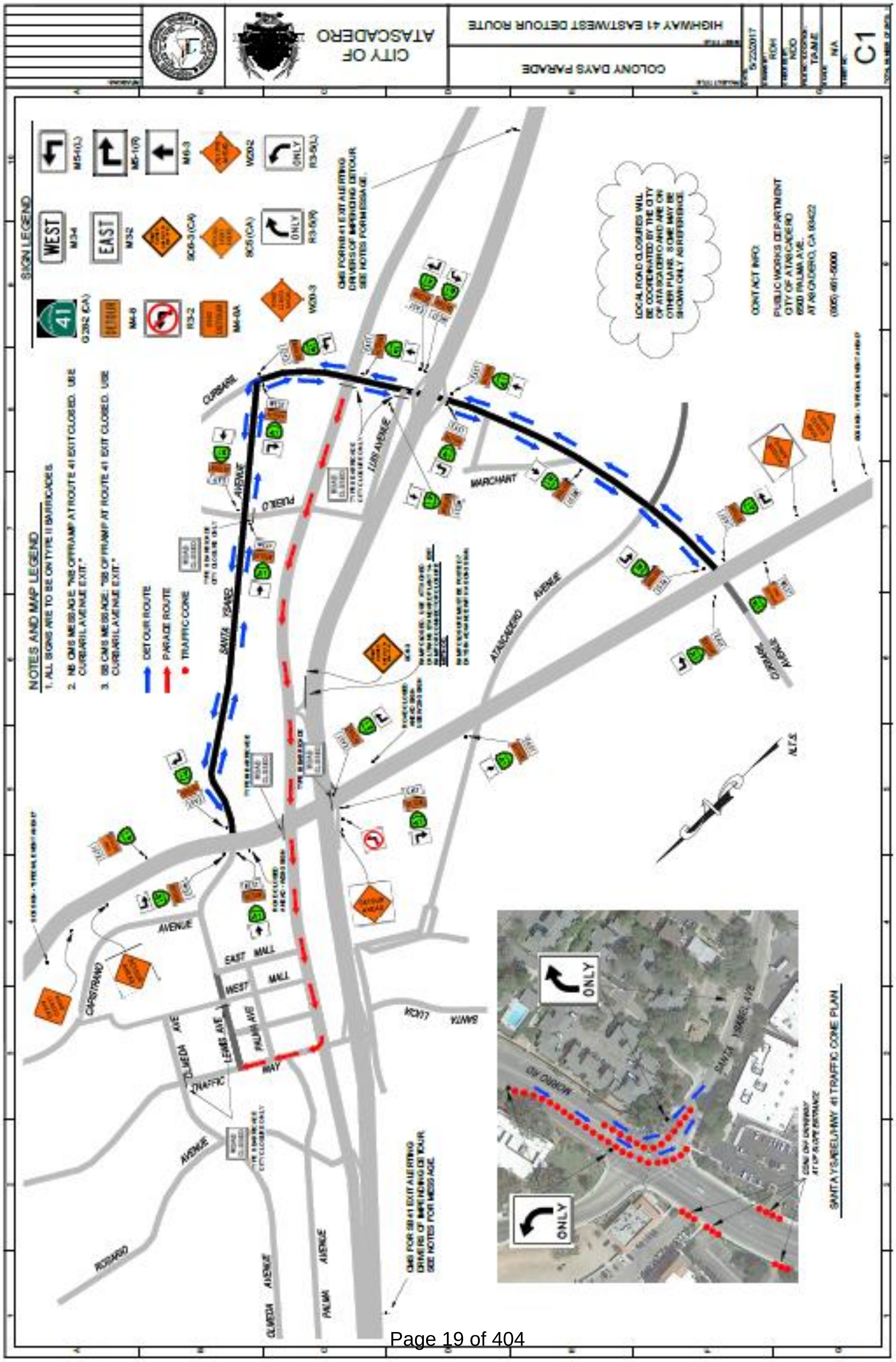
ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

ITEM NUMBER: A-2
DATE: 06/13/17
ATTACHMENT: 2



ITEM NUMBER: A-3
DATE: 06/13/17

Atascadero City Council

Staff Report – Public Works Department

Community Development Block Grant Program
Fiscal Years 2018/2019 through 2020/2021

RECOMMENDATION:

Council authorize continued participation in the urban county Community Development Block Grant Program for Fiscal Years 2018/2019 through 2020/2021.

DISCUSSION:

Background

Beginning with the 1994/1995 fiscal year, the City of Atascadero has participated with the County of San Luis Obispo and other cities as part of the "urban county" Community Development Block Grant (CDBG) program. Urban counties receive annual, formula-based grants directly from the Department of Housing and Urban Development (HUD) under the CDBG, HOME Investment Partnerships (HOME) and the Emergency Shelter Grants (ESG). Cooperative agreements between the participating jurisdictions comprising an "urban county" establish a formula allocating CDBG funds by jurisdiction. The HOME and ESG funds are not formally divided up, but the cities provided recommendations to the County on these programs.

Administration

As in the previous 2015/2017 County Agreement, HUD recommends that the County provide all monitoring and oversight for all CDBG grants. This applies to all cities participating in the Urban County agreement with the County: Arroyo Grande, Atascadero, Morro Bay, Paso Robles, and San Luis Obispo. The administrative work provided by the County will come with an associated cost to provide the monitoring and oversight services for the cities. The County provides project oversight, and will receive 13% of the total grant funds for administration services. Administrative funding is limited to 20% of the total grant; therefore the City's administrative portion of the funding cannot exceed 7% of the total administrative grant amount.

Public Service

Due to the stringent monitoring and oversight requirements mandated by HUD, all CDBG awards must meet a minimum threshold of $8,000 for public service activities on a countywide cumulative basis. HUD asserts that a single CDBG assisted public service award will cost approximately $8,000 in staff time to administer in full compliance with Federal requirements.

On March 29, 2017, the County, pursuant to HUD regulations, notified the City of its right to elect to continue to participate in the CDBG program by choosing from the following options:

1. Join the urban county to receive CDBG allocations through the county.
2. Become a stand-alone CDBG entitlement jurisdiction to receive CDBG funds directly from HUD.
3. Decline a formula CDBG allocation or entitlement and become an applicant to the competitive state CDBG program.

Analysis

Staff has reviewed each of the three options available to the City. Staff recommends continuation of the current CDBG allocation by participating as part of the "urban county" program (Option 1). This option is preferred for the following reasons:

1. Participation in the state CDBG program (Option 3) is competitive in nature and there is no guarantee that the City would receive any CDBG funding from year to year.
2. Becoming a stand-alone City (Option 2) would require the City to meet all of the HUD regulations as a grant recipient, including preparation of a five year plan, annual allocation plan, preparation of various federally required reports, and other administrative activities. This would require additional staff resources to be allocated toward grant administration.
3. Administration of the CDBG program is a highly regulated and technical process for which the County has staff that specializes in this area. Additional training and participation in HUD activities would be required for Options 2 & 3. This would require significant additional staff resources.
4. The funding allocation the County applies for the City's allocation in Option 1 is identical to the formula used by HUD if the City received a direct allocation. There may be some additional increase in funding levels as a direct entitlement city; however, it would be offset by the increases in administration required for direct participation.

Participation as part of the "urban county" allocation program would continue to provide the City with annual allocation of CDBG funds and continue to limit the amount of time the City would be required to spend on program administration which would increase with either of the remaining options. Participation in the program is for a three (3) year fiscal year cycle; therefore the City will be able to re-evaluate its options prior to the next three-year cycle.

Continued participation in the CDBG program with the County provides continued allocation of CDBG funding to Atascadero while limiting the financial and administrative resources necessary to participate in the program overall.

FISCAL IMPACT:

The Cooperative Agreement will provide continued availability of CDBG funding for CDBG eligible programs in Atascadero over the next three years. The current annual award amount is approximately $154,000, of which 13% will be retained by the County to cover expenses for administrative project oversight, resulting in approximately $134,000 in available funding to the City for CDBG programs.

ALTERNATIVES:

The Council may choose to participate as a stand-alone CDBG entitlement jurisdiction or become an applicant to the competitive state program.

ATTACHMENT:

County CDBG Cooperation Agreement for Fiscal Years 2018/2019 through 2020/2021

A COOPERATION AGREEMENT BETWEEN THE COUNTY OF SAN LUIS OBISPO AND THE CITY OF ATASCADERO FOR JOINT PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, THE HOME INVESTMENT PARTNERSHIPS PROGRAM, AND THE EMERGENCY SOLUTIONS GRANT PROGRAM FOR FISCAL YEARS 2018 THROUGH 2020

THIS AGREEMENT is made and entered into this _____ day of ___________ , 2017, by and between the County of San Luis Obispo, a political subdivision of the State of California, hereinafter called "County"; and the City of Atascadero, a municipal corporation of the State of California, located in the County of San Luis Obispo, hereinafter called "City"; jointly referred to as "Parties."

WITNESSETH

WHEREAS, in 1974, the U.S. Congress enacted and the President signed a law entitled, The Housing and Community Development Act of 1974, herein called the "Act". Said Act is omnibus legislation relating to federal involvement in a wide range of housing and community development activities and contains eight separate titles; and

WHEREAS, Title I of the Act is entitled "Community Development" and governs programs for housing and community development within metropolitan cities and urban counties or communities by providing financial assistance annually for area-wide plans and for housing, public services and public works programs; and

WHEREAS, the Community Development Block Grant Program (hereinafter referred to as "CDBG"), the HOME Investment Partnerships Act Program (hereinafter referred to as "HOME"), and the Emergency Solutions Grant Program (hereinafter referred to as "ESG") are consolidated under Title I of the Act; and

WHEREAS, the County of San Luis Obispo has requested of the federal Department of Housing and Urban Development, hereinafter referred to as "HUD", that the County be designated as an "urban county"; and

WHEREAS, the County needs to requalify as an urban county and will be eligible to receive CDBG funds provided that the County's entitled cities defer their entitlement to the County to enable both the County and the entitlement cities to jointly participate in the program; and

WHEREAS, the City desires to participate jointly with the County in said program; and

WHEREAS, if HUD redesignates the County as an urban county, the County may also be eligible to receive funds from the HOME Program and the ESG Program; and

WHEREAS, the CDBG Regulations issued pursuant to the Act provide that qualified urban counties must submit an application to the Department of Housing and Urban Development for funds, and that cities and smaller communities within the metropolitan area not qualifying as metropolitan cities may join the County in said application and thereby become a part of a more comprehensive County effort; and

WHEREAS, as the urban county applicant, the County must take responsibility and assume all obligations of an applicant under federal statues, including: the analysis of needs, the setting of objectives, the development of community development and housing assistance plans, the consolidated plan, and the assurances of certifications; and

WHEREAS, by executing this Agreement, the Parties hereby give notice of their intention to participate in the urban county CDBG, HOME, and ESG programs.

NOW THEREFORE, in consideration of the mutual promises, recitals and other provisions hereof, the Parties agree as follows:

SECTION I. <u>General.</u>

A. **Responsible Officers**. The Director of the County of San Luis Obispo Department of Planning and Building (hereinafter referred to as “Director”) is hereby authorized to act as applicant for the CDBG, HOME, and ESG programs and to administer funding and activities under the programs. The City Manager is hereby authorized to act as the responsible officer of the City under the programs.

B. **Full Cooperation**. Parties agree to fully cooperate and to assist each other in undertaking eligible grant programs or projects, including but not limited to community renewal and lower income housing assistance activities, specifically urban renewal and publicly-assisted housing; public services; and economic development.

C. **Term of Agreement – Automatic Renewal Provision**. The term of this Agreement shall be for a period of three (3) years commencing July 1, 2018 through June 30, 2021. In addition, this Agreement provides for automatic renewal for participation in successive three-year qualification periods, unless the City provides written notice at least 60 days prior to the end of the term that it elects not to participate in a new qualification period. Before the end of the first three-year term, the County will notify the City in writing of its right not to participate in the urban county for a successive three-year term.

The Parties agree to adopt amendments to this Agreement incorporating changes necessary to meet the requirements for cooperation agreements set forth in an Urban County Qualification Notice by HUD for a subsequent three-year urban County qualification period, prior to the subsequent three-year extension of the term. Any amendment to this Agreement shall be submitted to HUD as required by the regulations and any failure to adopt required amendments will void the automatic renewal of the Agreement for the relevant qualification period.

The Agreement remains in effect until the CDBG, HOME, and ESG program funds and income received with respect to the three-year qualification period, and the subsequent three-year renewals are expended and the funded activities are completed. The Parties may not terminate or withdraw from the Agreement while the Agreement remains in effect.

D. **Scope of Agreement**. This Agreement covers the following formula funding programs administered by HUD where the County is awarded and accepts funding directly from HUD: the CDBG Entitlement Program, the HOME Program, and the ESG Program.

SECTION II. <u>Preparation and Submittal of CDBG Funding Applications.</u>

A. **Inclusion of City as Applicant.** Parties agree that City shall be included in the application the County shall submit to the Department of Housing and Urban Development for Title I Housing and Community Development Block funds under the above recited Act.

B. **Consolidated Plan.** City shall assist the County by preparing a community development plan, for the period of this Agreement, which identifies community development and housing needs, projects and programs for the City; and specifies both short and long-term City objectives, consistent with requirements of the Act. County agrees to: (1) include the City plan in the program application, and (2) include City's desired housing and community development objectives, policies, programs, projects and plans as submitted by City in the County's consolidated plan.

C. **Application Submittal.** County agrees to commit sufficient resources to completing and submitting the Consolidated Plan and supporting documents to HUD in time for the Parties to be eligible to receive funding beginning July 1, 2018, and to hold public hearings as required to meet HUD requirements.

D. **County Responsibility.** Parties agree that the County shall, as applicant, be responsible for holding public hearings and preparing and submitting the CDBG funding application and supporting materials in a timely and thorough manner, as required by the Act and the federal regulations established by HUD to secure entitlement grant funding beginning July 1, 2018.

E. **Grant Eligibility.** In executing this Agreement, the Parties understand that they shall not be eligible to apply for grants under the Small Cities or State CDBG Programs for appropriations for fiscal years during the period in which the Parties are participating in the urban county CDBG entitlement program; and further, the City shall not be eligible to participate in the HOME, or ESG programs except through the urban county.

SECTION III. <u>Program Administration.</u>

A. **Program Authorization.** The County Administrator is hereby authorized to carry out activities that will be funded from the annual CDBG, HOME, and ESG programs from fiscal years 2018, 2019, and 2020 appropriations and from any program income generated from the expenditure of such funds.

B. **Responsibilities of Parties.** Parties agree that the County shall be the governmental entity required to execute any grant agreement received pursuant to the CDBG, HOME, and ESG applications, and subject to the limitations set out in this Agreement, the County shall thereby become liable and responsible thereunder for the proper performance of the plan and CDBG, HOME, and ESG under County programs. County agrees to perform program administrative tasks such as environmental clearance under the National Environmental Policy Act (NEPA), subrecipient agreements and monitoring of subrecipients. City agrees to act in good faith and with due diligence in performance of City obligations and responsibilities under this Agreement and under all subrecipient agreements. City further agrees that it shall fully cooperate with the County in all things required and appropriate to comply with the provisions of any Grant Agreement received by the County pursuant to the Act and its Regulations.

C. **City Assistance.** City agrees to undertake, conduct, perform or assist the County in performing the essential community development and housing assistance activities identified in the City's community development plan. Pursuant to the Act and pursuant to 24 CFR 570.501(b), the City is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement with the County as set forth in 24 CFR 570.503.

SECTION IV. Use of Program Funds.

A. **Allocation of CDBG funds.** All funds received by County pursuant to this Agreement shall be identified and allocated, as described below, to the specific projects or activities set out in the application, and such allocated amounts shall be expended exclusively for such projects or activities; provided, however, that a different distribution may be made when required by HUD to comply with Title I of the Housing and Community Development Act of 1974, as amended.

1) **Metropolitan Cities' Allocation**. The Parties agree that County shall make available to City a total amount of CDBG funds equal to that which City would have been entitled had it applied separately as a "metropolitan city", using HUD allocation formulas as applied by County, except that an amount equal to thirteen (13) percent of the Metropolitan Cities' allocations of CDBG funds will be deducted by the County to meet its obligations under the terms of this Agreement and/or HUD requirements for administrative costs. Further, with respect to the availability of the funds, County agrees to fully cooperate and assist City in expending such funds.

2) **Non-Metropolitan Cities' Allocation**. County agrees to allocate a portion of CDBG program funds to the non-Metropolitan, incorporated cities participating in the program. The amount of allocation per city shall be equal to that which the urban county formula award from HUD increases as a result of the HUD allocation formulas as applied by County, except that an amount equal to thirteen (13) percent of the Non-Metropolitan Cities' allocations of CDBG funds will be deducted by the County to meet its obligations under the terms of this Agreement and/or HUD requirements for administrative costs.

3) The Urban County shall not recommend a CDBG award of less than $8,000 for any one project or program due to the staff cost of processing such awards in compliance with federal requirements. A project or program recommended to receive an amount less $8,000 can still receive an award if other parties make an award which is aggregated to be greater than $8,000.

B. **Availability of Funds**. County agrees to make CDBG funds available to all participating incorporated cities as set out here when HUD makes the CDBG funds available to it. The County shall immediately notify the participating incorporated cities of the availability of the funds.

It is understood by the Parties hereto that the CDBG funds being used for the purposes of this Agreement are funds furnished to the County, through HUD, pursuant to the provisions of the Act. Notwithstanding any other provision of this Agreement, the liability of the County shall be limited to CDBG funds available for the Project. The City understands that the County must wait for release of CDBG funds from HUD before CDBG funds may be advanced or reimbursed. The County shall incur no liability to the City, its officers, agents, employees, suppliers, or contractors for any delay in making any such payments.

C. **Administrative and Public Services Costs**. County hereby acknowledges that City, as subrecipient, incurs certain administrative costs in preparing housing and economic development plans, program planning, management and accounting, professional support services, and other reasonable and necessary expenses to carry out City's plan; and further, County agrees that after the availability of CDBG program funds to City, County shall not use its remaining balance of funds in any way that would limit City's ability to use its CDBG funds to the maximum extent allowed by HUD for administrative, public service, or program purposes.

D. **Income Generated**. City shall notify the County of any income generated by the expenditure of CDBG funds received by the City. Such program income may be retained by City subject to the provisions of this Agreement, the Act and its Regulations. Any program income retained must only be used for eligible activities in accordance with all CDBG requirements as they apply.

E. **Use of Program Income**. County shall monitor the use of any program income, requiring appropriate record-keeping and reporting by the City as may be needed for this purpose, and shall report the use of such program income to HUD. In the event of close-out or change of status of the City, all program income on hand or received by the City subsequent to the close-out or change of status shall be paid to the County. In the event that the City withdraws from the urban county to become an entitlement grantee, as provided under 24 CFR 570.504, all program income on hand or received by the City from urban county activities shall be retained by the City to be used as additional CDBG funds subject to all applicable requirements governing the use of CDBG funds.

F. **Change in Use of Property**. City shall notify the County of any modification or change in the use of real property acquired or improved in whole or in part using CDBG funds that is within the control of the City, from that use planned at the time of acquisition or improvement including disposition. Such notification shall be made within thirty (30) calendar days of such change of use and comply with the provisions of 24 CFR 570.505.

G. **Fair Housing Implementation**. Parties agree that no urban county funding shall be allocated or expended for activities in or in support of any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the County's actions to comply with its fair housing certification.

H. **Conflict Resolution**. In the event of disagreement between the County and the City as to the allocations, disbursement, use, or reimbursement of CDBG funds, the Parties agree to accept HUD's written determination as to the appropriate resolution or disposition of funds to the extent HUD is willing to resolve such disagreement.

I. **Consolidated and Further Continuing Appropriations Act**. The City may not sell, trade, or otherwise transfer all of any portion of CDBG funds to another metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act.

J. **Special Provisions for the Urban County**.

(1) To affirmatively furthers fair housing and implement the Analysis of Impediments to Fair Housing Choice or better known as the Fair Housing Plan, the cities are encouraged to contribute CDBG funds to affordable housing projects when there is an eligible CDBG component in the proposal that is located within the city's jurisdiction.

(2) The County will enforce remedies for noncompliance pursuant to 2 CFR Part 200.338 and allowed per 2 CFR Part 200.207 (c) by pulling CDBG funds for under preforming projects or programs not implemented during agreed timeframe identified in the subrecipient agreement.

SECTION V. <u>Amendment or Extension of Agreement</u>.

A. **Subrecipient Agreement**. For each fiscal year during the term of this Agreement, County and City shall enter into a Subrecipient Agreement, prepared jointly by County and City, which identifies a project or program that the County will administer with the City's CDBG entitlement funds during that program year. Said Subrecipient Agreement will set forth the project changes, time schedule for completion of the project(s), deliverable checklist, and additional funding sources, if any. If substantial compliance with the completion schedule cannot be met by the City due to unforeseen or uncontrollable circumstances, the County may extend the schedule for project completion, as allowed by federal regulations.

B. **Amendments**. Any amendments to the Agreement shall be in writing. Parties agree that any such fully executed amendment or amendments to this Agreement may be entered into at any time if required or necessary to implement the plans contemplated hereunder, or to comply with any grant agreement or the regulations issued pursuant to the Act.

SECTION VI. <u>Compliance with Federal Regulations</u>.

A. **General.** The Parties agree to take all actions necessary to assure compliance with the urban county's certifications required by section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, affirmatively furthering fair housing, Section 109 of Title I of the Housing and Community Development Act of 1974; the National Environmental Policy Act of 1969; the Uniform Relocation Assistance and Real Property Acquisition Act of 1970; and other applicable laws.

B. **Citizen Participation.** The Parties agree to comply with federal citizen participation requirements of 24 CFR Part 91, and provide citizens with:

1) An estimate of the amount of CDBG funds proposed to be used for activities that will benefit persons of low and moderate income; and

2) A plan for minimizing displacement of persons as a result of CDBG-assisted activities and programs, and to provide assistance to such persons.

C. **Citizen Participation Plan.** The Parties agree to follow a citizen participation plan which:

1) Provide for and encourages citizen participation, particularly those of low or moderate income who reside in slum or blighted areas where CDBG funds are proposed to be used;

2) Provide citizens with reasonable and timely access to local meetings, staff reports, and other information relating to grantee's proposed use of funds, as required by HUD regulations related to the actual use of funds under the Act;

3) Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least: 1) formulation of needs; 2) review of proposed grant activities; and 3) review of program performance; for which public hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation of handicapped persons;

4) Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable;

5) Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

6) Identifies the use of non-traditional methods of community outreach, including the provision of CDBG documents in a user-friendly format, including but not limited to Braille, large print, oral format, and delivering copies to homebound individuals.

D. **The Parties hereby certify, to the best of their knowledge and belief, that**:

1) **Conflict of Interest.** No federal grant monies have been paid or will be paid, by or on behalf of the Parties, to any officer or employee or any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan, or cooperative agreement.

2) **Influence.** If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3) **Certifications Disclosure.** Parties agree to include this certification in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements), and that all grant subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was entered into.

E. **Certification Regarding Policies Prohibiting Use of Excessive Force and Regarding Enforcement of State and Local Laws Barring Entrances**.

In accordance with Section 519 Public Law 101-144 (the 1990 HUD Appropriations Act), the City certifies that it has adopted and is enforcing.

1) A policy prohibiting the use of excessive force by law enforcement agencies within their respective jurisdictions against any individuals engaged in non-violent civil rights demonstrations; and

2) A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within their jurisdictions.

SECTION VII. <u>Execution of Agreement and Recordkeeping.</u>

A. **HUD Certification.** The Director is hereby authorized to execute and submit to the County the HUD Certification Form with respect to the community development activities carried out within the boundaries of the City. It is further understood that the County will rely upon the certification executed by the Director for purposes of executing a certification form for submission to HUD.

B. **Maintenance of Records.** City shall maintain records of activities for any projects undertaken pursuant to the program, and said records shall be open and available for inspection by auditors assigned by HUD and/or County on reasonable notice during the normal business hours of the City.

NOW, THEREFORE, the Parties hereto have caused this Cooperation Agreement to be executed and attested by their proper officer thereunder duly authorized, and their official seals to be hereunto affixed, all as of the day first above written.

County Counsel Certification
The Office of the County Counsel hereby certifies that the terms and provisions of this Agreement are fully authorized under State and local laws, and that the Agreement provides full legal authority for the County to undertake or assist in undertaking essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing.

APPROVED AS TO FORM AND EFFECT:
RITA L. NEAL
County Counsel

BY: ______________________________
Deputy County Counsel

DATED: _______________

By: __________________________________
Chairperson of the Board of Supervisors

Date: _________________________

ATTEST:

____
Tommy Gong, County Clerk

Date: _________________________

NOW, THEREFORE, the Parties hereto have caused this Cooperation Agreement to be executed and attested by their proper officer thereunder duly authorized, and their official seals to be hereunto affixed, all as of the day first above written.

CITY OF ATASCADERO

____
TOM O'MALLEY, MAYOR

Date: ______________________________

ATTEST:

____
LARA K. CHRISTENSEN, CITY CLERK

Date: ______________________________

APPROVED AS TO CONTENT:

____
RACHELLE RICKARD, CITY MANAGER

Date: ______________________________

APPROVED AS TO FORM:

____
BRIAN PIERIK, CITY ATTORNEY

Date: ______________________________

Atascadero City Council

Staff Report – City Manager's Office

Appointment of Atascadero Tourism Business Improvement District (ATBID) Board Members

RECOMMENDATION:

Council appoint Tom O'Malley and Jacklyn Dawson to the Atascadero Tourism Business Improvement District Advisory Board, for a term ending June 30, 2020.

DISCUSSION:

In 2013, the lodging businesses in Atascadero requested the Council establish a Tourism Business Improvement District in order to levy annual assessments that would fund tourism promotions and marketing programs to promote the City as a tourism destination. The City Council approved the establishment of the ATBID, appointed Board Members, and levy assessments began June 1, 2013. When the initial Advisory Board was appointed, it was comprised of three members serving three-year terms, and two members serving two-year terms. In 2015, the Municipal Code was changed to clarify that after the initial formation, all subsequent Board Members will serve two year staggered terms.

There are currently two board positions that will need to be filled by June 30th. ATBID Resolution No. 2013-008 lays out the nomination process that must be followed once Board Member terms are close to expiring. Before the expiration of terms, a letter is mailed out to each lodging business notifying them of an ATBID meeting for the purpose of making nominations for the Board seats that are scheduled to be vacant in July. At this meeting, lodging business owners are nominated and a written ballot election determines the nominees to be recommended to the City Council. The results of the nomination meeting are then forwarded to the City Clerk, to be placed on the City Council agenda.

Notification letters were mailed out on April 12, 2017, to each lodging business owner of the upcoming vacancies on the ATBID Board. A nomination meeting of the lodging owners was held on May 17, 2017. Tom O'Malley and Jacklyn Dawson were nominated by the lodging owners present at the meeting to be recommended to the City Council for appointment to the ATBID Board.

FISCAL IMPACT:

None.

ALTERNATIVES:

Council may reject the recommendation of the lodging business owners and request a new recommendation from the lodging business owners.

ATTACHMENT:

Approval Letter from SpringHill Suites by Marriott

J STREET HOSPITALITY

321 7th Avenue
San Diego, CA 92101
United States

info@jstreethospitality.com

619.376.1850

May 4, 2017

RE: Atascadero Tourism Business Improvement District (TBID)

To Whom It May Concern:

On behalf of the ownership group of the SpringHill Suites hotel located in Atascadero, California. We are pleased to recommend Jacklyn Dawson, Director of Sales, for a position on the TBID Board.

Sincerely,

Brad Hatfield

ITEM NUMBER: A-5
DATE: 06/13/17

Atascadero City Council

Staff Report – City Manager's Office

Appointment of Atascadero Tourism Business Improvement District (ATBID) Board Member to Visit SLO CAL Tourism Marketing District Board

RECOMMENDATION:

The Atascadero Tourism Business Improvement District (ATBID) Advisory Board recommends:

Council appoint J. P. Patel of Best Western Colony Inn & Suites, a representative from the ATBID Board, to serve on the Visit SLO CAL Tourism Marketing Board.

DISCUSSION:

On April 29, 2015, the new Visit San Luis Obispo County Tourism Marketing District (VSLOCTMD), currently referred to as Visit SLO CAL, created a 15-member Board of Directors. It was defined, at that time, that the Board would be self-elected and strive to ensure that each jurisdiction is represented in approximate proportion to the amount contributed by the lodging business in that jurisdiction. Each Director must be a representative of an assessed lodging business except for the County representative. The nominating committee will recommend a slate to the Board of Directors that ensures diversity of geography and takes into consideration assessment contribution. The Directors will include the following:

- At least one representative of a lodging business in each jurisdiction
- One representative each from a vacation rental, bed and breakfast, and an R.V. Park
- One representative who is appointed by the County of San Luis Obispo
- Three at-large members

Over the two-year board term, July 1, 2015-June 30, 2017, assigned ATBID Board member, J.P. Patel, has served on the Board of Directors for the Visit San Luis Obispo County Tourism Marketing District. The board position is up for renewal and the ATBID Board has recommended to re-appoint J.P. Patel for the new term from July 1, 2017 through June 30, 2019.

FISCAL IMPACT:

None.

ATTACHMENTS:

None.

ITEM NUMBER: A-6
DATE: 06/13/17

Atascadero City Council

Staff Report – City Manager's Office

Verdin Marketing Services Contract Renewal (Amendment No. 2) for Atascadero Tourism Business Improvement District

RECOMMENDATION:

The Atascadero Tourism Business Improvement District (ATBID) Advisory Board recommends:

Council authorize the City Manager to execute Contract Amendment No. 2 with Verdin Marketing for ATBID Public Relations and Marketing Services for a $60,000 increase from $120,000 not to exceed $180,000 for the one-year period renewal beginning July 1, 2017 through June 30, 2018.

DISCUSSION:

The ATBID Board discussed their marketing needs at their recent board meeting on May 7, 2017. The ATBID Board decided to recommend that the City Council authorize the execution and renewal of the Verdin contract for ATBID Public Relations and Marketing Services for 2017/2018.

The contract with Verdin is for marketing, advertising, and public relations services as directed by the ATBID Board. The initial contract was for a term of one-year with the option of four additional one-year renewals with mutual approval of Verdin and the ATBID Board. This contract amendment will mark the third one-year term of a possible five, one-year terms. In accordance with the City's Purchasing Policy, the contract will be required to put back out for bid through the RFP/RFQ process no later than completion of the fifth year of the contract, or March 10, 2020.

Following are how the funds have been allocated:

March 10, 2015 – March 10, 2016: $75,000
March 2016 – June 2016: $40,000
July 2016 – June 2017: $120,000
July 2017 – June 2018: $180,000 (proposed Scope of Work)

The proposed scope of work is for the 2017-2018 contract year for the marketing and public relations efforts for ATBID. As part of the new scope of work, Verdin is recommending a $60,000 increase from $120,000 to a total of $180,000 to support ATBID's marketing goals. Verdin proposes the new scope of work to encompass $35,000 to creative development; $82,000 for media hard costs, planning and placement; $27,000 for social media, e-newsletters and contest management; $15,000 for public relations; $3,000 for website updates; and $18,000 for strategy and project management.

The increase contract amount takes into account advertising opportunities for participation in programs such as the Alaska Airlines in-flight magazine, co-op opportunities in BuzzFeed, Matador and other tourism pieces that cannot be planned in advance. It also includes participation in out-of-market events and events such as Familiarization tours offered by Visit SLO CAL and destination weddings expos that are categorized under strategy and project management. While the ATBID budget covers these costs, they have not been a part of the Verdin marketing scope of work. These opportunities make sense to be included under Verdin's scope of work, which will reduce additional change orders under the current contract that are handled as "out of scope."

This recommended scope of work allows ATBID's marketing agency, Verdin, to proactively and reactively market Atascadero as an ideal tourist destination on the Central Coast.

FISCAL IMPACT:

Annually $180,000 in budgeted ATBID funds. (Current contract: $120,000)

ALTERNATIVES:

The City Council may choose to not renew the proposed increase for the Verdin Marketing Contract Amendment No. 2, propose a different increase amount or refer this back to the ATBID Board with direction.

ATTACHMENTS:

1. Verdin Recommended Scope of Work 2017/2018
2. Verdin 2017/2018 Proposed Budget
3. Verdin 2016/2017 Current Contract & Scope of Work

RECOMMENDED SCOPE OF WORK

Atascadero TBID (ATBID)

BUDGET ALLOCATION: JULY 2017 THROUGH JUNE 2018 - $180,000

Below is a general breakdown of budget and marketing services for a yearlong ATBID partnership. Categories are based on the above and past contract, and discussions with the marketing committee and full TBID board.

CREATIVE DEVELOPMENT: $35,000

Verdin will develop three campaigns targeting behavioral demographics to showcase Atascadero's key assets.

Estimate includes:

- Concept creation and copywriting
- Design of all advertising based on approved media plan (TBD)
- Asset coordination and execution (possible video and cinemagraph images)
- Updates and printing of Visit Atascadero brochures
- $4,000 will be left for reactive opportunities that arise throughout the year
- $2,500 for additional photo or video assets as needed

MEDIA HARD COSTS, PLANNING & PLACEMENT: $82,000

Verdin will handle all media coordination under the direction and approval of ATBID.

Estimate includes:

- Media planning and negotiation through June 2018
- Media monitoring and recommendations based on performance
- Invoice reconciliation and coordination on any make-goods or billing adjustments needed
- $76,000 dedicated to media hard costs
- Certified Folder contract for brochure distribution
- A portion of media hard costs will be designated as co-op dollars or contingency to use for reactive marketing opportunities

SOCIAL MEDIA/E-NEWSLETTER/CONTEST MANAGEMENT: $27,000

Verdin will manage ATBID's Facebook, Twitter, Instagram, monthly e-newsletter and contests.

Estimate includes:

- Creation of monthly calendars and custom images for all appropriate channels

t (805) 541-9005 *f* (805) 541-9007
3580 Sacramento Drive #110, San Luis Obispo, CA 93401
VERDINMARKETING.COM

- Creation of monthly e-newsletter content and images
- $2,000 in contest prizes
- Scheduling, monitoring and responding
- Monthly subscription cost for Mail Chimp

PUBLIC RELATIONS: $15,000

Verdin recommends three press releases and possible FAM tour.

Estimate includes:

- Copywriting of press releases
- List generation, blogger outreach and FAM tour coordination
- Distribution and follow up of releases
- Report showcasing all clips captured
- Assistance at one tradeshow and/or tradeshow booth design and hard costs (TBD)

WEBSITE UPDATES: $3,000

Verdin will updated the website's content pages as needed for promotions, advertising and contests.

Estimate includes:

- Copywriting
- Page layout direction and implementation
- Page monitoring

STRATEGY & PROJECT MANAGEMENT: $18,000

Verdin will direct all implementation and monitoring of ATBID projects based on set goals.

Estimate includes:

- Research, strategy, consulting and project management
- Monthly meetings and reporting

TOTAL: $180,000

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Atascadero TBID

Budget: $180,000 | Updated 5/8/2017

ITEM NUMBER: A-6
DATE: 06/13/17
ATTACHMENT: 2

Marketing Expenses - July 2017 - June 2018

VERDIN

DETAILED SPENDING

DESCRIPTION	BUDGET	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Planning, meetings, reporting	$18,000	*1,000*	*1,200*	*1,000*	*1,000*	*1,000*	*1,000*	*1,500*	*3,500*	*3,500*	*1,300*	*1,000*	*1,000*	18,000
Creative Development	$28,500	*6,000*	*3,000*	*2,500*	*1,000*	*1,000*	*4,000*	*3,000*	*2,500*	*2,000*	*1,500*	*1,000*	*1,000*	28,500
Reactive Creative	$4,000													-
Photo/Video Assets	$2,500													
Public Relations	$5,000	*850*	*200*	*200*	*850*	*200*	*200*	*850*	*200*	*200*	*850*	*200*	*200*	5,000
Reactive PR Coordination	$10,000													-
Web Updates	$3,000	*500*			*500*	*500*		*500*	*500*		*500*			3,000
E-Newsletter	$6,600	*550*	*550*	*550*	*550*	*550*	*550*	*550*	*550*	*550*	*550*	*550*	*550*	6,600
Social Media	$18,400	*1,534*	*1,533*	*1,533*	*1,534*	*1,533*	*1,533*	*1,534*	*1,533*	*1,533*	*1,534*	*1,533*	*1,533*	18,400
Contest Prizes / Coord.	$2,000						*1,000*					*1,000*		2,000
Media Planning	$6,000	*500*	*500*	*500*	*500*	*500*	*500*	*500*	*500*	*500*	*500*	*500*	*500*	6,000
Advertising	$58,000													
Reactive	$18,000													-

SUMMARY: ACTUAL TO BUDGET

	BUDGET	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
MONTHLY														
Monthly Totals	$180,000	*$10,934*	*$6,983*	*$6,283*	*$5,934*	*$5,283*	*$8,783*	*$8,434*	*$9,283*	*$8,283*	*$6,734*	*$5,783*	*$4,783*	$87,500
Adjustments														
Actual Totals	**$180,000**	**$10,934**	**$6,983**	**$6,283**	**$5,934**	**$5,283**	**$8,783**	**$8,434**	**$9,283**	**$8,283**	**$6,734**	**$5,783**	**$4,783**	**$87,500**
No Charge/Added Value														

RECOMMENDED SCOPE OF WORK

Atascadero TBID (ATBID)

BUDGET ALLOCATION: JULY 2016 THROUGH JUNE 2017 - $120,000

Below is a general breakdown of budget and marketing services for a yearlong ATBID partnership. Categories are based on the above and past contract, but are subject to change after a quarter two planning meeting is conducted and goals are established. The website will be a key factor when determining success metrics and how the budget is shifted due to site capabilities.

CREATIVE DEVELOPMENT: $20,000

Verdin will develop three campaigns targeting behavioral demographics to showcase Atascadero's key assets.

Estimate includes:

- Concept creation and copywriting
- Design of all advertising based on approved media plan (TBD)
- Asset coordination and execution (possible video and cinemagraph images)
- $3,000 will be left for reactive opportunities that arise throughout the year
- $2,500 for potential photo shoot

MEDIA HARD COSTS, PLANNING & PLACEMENT: $55,700

Verdin will handle all media coordination under the direction and approval of ATBID.

Estimate includes:

- Media planning and negotiation through June 2017
- Media monitoring and recommendations based on performance
- Invoice reconciliation and coordination on any make-goods or billing adjustments needed
- $50,700 dedicated to media hard costs
- A portion of media hard costs will be designated as co-op dollars or contingency to use for reactive marketing opportunities

SOCIAL MEDIA/E-NEWSLETTER/CONTEST MANAGEMENT: $24,300

Verdin will manage ATBID's Facebook, Twitter, Instagram, monthly e-newsletter and contests.

Estimate includes:

- Creation of monthly calendars and custom images for all appropriate channels
- Creation of monthly e-newsletter content and images
- $1,500 in contest prizes
- Scheduling, monitoring and responding

PUBLIC RELATIONS: $5,000

Verdin recommends three press releases and possible FAM tour.

Estimate includes:

- Copywriting of press releases
- List generation, blogger outreach and FAM tour coordination
- Distribution and follow up of releases
- Report showcasing all clips captured

WEBSITE UPDATES: $3,000

Verdin will work with website developers in creating any content pages needed for promotions and contest.

Estimate includes:

- Copywriting, page layout direction and possible design elements for three landing pages

STRATEGY & PROJECT MANAGEMENT: $12,000

Verdin will direct all implementation and monitoring of ATBID projects based on set goals.

Estimate includes:

- Research, strategy, consulting and project management
- Monthly meetings and reporting

TOTAL: $120,000

ITEM NUMBER: B-1
DATE: 06/13/17

Atascadero City Council

Staff Report – Administrative Services Department

Apple Valley Assessment Districts

RECOMMENDATIONS:

Council:

1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018.
2. Adopt Draft Resolution B ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Street and Storm Drain Maintenance District No. 01 (Apple Valley).
3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 01 (Apple Valley), and the levy and collection of annual assessments related thereto in Fiscal Year 2017/2018.
4. Adopt Draft Resolution D ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Landscaping and Lighting District No. 01 (Apple Valley).

DISCUSSION:

The City Council formed and began assessing Street and Storm Drain Maintenance District No. 01 – Apple Valley in 2005. This district was formed to provide funding for future routine maintenance of the streets, storm drains and sidewalks in the Apple Valley subdivision.

The City Council also formed and began assessing Landscaping and Lighting Maintenance District No. 01 – Apple Valley in 2005. This district was formed to provide for funding and maintenance of street trees, open space, park area, medians, walkways, paths and other landscape and lighting improvements within the Apple Valley subdivision.

NBS, an independent financial consultant, was hired to prepare the Engineer's Reports for the two districts. The Engineer's Reports and the levies must be approved by Council annually. This is done in a two-step process. Last month, three resolutions for each district (a total of 6 resolutions in all) were passed to begin the process of continuing the levies. At that time, the Engineer's Reports were preliminarily approved, proceedings were initiated for the levy, and the date of tonight's public hearing was established. The resolutions before the Council tonight are for the final approval of the Engineer's Reports and for the approval of the annual levies.

The proposed assessments for Fiscal Year 2017/2018 are less than the Maximum Assessment Rate. In accordance with the formula voters of the district adopted in 2005, the Maximum Assessment Rate may be increased for inflation by the greater of the Consumer Price Index (CPI) or 3.0%. The Maximum Assessment Rate was increased 3.4% this year for both districts. The Landscape and Lighting District has a surplus fund balance, so the City staff held a neighborhood meeting to receive input from property owners. The property owners in attendance requested an assessment of about 67% of the allowable maximum annual assessments for the Landscaping and Lighting District, and about 56% for the Street and Storm Drain District.

District	**Amount Per EBU Maximum Assessment Fiscal Year 2017-18**	**Amount Per EBU Proposed Assessment Fiscal Year 2017-18**
Atascadero Street and Storm Drain Maintenance District No. 01 Apple Valley	$ 714.06	$ 400.00
Atascadero Landscaping and Lighting Maintenance District No. 01 Apple Valley	$ 1,560.45	$ 1,050.00

FISCAL IMPACT:

Annual assessments for 2017/2018 will total $28,000 for road/drainage system maintenance and $73,500 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Apple Valley.

ATTACHMENTS:

1. Draft Resolution A
2. Draft Resolution B
3. Engineer's Annual Levy Report - SSDMD No. 1
4. Draft Resolution C
5. Draft Resolution D
6. Engineer's Annual Levy Report - LLD No. 1

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 01 (APPLE VALLEY), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2017/2018

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as "City Council"), pursuant to the provisions the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with the Act in connection with Street and Storm Drain Maintenance District No. 01 (Apple Valley) (hereafter referred to as the "District") and the proposed levy and collection of assessments related thereto for fiscal year 2017/2018, said fiscal year starting July 1, 2017 and ending June 30, 2018; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for Street and Storm Drain Maintenance District No. 01 (Apple Valley), Fiscal Year 2017/2018" (hereafter referred to as "Engineer's Report") in accordance with the Act; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

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

SECTION 1. The above recitals are true and correct.

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

a) Plans and specifications that describe the District and Improvements.

b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment.

c) The Budget that outlines the costs and expenses to service, and maintain the improvements including incidental expenses to operate the District.

d) An Assessment Diagram that identifies the boundaries of the District.

e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and the assessment for fiscal year 2017/2018.

SECTION 3. The Engineer's Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer's Report.

On motion by Council Member ______________________ and seconded by Council Member ________________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

DRAFT RESOLUTION B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018 FOR STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 01 (APPLE VALLEY)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings to levy special benefit assessments against parcels of land within Street and Storm Drain Maintenance District No. 01 (Apple Valley) (hereafter referred to as the "District") for the fiscal year commencing July 1, 2017 and ending June 30, 2018; pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2017 and ending June 30, 2018, to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the City Council conducted in May 2005 a property owner protest ballot proceeding for the District assessments proposed to be levied and majority protest of the assessments described in the Engineer's Report did not exist pursuant to the provisions of the California State Constitution Article XIIID.

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

<u>SECTION 1.</u> Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection therewith; the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

<u>SECTION 2.</u> Based upon its review of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.

b) The District includes the lands receiving such special benefit.

c) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street right-of-way improvements and storm drain facilities within the District and the appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Street and Storm Drain Maintenance District No. 01 (Apple Valley), and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the establishment of the maximum assessment rate described in the Engineer's Report and the levy of assessments for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 7. The City Clerk or her designee is hereby authorized and directed to file the levy with the County Auditor, per Section 54718 of the Act, upon adoption of this Resolution.

On motion by Council Member ______________________ and seconded by Council Member _______________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

Annual Engineer's Report
Street and Storm Drain Maintenance
District No. 01 (Apple Valley)

City of Atascadero

Fiscal Year 2017/18

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 01
(Apple Valley)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
Fax – (805) 461-7612

CITY COUNCIL

Tom O'Malley, Mayor

Roberta Fonzi, Mayor Pro Tem

Charles Bourbeau, Council Member

Heather Moreno, Council Member

Brian Sturtevant, Council Member

AGENCY STAFF

Rachelle Rickard, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Danielle Wood, Client Services Director

Adina McCargo, Senior Consultant

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1. ENGINEER'S LETTER

WHEREAS, on March 24, 2005 by Resolution No. 2005-042, the City Council of the City of Atascadero (the "City"), State of California, in accordance with and pursuant to the provisions of the Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703 (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIID (hereafter referred to as the "California Constitution"), established the City of Atascadero Street and Storm Drain Maintenance District No. 01 (Apple Valley) (the "District"); and

WHEREAS, on May 9, 2017, the City Council, under the 1982 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the District; and

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

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for fiscal year 2017/18:

FY 2017/18 Summary of Assessment

Description	Amount
Estimated Annual Costs	$20,497
Capital Reserve Collection/(Uses)	24,090
Levy Adjustments	(16,587)
Balance to Levy	**$28,000**
Fiscal Year 2017/18 Maximum Rate	$714.06
Fiscal Year 2017/18 Proposed Applied Rate	$400.00

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1982 Act.

Adina McCarge

NBS

2. EXECUTIVE SUMMARY

Pursuant to the provisions of the *Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703* (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIID* (hereafter referred to as the "California Constitution"), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as "City"), proposed to form and levy special benefit assessments for the district designated as:

Street and Storm Drain Maintenance District No. 01 (Apple Valley)

(hereafter referred to as the "District"), which includes the lots and parcels of land within the residential subdivision known as Apple Valley, Tract 2495 within the City limits of the City. This Engineer's Report (hereafter referred to as the "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for fiscal year 2017/18.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the street and storm drain improvements and facilities associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1982 Act and the substantive and procedural provisions of the California Constitution.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements and facilities. The annual assessments described herein will provide a funding source for the continued operation and maintenance of streets, storm drain system, and appurtenant facilities installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the streets and storm drain system that provides special benefits to properties within the District. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2495; and by reference these plans and specifications are made part of this Report.

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

As part of this District's formation, the City conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the *California Constitution, Article XIIID Section 4.* In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing to consider public testimonies, comments, and written protests regarding the formation of the

District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. The tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein; therefore, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for fiscal year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, a Report shall be prepared and presented to the City Council describing any changes to the improvements, proposed services, the annual budget or assessments for that fiscal year and the City Council may hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

A. BENEFITING PROPERTIES WITHIN THE DISTRICT

The territory within the District consists of the lots, parcels, and subdivisions of land within the proposed residential subdivision known as the Apple Valley, Tract 2495, which encompasses an area of land totaling approximately twenty-eight acres (28.35 acres).

This residential subdivision includes seventy (70) single-family residential homes. The subdivision is situated in the northern portion of the City just southwest of Highway 101 and is generally located:

- South of Del Rio Road;
- North of Conejo Road;
- West of Ramona Road; and,
- East of Graves Creek.

B. FUNDING AUTHORIZED BY THE 1982 ACT

As generally defined by the 1982 Act and applicable to this District, the City may impose a benefit assessment to finance the maintenance and operation costs of the following services:

- Drainage and Flood Control;
- Streets and Roads.

In addition to imposing a benefit assessment for the annual maintenance and operation of the District improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction, or replacement of drainage and flood control facilities as well as the street and road improvements (with some limitations). While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements. Since most major rehabilitation/construction projects result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the normal annual assessments would not be reasonable. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support the projects.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to fund the activities necessary to maintain and service the local streets and the drainage and flood control systems constructed and installed in connection with development of properties within the residential subdivision known as Apple Valley, Tract 2495 pursuant to approved development plans and agreements. The improvements may consist of all or a portion of the public streets, drainage and flood control facilities associated with Tract 2495 and the maintenance of these improvements may include but are not limited to the materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition. The maintenance of the improvements and related activities shall be funded entirely or partially through the District assessments. The District improvements and services are generally described as:

- Street maintenance that may include but is not limited to the repair and servicing of street surfaces, curbs, gutters, bridges, driveway approaches, sidewalks, barricades, delineation, signage, or other facilities within the public street right-of-ways installed in connection with the development of properties in Tract 2495 and that have been dedicated to the City;
- Storm drain and flood control maintenance that may include but is not limited to inspection, repair and servicing of drainage basins, inlets, catch basins, manholes, outlets, drywells, pumps, filters, and storm drain pipes installed in connection with the development of properties of Tract 2495 as well as any off-site improvements and facilities directly associated with the aforementioned infrastructure that is deemed necessary to service or protect the properties including waste water treatment;
- The appurtenant, equipment, materials, and service contracts related to the aforementioned improvements and facilities;
- Specifically excluded are those improvements or facilities: located on private property or common areas; that may be provided or maintained by an agency other than the City; that may be provided by another assessment or tax levied by the City; or that may be provided and maintained by a Homeowner’s Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

Street Maintenance

The street maintenance program may include, but is not limited to: the repair of potholes, cracks, or other failures in the asphalt surface; repair or replacement of curbs, gutters, driveway approaches, and sidewalks as required as part of maintaining the streets; repair or installation of street signs, barricades, fencing, or other delineation; mechanized sweeping and cleaning of the streets and gutters; slurry sealing, overlays, and re-striping of the street surfaces. The specific activities and timing of various street and road maintenance services shall be determined by the City’s Public Works Department as necessary to extend the life of the streets or to improve traffic circulation and safety as available funding permits. Specifically the street improvements for this District are identified as:

- Approximately 106,460 square feet of asphalt street surface located on the perimeter of the development (south half of Del Rio Road); and the various interior streets identified as Via Colonia Court, San Ramon Road, Via Huerto Court, Avenida Manzana, and San Ramon Road.
- Approximately 5,320 linear feet of curb and gutter along Del Rio Road, Via Colonia Court, San Ramon Road, Via Huerto Court, Avenida Manzana, San Ramon Road, and Conejo Road;
- Approximately 3,545 square feet of decorative street pavers and 1,254 linear feet of curb and gutter in and around the two median islands on San Ramon Road (entryways to the development at Del Rio Road and Conejo Road);

- Approximately 70 driveway approaches, 25,394 square feet of sidewalks and various street signs within the District;
- Specifically not included as part of the street maintenance program are the costs associated with major replacements or reconstruction. Although the District assessments will provide funding for regular maintenance and servicing of the improvements that will extend the useful life of the street improvements, the assessments are not intended to fund major replacements or reconstruction of the street surfaces or adjacent improvements such as curbs, gutters, or driveway approaches. The costs of extensive replacement or reconstruction activities such as grinding and resurfacing of the asphalt; and replacement of curbs, gutters, driveway approaches, and sidewalks is significantly more than the amount that can reasonably be collected annually under the provisions of the 1982 Act. When such repairs or activities are deemed necessary, the City will consider various financing options including new or increased assessments for property owner approval.

The Public Works Department shall authorize the operational activities and maintenance of the public street and right-of-way improvements, facilities, and services that may include, but are not limited to:

- Regular street sweeping services necessary to control dirt and debris on street surfaces and gutters;
- Annual inspection of street surface and repair of potholes and surface cracks as needed;
- Periodic slurry or overly of street surfaces and driveway approaches (typically one or the other once every five years);
- Periodic re-striping of traffic lanes, bike lanes, street parking areas, crosswalks, and intersections (typically in conjunction with slurry or overly activities);
- Graffiti abatement of public improvements within the street right-of-ways that are maintained by the District including but not limited to sandblasting, repainting and repair of fences, walls, barricades, sidewalks, and signage as needed;
- Annual inspection and periodic repair or replacement of decorative street- pavers as needed;
- Annual inspection and minor repairs of curbs, gutters, driveway approaches, and sidewalks including partial segment replacements as needed to ensure pedestrian and vehicle safety or the integrity of the street;
- Annual inspection and periodic repair or rehabilitation of street signs and traffic control devices;
- Annual inspection and repair of barricades, street-fencing, delineation or retaining walls within the street right-of-ways as needed.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis, such as slurry sealing or overlaying the asphalt streets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent when sufficient funds have been accumulated to perform the services deemed necessary by the City (approximately every five years). This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

Storm Drain and Flood Control Maintenance

The storm drain and flood control system associated with the District may include but is not limited to: drainage basins and bio-filters; channel ways; storm drain inlets, catch basins, manholes, outlets; drywells, pumps, filters and pipes. The storm drain system to be maintained primarily involves on-site facilities (within the District boundaries) but may also include off-site improvements such as water treatment equipment, facilities or services mandated or required by Federal, State, or County regulations for water pollution control. The annual assessments for this District are intended to support a storm drain and flood control maintenance program that will adequately regulate and control storm water runoff resulting from the development of properties within the District. This maintenance program may include but is not limited to: inspection and documentation of the system; cleaning, servicing, or repair of the facilities and equipment; and the partial replacement or rehabilitation of equipment and facilities. The storm drain and flood control system includes but is not limited to:

- Approximately 30,050 square feet of drainage basin area;
- Twenty-eight (28) inlets, outlets, and manholes located throughout Tract 2495;
- Approximately 2,100 linear feet of storm drain pipe ranging from 18 inches to 42 inches in diameter.

The Public Works Department shall authorize and schedule the operational activities and maintenance of the storm drain and storm water pollution treatment infrastructure, facilities, and services that may include, but are not limited to:

- Cleaning of storm drain inlets, catch basins, manholes, and pipes as needed;
- Stencil maintenance and documentation of facilities as required by Federal, State, or County regulations;
- Cleaning and landscape maintenance of the drainage basins, bio-filter areas or channel ways as needed;
- Debris removal and pest control in and around the storm drain facilities as needed;
- Minor repairs and maintenance of the storm drain inlets, catch basins, and outlets as needed;
- Street sweeping services necessary to control debris and water flow for the storm drain system; and,
- The operational costs related to NPDES compliance requirements.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis such as minor repairs to the storm drain inlets, catch basins, and outlets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent as needed to perform the services deemed necessary by the City. This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

4. ESTIMATE OF COSTS

BUDGET	FY 2017/18
DIRECT COSTS	
Street, Roads & Storm Drain Improvements	
Street Sweeping Services	$1,600
Inspection & Operational Services - Roads, Drainage	13,600
Total Annual Direct Costs	**$15,200**
ADMINISTRATION EXEPNSES	
City Annual Administration	$2,000
Engineer's Report & Services	2,997
Public Noticing	300
Total Annual Administration Costs	**$5,297**
TOTAL DIRECT & ADMINISTRATION COSTS	**$20,497**
CAPITAL RESERVE COLLECTIONS/(USES)	
Collection for Street Surface Activities	$21,800
Collection for Street Re-striping	80
Collection for Repair Activities: Curbs, Gutters, Approaches & Sidewalks	850
Collection for Debris Removal	380
Collection for Storm Drain Fencing	380
Collection for Storm Drain Infrastructure	600
Total Annual Capital Reserve Collections/(Uses)	**$24,090**
LEVY ADJUSTMENTS	
Interest Income - Improvement Fund	($4,233)
Interest Income - Operating Reserve Fund	(147)
Improvement Fund Reserve Fund Collection/(Use)	(12,207)
Total Levy Adjustments	**($16,587)**
BALANCE TO LEVY	**$28,000**
DISTRICT STATISTICS	
Total Parcels	74
Parcels Levied	70
Total EBU	70
Levy per EBU(1)	400.00
Maximum Levy per EBU	714.06
FUND BALANCE INFORMATION	
Beginning Operating Reserve Balance	$13,323
Operational Reserve Interest	147
Use of Operational Reserve Interest	(147)
Operational Reserve Collection/(Use)	0
Estimated Ending Operating Reserve Balance	**$13,323**
Beginning Improvement Fund Balance	$374,693
Improvement Fund Interest	4,233
Use of Improvement Fund Interest	(4,233)
Improvement Fund Collection/(Use)	9,518
Estimated Ending Improvement Fund Balance	**$384,211**

(1) Levy per EBU rate does not include the County of San Luis Obispo fee of $2.00 per parcel.

5. METHOD OF ASSESSMENT

A. GENERAL

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation, and servicing of drainage and flood control improvements as well as streets, roads, and appurtenant facilities. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service".*

Furthermore:

> *"The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized … is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments…. The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied."*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. BENEFIT ANALYSIS

Each of the proposed improvements and services, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The street and storm drain improvements associated with this District were necessary and essential requirements 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. As such the ongoing operation, servicing, and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since each parcel to be assessed within the District could not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the appearance, use and preservation of the properties within the District and such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance of streets and appurtenant facilities allows individual parcels to be used to their fullest extent by ensuring the safe and efficient movement of people and goods to and from the benefiting properties. Likewise, the

maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to preservation and protection of private property. Together the maintenance and servicing of the streets and storm drain system contributes to a specific enhancement of each of the parcels within the District and the absence of adequate maintenance and servicing of the District improvements could eventually have a negative impact on properties within the District.

Although the improvements may include public streets and storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof (particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

C. ASSESSMENT METHODOLOGY

The costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

The method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the improvements and services based on the actual or proposed land use of that parcel as compared to other properties within the District based on similarities and differences in parcel land use.

Equivalent Benefit Units:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1982 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single-family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against (i.e. Equivalent Benefit Unit "EBU").

Multi-family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobilehome parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single- family residential property is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for the remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes, and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.0 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU). Parcels less than one acre, shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of- way, greenbelts, parkways, parks, or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels, or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a

Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of Equivalent Benefit Units (EBU's) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU
Levy per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These 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." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for fiscal year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to the future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.

- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for fiscal year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of "All Urban Consumers" for the San Francisco-Oakland-San Jose Area from February to February.

Beginning with fiscal year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District's annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classification is permitted. Changes in land use or size of an individual property resulting in an assessment increase, are not considered an increased assessment.

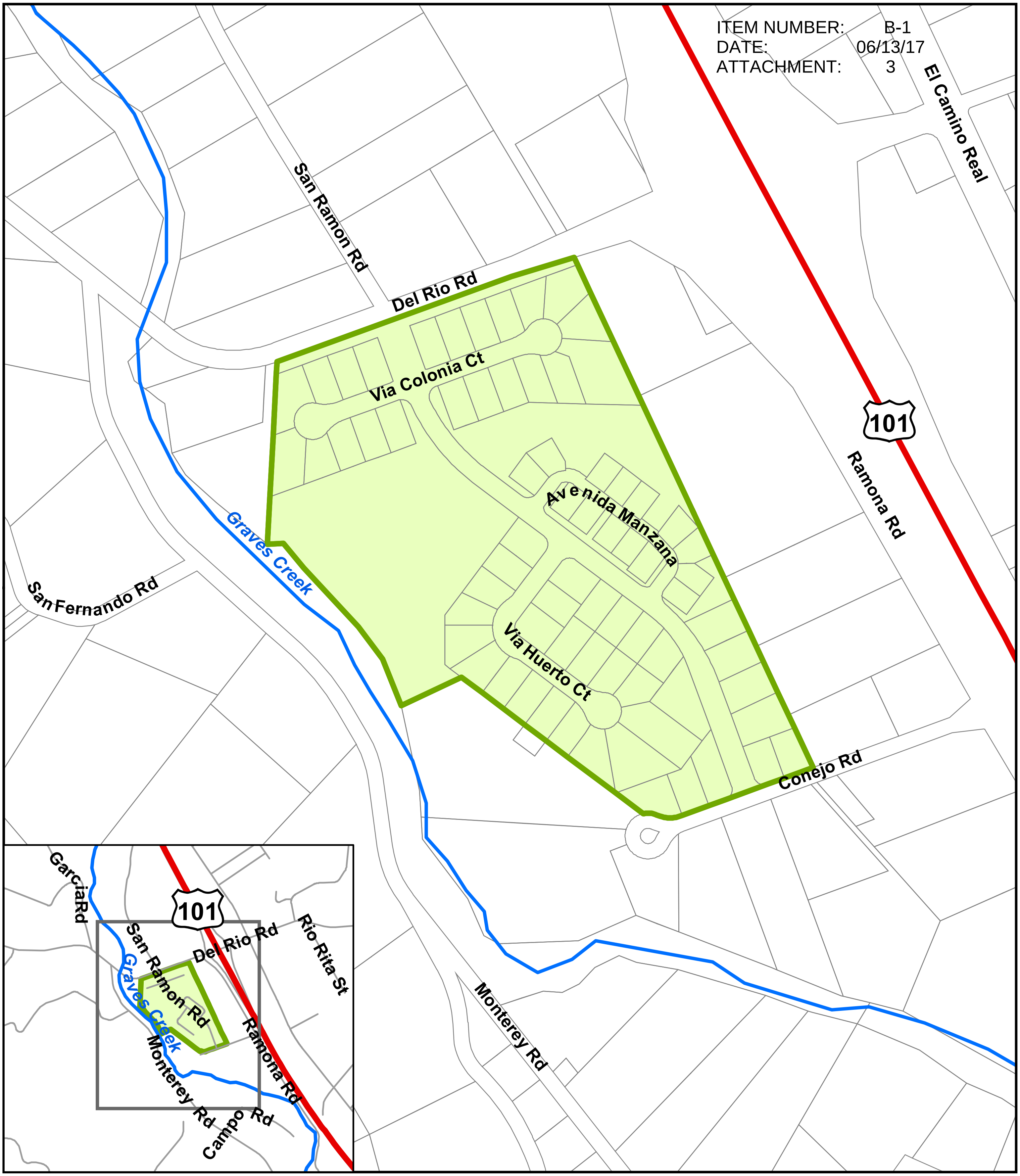
To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution Article XIIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Street and Storm Drain Maintenance District No. 01 (Apple Valley) consist of the lots, parcels, and subdivisions of land located in the residential development known as Apple Valley, Tract 2495. The District covers approximately twenty-eight acres (28.35 acres) in the northern portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

ITEM NUMBER: B-1
DATE: 06/13/17
ATTACHMENT: 3



CITY OF ATASCADERO

APPLE VALLEY

Street and Storm Drain Maintenance District No. 1

Landscaping and Lighting District No. 1

Print Date: 5/13/2015
Printed by: City of Atascadero
GIS Division

7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment:

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 01
(Apple Valley)
Fiscal Year 2017/2018 Assessment Roll

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
049-191-039	0	$ -	$ -
049-191-040	0	-	-
049-191-041	0	-	-
049-192-001	1	714.06	400.00
049-192-002	1	714.06	400.00
049-192-003	1	714.06	400.00
049-192-004	1	714.06	400.00
049-192-005	1	714.06	400.00
049-192-006	1	714.06	400.00
049-192-007	1	714.06	400.00
049-192-008	1	714.06	400.00
049-192-009	1	714.06	400.00
049-192-010	1	714.06	400.00
049-192-011	1	714.06	400.00
049-192-012	1	714.06	400.00
049-192-013	1	714.06	400.00
049-192-014	1	714.06	400.00
049-192-015	1	714.06	400.00
049-192-016	1	714.06	400.00
049-192-017	1	714.06	400.00
049-192-018	1	714.06	400.00
049-192-019	1	714.06	400.00
049-192-020	1	714.06	400.00
049-192-021	1	714.06	400.00
049-192-022	1	714.06	400.00
049-193-001	1	714.06	400.00
049-193-002	1	714.06	400.00
049-193-003	1	714.06	400.00
049-193-004	1	714.06	400.00
049-193-005	1	714.06	400.00
049-193-006	1	714.06	400.00
049-193-007	1	714.06	400.00
049-193-008	1	714.06	400.00
049-193-010	1	714.06	400.00
049-193-011	1	714.06	400.00
049-193-012	1	714.06	400.00
049-193-013	1	714.06	400.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
049-193-014	1	714.06	400.00
049-193-015	1	714.06	400.00
049-193-016	1	714.06	400.00
049-193-017	1	714.06	400.00
049-193-018	1	714.06	400.00
049-193-019	1	714.06	400.00
049-193-020	1	714.06	400.00
049-193-021	1	714.06	400.00
049-193-022	1	714.06	400.00
049-193-023	1	714.06	400.00
049-193-024	1	714.06	400.00
049-193-025	1	714.06	400.00
049-193-026	1	714.06	400.00
049-193-027	1	714.06	400.00
049-193-028	1	714.06	400.00
049-193-029	1	714.06	400.00
049-193-030	1	714.06	400.00
049-193-031	1	714.06	400.00
049-193-032	1	714.06	400.00
049-193-033	1	714.06	400.00
049-193-034	1	714.06	400.00
049-193-035	1	714.06	400.00
049-193-036	1	714.06	400.00
049-193-037	1	714.06	400.00
049-193-038	1	714.06	400.00
049-193-039	1	714.06	400.00
049-193-040	1	714.06	400.00
049-193-041	1	714.06	400.00
049-193-042	1	714.06	400.00
049-193-043	1	714.06	400.00
049-193-044	1	714.06	400.00
049-193-045	1	714.06	400.00
049-193-046	1	714.06	400.00
049-193-047	1	714.06	400.00
049-193-048	1	714.06	400.00
049-193-049	0	-	-
049-193-051	1	714.06	400.00
Totals	**70**	**$ 49,984.20**	**$ 28,000.00**

(1) Slight variance in charge or total budget are due to rounding for placement on the tax rolls.

DRAFT RESOLUTION C

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE LANDSCAPING AND LIGHTING DISTRICT NO. 01 (APPLE VALLEY), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO IN FISCAL YEAR 2017/2018

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as the "City Council"), pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code, did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500, in connection with the proposed levy for Landscaping and Lighting District No. 01 (Apple Valley) (hereafter referred to as the "District") and the collection of assessments related thereto for the fiscal year starting July 1, 2017 and ending June 30, 2018; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for the Landscaping and Lighting District No. 01 (Apple Valley), Fiscal Year 2017/2018" (hereafter referred to as the "Engineer's Report") in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the "Act"); and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

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

<u>SECTION 1.</u> The above recitals are true and correct.

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

a) Plans and specifications that describe the District and Improvements.

b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment as well as a description of the assessment range formula that establishes the maximum assessment rate in subsequent fiscal years.

c) The Budget that outlines the costs and expenses to service, and maintain the improvements including incidental expenses authorized by the Act to operate the District.

d) An Assessment Diagram that identifies the boundaries of the District.

e) An Assessment Roll containing each of the Assessor's Parcel Numbers that comprise the District and the proportional maximum assessment and annual assessment for fiscal year 2017/2018.

SECTION 3. The Engineer's Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer's Report.

On motion by Council Member ________________________ and seconded by Council Member _________________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

DRAFT RESOLUTION D

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018 FOR LANDSCAPING AND LIGHTING DISTRICT NO. 01 (APPLE VALLEY)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings and declared its intention to levy special benefit assessments against parcels of land within the Landscaping and Lighting District No. 01 (Apple Valley) (hereafter referred to as the "District") for fiscal year 2017/2018, said fiscal year commencing July 1, 2017 and ending June 30, 2018; pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereinafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting and appurtenant facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2017 and ending June 30, 2018, to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting, and appurtenant facilities related thereto; and

WHEREAS, the City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIIID of the California State Constitution.

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

<u>SECTION 1.</u> Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection with the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

<u>SECTION 2.</u> Based upon its review of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.

b) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street lights, landscaping, parks and open space areas within the District and appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Landscaping and Lighting District No. 01 (Apple Valley), and such money shall be expended for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Sections 22645-22647 of the Act, upon adoption of this Resolution.

On motion by Council Member ______________________ and seconded by Council Member ________________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

ITEM NUMBER: B-1
DATE: 06/13/17
ATTACHMENT: 6

Annual Engineer's Report
Landscaping and Lighting District No. 01
(Apple Valley)

City of Atascadero

Fiscal Year 2017/18

CITY OF ATASCADERO
Landscaping & Lighting District No. 01
(Apple Valley)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
Fax – (805) 461-7612

CITY COUNCIL

Tom O'Malley, Mayor

Roberta Fonzi, Mayor Pro Tem

Charles Bourbeau, Council Member

Heather Moreno, Council Member

Brian Sturtevant, Council Member

AGENCY STAFF

Rachelle Rickard, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Danielle Wood, Client Services Director

Adina McCargo, Senior Consultant

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1. ENGINEER'S LETTER

WHEREAS, on March 24, 2005 by Resolution No. 2005-045, the City Council of the City of Atascadero (the "City"), State of California, in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500 (the "1972 Act") established the City of Atascadero Landscaping and Lighting District No. 01 (Apple Valley) (the "District"); and

WHEREAS, on May 9, 2017, the City Council, under the 1972 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the District; and

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

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2017/18:

FY 2017/18 Budget Summary

Description	Total Costs	Costs Not Assessed	Proposed Assessment	Total Benefit Units	Maximum Rate	Proposed Rate Per BU
Annual Maintenance	$78,186	$9,645	$68,541			
Administration	6,250	0	6,250			
Levy Adjustments	(10,936)	(9,645)	(1,291)			
Total	**$73,500**	**$0**	**$73,500**	**70**	**$1,560.45**	**$1,050.00**

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1972 Act.

Adina McCargo

NBS

2. EXECUTIVE SUMMARY

Pursuant to the provisions of the Landscaping and *Lighting Act of 1972*, being *Part 2 of Division 15* of the *California Streets and Highways Code*, commencing with *Section 22500* (hereafter referred to as the "1972 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIID (hereafter referred to as "Article XIIID"), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as "City"), executed the proceedings required for the establishment of the special benefit assessment district designated as:

Landscaping and Lighting District No. 01 (Apple Valley)

(hereafter referred to as the "District"), which includes the lots and parcels of land within the residential subdivision known as Apple Valley, Tract 2495 within the City limits of the City. This Engineer's Report (hereafter referred to as the "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for fiscal year 2017/18, as required pursuant to Chapter 1, Article 4 of the 1972 Act.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of Article XIIID.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements. The annual assessments will provide a funding source for the continued operation and maintenance of public landscaping and lighting improvements installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The boundaries of the District, the proposed improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2495; and by reference these plans and specifications are made part of this Report.

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

As part of the District formation, the City of Atascadero conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIIID Section 4. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing on May 24, 2005 to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. Tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for fiscal year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District any changes to the District or improvements and the proposed budget and assessments for that fiscal year and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of the lots, parcels and subdivisions of land within the proposed residential subdivision known as the Apple Valley, Tract 2495, which encompasses an area of land totaling approximately twenty-eight acres (28.35 acres).

This residential subdivision includes seventy (70) single-family residential homes. The subdivision is situated in the northern portion of the City of Atascadero just southwest of Highway 101 and is generally located:

- South of Del Rio Road;
- North of Conejo Road;
- West of Ramona Road; and,
- East of Graves Creek

B. IMPROVEMENTS AND SERVICES AUTHORIZED BY THE 1972 ACT

As generally defined by the 1972 Act and applicable to this District, the improvements and associated assessments may include one or more of the following:

1) The installation or planting of landscaping;
2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
5) The installation of park or recreational improvements, including, but not limited to, all of the following:
   a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
   b) Lights, playground equipment, play courts, and public restrooms.
6) The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
7) The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
   a) Repair, removal, or replacement of all or any part of any improvements;
   b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters,

walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;

c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;

d) The removal of trimmings, rubbish, debris, and other solid waste;

e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;

f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;

g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

8) Incidental expenses associated with the improvements including, but not limited to:

a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

b) The costs of printing, advertising, and the publishing, posting and mailing of notices;

c) Compensation payable to the County for collection of assessments;

d) Compensation of any engineer or attorney employed to render services;

e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

f) Costs associated with any elections held for the approval of a new or increased assessment.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District (Tract 2495). These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting as well as landscaped parkways, medians, slopes, trails, park areas, drainage basins, open space areas and other designated easements or right-of-ways constructed and installed as part of the development plans and agreements approved for the development of each lot and parcel within the District. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape landscaping including street trees located on the perimeter of the development and interior streets of Tract 2495 that are within the public right-of-ways or easements and dedicated to the City for maintenance;

- Open space areas and fuel modification areas within or adjacent to the District boundaries;

- Park areas, recreational equipment, trails and landscaped drainage facilities developed and constructed as part of developing properties within Tract 2495;

- Public lighting facilities including street lighting, safety lighting and ornamental lighting installed as part of the residential development or landscaped improvement areas;
- Appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements;
- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provide by another assessment or tax levied by the City or any improvement provided and maintained by a Homeowner's Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

Landscape Improvements

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public right-of-ways. Specifically the landscape improvement areas for this District are identified as:

- Approximately 30,580 square feet of streetscape (parkway) landscaping within the public right-of-ways located on the perimeter of the development (south side of Del Rio Road); and along various locations of the interior streets including Via Colonia Court, San Ramon Road, Via Huerto Court, Avenida Manzana, and San Ramon Road.
- Approximately 108 street trees located along Del Rio Road, Via Colonia Court, San Ramon Road, Via Huerto Court, Avenida Manzana, San Ramon Road and Conejo Road;
- Approximately 12,541 square feet of landscaping and trees within the median islands on San Ramon Road located at the two entryways to the development (Del Rio Road and Conejo Road);
- Approximately 106,460 square feet of non-irrigated open space area within the District;
- Approximately 109,837 square feet of irrigated park and open space areas within the boundaries of the District including 56,647 square feet of turf; 40,335 square feet of irrigated open space; and 12,855 square feet of landscaped slopes within two drainage basins (6,690 and 6,165 square feet respectively); along with various trees and picnic areas;

- Approximately 10,320 square feet of paths and trails, 25,394 square feet sidewalks and 5,145 linear feet of fencing within and adjacent to the various landscape improvement areas.

Public Lighting Improvements

The lighting improvements may include but are not limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- Lighting facilities located within the landscaped areas including safety lights, security lights or ornamental lights installed as part of the District improvements.

4. ESTIMATE OF COSTS

BUDGET	Total Budget	Costs Not Assessed	Fiscal Year 2017/18
DIRECT COSTS			
Annual Maintenance			
Landscape Services	$31,714	$5,940	$25,774
Landscape Supplies	2,500	0	2,500
Landscape Utilities	12,220	3,055	9,165
City Landscape Services	8,000	0	8,000
Total Annual Direct Costs	**$54,434**	**$8,995**	**$45,439**
ADMINISTRATION EXEPNSES	**$20,000**	**$0**	**$20,000**
Capital Projects	**$20,000**	**$0**	**$20,000**
Total Annual Capital Projects			
Annual Administration Expenses			
City Annual Administration	$2,100	0	$2,100
Engineer's Report & Services	4,000	0	4,000
Public Noticing	150	0	150
Total Annual Administration Costs	**$6,250**	**0**	**$6,250**
TOTAL DIRECT & ADMINISTRATION COSTS	**$80,684**	**$8,995**	**$71,689**
CAPITAL RESERVE COLLECTIONS/(USES)			
Landscape Rehabilitation/Replacement	$1,300	$650	$650
Median Rehabilitation/Replacement	238	0	238
Open Space Rehabilitation/Replacement	1,120	0	1,120
Tree Rehabilitation/Replacement	2,033	0	2,033
Other Rehabilitation/Replacement	800	0	800
Use of Reserves	(1,739)	0	(1,739)
Total Annual Capital Reserve Collections/(Uses)	**$3,752**	**$650**	**$3,102**
LEVY ADJUSTMENTS			
Interest Income - Improvement Fund	($781)	0	($781)
Interest Income - Operating Reserve Fund	(510)	0	(510)
Contributions from Other Sources	(9,645)	(9,645)	0
Total Levy Adjustments	**($10,936)**	(9,645)	**($1,291)**
BALANCE TO LEVY	**$73,500**	**$0**	**$73,500**
DISTRICT STATISTICS			
Total Parcels			74
Parcels Levied			70
Total EBU			70
Levy per EBU(1)			$1,050.00
Maximum Levy per EBU			$1,560.45
FUND BALANCE INFORMATION			
Beginning Operating Reserve Balance			$39,445
Operational Reserve Interest			510
Use of Operational Reserve Interest			(510)
Estimated Ending Operating Reserve Balance			**$39,445**
Beginning Improvement Fund Balance			$72,589
Improvement Fund Interest			781
Use of Improvement Fund Interest			(781)
Improvement Fund Collection (Use)			(3,102)
Estimated Ending Improvement Fund Balance			**$69,487**

(1) Levy per EBU rate does not include the County of San Luis Obispo fee of $2.00 per parcel.

5. METHOD OF ASSESSMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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."*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of Article XIIID. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. BENEFIT ANALYSIS

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1972 Act and Article XIIID. The improvements provided by this District and for which properties will be assessed have been identified as necessary, required and/or desired 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 General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. Any improvement or portion thereof that is considered to be of general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within the District.

Special Benefit

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from the improvements and the desirability and security of those properties is enhanced by the presence of public lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

General Benefit

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely the result of developing properties within the District and the ongoing maintenance and operation of these improvements will directly effect the properties within the District. Although the improvements include public areas, easements, right-of-ways and other amenities available or visible to the public at large, the construction and installation of these improvements were only necessary for the development of properties within the District and were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the improvements and the ongoing maintenance, servicing and operation of those improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District.

C. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the Article XIIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs it is necessary to consider the entire scope of the planned improvements as well as individual property development within the District. Upon review of the proposed improvements it has been determined that each of the residential parcels within the District receives special benefits from the improvements to be funded by annual assessments and based on the planned property development a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit.

Equivalent Benefit Units:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1972 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single- family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

Single-family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against regarding special benefit.

Multi-family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single- family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.00 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.00 EBU (parcels in excess of 25 acres are assigned 25.00 EBU). Parcels less than one acre, shall be assigned a minimum of 1.00 EBU (similar to a vacant lot within a residential tract).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of- way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels' current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of Equivalent Benefit Units (EBU's) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU
Levy per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These 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." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for fiscal year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.

- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for fiscal year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-San Jose Area from February to February. The Maximum Assessment rate was increased by 3.44% for fiscal year 2017/18.

Beginning with the second fiscal year (fiscal year 2006/2007) and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate is established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District’s annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications are permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

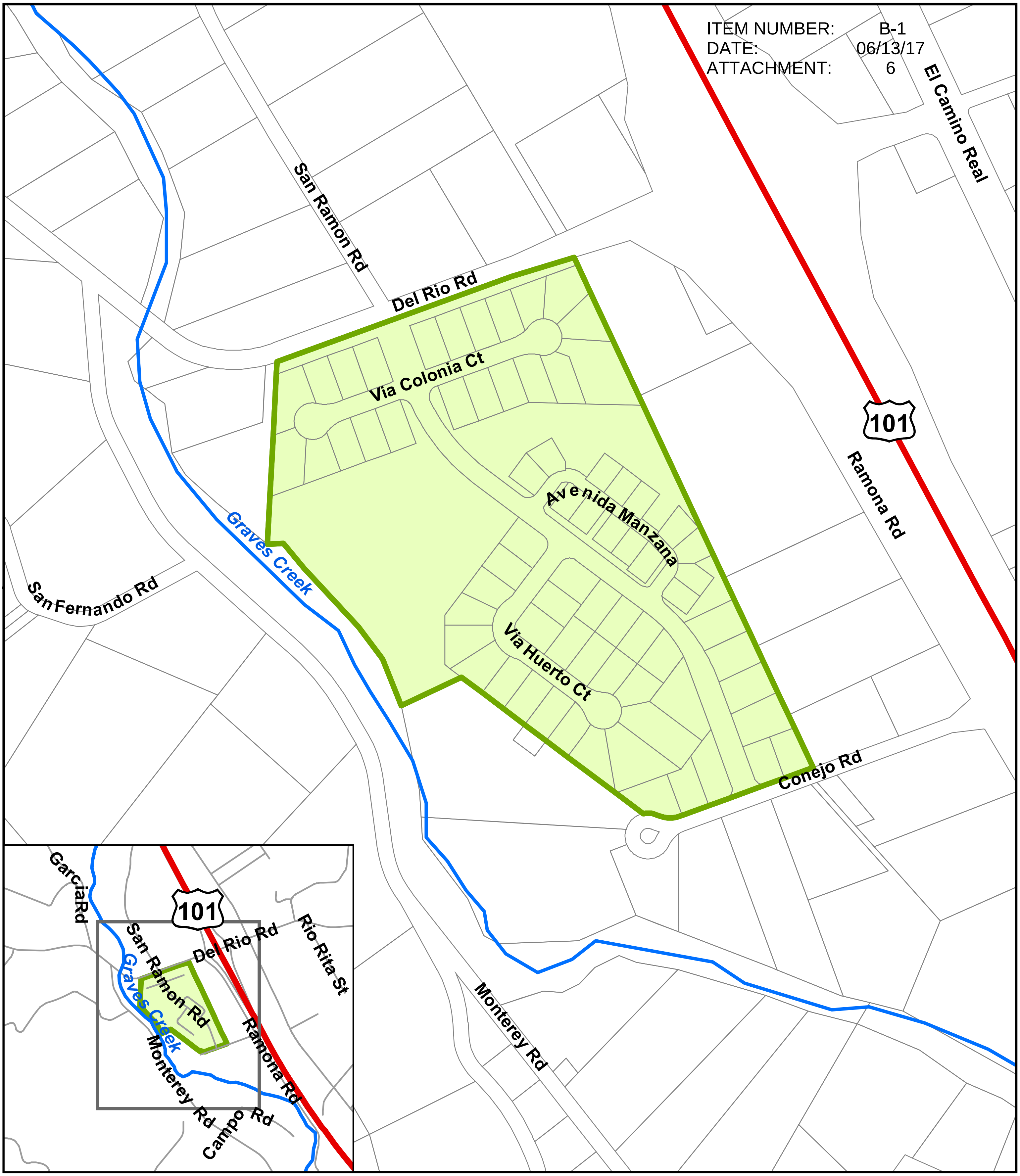
To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of Article

XIIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Landscaping and Lighting District No. 01 (Apple Valley) consist of the lots, parcels and subdivisions of land located in the planned residential development known as Apple Valley, Tract 2495. The District covers approximately twenty-eight acres (28.35 acres) in the northern portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.



CITY OF ATASCADERO

APPLE VALLEY

Street and Storm Drain Maintenance District No. 1

Landscaping and Lighting District No. 1

Print Date: 5/13/2015

Printed by: City of Atascadero

GIS Division

7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

The following is a list of the parcels and assessment amounts for each of the parcels within the District as determined by the assessment rates and method of apportionment described herein.

CITY OF ATASCADERO
Landscaping and Lighting District No. 01
(Apple Valley)
Fiscal Year 2017/2018 Assessment Roll

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
049-191-039	0	$ -	$ -
049-191-040	0	-	-
049-191-041	0	-	-
049-192-001	1	1,560.45	1,050.00
049-192-002	1	1,560.45	1,050.00
049-192-003	1	1,560.45	1,050.00
049-192-004	1	1,560.45	1,050.00
049-192-005	1	1,560.45	1,050.00
049-192-006	1	1,560.45	1,050.00
049-192-007	1	1,560.45	1,050.00
049-192-008	1	1,560.45	1,050.00
049-192-009	1	1,560.45	1,050.00
049-192-010	1	1,560.45	1,050.00
049-192-011	1	1,560.45	1,050.00
049-192-012	1	1,560.45	1,050.00
049-192-013	1	1,560.45	1,050.00
049-192-014	1	1,560.45	1,050.00
049-192-015	1	1,560.45	1,050.00
049-192-016	1	1,560.45	1,050.00
049-192-017	1	1,560.45	1,050.00
049-192-018	1	1,560.45	1,050.00
049-192-019	1	1,560.45	1,050.00
049-192-020	1	1,560.45	1,050.00
049-192-021	1	1,560.45	1,050.00
049-192-022	1	1,560.45	1,050.00
049-193-001	1	1,560.45	1,050.00
049-193-002	1	1,560.45	1,050.00
049-193-003	1	1,560.45	1,050.00
049-193-004	1	1,560.45	1,050.00
049-193-005	1	1,560.45	1,050.00
049-193-006	1	1,560.45	1,050.00
049-193-007	1	1,560.45	1,050.00
049-193-008	1	1,560.45	1,050.00
049-193-010	1	1,560.45	1,050.00
049-193-011	1	1,560.45	1,050.00
049-193-012	1	1,560.45	1,050.00
049-193-013	1	1,560.45	1,050.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
049-193-014	1	1,560.45	1,050.00
049-193-015	1	1,560.45	1,050.00
049-193-016	1	1,560.45	1,050.00
049-193-017	1	1,560.45	1,050.00
049-193-018	1	1,560.45	1,050.00
049-193-019	1	1,560.45	1,050.00
049-193-020	1	1,560.45	1,050.00
049-193-021	1	1,560.45	1,050.00
049-193-022	1	1,560.45	1,050.00
049-193-023	1	1,560.45	1,050.00
049-193-024	1	1,560.45	1,050.00
049-193-025	1	1,560.45	1,050.00
049-193-026	1	1,560.45	1,050.00
049-193-027	1	1,560.45	1,050.00
049-193-028	1	1,560.45	1,050.00
049-193-029	1	1,560.45	1,050.00
049-193-030	1	1,560.45	1,050.00
049-193-031	1	1,560.45	1,050.00
049-193-032	1	1,560.45	1,050.00
049-193-033	1	1,560.45	1,050.00
049-193-034	1	1,560.45	1,050.00
049-193-035	1	1,560.45	1,050.00
049-193-036	1	1,560.45	1,050.00
049-193-037	1	1,560.45	1,050.00
049-193-038	1	1,560.45	1,050.00
049-193-039	1	1,560.45	1,050.00
049-193-040	1	1,560.45	1,050.00
049-193-041	1	1,560.45	1,050.00
049-193-042	1	1,560.45	1,050.00
049-193-043	1	1,560.45	1,050.00
049-193-044	1	1,560.45	1,050.00
049-193-045	1	1,560.45	1,050.00
049-193-046	1	1,560.45	1,050.00
049-193-047	1	1,560.45	1,050.00
049-193-048	1	1,560.45	1,050.00
049-193-049	0	-	-
049-193-051	1	1,560.45	1,050.00
Totals	**70**	**$ 109,231.50**	**$ 73,500.00**

(1) Slight variance in charge or total budget are due to rounding for placement on the tax rolls.

ITEM NUMBER: B-2
DATE: 06/13/17

Atascadero City Council

Staff Report – Administrative Services Department

De Anza Estates Assessment Districts

RECOMMENDATIONS:

Council:

1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018.
2. Adopt Draft Resolution B ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Street and Storm Drain Maintenance District No. 03 (De Anza Estates).
3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 03 (De Anza Estates), and the levy and collection of annual assessments related thereto in Fiscal Year 2017/2018.
4. Adopt Draft Resolution D ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Landscaping and Lighting District No. 03 (De Anza Estates).

DISCUSSION:

The City Council formed and began assessing Street and Storm Drain Maintenance District No.03 – De Anza Estates in 2005. This district was formed to provide funding for future routine maintenance of the streets, storm drains and sidewalks in the De Anza Estates subdivision.

The City Council also formed and began assessing Landscaping and Lighting Maintenance District No.03 – De Anza Estates in 2005. This district was formed to provide for funding and maintenance of street trees, open space, park area, medians, walkways, paths and other landscaping and lighting improvements within the De Anza Estates subdivision.

NBS, an independent financial consultant, was hired to prepare the Engineer's Reports for the two districts. The Engineer's Reports and the levies must be approved by Council annually. This is done in a two-step process. Last month, three resolutions for each district (a total of 6 resolutions in all) were passed to begin the process of continuing the levies. At that time, the Engineer's Reports were preliminarily approved, proceedings were initiated for the levy, and the date of tonight's public hearing was established. The resolutions before the Council tonight are for the final approval of the Engineer's Reports and for the approval of the annual levies.

The proposed assessments for Fiscal Year 2017/2018 are less than the Maximum Assessment Rate. In accordance with the formula voters of the district adopted in 2005, the Maximum Assessment Rate may be increased for inflation by the greater of the Consumer Price Index (CPI) or 3.0%. The Maximum Assessment Rate was increased by 3.4% this year for both districts. The Landscape and Lighting District has a surplus fund balance, so the City staff held a neighborhood meeting to receive input from property owners as to the preference on how to treat the surplus. The property owners in attendance requested an assessment of about 20% of the allowable maximum annual assessments for the Landscaping and Lighting District, and about 81% for the Street and Storm Drain District.

District	**Amount Per EBU Maximum Assessment Fiscal Year 2017-18**	**Amount Per EBU Proposed Assessment Fiscal Year 2017-18**
Atascadero Street and Storm Drain Maintenance District No. 03 De Anza Estates - Senior Housing	$ 709.01	$ 574.78
Atascadero Street and Storm Drain Maintenance District No. 03 De Anza Estates - Single Family Residential	$ 876.57	$ 712.92
Atascadero Landscaping and Lighting Maintenance District No. 03 De Anza Estates	$ 1,256.90	$ 250.00

FISCAL IMPACT:

Annual assessments for 2017/2018 will total $40,090 for road/drainage system maintenance and $15,875 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in De Anza Estates. The City General Fund will contribute $1,400 for the Fiscal Year 2017/2018 for half of the maintenance costs of the trails and open space.

ATTACHMENTS:

1. Draft Resolution A
2. Draft Resolution
3. Engineer's Annual Levy Report - SSDMD No. 3
4. Draft Resolution C
5. Draft Resolution D
6. Engineer's Annual Levy Report - LLD No. 3

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 03 (DE ANZA ESTATES), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2017/2018

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as "City Council"), pursuant to the provisions the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with the Act in connection with Street and Storm Drain Maintenance District No. 03 (De Anza Estates) (hereafter referred to as the "District") and the proposed levy and collection of assessments related thereto for fiscal year 2017/2018, said fiscal year starting July 1, 2017 and ending June 30, 2018; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for Street and Storm Drain Maintenance District No. 03 (De Anza Estates), Fiscal Year 2017/2018" (hereafter referred to as "Engineer's Report") in accordance with the Act; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

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

SECTION 1. The above recitals are true and correct.

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

a) Plans and specifications that describe the District and Improvements.

b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment.

c) The Budget that outlines the costs and expenses to service, and maintain the improvements including incidental expenses to operate the District.

d) An Assessment Diagram that identifies the boundaries of the District.

e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and the assessment for fiscal year 2017/2018.

SECTION 3. The Engineer's Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer's Report.

On motion by Council Member ________________________ and seconded by Council Member _________________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

DRAFT RESOLUTION B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018 FOR STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 03 (DE ANZA ESTATES)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings to levy special benefit assessments against parcels of land within Street and Storm Drain Maintenance District No. 03 (De Anza Estates) (hereafter referred to as the "District") for the fiscal year commencing July 1, 2017 and ending June 30, 2018; pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2017and ending June 30, 2018, to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the City Council conducted in May 2005 a property owner protest ballot proceeding for the District assessments proposed to be levied and majority protest of the assessments described in the Engineer's Report did not exist pursuant to the provisions of the California State Constitution Article XIIID.

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

<u>SECTION 1.</u> Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection therewith; the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

<u>SECTION 2.</u> Based upon its review of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.

b) The District includes the lands receiving such special benefit.

c) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street right-of-way improvements and storm drain facilities within the District and the appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Street and Storm Drain Maintenance District No. 03 (De Anza Estates), and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the establishment of the maximum assessment rate described in the Engineer's Report and the levy of assessments for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Section 54718 of the Act, upon adoption of this Resolution.

On motion by Council Member ________ and seconded by Council Member _________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

Annual Engineer's Report
Street and Storm Drain Maintenance
District No. 03 (De Anza Estates)

City of Atascadero

Fiscal Year 2017/18

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 03
(De Anza Estates)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
Fax – (805) 461-7612

CITY COUNCIL

Tom O'Malley, Mayor

Roberta Fonzi, Mayor Pro Tem

Charles Bourbeau, Council Member

Heather Moreno, Council Member

Brian Sturtevant, Council Member

AGENCY STAFF

Rachelle Rickard, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Danielle Wood, Client Services Director

Adina McCargo, Senior Consultant

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1. ENGINEER'S LETTER

WHEREAS, on August 9, 2005 by Resolution No. 2005-071, the City Council of the City of Atascadero (the "City"), State of California, in accordance with and pursuant to the provisions of the Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703 (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIID (hereafter referred to as the "California Constitution"), established the City of Atascadero Street and Storm Drain Maintenance District No. 03 (De Anza Estates) (the "District"); and

WHEREAS, on May 9, 2017, the City Council, under the 1982 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the District; and

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

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2017/18:

FY 2017/18 Summary of Assessment

Description	Zone A - Amount	Zone B - Amount	Total Amount
Estimated Annual Costs	$63,475	$55,025	$118,500
Capital Reserve Collection/(Uses)	17,043	13,769	30,812
Levy Adjustments	(58,964)	(50,258)	(109,222)
Balance to Levy	**$21,554**	**$18,536**	**$40,090**
Fiscal Year 2017/18 Maximum Rate	$709.01	$876.57	
Fiscal Year 2017/18 Proposed Applied Rate	$574.78	$712.92	

Rates above are per Equivalent Benefit Unit.

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1982 Act.

Adina McCarge

NBS

2. EXECUTIVE SUMMARY

Pursuant to the provisions of the *Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703* (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIID* (hereafter referred to as the "California Constitution"), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as "City"), proposed to form and levy special benefit assessments for the district designated as:

Street and Storm Drain Maintenance District No. 03 (De Anza Estates)

(hereafter referred to as the "District"), which includes the lots and parcels of land within the residential subdivision known as De Anza Estates, Tract 2498 within the City limits of the City. This Engineer's Report (hereafter referred to as the "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for fiscal year 2017/18.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the street and storm drain improvements and facilities associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1982 Act and the substantive and procedural provisions of the California Constitution.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements and facilities. The annual assessments described herein will provide a funding source for the continued operation and maintenance of streets, storm drain system and appurtenant facilities installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the streets and storm drain system that provides special benefits to properties within the District. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2498; and by reference these plans and specifications are made part of this Report.

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

As part of this District's formation, the City conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the *California Constitution, Article XIIID Section 4.* In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the

District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. The tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein; therefore, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for fiscal year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, a Report shall be prepared and presented to the City Council describing any changes to the improvements, proposed services, the annual budget or assessments for that fiscal year and the City Council may hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

A. BENEFITING PROPERTIES WITHIN THE DISTRICT

The territory within the District consists of the lots, parcels and subdivisions of land within the proposed residential subdivision known as the De Anza Estates, Tract 2498, which encompasses an area of land totaling approximately seventy-six acres (75.76 acres).

This subdivision includes twenty-six (26) Single-Family Residential Units and sixty (60) Modified Housing/Senior Housing Units. The subdivision is situated in the northern portion of the City of Atascadero northeast of Highway 101 and is generally located:

- At the North end of El Camino Real;
- North and East of U.S. HWY 101; and,
- South and West of the Salinas River.

B. FUNDING AUTHORIZED BY THE 1982 ACT

As generally defined by the Benefit Assessment Act of 1982 and applicable to this District, the City may impose a benefit assessment to finance the maintenance and operation costs of the following services:

1) Drainage and Flood Control;
2) Streets and Roads.

In addition to imposing a benefit assessment for the annual maintenance and operation of the District improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction or replacement of drainage and flood control facilities as well as the street and road improvements (with some limitations). While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements. Since most major rehabilitation/construction projects result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the normal annual assessments would not be reasonable. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support the projects.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to fund the activities necessary to maintain and service the local streets and the drainage and flood control systems constructed and installed in connection with development of properties within the residential subdivision known as (De Anza Estates), Tract 2498 pursuant to approved development plans and agreements. The improvements may consist of all or a portion of the public streets, drainage and flood control facilities associated with Tract 2498 and the maintenance of these improvements may include but are not limited to the materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition. The maintenance of the improvements and related activities shall be funded entirely or partially through the District assessments. The District improvements and services are generally described as:

- Street maintenance that may include but is not limited to the repair and servicing of street surfaces, curbs, gutters, bridges, driveway approaches, sidewalks, barricades, delineation, signage or other facilities within the public street right-of-ways installed in connection with the development of properties in Tract 2498 and that have been dedicated to the City;

- Storm drain and flood control maintenance that may include but is not limited to inspection, repair and servicing of drainage basins, inlets, catch basins, manholes, outlets, drywells, pumps, filters and storm drain pipes installed in connection with the development of properties of Tract 2498 as well as any off-site improvements and facilities directly associated with the aforementioned infrastructure that is deemed necessary to service or protect the properties including waste water treatment;

- The appurtenant, equipment, materials and service contracts related to the aforementioned improvements and facilities;

- Specifically excluded are those improvements or facilities: located on private property or common areas; that may be provided or maintained by an agency other than the City; that may be provided by another assessment or tax levied by the City; or that may be provided and maintained by a Homeowner's Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

Street Maintenance

The street maintenance program may include, but is not limited to: the repair of potholes, cracks or other failures in the asphalt surface; repair or replacement of curbs, gutters, driveway approaches and sidewalks as required as part of maintaining the streets; repair or installation of street signs, barricades, fencing or other delineation; mechanized sweeping and cleaning of the streets and gutters; slurry sealing, overlays and re-striping of the street surfaces. The specific activities and timing of various street and road maintenance services shall be determined by the City's Public Works Department as necessary to extend the life of the streets or to improve traffic circulation and safety as available funding permits. Specifically the street improvements for this District are identified as:

- Approximately 66,000 square feet of asphalt street surface located on the interior streets of the development identified as El Camino Real north of the Upper Bridge Crossing; Ferrocarril Road from the Graves Creek Bridge northeast to the end of Tract 2498; and De Anza Court.

- Approximately 5,700 linear feet of curb and gutter along El Camino Real, Ferrocarril Road, and De Anza Court, 26 driveway approaches and various street signs within the District;

- Two bridges identified as the Upper Bridge Crossing (located on El Camino Real at the entryway to the tract) and the Graves Creek Bridge (located on Ferrocarril Road located at the entryway to the senior housing development);

- Specifically not included as part of the street maintenance program are the costs associated with major replacements or reconstruction. Although the District assessments will provide funding for regular maintenance and servicing of the improvements that will extend the useful life of the street improvements, the assessments are not intended to fund major replacements or reconstruction of the street surfaces or adjacent improvements such as curbs, gutters or driveway approaches. The costs of extensive replacement or reconstruction activities such as grinding and resurfacing of the asphalt; and replacement of curbs, gutters driveway approaches and sidewalks is significantly more than the amount that can reasonably be collected annually under the provisions of the 1982 Act. When such repairs or activities are deemed necessary, the City will consider various financing options including new or increased assessments for property owner approval. Also not included as part of the street maintenance program are the street improvements within the senior housing development (street improvements southwest of the Graves Creek Bridge). The street improvements and facilities within the senior housing development shall be maintained and funded through a Homeowner's Association or similar entity.

The Public Works Department shall authorize the operational activities and maintenance of the public street and right-of-way improvements, facilities and services that may include, but are not limited to:

- Regular street sweeping services necessary to control dirt and debris on street surfaces and gutters;
- Annual inspection of street surface and repair of potholes and surface cracks as needed;
- Periodic slurry or overly of street surfaces and driveway approaches (typically one or the other once every five years);
- Periodic re-striping of traffic lanes, bike lanes, street parking areas, crosswalks and intersections (typically in conjunction with slurry or overly activities);
- Graffiti abatement of public improvements within the street right-of-ways that are maintained by the District including but not limited to sandblasting, repainting and repair of fences, walls, barricades, sidewalks and signage as needed;
- Annual inspection and periodic repair or replacement of decorative street- pavers as needed;
- Annual inspection and minor repairs of curbs, gutters, driveway approaches and sidewalks including partial segment replacements as needed to ensure pedestrian and vehicle safety or the integrity of the street;
- Annual inspection and periodic repair or rehabilitation of street signs and traffic control devices;
- Annual inspection and repair of barricades, street-fencing, delineation or retaining walls within the street right-of-ways as needed.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis, such as slurry sealing or overlaying the asphalt streets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent when sufficient funds have been accumulated to perform the services deemed necessary by the City (approximately every five years). This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

Storm Drain and Flood Control Maintenance

The storm drain and flood control system associated with the District may include but is not limited to: drainage basins and bio-filters; channel ways; storm drain inlets, catch basins, manholes, outlets; drywells, pumps, filters and pipes. The storm drain system to be maintained primarily involves on-site facilities (within the District boundaries) but may also include off-site improvements such as water treatment equipment, facilities or services mandated or required by Federal, State or County regulations for water pollution control. The annual assessments for this District are intended to support a storm drain and flood control maintenance program that will adequately regulate and control storm water runoff resulting from the development of properties within the District. This maintenance program may include but is not limited to: inspection and documentation of the system; cleaning, servicing or repair of the facilities and equipment; and the partial replacement or rehabilitation of equipment and facilities. The storm drain and flood control system includes but is not limited to:

- A single drainage basin of approximately 9,000 square feet;
- A total of approximately three (3) inlets, catch basins, manholes or outlets located within the single-family residential portion of Tract 2498;
- Approximately 200 linear feet of 24 inch storm drain pipe.

The Public Works Department shall authorize and schedule the operational activities and maintenance of the storm drain and storm water pollution treatment infrastructure, facilities and services that may include, but are not limited to:

- Cleaning of storm drain inlets, catch basins, manholes and pipes as needed;
- Stencil maintenance and documentation of facilities as required by Federal, State or County regulations;
- Cleaning and landscape maintenance of the drainage basins, bio-filter areas or channel ways as needed;
- Debris removal and pest control in and around the storm drain facilities as needed;

- Minor repairs and maintenance of the storm drain inlets, catch basins and outlets as needed;
- Street sweeping services necessary to control debris and water flow for the storm drain system; and,
- The operational costs related to NPDES compliance requirements.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis such as minor repairs to the storm drain inlets, catch basins and outlets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund). The monies accumulated for these activities shall be spent as needed to perform the services deemed necessary by the City. This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

4. ESTIMATE OF COSTS

BUDGET	FY 2017/18 Zone A (Senior Housing)	Zone B (SF-Residential)	Total Assessed
DIRECT COSTS			
Street, Roads & Storm Drain Improvements			
Drainage Maintenance Services			
Street Sweeping Services	$608	$992	$1,600
Inspection & Operational Services- Roads, Drainage	3,345	5,455	8,800
Inspection & Operational Services- Bridges	0	0	0
Total Annual Direct Costs	**$3,953**	**$6,447**	**$10,400**
ADMINISTRATION EXEPNSES			
City Annual Administration	$800	$800	$1,600
Engineer's Report & Services	1,600	1,600	3,200
Public Noticing	150	150	300
Total Annual Administration Costs	**$2,550**	**$2,550**	**$5,100**
Captial Improvement Project: Slurry Seal	56,972	46,028	103,000
TOTAL DIRECT & ADMINISTRATION COSTS	**$63,475**	**$55,025**	**$118,500**
CAPITAL RESERVE COLLECTIONS/(USES)			
Collection for Street Surface Activities	$6,122	$9,990	$16,112
Collection for Street Re-striping	33	53	86
Collection for Repair Activities: Curbs, Gutters, Approaches & Sidewalks	110	180	290
Collection for Debris Removal	0	307	307
Collection for Bridges	10,778	3,128	13,906
Collection for Storm Drain Infrastructure	0	111	111
Total Annual Capital Reserve Collections/(Uses)	**$17,043**	**$13,769**	**$30,812**
LEVY ADJUSTMENTS			
Interest Income - Improvement Fund	($2,156)	($1,742)	($3,898)
Interest Income - Operating Reserve Fund	($78)	($54)	($132)
Improvement Fund (Use)	($56,730)	($50,258)	($105,192)
Operating Reserve Fund Collection (Use)	0	0	0
Total Levy Adjustments	($58,964)	($50,258)	($109,222)
BALANCE TO LEVY	**$21,554**	**$18,536**	**$40,090**
DISTRICT STATISTICS			
Total Parcels	61	28	
Parcels Levied	60	26	
Total EBU	37.5	26	
Levy per EBU(1)	$574.78	$712.92	
Maximum Levy per EBU	$709.01	$876.57	
FUND BALANCE INFORMATION			
Beginning Operating Reserve Balance	$5,573	$4,502	$10,075
Operational Reserve Interest	$73	$51	$132
Use of Operational Reserve Interest	($73)	($51)	($132)
Operational Reserve Collection (Use)	0	0	0
Ending Operating Reserve Balance	**$5,573**	**$4,502**	**$10,075**
Beginning Improvement Fund Balance	$204,390	$167,756	$372,146
Improvement Fund Interest	$2,156	$1,742	3,898
Use of Improvement Fund Interest	($2,156)	($1,742)	(3,898)
Improvement Fund Collection (Use)	(39,687)	(34,693)	(74,380)
Ending Improvement Fund Balance	**$164,703**	**$133,063**	**$297,766**

(1) Levy per EBU rate does not include the County of San Luis Obispo fee of $2.00 per parcel.

5. METHOD OF ASSESSMENT

A. GENERAL

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements as well as streets, roads and appurtenant facilities. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service".*

Furthermore:

> *"The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized … is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments…. The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied."*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. BENEFIT ANALYSIS

Each of the proposed improvements and services, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The street and storm drain improvements associated with this District were necessary and essential requirements 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 General Plan. As such the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since each parcel to be assessed within the District could not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the appearance, use and preservation of the properties within the District and such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance of streets and appurtenant facilities allows individual parcels to be used to their fullest extent by ensuring the safe and efficient movement of people and goods to and from the benefiting properties Likewise, the

maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to preservation and protection of private property. Together the maintenance and servicing of the streets and storm drain system contributes to a specific enhancement of each of the parcels within the District and the absence of adequate maintenance and servicing of the District improvements could eventually have a negative impact on properties within the District.

Although the improvements may include public streets and storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof (particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

C. ASSESSMENT METHODOLOGY

The costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

The method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the improvements and services based on the actual or proposed land use of that parcel as compared to other properties within the District based on similarities and differences in parcel land use.

Zones of Benefit:

While it has been determined that the improvements to be maintained by the District are entirely a special benefit to properties within the District (No measurable general benefit), upon review of the various improvements, the location and need for such improvements and the proposed development of properties within the District it has been determined that the improvements and services that will benefit the single- family residential properties are not identical to the improvements and services that will benefit the senior housing development, although they do share in the benefit of some of the improvements. Therefore, it has been determined that two separate zones of benefit are required to appropriately allocate the costs of maintaining the improvements and establish proportional special benefit assessments. The properties associated with the senior housing development have been identified and designated as “Zone A”, and the single-family residential properties within Tract 2498 have been identified and designated as "Zone B" based on the improvements associated with those properties.

Zone A (Senior Housing Portion of Tract 2498) — It has been determined that these properties benefit and shall proportionately share in the costs associated with maintaining and servicing the Upper Bridge Crossing, El Camino Real and the western portion of Ferrocarril Road leading into these properties. It has also been determined that the construction of the Graves Creek Bridge was only necessary for the development of these properties and therefore the cost to service and maintain this facility shall be entirely allocated to these properties. Conversely, the storm drain improvements that will be maintained by the City within Tract 2498 have been constructed as part of developing the twenty-six single-family residential properties and it has been determined that the senior housing properties do not receive direct and special benefit from those particular improvements. While these properties will not be assessed for the storm drain improvements, it should be noted that some storm drain facilities will be constructed as part of the senior housing development; however these improvements are not included in this District and will be provided and maintained by a Homeowner's Association or similar entity.

Zone B (Single-Family Residential Portion of Tract 2498) — Along with the properties in Zone A, the single-family residential properties within Tract 2498 benefit and shall proportionately share in the costs associated with maintaining and servicing the Upper Bridge Crossing and El Camino Real. In addition, the overall development of these particular properties required the construction and installation of the street improvements on Ferrocarril Road and De Anza Court as well as the entire storm drain system to be maintained by the District. Therefore the cost of maintaining and servicing these particular improvements shall be budgeted and allocated proportionately to only those properties in Zone B. Conversely, the construction of the Graves Creek Bridge was only necessary for the development of the senior housing and the properties within Zone B will not share in the cost of maintaining this particular facility.

Equivalent Benefit Units:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1982 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single-family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against (i.e. Equivalent Benefit Unit "EBU").

Multi-family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobilehome parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases, the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single- family residential property is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for the remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).

Modified Housing/Senior Housing Units — Modified Housing or Senior Housing is generally defined as residential units that would typically be classified as Condominiums or Town-homes, but have specific deed restrictions that may limit the size or use of all units within the development. This classification is not applicable to individual single-family residential parcels unless all single-family residential parcels within that particular development or subdivision have the same restrictions. (For example: One or more single-family units within a subdivision that are deed restricted as "Affordable Housing" or "Senior Housing" does not qualify for this land use classification, unless all the units within that development have the same or similar deed restrictions.) Since this classification generally involves Condominium or Town-home type properties, that are generally assigned 0.75 EBU, it has been determined that an appropriate allocation of special benefit for modified housing units or senior housing units is best represented by an assignment of 0.625 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to a single APN.

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.0 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU). Parcels less than one acre, shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of- way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of Equivalent Benefit Units (EBU's) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU
Levy per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These 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." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for fiscal year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to the future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.

- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for fiscal year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-San Jose Area from February to February.

Beginning with fiscal year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District’s annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications is permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

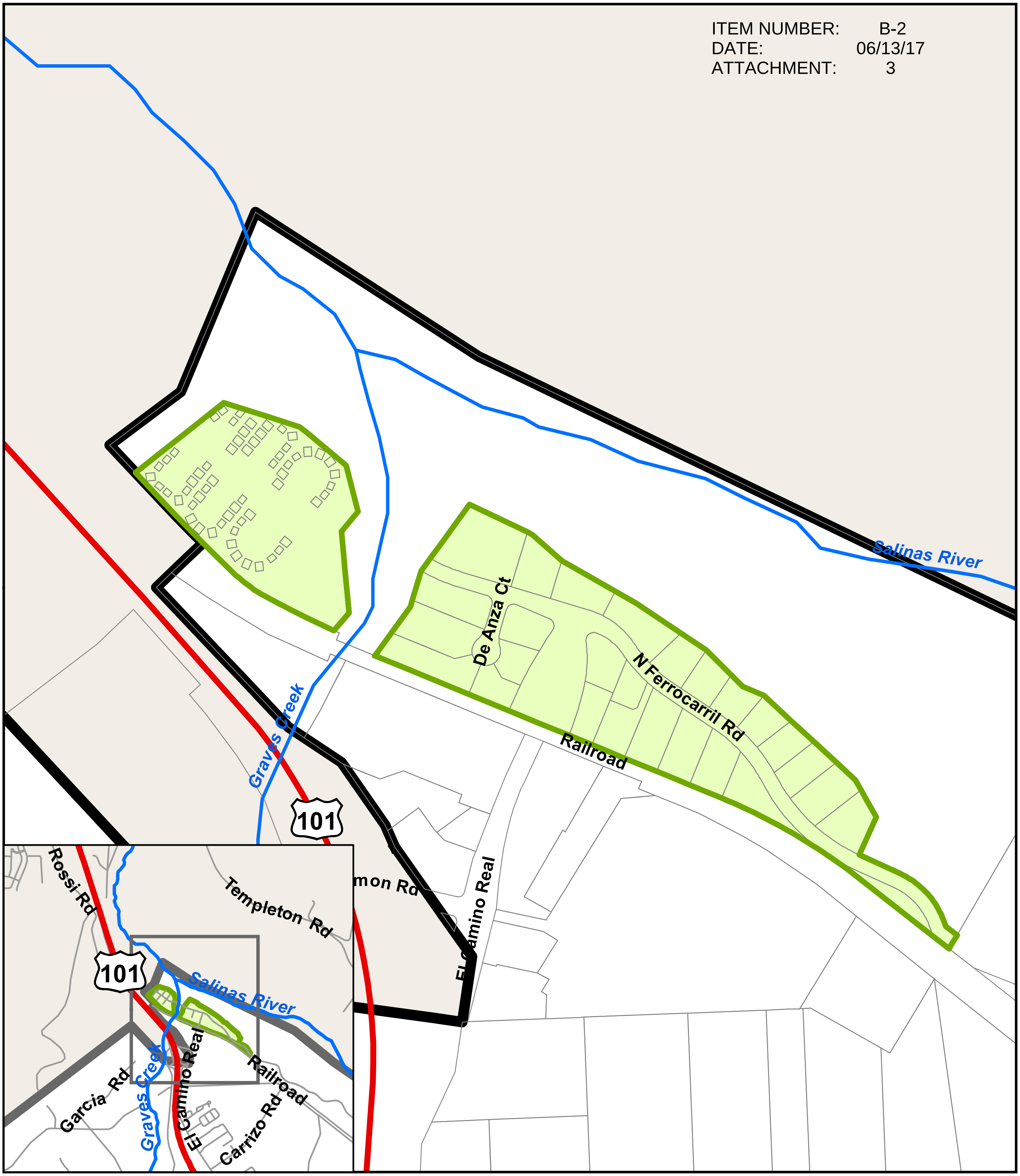
To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution Article XIIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Street and Storm Drain Maintenance District No. 03 (De Anza Estates) consist of the lots, parcels and subdivisions of land located in the residential development known as De Anza Estates, Tract 2498. The District covers approximately seventy-six acres (75.79 acres) in the northern portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

ITEM NUMBER: B-2
DATE: 06/13/17
ATTACHMENT: 3



CITY OF ATASCADERO

DE ANZA ESTATES

Street and Storm Drain Maintenance District No. 3

Landscaping and Lighting District No. 3

N
W E
S

Print Date: 5/13/2015
Printed by: City of Atascadero
GIS Division

7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 03
(De Anza Estates)
Fiscal Year 2017/2018 Assessment Roll

Assessor's Parcel Number	Benefit Zone	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment(1)
049-043-003	B	0	$ -	$ -
049-043-004	B	0	-	-
049-044-002	B	1	876.57	712.92
049-044-003	B	1	876.57	712.92
049-044-004	B	1	876.57	712.92
049-044-005	B	1	876.57	712.92
049-044-006	B	1	876.57	712.92
049-044-007	B	1	876.57	712.92
049-044-008	B	1	876.57	712.92
049-044-009	B	1	876.57	712.92
049-044-010	B	1	876.57	712.92
049-044-011	B	1	876.57	712.92
049-044-012	B	1	876.57	712.92
049-044-013	B	1	876.57	712.92
049-044-014	B	1	876.57	712.92
049-044-015	B	1	876.57	712.92
049-044-016	B	1	876.57	712.92
049-044-017	B	1	876.57	712.92
049-044-018	B	1	876.57	712.92
049-044-019	B	1	876.57	712.92
049-044-020	B	1	876.57	712.92
049-044-021	B	1	876.57	712.92
049-044-022	B	1	876.57	712.92
049-044-023	B	1	876.57	712.92
049-044-024	B	1	876.57	712.92
049-044-025	B	1	876.57	712.92
049-044-026	B	1	876.57	712.92
049-044-033	B	1	876.57	712.92
049-046-001	A	0	-	-
049-046-002	A	0.625	443.13	359.24
049-046-003	A	0.625	443.13	359.24
049-046-004	A	0.625	443.13	359.24
049-046-005	A	0.625	443.13	359.24
049-046-006	A	0.625	443.13	359.24
049-046-007	A	0.625	443.13	359.24
049-046-008	A	0.625	443.13	359.24
049-046-009	A	0.625	443.13	359.24

Assessor's Parcel Number	Benefit Zone	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment[1]
049-046-010	A	0.625	443.13	359.24
049-046-011	A	0.625	443.13	359.24
049-046-012	A	0.625	443.13	359.24
049-046-013	A	0.625	443.13	359.24
049-046-014	A	0.625	443.13	359.24
049-046-015	A	0.625	443.13	359.24
049-046-016	A	0.625	443.13	359.24
049-046-017	A	0.625	443.13	359.24
049-046-018	A	0.625	443.13	359.24
049-046-019	A	0.625	443.13	359.24
049-046-020	A	0.625	443.13	359.24
049-046-021	A	0.625	443.13	359.24
049-046-022	A	0.625	443.13	359.24
049-046-023	A	0.625	443.13	359.24
049-046-024	A	0.625	443.13	359.24
049-046-025	A	0.625	443.13	359.24
049-046-026	A	0.625	443.13	359.24
049-046-027	A	0.625	443.13	359.24
049-046-028	A	0.625	443.13	359.24
049-046-029	A	0.625	443.13	359.24
049-046-030	A	0.625	443.13	359.24
049-046-031	A	0.625	443.13	359.24
049-046-032	A	0.625	443.13	359.24
049-046-033	A	0.625	443.13	359.24
049-046-034	A	0.625	443.13	359.24
049-046-035	A	0.625	443.13	359.24
049-046-036	A	0.625	443.13	359.24
049-046-037	A	0.625	443.13	359.24
049-046-038	A	0.625	443.13	359.24
049-046-039	A	0.625	443.13	359.24
049-046-040	A	0.625	443.13	359.24
049-046-041	A	0.625	443.13	359.24
049-046-042	A	0.625	443.13	359.24
049-046-043	A	0.625	443.13	359.24
049-046-044	A	0.625	443.13	359.24
049-046-045	A	0.625	443.13	359.24
049-046-046	A	0.625	443.13	359.24
049-046-047	A	0.625	443.13	359.24
049-046-048	A	0.625	443.13	359.24
049-046-049	A	0.625	443.13	359.24
049-046-050	A	0.625	443.13	359.24
049-046-051	A	0.625	443.13	359.24

Assessor's Parcel Number	Benefit Zone	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment[1]
049-046-052	A	0.625	443.13	359.24
049-046-053	A	0.625	443.13	359.24
049-046-054	A	0.625	443.13	359.24
049-046-055	A	0.625	443.13	359.24
049-046-056	A	0.625	443.13	359.24
049-046-057	A	0.625	443.13	359.24
049-046-058	A	0.625	443.13	359.24
049-046-059	A	0.625	443.13	359.24
049-046-060	A	0.625	443.13	359.24
049-046-061	A	0.625	443.13	359.24
Totals		**63.5**	**$ 49,378.69**	**$ 40,090.32**

(1) Slight variance in charge or total budget are due to rounding for placement on the tax rolls.

DRAFT RESOLUTION C

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE LANDSCAPING AND LIGHTING DISTRICT NO. 03 (DE ANZA ESTATES), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO IN FISCAL YEAR 2017/2018

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as the "City Council"), pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code, did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500, in connection with the proposed levy for Landscaping and Lighting District No. 03 (De Anza Estates) (hereafter referred to as the "District") and the collection of assessments related thereto for the fiscal year starting July 1, 2017 and ending June 30, 2018; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for the Landscaping and Lighting District No. 03 (De Anza Estates), Fiscal Year 2017/2018" (hereafter referred to as the "Engineer's Report") in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the "Act"); and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

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

<u>SECTION 1.</u> The above recitals are true and correct.

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

a) Plans and specifications that describe the District and Improvements.

b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment as well as a description of the assessment range formula that establishes the maximum assessment rate in subsequent fiscal years.

c) The Budget that outlines the costs and expenses to service, and maintain the improvements including incidental expenses authorized by the Act to operate the District.

d) An Assessment Diagram that identifies the boundaries of the District.

e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and annual assessment for fiscal year 2017/2018.

<u>SECTION 3.</u> The Engineer's Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

<u>SECTION 4.</u> The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer's Report.

On motion by Council Member ______________________ and seconded by Council Member ________________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____
Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

DRAFT RESOLUTION D

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018 FOR LANDSCAPING AND LIGHTING DISTRICT NO. 03 (DE ANZA ESTATES)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings and declared its intention to levy special benefit assessments against parcels of land within the Landscaping and Lighting District No. 03 (De Anza Estates) (hereafter referred to as the "District") for fiscal year 2017/2018, said fiscal year commencing July 1, 2017 and ending June 30, 2018; pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereinafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting and appurtenant facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2017 and ending June 30, 2018, to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting, and appurtenant facilities related thereto; and

WHEREAS, the City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIIID of the California State Constitution.

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

<u>SECTION 1.</u> Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection with the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

<u>SECTION 2.</u> Based upon its review of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.

b) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street lights, landscaping, parks and open space areas within the District and appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Landscaping and Lighting District No. 03 (De Anza Estates), and such money shall be expended for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Sections 22645-22647 of the Act, upon adoption of this Resolution.

On motion by Council Member ________ and seconded by Council Member _________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

Annual Engineer's Report
Landscaping and Lighting District No. 03
(De Anza Estates)

City of Atascadero

Fiscal Year 2017/18

CITY OF ATASCADERO
Landscaping & Lighting District No. 03
(De Anza Estates)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
Fax – (805) 461-7612

CITY COUNCIL

Tom O'Malley, Mayor

Roberta Fonzi, Mayor Pro Tem

Charles Bourbeau, Council Member

Heather Moreno, Council Member

Brian Sturtevant, Council Member

AGENCY STAFF

Rachelle Rickard, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Danielle Wood, Client Services Director

Adina McCargo, Senior Consultant

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1. *ENGINEER'S LETTER*

WHEREAS, on August 9, 2005 by Resolution No. 2005-074, the City Council of the City of Atascadero (the "City"), State of California, in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500 (the "1972 Act") established the City of Atascadero Landscaping and Lighting District No. 03 De Anza Estates (the "District"); and

WHEREAS, on May 9, 2017, the City Council, under the 1972 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the District; and

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

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2017/18:

FY 2017/18 Budget Summary

Description	Total Costs	Costs Not Assessed	Proposed Assessment	Total Benefit Units	Maximum Rate	Proposed Rate Per BU
Annual Maintenance	$12,003	$1,208	$10,795			
Administration	6,140	0	6,140			
Levy Adjustments	(2,268)	(1,208)	(1,060)			
Total	**$15,875**	**$0**	**$15,875**	**63.5**	**$1,256.90**	**$250.00**

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1972 Act.

NBS

2. EXECUTIVE SUMMARY

Pursuant to the provisions of the Landscaping and *Lighting Act of 1972*, being *Part 2 of Division 15* of the *California Streets and Highways Code*, commencing with *Section 22500* (hereafter referred to as the "1972 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIID (hereafter referred to as "Article XIIID"), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as "City"), executed the proceedings required for the establishment of the special benefit assessment district designated as:

Landscaping and Lighting District No. 03 (De Anza Estates)

(hereafter referred to as the "District"), which includes the lots and parcels of land within the residential subdivision known as De Anza Estates, Tract 2498 within the City limits of the City. This Engineer's Report (hereafter referred to as the "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for fiscal year 2017/18, as required pursuant to Chapter 1, Article 4 of the 1972 Act.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of Article XIIID.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements. The annual assessments will provide a funding source for the continued operation and maintenance of public landscaping and lighting improvements installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The boundaries of the District, the proposed improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2498; and by reference these plans and specifications are made part of this Report.

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

As part of the District formation, the City of Atascadero conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIIID Section 4. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing on August 9, 2005 to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. Tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for fiscal year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, an Engineer’s Report shall be prepared and presented to the City Council describing the District any changes to the District or improvements and the proposed budget and assessments for that fiscal year and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of the lots, parcels and subdivisions of land within the proposed residential subdivision known as the De Anza Estates, Tract 2498, which encompasses an area of land totaling approximately seventy-six acres (75.76 acres).

This subdivision is planned to include twenty-six (26) Single-Family Residential Units and sixty (60) Modified Housing/Senior Housing Units at build-out. The planned subdivision is situated in the northern portion of the City of Atascadero northeast of Highway 101 and is generally located:

- At the North end of El Camino Real;
- North and East of U.S. HWY 101; and,
- South and West of the Salinas River.

B. IMPROVEMENTS AND SERVICES AUTHORIZED BY THE 1972 ACT

As generally defined by the 1972 Act and applicable to this District, the improvements and associated assessments may include one or more of the following:

1) The installation or planting of landscaping;
2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
5) The installation of park or recreational improvements, including, but not limited to, all of the following:
   a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
   b) Lights, playground equipment, play courts, and public restrooms.
6) The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
7) The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
   a) Repair, removal, or replacement of all or any part of any improvements;
   b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;

c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
d) The removal of trimmings, rubbish, debris, and other solid waste;
e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

8) Incidental expenses associated with the improvements including, but not limited to:
a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
c) Compensation payable to the County for collection of assessments;
d) Compensation of any engineer or attorney employed to render services;
e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
f) Costs associated with any elections held for the approval of a new or increased assessment.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District (Tract 2498). These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting as well as landscaped parkways, medians, slopes, trails, park areas, drainage basins, open space areas and other designated easements or right-of-ways constructed and installed as part of the development plans and agreements approved for the development of each lot and parcel within the District. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape landscaping including street trees located on the perimeter of the development and interior streets of Tract 2498 that are within the public right-of-ways or easements and dedicated to the City for maintenance;
- Open space areas and fuel modification areas within or adjacent to the District boundaries;
- Park areas, recreational equipment, trails and landscaped drainage facilities developed and constructed as part of developing properties within Tract 2498;

- Public lighting facilities including street lighting, safety lighting and ornamental lighting installed as part of the residential development or landscaped improvement areas;

- Appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements;

- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provide by another assessment or tax levied by the City or any improvement provided and maintained by a Homeowner's Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

Landscape Improvements

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public right-of-ways. Specifically the landscape improvement areas for this District are identified as:

- Approximately 43,560 square feet of streetscape (parkway embankment) landscaping within the public right-of-ways located on El Camino Real within the boundaries of Tract 2498;

- An estimated 150 trees, including trees within the landscaped area on El Camino Real, various trees within the open space area and the street trees within the street right-of-way on Ferrocarril Road;

- Approximately 175,550 square feet (4.03 acres) of landscaped area in and around the two (2) drainage basins within Tract 2498;

- Approximately fifty-one (51) acres of non-irrigated open space area;

- Approximately 48,000 square feet of paved and unpaved trails; and 2,600 linear feet of steel rail fencing along the trail system and landscaped areas.

Public Lighting Improvements

The approved development plans for Tract 2498 do not include any proposed street light facilities.

4. ESTIMATE OF COSTS

BUDGET	Total Budget	Costs Not Assessed	Fiscal Year 2017/18
DIRECT COSTS			
Annual Maintenance			
Landscape Services	$4,740	$708	$4,032
Landscape Supplies	840	0	840
Landscape Utilities	500	0	500
City Landscape Services	9,160	0	9,160
Maintenance	830	0	830
Total Annual Direct Costs	**$16,070**	**$708**	**$15,362**
CAPITAL EXPENDITURES			
Special Projects	$7,726	$0	$7,726
Total Annual Capital Expenditures	**$7,726**	**$0**	**$7,726**
ADMINISTRATION EXEPNSES			
Annual Administration Expenses			
City Annual Administration	$2,100	$0	$2,100
Engineer's Report & Services	3,890	0	3,890
Public Noticing	150	0	150
Total Annual Administration Costs	**$6,140**	**$0**	**$6,140**
TOTAL DIRECT & ADMINISTRATION COSTS	**$29,936**	**$708**	**$29,228**
CAPITAL RESERVE COLLECTIONS/(USES)			
Landscape Rehabilitation/Replacement	$2,938	$0	$2,938
Trail & Pathway Rehabilitation/Replacement	1,000	500	500
Park & Open Space Rehabilitation/Replacement	707	0	707
Tree Rehabilitation/Replacement	1,207	0	1,207
Park Rehabilitation/Replacement	762	0	762
Reserve Collection (Use)	(18,407)	0	(18,407)
Total Annual Capital Reserve Collections/(Uses)	**($11,793)**	**$500**	**($12,293)**
LEVY ADJUSTMENTS			
Interest Income - Improvement Fund	**($893)**	$0	**($893)**
Interest Income - Operating Reserve Fund	(167)	0	(167)
Contributions from Other Sources	(1,208)	(1,208)	0
Total Levy Adjustments	**($2,268)**	**($1,208)**	**($1,060)**
BALANCE TO LEVY	**$15,875**	**$0**	**$15,875**
DISTRICT STATISTICS			
Total Parcels			89
Parcels Levied			86
Total EBU			63.5
Levy per EBU(1)			$250.00
Maximum Levy per EBU			$1,256.90
FUND BALANCE INFORMATION			
Beginning Operating Reserve Balance			$14,437
Operational Reserve Interest			167
Use of Operational Reserve Interest			(167)
Operational Reserve Collection (Use)			0
Estimated Ending Operating Reserve Balance			**$14,437**
Beginning Improvement Fund Balance			$104,143
Improvement Fund Interest			893
Use of Improvement Fund Interest			(893)
Improvement Fund Collection (Use)			(18,407)
Estimated Ending Improvement Fund Balance			**$85,736**

(1) Levy per EBU rate does not include the County of San Luis Obispo fee of $2.00 per parcel.

5. METHOD OF ASSESSMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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."*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of Article XIIID. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. BENEFIT ANALYSIS

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1972 Act and Article XIIID. The improvements provided by this District and for which properties will be assessed have been identified as necessary, required and/or desired 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 General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. Any improvement or portion thereof that is considered to be of general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within the District.

Special Benefit

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from the improvements and the desirability and security of those properties is enhanced by the presence of public lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

General Benefit

Upon reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing, constructing and maintaining such improvements, it is evident that the properties within the District receive special benefit from those improvements. While the District improvements clearly include public areas, easements, right-of-ways and other amenities available or visible to the public at large, the landscaped areas, trails, detention basin as well as the need to increase maintenance activities within the open space areas resulted solely from the development of properties within the District and would otherwise not have been required nor necessarily desired by any properties or developments outside the District and any public access or use of the improvements by others is incidental. Therefore, it has been determined that these improvements and the ongoing maintenance, servicing and operation of those improvements provide no measurable general benefit to properties outside the District or to the public at large. However, while this development has facilitated a need for increased maintenance of the open space area associated with Tract 2498, it is also recognized that land conservation and ensuring adequate open space areas within the City does have some indirect, but not quantifiable, benefit to the community at large. Therefore, while the entire cost to maintain the open space area as well as the Horse Arena facility have been incorporated into the District budget, the annual cost to maintain the arena and a portion of the open space area are not included in the proposed special benefit assessments. Should the City require maintenance of these areas, the associated costs will be funded by other revenue sources available to the City.

C. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel’s actual land use or proposed development.

The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the Article XIIID Section 4, each parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs it is necessary to consider the entire scope of the planned improvements as well as individual property development within the District. Upon review of the proposed improvements it has been determined that each of the residential parcels within the District receives special benefits from the improvements to be funded by annual assessments and based on the planned property development a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit.

Equivalent Benefit Units:

To assess benefits equitably it is necessary to relate each property’s proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1972 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single- family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

Single-family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against regarding special benefit.

Multi-family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single- family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).

Modified Housing/Senior Housing Units — Modified Housing or Senior Housing is generally defined as residential units that would typically be classified as Condominiums or Town-homes, but have specific deed restrictions that may limit the size or use of all units within the development. This classification is not applicable to individual single-family residential parcels unless all single-family residential parcels within that particular development or subdivision have the same restrictions. (For example: One or more single-family units within a subdivision that are deed restricted as "Affordable Housing" or "Senior Housing" does not qualify for this land use classification, unless all the units within that development have the same or similar deed restrictions.) Since this classification generally involves Condominium or Town-home type properties, that are generally assigned 0.75 EBU, it has been determined that an appropriate allocation of special benefit for modified housing units or senior housing units is best represented by an assignment of 0.625 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to a single APN.

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.00 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.00 EBU (parcels in excess of 25 acres are assigned 25.00 EBU). Parcels less than one acre, shall be assigned a minimum of 1.00 EBU (similar to a vacant lot within a residential tract).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of- way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels' current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of Equivalent Benefit Units (EBU's) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU
Levy per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These 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." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for fiscal year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.

- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for fiscal year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of "All Urban Consumers" for the San Francisco-Oakland-San Jose Area from February to February. The Maximum Assessment rate was increased by 3.44% for fiscal year 2017/18.

Beginning with the second fiscal year (fiscal year 2006/2007) and each fiscal year thereafter, the Maximum Assessment Rate is recalculated and a new Maximum Assessment Rate is established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate has been calculated independent of the District's annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications are permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

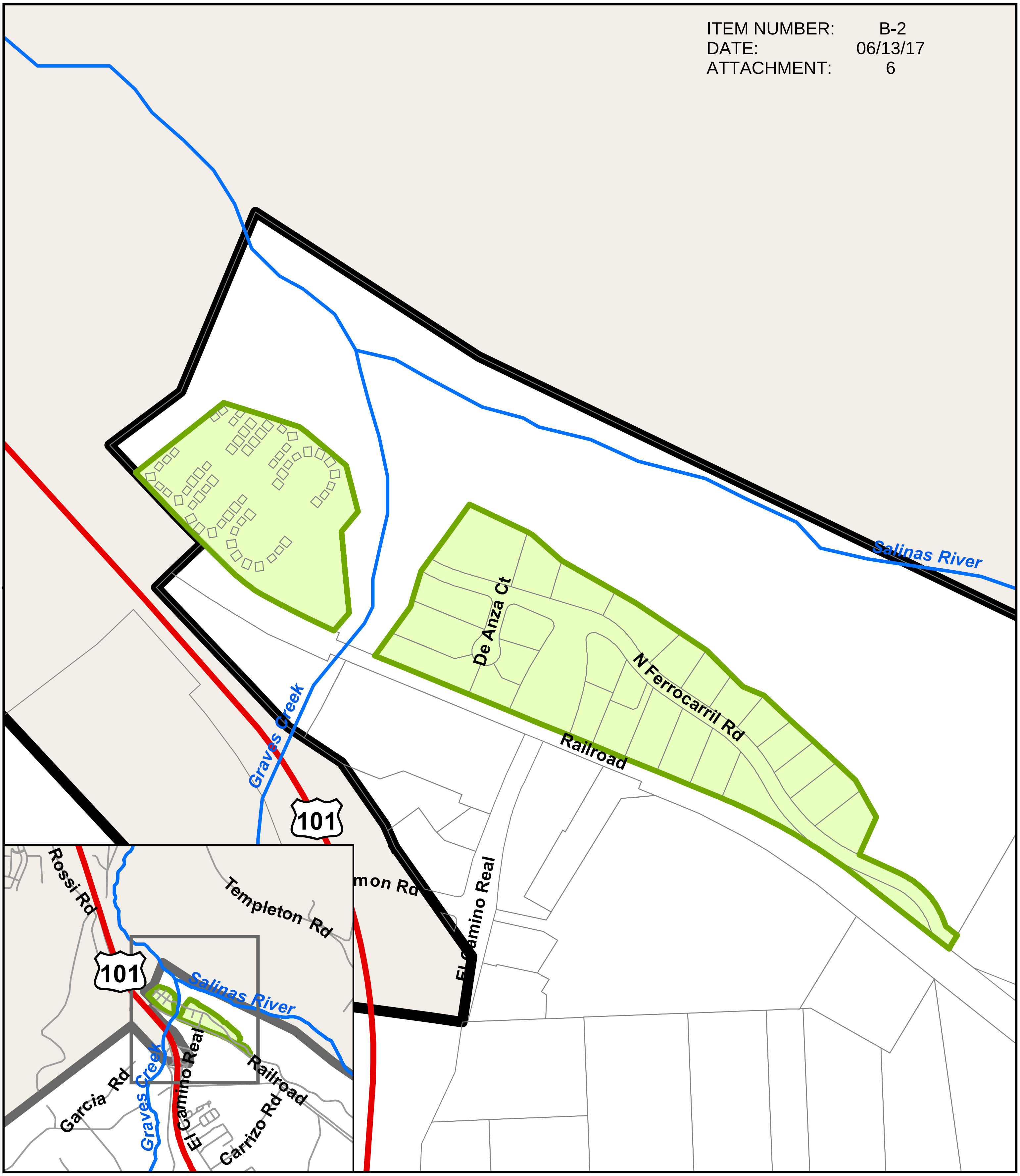
To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of Article XIIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Landscaping and Lighting District No. 03 De Anza Estates consist of the lots, parcels and subdivisions of land located in the planned residential development known as De Anza Estates, Tract 2498. The District covers approximately seventy-six acres (75.76 acres) in the northern portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

ITEM NUMBER: B-2
DATE: 06/13/17
ATTACHMENT: 6



CITY OF ATASCADERO

DE ANZA ESTATES
Street and Storm Drain Maintenance District No. 3
Landscaping and Lighting District No. 3

Print Date: 5/13/2015
Printed by: City of Atascadero
GIS Division

7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

The following is a list of the parcels and assessment amounts for each of the parcels within the District as determined by the assessment rates and method of apportionment described herein.

CITY OF ATASCADERO
Landscaping and Lighting District No. 03
(De Anza Estates)
Fiscal Year 2017/2018 Assessment Roll

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
049-043-003	0	$ -	$ -
049-043-004	0	-	-
049-044-002	1	1,256.90	250.00
049-044-003	1	1,256.90	250.00
049-044-004	1	1,256.90	250.00
049-044-005	1	1,256.90	250.00
049-044-006	1	1,256.90	250.00
049-044-007	1	1,256.90	250.00
049-044-008	1	1,256.90	250.00
049-044-009	1	1,256.90	250.00
049-044-010	1	1,256.90	250.00
049-044-011	1	1,256.90	250.00
049-044-012	1	1,256.90	250.00
049-044-013	1	1,256.90	250.00
049-044-014	1	1,256.90	250.00
049-044-015	1	1,256.90	250.00
049-044-016	1	1,256.90	250.00
049-044-017	1	1,256.90	250.00
049-044-018	1	1,256.90	250.00
049-044-019	1	1,256.90	250.00
049-044-020	1	1,256.90	250.00
049-044-021	1	1,256.90	250.00
049-044-022	1	1,256.90	250.00
049-044-023	1	1,256.90	250.00
049-044-024	1	1,256.90	250.00
049-044-025	1	1,256.90	250.00
049-044-026	1	1,256.90	250.00
049-044-033	1	1,256.90	250.00
049-046-001	0	-	-
049-046-002	0.625	785.56	156.24
049-046-003	0.625	785.56	156.24
049-046-004	0.625	785.56	156.24
049-046-005	0.625	785.56	156.24
049-046-006	0.625	785.56	156.24
049-046-007	0.625	785.56	156.24
049-046-008	0.625	785.56	156.24
049-046-009	0.625	785.56	156.24

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
049-046-010	0.625	785.56	156.24
049-046-011	0.625	785.56	156.24
049-046-012	0.625	785.56	156.24
049-046-013	0.625	785.56	156.24
049-046-014	0.625	785.56	156.24
049-046-015	0.625	785.56	156.24
049-046-016	0.625	785.56	156.24
049-046-017	0.625	785.56	156.24
049-046-018	0.625	785.56	156.24
049-046-019	0.625	785.56	156.24
049-046-020	0.625	785.56	156.24
049-046-021	0.625	785.56	156.24
049-046-022	0.625	785.56	156.24
049-046-023	0.625	785.56	156.24
049-046-024	0.625	785.56	156.24
049-046-025	0.625	785.56	156.24
049-046-026	0.625	785.56	156.24
049-046-027	0.625	785.56	156.24
049-046-028	0.625	785.56	156.24
049-046-029	0.625	785.56	156.24
049-046-030	0.625	785.56	156.24
049-046-031	0.625	785.56	156.24
049-046-032	0.625	785.56	156.24
049-046-033	0.625	785.56	156.24
049-046-034	0.625	785.56	156.24
049-046-035	0.625	785.56	156.24
049-046-036	0.625	785.56	156.24
049-046-037	0.625	785.56	156.24
049-046-038	0.625	785.56	156.24
049-046-039	0.625	785.56	156.24
049-046-040	0.625	785.56	156.24
049-046-041	0.625	785.56	156.24
049-046-042	0.625	785.56	156.24
049-046-043	0.625	785.56	156.24
049-046-044	0.625	785.56	156.24
049-046-045	0.625	785.56	156.24
049-046-046	0.625	785.56	156.24
049-046-047	0.625	785.56	156.24
049-046-048	0.625	785.56	156.24
049-046-049	0.625	785.56	156.24
049-046-050	0.625	785.56	156.24
049-046-051	0.625	785.56	156.24

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
049-046-052	0.625	785.56	156.24
049-046-053	0.625	785.56	156.24
049-046-054	0.625	785.56	156.24
049-046-055	0.625	785.56	156.24
049-046-056	0.625	785.56	156.24
049-046-057	0.625	785.56	156.24
049-046-058	0.625	785.56	156.24
049-046-059	0.625	785.56	156.24
049-046-060	0.625	785.56	156.24
049-046-061	0.625	785.56	156.24
Totals	**63.5**	**$ 79,813.00**	**$ 15,874.40**

(1) Slight variance in charge or total budget are due to rounding for placement on the tax rolls.

Atascadero City Council

Staff Report – Administrative Services Department

Woodridge (Las Lomas) Assessment Districts

RECOMMENDATIONS:

Council:

1. Adopt Draft Resolution A approving the final Engineer's Report regarding the Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto for Fiscal Year 2017/2018.
2. Adopt Draft Resolution B ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas).
3. Adopt Draft Resolution C approving the final Engineer's Report regarding the Landscaping and Lighting District No. 02 – Woodridge (Las Lomas), and the levy and collection of annual assessments related thereto in Fiscal Year 2017/2018.
4. Adopt Draft Resolution D ordering the levy and collection of assessments for Fiscal Year 2017/2018 for Landscaping and Lighting District No. 02 – Woodridge (Las Lomas).

DISCUSSION:

The City Council formed and began assessing Street and Storm Drain Maintenance District No. 02 – Woodridge (Las Lomas) in 2005. This district was formed to provide funding for future routine maintenance of the streets, storm drains and sidewalks in the Woodridge (Las Lomas) subdivision.

The City Council also formed and began assessing Landscaping and Lighting Maintenance District No. 02 – Woodridge (Las Lomas) in 2005. This district was formed to provide for funding and maintenance of street trees, open space, park area, medians, walkways, paths and other landscape and lighting improvements within the Woodridge (Las Lomas) subdivision.

The Woodridge subdivision is now known as Las Lomas. The Assessment Districts were formed and named when the area was known as the Woodridge development. All references to Woodridge are now understood to mean the development known as Las Lomas.

NBS, an independent financial consultant, was hired to prepare the Engineer's Reports for the two districts. The Engineer's Reports and the levies must be approved by Council annually. This is done in a two-step process. Last month, three resolutions for each district (a total of 6 resolutions in all) were passed to begin the process of continuing the levies. At that time, the Engineer's Reports were preliminarily approved, proceedings were initiated for the levy, and the date of tonight's public hearing was established. The resolutions before the Council tonight are for the final approval of the Engineer's Reports and for the approval of the annual levies.

The proposed assessments for Fiscal Year 2017/2018 are less than the Maximum Assessment Rate. In accordance with the formula voters of the district adopted in 2005, the Maximum Assessment Rate may be increased for inflation by the greater of the Consumer Price Index (CPI) or 3.0%. The Maximum Assessment Rate was increased by 3.4% this year for both districts. The Landscape and Lighting District has a surplus fund balance, so the City staff held a neighborhood meeting to receive input from property owners as to the preference on how to treat the surplus. While some of the property owners were in favor of a flat or reduced levy, the majority of the property owners attending the neighborhood meeting agreed on an assessment of about 16% of the allowable maximum annual assessments for the Landscaping and Lighting District, and about 42% of the Street and Storm Drain District.

District	**Amount Per EBU Maximum Assessment Fiscal Year 2017-18**	**Amount Per EBU Proposed Assessment Fiscal Year 2017-18**
Atascadero Street and Storm Drain Maintenance District No. 02 Las Lomas	$ 714.38	$ 300.00
Atascadero Landscaping and Lighting Maintenance District No. 02 Las Lomas	$ 1,774.00	$ 275.00

FISCAL IMPACT:

Annual assessments for 2017/2018 will total $69,525 for road/drainage system maintenance and $63,731 for landscape and lighting maintenance. These amounts will be assessed to the owners of parcels in Woodridge (Las Lomas).

ATTACHMENTS:

1. Draft Resolution A
2. Draft Resolution B
3. Engineer's Annual Levy Report - SSDMD No. 2
4. Draft Resolution C
5. Draft Resolution D
6. Engineer's Annual Levy Report - LLD No. 2

DRAFT RESOLUTION A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 02 (WOODRIDGE), AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2017/2018

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as "City Council"), pursuant to the provisions the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with the Act in connection with Street and Storm Drain Maintenance District No. 02 (Woodridge) (hereafter referred to as the "District") and the proposed levy and collection of assessments related thereto for fiscal year 2017/2018, said fiscal year starting July 1, 2017 and ending June 30, 2018; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for Street and Storm Drain Maintenance District No. 02 (Woodridge), Fiscal Year 2017/2018" (hereafter referred to as "Engineer's Report") in accordance with the Act; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

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

SECTION 1. The above recitals are true and correct.

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

a) Plans and specifications that describe the District and Improvements.

b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment.

c) The Budget that outlines the costs and expenses to service, and maintain the improvements including incidental expenses to operate the District.

d) An Assessment Diagram that identifies the boundaries of the District.

e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and the assessment for fiscal year 2017/2018.

SECTION 3. The Engineer's Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer's Report.

On motion by Council Member ________ and seconded by Council Member ________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

DRAFT RESOLUTION B

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018 FOR STREET AND STORM DRAIN MAINTENANCE DISTRICT NO. 02 (WOODRIDGE)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings to levy special benefit assessments against parcels of land within Street and Storm Drain Maintenance District No. 02 (Woodridge) (hereafter referred to as the "District") for the fiscal year commencing July 1, 2017 and ending June 30, 2018; pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4 of the California Government Code, beginning with Section 54703 (hereafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2017 and ending June 30, 2018, to pay the costs and expenses of operation, maintenance, repair and servicing of local street right-of-way improvements and storm drain facilities related thereto; and

WHEREAS, the City Council conducted in May 2005 a property owner protest ballot proceeding for the District assessments proposed to be levied and majority protest of the assessments described in the Engineer's Report did not exist pursuant to the provisions of the California State Constitution Article XIIID.

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

<u>SECTION 1.</u> Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection therewith; the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

<u>SECTION 2.</u> Based upon its review of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.

b) The District includes the lands receiving such special benefit.

c) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street right-of-way improvements and storm drain facilities within the District and the appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Street and Storm Drain Maintenance District No. 02 (Woodridge), and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the establishment of the maximum assessment rate described in the Engineer's Report and the levy of assessments for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Section 54718 of the Act, upon adoption of this Resolution.

On motion by Council Member __________ and seconded by Council Member _________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

ITEM NUMBER: B-3
DATE: 06/13/17
ATTACHMENT: 3

Annual Engineer's Report
Street and Storm Drain Maintenance
District No. 02 (Las Lomas)

City of Atascadero

Fiscal Year 2017/18

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 02
Las Lomas (Woodridge)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
Fax – (805) 461-7612

CITY COUNCIL

Tom O'Malley, Mayor

Roberta Fonzi, Mayor Pro Tem

Charles Bourbeau, Council Member

Heather Moreno, Council Member

Brian Sturtevant, Council Member

AGENCY STAFF

Rachelle Rickard, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Danielle Wood, Client Services Director

Adina McCargo, Senior Consultant

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1. ENGINEER'S LETTER

WHEREAS, on March 24, 2005 by Resolution No. 2005-048, the City Council of the City of Atascadero (the "City"), State of California, in accordance with and pursuant to the provisions of the Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703 (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIID (hereafter referred to as the "California Constitution"), established the City of Atascadero Street and Storm Drain Maintenance District No. 02 Las Lomas (Woodridge) (the "District"); and

WHEREAS, on May 9, 2017, the City Council, under the 1982 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the District; and

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

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2017/18:

FY 2017/18 Summary of Assessment

Description	Amount
Estimated Annual Costs	$18,800
Capital Reserve Collection/(Uses)	114,270
Levy Adjustments	(63,545)
Balance to Levy	**$69,525**
Fiscal Year 2017/18 Maximum Rate	$714.38
Fiscal Year 2017/18 Proposed Applied Rate	$300.00

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1982 Act.

Adina McCargo

NBS

2. EXECUTIVE SUMMARY

Pursuant to the provisions of the *Benefit Assessment Act of 1982, being Chapter 6.4 of the California Government Code, commencing with Section 54703* (hereafter referred to as the "1982 Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIID* (hereafter referred to as the "California Constitution"), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as "City"), proposed to form and levy special benefit assessments for the district designated as:

Street and Storm Drain Maintenance District No. 02 Las Lomas (Woodridge)

(hereafter referred to as the "District"), which includes the lots and parcels of land within the residential subdivision known as Las Lomas (Woodridge), Tract 2525-1 within the City limits of the City. This Engineer's Report (hereafter referred to as the "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for fiscal year 2017/18.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the street and storm drain improvements and facilities associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1982 Act and the substantive and procedural provisions of the California Constitution.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements and facilities. The annual assessments described herein will provide a funding source for the continued operation and maintenance of streets, storm drain system and appurtenant facilities installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the streets and storm drain system that provides special benefits to properties within the District. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2525-1; and by reference these plans and specifications are made part of this Report.

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

As part of this District's formation, the City conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the *California Constitution, Article XIIID Section 4.* In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the

District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. The tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein; therefore, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for fiscal year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, a Report shall be prepared and presented to the City Council describing any changes to the improvements, proposed services, the annual budget or assessments for that fiscal year and the City Council may hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

A. BENEFITING PROPERTIES WITHIN THE DISTRICT

The territory within the District consists of the lots, parcels and subdivisions of land within the proposed residential subdivision known as the Las Lomas (Woodridge), Tract 2525-1, which encompasses an area of land totaling approximately one hundred twenty-two acres (121.65 acres).

This residential subdivision is planned to include one hundred forty-three (143) single-family residential units; thirty-five (35) condominium/senior housing units; and a single one hundred (100) unit multi-family residential project at build-out. Due to parcel splits the multi-family residential project is spread over three parcels. The planned subdivision is situated in the southeast portion of the City of Atascadero and is generally located:

- South and east of Halcon Road;
- East of Highway 101 and El Camino Real
- South and west of the Southern Pacific Railroad Tracks; and
- North of Salinas Road and Santa Cruz Road

B. FUNDING AUTHORIZED BY THE 1982 ACT

As generally defined by the Benefit Assessment Act of 1982 and applicable to this District, the City may impose a benefit assessment to finance the maintenance and operation costs of the following services:

1) Drainage and Flood Control;
2) Streets and Roads.

In addition to imposing a benefit assessment for the annual maintenance and operation of the District improvements, the City may also authorize an assessment or utilize existing assessment revenues to finance the installation, construction or replacement of drainage and flood control facilities as well as the street and road improvements (with some limitations). While such activities are permitted under the 1982 Act, the budget and assessments for this District only provide for normal maintenance and operation of the improvements. Since most major rehabilitation/construction projects result from unforeseen damages, the extent and cost of such projects are not easily predicted and to accumulate funds as part of the normal annual assessments would not be reasonable. If such funding becomes necessary, the City may present a new or increased assessment to the property owners to support the projects.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to fund the activities necessary to maintain and service the local streets and the drainage and flood control systems constructed and installed in connection with development of properties within the residential subdivision known as Las Lomas (Woodridge), Tract 2525-1 pursuant to approved development plans and agreements. The improvements may consist of all or a portion of the public streets, drainage and flood control facilities associated with Tract 2525-1 and the maintenance of these improvements may include but are not limited to the materials, equipment, labor, and incidental expenses deemed necessary to keep these improvements in satisfactory condition. The maintenance of the improvements and related activities shall be funded entirely or partially through the District assessments. Not all improvements have been fully accepted by the City. It is anticipated that will occur within the next fiscal year at which time the costs of maintenance for those improvements will be charged to the district. The District improvements and services are generally described as:

- Street maintenance that may include but is not limited to the repair and servicing of street surfaces, curbs, gutters, bridges, driveway approaches, sidewalks, barricades, delineation, signage or other facilities within the public street right-of-ways installed in connection with the development of properties in Tract 2525-1 and that have been dedicated to the City;
- Storm drain and flood control maintenance that may include but is not limited to inspection, repair and servicing of drainage basins, inlets, catch basins, manholes, outlets, drywells, pumps, filters and storm drain pipes installed in connection with the development of properties of Tract 2525-1 as well as any off-site improvements and facilities directly associated with the aforementioned infrastructure that is deemed necessary to service or protect the properties including waste water treatment;
- The appurtenant, equipment, materials and service contracts related to the aforementioned improvements and facilities;
- Specifically excluded are those improvements or facilities: located on private property or common areas; that may be provided or maintained by an agency other than the City; that may be provided by another assessment or tax levied by the City; or that may be provided and maintained by a Homeowner’s Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

Street Maintenance

The street maintenance program may include, but is not limited to: the repair of potholes, cracks or other failures in the asphalt surface; repair or replacement of curbs, gutters, driveway approaches and sidewalks as required as part of maintaining the streets; repair or installation of street signs, barricades, fencing or other delineation; mechanized sweeping and cleaning of the streets and gutters; slurry sealing, overlays and re-striping of the street surfaces. The specific activities and timing of various street and road maintenance services shall be determined by the City’s Public Works Department as necessary to extend the life of the streets or to improve traffic circulation and safety as available funding permits. Specifically the street improvements for this District are identified as:

- Approximately 290,610 square feet of asphalt street surface located on the various interior streets identified as Calle Milano, Eliano Street, Via Cielo, Avion Road, Alcotan Lane, and Azor Lane;

- Approximately 13,750 linear feet of curb and gutter along Calle Milano, Eliano Street, Via Cielo, Avion Road, Alcotan Lane, and Azor Lane;
- Approximately 1,480 linear feet of curb and gutter in and around the median islands on Calle Milano and at Via Cielo;
- Approximately 145 driveway approaches, 45,264 square feet of sidewalks and various street signs within the District;
- Specifically not included as part of the street maintenance program are the costs associated with major replacements or reconstruction. Although the District assessments will provide funding for regular maintenance and servicing of the improvements that will extend the useful life of the street improvements, the assessments are not intended to fund major replacements or reconstruction of the street surfaces or adjacent improvements such as curbs, gutters or driveway approaches. The costs of extensive replacement or reconstruction activities such as grinding and resurfacing of the asphalt; and replacement of curbs, gutters driveway approaches and sidewalks is significantly more than the amount that can reasonably be collected annually under the provisions of the 1982 Act. When such repairs or activities are deemed necessary, the City will consider various financing options including new or increased assessments for property owner approval.

The Public Works Department shall authorize the operational activities and maintenance of the public street and right-of-way improvements, facilities and services that may include, but are not limited to:

- Regular street sweeping services necessary to control dirt and debris on street surfaces and gutters;
- Annual inspection of street surface and repair of potholes and surface cracks as needed;
- Periodic slurry or overly of street surfaces and driveway approaches (typically one or the other once every five years);
- Periodic re-striping of traffic lanes, bike lanes, street parking areas, crosswalks and intersections (typically in conjunction with slurry or overly activities);
- Graffiti abatement of public improvements within the street right-of-ways that are maintained by the District including but not limited to sandblasting, repainting and repair of fences, walls, barricades, sidewalks and signage as needed;
- Annual inspection and periodic repair or replacement of decorative street- pavers as needed;
- Annual inspection and minor repairs of curbs, gutters, driveway approaches and sidewalks including partial segment replacements as needed to ensure pedestrian and vehicle safety or the integrity of the street;
- Annual inspection and periodic repair or rehabilitation of street signs and traffic control devices;
- Annual inspection and repair of barricades, street-fencing, delineation or retaining walls within the street right-of-ways as needed.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis, such as slurry sealing or overlaying the asphalt streets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital Improvement Fund).

The monies accumulated for these activities shall be spent when sufficient funds have been accumulated to perform the services deemed necessary by the City (approximately every five years). This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

Storm Drain and Flood Control Maintenance

The storm drain and flood control system associated with the District may include but is not limited to: drainage basins and bio-filters; channel ways; storm drain inlets, catch basins, manholes, outlets; drywells, pumps, filters and pipes. The storm drain system to be maintained primarily involves on-site facilities (within the District boundaries) but may also include off-site improvements such as water treatment equipment, facilities or services mandated or required by Federal, State or County regulations for water pollution control. The annual assessments for this District are intended to support a storm drain and flood control maintenance program that will adequately regulate and control storm water runoff resulting from the development of properties within the District. This maintenance program may include but is not limited to: inspection and documentation of the system; cleaning, servicing or repair of the facilities and equipment; and the partial replacement or rehabilitation of equipment and facilities. The storm drain and flood control system includes but is not limited to:

- Approximately 175,550 square feet of drainage basin area;
- Twenty-four (24) inlets, outlets and manholes located throughout Tract 2525-1;
- Approximately 4,965 linear feet of storm drain pipe ranging from 18 inches to 36 inches in diameter.

The Public Works Department shall authorize and schedule the operational activities and maintenance of the storm drain and storm water pollution treatment infrastructure, facilities and services that may include, but are not limited to:

- Cleaning of storm drain inlets, catch basins, manholes and pipes as needed;
- Stencil maintenance and documentation of facilities as required by Federal, State or County regulations;
- Cleaning and landscape maintenance of the drainage basins, bio-filter areas or channel ways as needed;
- Debris removal and pest control in and around the storm drain facilities as needed;
- Minor repairs and maintenance of the storm drain inlets, catch basins and outlets as needed;
- Street sweeping services necessary to control debris and water flow for the storm drain system; and,
- The operational costs related to NPDES compliance requirements.

A portion of the services described above are not performed on an annual basis but rather on a periodic basis such as minor repairs to the storm drain inlets, catch basins and outlets, and the funds necessary for these activities are collected in installments as part of the annual assessments. The monies collected each year for these services will be accumulated in a special fund of the District (Reserve Fund or Capital

Improvement Fund). The monies accumulated for these activities shall be spent as needed to perform the services deemed necessary by the City. This process of accumulating funds (installments) shall continue until such time the District is dissolved; or the City determines that such funding procedures require modification. Changes in the process of accumulating funds that would result in an increase to the annual assessment rate must be presented to the property owners for approval prior to imposing such an increase.

4. ESTIMATE OF COSTS

BUDGET	FY 2017/18
DIRECT COSTS	
Street, Roads & Storm Drain Improvements	
Drainage Maintenance Services	$7,100
Inspection & Operational Services - Roads, Drainage	6,700
Total Annual Direct Costs	**$13,800**
ADMINISTRATION EXEPNSES	
City Annual Administration	$1,700
Engineer's Report & Services	3,000
Public Noticing	300
Total Annual Administration Costs	**$5,000**
TOTAL DIRECT & ADMINISTRATION COSTS	**$18,800**
CAPITAL RESERVE COLLECTIONS/(USES)	
Collection for Street Surface Activities	$97,500
Collection for Street Re-striping	0
Collection for Repair Activities: Curbs, Gutters, Approaches & Sidewalks	12,500
Collection for Debris Removal	1,250
Collection for Maintenance and Inspections: Bridges	0
Collection for Storm Drain Infrastructure	3,020
Total Annual Capital Reserve Collections/(Uses)	**$114,270**
LEVY ADJUSTMENTS	
Interest Income - Improvement Fund	($3,297)
Interest Income - Operating Reserve Fund	(120)
Improvement Fund (Use)	(60,128)
Operating Reserve Fund Collection (Use)	0
Total Levy Adjustments	**($63,545)**
BALANCE TO LEVY	**$69,525**
DISTRICT STATISTICS	
Total Parcels	190
Parcels Levied	181
Total EBU	231.75
Levy per EBU(1)	$300.00
Maximum Levy per EBU	$714.38
FUND BALANCE INFORMATION	
Beginning Operating Reserve Balance	$12,220
Operational Reserve Interest	120
Use of Operational Reserve Interest	(120)
Operational Reserve Collection (Use)	0
Ending Operating Reserve Balance	**$12,220**
Beginning Improvement Fund Balance	$276,555
Improvement Fund Interest	3,297
Use of Improvement Fund Interest	(3,297)
Improvement Fund Collection (Use)	50,725
Ending Improvement Fund Balance	**$327,280**

(1) Levy per EBU rate does not include the County of San Luis Obispo fee of $2.00 per parcel.

5. METHOD OF ASSESSMENT

A. GENERAL

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements as well as streets, roads and appurtenant facilities. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service".*

Furthermore:

> *"The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized … is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments…. The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied."*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. BENEFIT ANALYSIS

Each of the proposed improvements and services, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The street and storm drain improvements associated with this District were necessary and essential requirements 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 General Plan. As such the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since each parcel to be assessed within the District could not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the appearance, use and preservation of the properties within the District and such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance of streets and appurtenant facilities allows individual parcels to be used to their fullest extent by ensuring the safe and efficient movement of people and goods to and from the benefiting properties Likewise, the

maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to preservation and protection of private property. Together the maintenance and servicing of the streets and storm drain system contributes to a specific enhancement of each of the parcels within the District and the absence of adequate maintenance and servicing of the District improvements could eventually have a negative impact on properties within the District.

Although the improvements may include public streets and storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof (particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

C. ASSESSMENT METHODOLOGY

The costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the California Constitution Article XIIID Section 4, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

The method of apportionment established for this District and described herein, reflects the proportional special benefit each property receives from the improvements and services based on the actual or proposed land use of that parcel as compared to other properties within the District based on similarities and differences in parcel land use.

Equivalent Benefit Units:

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1982 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit (EBU) methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

EBU Application by Land Use:

Single-family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against (i.e. Equivalent Benefit Unit "EBU").

Multi-family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobilehome parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases, the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single- family residential property is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for the remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.0 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU). Parcels less than one acre, shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of- way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a

Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of Equivalent Benefit Units (EBU's) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU
Levy per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These 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." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for fiscal year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to the future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.

- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for fiscal year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-San Jose Area from February to February.

Beginning with fiscal year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District’s annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications is permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

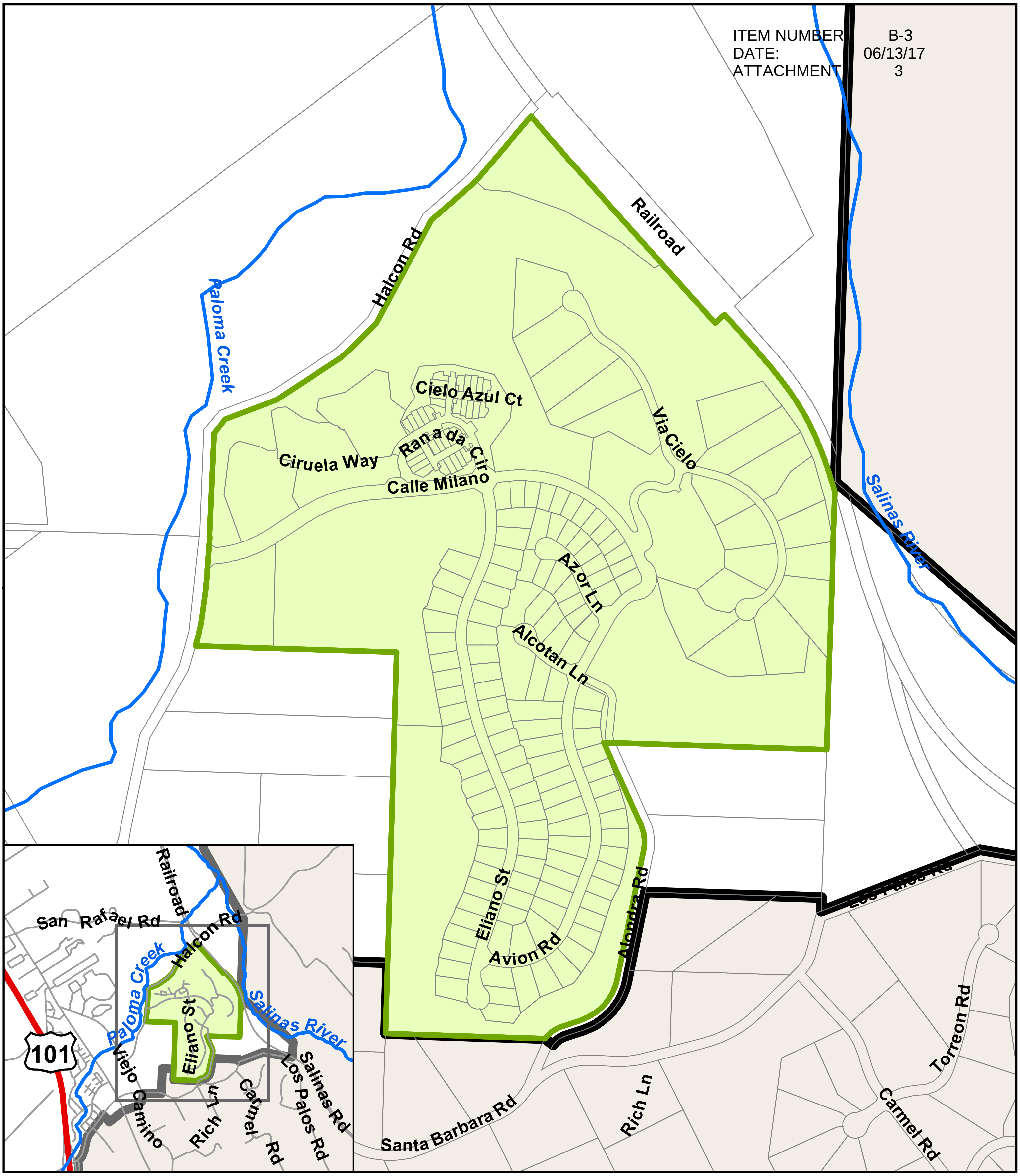
To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution Article XIIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Street and Storm Drain Maintenance District No. 02 Las Lomas (Woodridge) consist of the lots, parcels and subdivisions of land located in the residential development known as Las Lomas (Woodridge), Tract 2525-1. The District covers approximately one hundred twenty-two acres (121.65 acres) in the southeast portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

ITEM NUMBER B-3
DATE: 06/13/17
ATTACHMENT 3



CITY OF ATASCADERO

LAS LOMAS

Street and Storm Drain Maintenance District No. 2

Landscaping and Lighting District No. 2

Print Date: 5/13/2015
Printed by: City of Atascadero
GIS Division

7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

CITY OF ATASCADERO
Street and Storm Drain Maintenance District No. 01
(Apple Valley)
Fiscal Year 2017/2018 Assessment Roll

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-311-006	0	$ -	$ -
045-311-007	0	-	-
045-311-008	0	-	-
045-311-009	0	-	-
045-311-010	0	-	-
045-311-013	0	-	-
045-311-014	17.77	12,694.53	5,331.00
045-311-015	24.83	17,738.06	7,449.00
045-311-016	19.9	14,216.16	5,970.00
045-312-001	1	714.38	300.00
045-312-002	1	714.38	300.00
045-312-003	1	714.38	300.00
045-312-004	1	714.38	300.00
045-312-005	1	714.38	300.00
045-312-006	1	714.38	300.00
045-312-007	1	714.38	300.00
045-312-008	1	714.38	300.00
045-312-009	1	714.38	300.00
045-312-010	1	714.38	300.00
045-312-011	1	714.38	300.00
045-312-012	1	714.38	300.00
045-312-013	1	714.38	300.00
045-312-014	1	714.38	300.00
045-312-015	1	714.38	300.00
045-312-016	1	714.38	300.00
045-312-017	1	714.38	300.00
045-312-018	1	714.38	300.00
045-312-019	1	714.38	300.00
045-312-020	1	714.38	300.00
045-312-021	1	714.38	300.00
045-312-022	1	714.38	300.00
045-312-023	1	714.38	300.00
045-312-024	1	714.38	300.00
045-312-025	1	714.38	300.00
045-312-026	1	714.38	300.00
045-312-027	1	714.38	300.00
045-312-028	1	714.38	300.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-312-029	1	714.38	300.00
045-312-030	1	714.38	300.00
045-312-031	1	714.38	300.00
045-312-032	1	714.38	300.00
045-312-033	1	714.38	300.00
045-312-034	1	714.38	300.00
045-312-035	1	714.38	300.00
045-312-036	1	714.38	300.00
045-312-037	1	714.38	300.00
045-312-038	1	714.38	300.00
045-312-039	1	714.38	300.00
045-312-040	1	714.38	300.00
045-312-041	1	714.38	300.00
045-312-042	1	714.38	300.00
045-312-043	1	714.38	300.00
045-312-044	1	714.38	300.00
045-312-045	1	714.38	300.00
045-312-046	1	714.38	300.00
045-312-047	1	714.38	300.00
045-312-048	1	714.38	300.00
045-312-049	1	714.38	300.00
045-312-050	1	714.38	300.00
045-312-051	1	714.38	300.00
045-312-052	1	714.38	300.00
045-312-053	1	714.38	300.00
045-312-054	1	714.38	300.00
045-312-055	1	714.38	300.00
045-312-056	1	714.38	300.00
045-313-001	1	714.38	300.00
045-313-002	1	714.38	300.00
045-313-003	1	714.38	300.00
045-313-004	1	714.38	300.00
045-313-005	1	714.38	300.00
045-313-006	1	714.38	300.00
045-313-007	1	714.38	300.00
045-313-008	1	714.38	300.00
045-313-009	1	714.38	300.00
045-313-010	1	714.38	300.00
045-313-011	1	714.38	300.00
045-313-012	1	714.38	300.00
045-313-013	1	714.38	300.00
045-313-014	1	714.38	300.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-313-015	1	714.38	300.00
045-313-018	1	714.38	300.00
045-313-019	1	714.38	300.00
045-313-020	1	714.38	300.00
045-313-021	1	714.38	300.00
045-313-026	1	714.38	300.00
045-313-027	1	714.38	300.00
045-314-001	1	714.38	300.00
045-314-002	1	714.38	300.00
045-314-003	1	714.38	300.00
045-314-004	1	714.38	300.00
045-314-005	1	714.38	300.00
045-314-006	1	714.38	300.00
045-314-007	1	714.38	300.00
045-314-008	1	714.38	300.00
045-314-009	1	714.38	300.00
045-314-010	1	714.38	300.00
045-314-011	1	714.38	300.00
045-314-012	1	714.38	300.00
045-314-013	1	714.38	300.00
045-314-014	1	714.38	300.00
045-314-015	1	714.38	300.00
045-314-016	1	714.38	300.00
045-314-017	1	714.38	300.00
045-314-018	1	714.38	300.00
045-314-019	1	714.38	300.00
045-314-020	1	714.38	300.00
045-314-021	1	714.38	300.00
045-314-022	1	714.38	300.00
045-314-023	1	714.38	300.00
045-314-024	1	714.38	300.00
045-314-025	1	714.38	300.00
045-314-026	1	714.38	300.00
045-314-027	1	714.38	300.00
045-314-028	1	714.38	300.00
045-314-029	1	714.38	300.00
045-314-030	1	714.38	300.00
045-314-031	1	714.38	300.00
045-314-032	1	714.38	300.00
045-314-033	1	714.38	300.00
045-315-001	1	714.38	300.00
045-315-002	1	714.38	300.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-315-003	1	714.38	300.00
045-315-004	1	714.38	300.00
045-315-005	1	714.38	300.00
045-315-006	1	714.38	300.00
045-315-007	1	714.38	300.00
045-315-008	1	714.38	300.00
045-315-009	1	714.38	300.00
045-315-010	1	714.38	300.00
045-315-011	1	714.38	300.00
045-315-012	1	714.38	300.00
045-315-013	1	714.38	300.00
045-315-014	1	714.38	300.00
045-315-015	1	714.38	300.00
045-315-016	1	714.38	300.00
045-315-017	1	714.38	300.00
045-315-018	1	714.38	300.00
045-315-019	1	714.38	300.00
045-315-020	1	714.38	300.00
045-315-021	1	714.38	300.00
045-315-022	1	714.38	300.00
045-315-023	1	714.38	300.00
045-315-024	1	714.38	300.00
045-315-025	1	714.38	300.00
045-315-026	1	714.38	300.00
045-315-027	1	714.38	300.00
045-315-028	1	714.38	300.00
045-315-029	1	714.38	300.00
045-315-030	1	714.38	300.00
045-315-031	1	714.38	300.00
045-315-032	1	714.38	300.00
045-315-033	1	714.38	300.00
045-316-040	0	-	-
045-316-041	0.75	535.78	225.00
045-316-042	0.75	535.78	225.00
045-316-043	0.75	535.78	225.00
045-316-044	0.75	535.78	225.00
045-316-045	0.75	535.78	225.00
045-316-046	0.75	535.78	225.00
045-316-047	0.75	535.78	225.00
045-316-048	0.75	535.78	225.00
045-316-049	0.75	535.78	225.00
045-316-050	0.75	535.78	225.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-316-051	0.75	535.78	225.00
045-316-052	0.75	535.78	225.00
045-316-053	0.75	535.78	225.00
045-316-054	0.75	535.78	225.00
045-316-055	0.75	535.78	225.00
045-316-056	0.75	535.78	225.00
045-316-057	0.75	535.78	225.00
045-316-058	0.75	535.78	225.00
045-316-059	0.75	535.78	225.00
045-316-060	0.75	535.78	225.00
045-316-061	0.75	535.78	225.00
045-316-062	0.75	535.78	225.00
045-316-063	0.75	535.78	225.00
045-316-064	0.75	535.78	225.00
045-316-065	0.75	535.78	225.00
045-316-066	0.75	535.78	225.00
045-316-067	0.75	535.78	225.00
045-316-068	0.75	535.78	225.00
045-316-069	0.75	535.78	225.00
045-316-070	0.75	535.78	225.00
045-316-071	0.75	535.78	225.00
045-316-072	0.75	535.78	225.00
045-316-073	0.75	535.78	225.00
045-316-074	0.75	535.78	225.00
045-316-075	0.75	535.78	225.00
045-316-076	0	-	-
045-316-077	0	-	-
Totals	**231.75**	**$ 165,557.39**	**$ 69,525.00**

(1) Slight variance in charge or total budget are due to rounding for placement on the tax rolls.

DRAFT RESOLUTION C

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE LANDSCAPING AND LIGHTING DISTRICT NO. 02 (WOODRIDGE); AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO IN FISCAL YEAR 2017/2018

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as the "City Council"), pursuant to the provisions of Part 2 of Division 15 of the California Streets and Highways Code, did by previous Resolution order the Engineer, NBS, to prepare and file a report in accordance with Article 4 of Chapter 1 of Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500, in connection with the proposed levy for Landscaping and Lighting District No. 02 (Woodridge) (hereafter referred to as the "District") and the collection of assessments related thereto for the fiscal year starting July 1, 2017 and ending June 30, 2018; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Atascadero and the City Clerk has presented to the City Council such report entitled "Engineer's Annual Levy Report for the Landscaping and Lighting District No. 02 (Woodridge), Fiscal Year 2017/2018" (hereafter referred to as the "Engineer's Report") in accordance with the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 (hereafter referred to as the "Act"); and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Engineer's Report.

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

SECTION 1. The above recitals are true and correct.

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

a) Plans and specifications that describe the District and Improvements.

b) Method of Apportionment that outlines the special benefit conferred on properties within the District from the improvements and the calculations used to establish each parcel's proportional special benefit assessment as well as a description of the assessment range formula that establishes the maximum assessment rate in subsequent fiscal years.

c) The Budget that outlines the costs and expenses to service, and maintain the improvements including incidental expenses authorized by the Act to operate the District.

d) An Assessment Diagram that identifies the boundaries of the District.

e) An Assessment Roll containing each of the Assessor Parcel Numbers that comprise the District and the proportional maximum assessment and annual assessment for fiscal year 2017/2018.

SECTION 3. The Engineer's Report as presented, is hereby approved, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the adoption and approval of the Engineer's Report.

On motion by Council Member ______________________ and seconded by Council Member ________________________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

DRAFT RESOLUTION D

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2017/2018 FOR LANDSCAPING AND LIGHTING DISTRICT NO. 02 (WOODRIDGE)

WHEREAS, the City Council of the City of Atascadero, California (hereafter referred to as City Council) has by previous Resolutions initiated proceedings and declared its intention to levy special benefit assessments against parcels of land within the Landscaping and Lighting District No. 02 (Woodridge) (hereafter referred to as the "District") for fiscal year 2017/2018, said fiscal year commencing July 1, 2017 and ending June 30, 2018; pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereinafter referred to as the "Act") to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting and appurtenant facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report in connection with the proposed levy of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution adopt and approve said Engineer's Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2017 and ending June 30, 2018, to pay the costs and expenses of operation, maintenance, repair and servicing of local landscaping, street lighting, and appurtenant facilities related thereto; and

WHEREAS, the City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIIID of the California State Constitution.

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

SECTION 1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding its Resolution approving the Engineer's Report prepared in connection with the levy and collection of assessments, and considered the oral and written statements, protests and communications made or filed by interested persons.

SECTION 2. Based upon its review of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a) The land within District will receive special benefit by the operation, maintenance and servicing of improvements to be provided by the District.

b) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among the eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 3. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as the maintenance, operation, administration and servicing of the improvements that may include, but is not limited to local street lights, landscaping, parks and open space areas within the District and appurtenant facilities related thereto.

SECTION 4. The maintenance, operation and servicing of improvements shall be performed pursuant to the Act and the County Auditor of San Luis Obispo County shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City.

SECTION 5. The City shall deposit the money representing assessments collected by the County for the District to the credit of a fund for the Landscaping and Lighting District No. 02 (Woodridge), and such money shall be expended for the maintenance, operation and servicing of the improvements as described in the Engineers Report and generally described in Section 3 of this Resolution.

SECTION 6. The adoption of this Resolution constitutes the levy of assessments for the fiscal year commencing July 1, 2017 and ending June 30, 2018.

SECTION 7. The City Clerk or their designee is hereby authorized and directed to file the levy with the County Auditor, per Sections 22645-22647 of the Act, upon adoption of this Resolution.

On motion by Council Member __________ and seconded by Council Member ____________, the foregoing Resolution is hereby adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

ITEM NUMBER: B-3
DATE: 06/13/17
ATTACHMENT: 6

Annual Engineer's Report
Landscaping and Lighting District No. 02
(Las Lomas)

City of Atascadero

Fiscal Year 2017/18

CITY OF ATASCADERO
Landscaping & Lighting District No. 02
Las Lomas (Woodridge)

6500 Palma Avenue
Atascadero, CA 93422
Phone – (805) 461-5000
Fax – (805) 461-7612

CITY COUNCIL

Tom O'Malley, Mayor

Roberta Fonzi, Mayor Pro Tem

Charles Bourbeau, Council Member

Heather Moreno, Council Member

Brian Sturtevant, Council Member

AGENCY STAFF

Rachelle Rickard, City Manager

Jeri Rangel, Administrative Services Director

Cindy Chavez, Deputy Director of Administrative Services

NBS

Danielle Wood, Client Services Director

Adina McCargo, Senior Consultant

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1. ENGINEER'S LETTER

WHEREAS, on March 24, 2005 by Resolution No. 2005-051, the City Council of the City of Atascadero (the "City"), State of California, in accordance with and pursuant to the Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500 (the "1972 Act") established the City of Atascadero Landscaping and Lighting District No. 02 Las Lomas (Woodridge) (the "District"); and

WHEREAS, on May 9, 2017 the City Council, under the 1972 Act, adopted its Resolution Initiating Proceedings for the Annual Levy of Assessments and Ordering the Preparation of an Engineer's Report for the District; and

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

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation and servicing of the improvements to be paid by the assessable real property within the District in proportion to the special benefit received. The following table summarizes the proposed assessment for Fiscal Year 2017/18:

FY 2017/18 Budget Summary

Description	Total Costs	Costs Not Assessed	Proposed Assessment	Total Benefit Units	Maximum Rate	Proposed Rate Per BU
Annual Maintenance	$61,664	$1,828	$59,836			
Administration	5,270	0	5,270			
Levy Adjustments	(3,203)	(1,828)	(1,375)			
Total	**$63,731**	**$0**	**$63,731**	**231.75**	**$1,774.00**	**$275.00**

I, the undersigned, respectfully submit the enclosed Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Atascadero and the 1972 Act.

Adina McCargo

NBS

2. EXECUTIVE SUMMARY

Pursuant to the provisions of the Landscaping and *Lighting Act of 1972*, being *Part 2 of Division 15* of the *California Streets and Highways Code*, commencing with *Section 22500* (hereafter referred to as the “1972 Act”), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIID (hereafter referred to as “Article XIIID”), the City Council of the City of Atascadero, County of San Luis Obispo, State of California (hereafter referred to as “City”), executed the proceedings required for the establishment of the special benefit assessment district designated as:

Landscaping and Lighting District No. 02 Las Lomas (Woodridge)

(hereafter referred to as the “District”), which includes the lots and parcels of land within the residential subdivision known as Las Lomas (Woodridge), Tract 2525-1 within the City limits of the City. This Engineer’s Report (hereafter referred to as the “Report”) has been prepared in connection with the levy and collection of annual assessments related thereto for fiscal year 2017/18, as required pursuant to Chapter 1, Article 4 of the 1972 Act.

The City Council formed the District, and provided for the levy and collection of annual assessments on the County tax rolls to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. The improvements to be provided by the District and the assessments described herein are made pursuant to the 1972 Act and the substantive and procedural provisions of Article XIIID.

This Report describes the District, the improvements, and the proposed assessments to be levied against properties in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements. The annual assessments will provide a funding source for the continued operation and maintenance of public landscaping and lighting improvements installed in connection with the development of properties within the District.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The boundaries of the District, the proposed improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for Tract 2525-1; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the San Luis Obispo County Assessor’s Office. The San Luis Obispo County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

As part of the District formation, the City of Atascadero conducted a Property Owner Protest Ballot proceeding for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIIID Section 4. In conjunction with this ballot proceeding, the City Council conducted a noticed public hearing on May 24, 2005 to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received were opened and tabulated to determine whether majority protest existed (ballots were weighted based on assessment amounts), and by resolution the City Council confirmed the results of the ballot tabulation. Tabulation of the ballots indicated that majority protest did not exist for the proposed assessments and the assessment range formula presented and described herein, the City Council approved the Report (as submitted or amended), ordered the formation of the District, and approved the levy and collection of assessments. The assessments for fiscal year 2005/2006 were submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each parcel.

Each subsequent fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District any changes to the District or improvements and the proposed budget and assessments for that fiscal year and the City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the proposed levy of assessments. If the proposed assessments for the District exceed the maximum assessment described herein (as approved by the property owners), the new or increased assessment must be confirmed through another property owner protest ballot proceeding before such an assessment may be imposed. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

3. PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of the lots, parcels and subdivisions of land within the proposed residential subdivision known as the Las Lomas (Woodridge), Tract 2525-1, which encompasses an area of land totaling approximately one hundred twenty-two acres (121.65 acres).

This residential subdivision is planned to include one hundred forty-four (144) single-family residential units; thirty-five (35) condominium/senior housing units; and a single one hundred (100) unit multi-family residential project at build-out. Due to parcel splits the multi-family residential project is spread over three parcels. The planned subdivision is situated in the southeast portion of the City of Atascadero and is generally located:

- South and east of Halcon Road;
- East of Highway 101 and El Camino Real
- South and west of the Southern Pacific Railroad Tracks; and
- North of Salinas Road and Santa Cruz Road

B. IMPROVEMENTS AND SERVICES AUTHORIZED BY THE 1972 ACT

As generally defined by the 1972 Act and applicable to this District, the improvements and associated assessments may include one or more of the following:

1) The installation or planting of landscaping;
2) The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3) The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
5) The installation of park or recreational improvements, including, but not limited to, all of the following:
   a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
   b) Lights, playground equipment, play courts, and public restrooms.
6) The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
7) The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:

a) Repair, removal, or replacement of all or any part of any improvements;
b) Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
d) The removal of trimmings, rubbish, debris, and other solid waste;
e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
f) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

8) Incidental expenses associated with the improvements including, but not limited to:
   a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
   b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
   c) Compensation payable to the County for collection of assessments;
   d) Compensation of any engineer or attorney employed to render services;
   e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
   f) Costs associated with any elections held for the approval of a new or increased assessment.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District (Tract 2525-1). These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting as well as landscaped parkways, medians, slopes, trails, park areas, drainage basins, open space areas and other designated easements or right-of-ways constructed and installed as part of the development plans and agreements approved for the development of each lot and parcel within the District. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Streetscape landscaping including street trees located on the perimeter of the development and interior streets of Tract 2525-1 that are within the public right-of-ways or easements and dedicated to the City for maintenance;

- Open space areas and fuel modification areas within or adjacent to the District boundaries;

- Park areas, recreational equipment, trails and landscaped drainage facilities developed and constructed as part of developing properties within Tract 2525-1;
- Public lighting facilities including street lighting, safety lighting and ornamental lighting installed as part of the residential development or landscaped improvement areas;
- Appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements;
- Specifically not included as District improvements are those improvements located on private property, improvements and facilities that may be provided or maintained by an agency other than the City; improvements and facilities that may be provide by another assessment or tax levied by the City or any improvement provided and maintained by a Homeowner's Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report. Those portions of the District improvements that may be identified as general benefit or will be funded in whole or in part by other revenue sources as part of the approved development agreements, will not be included as part of the District assessments. The net annual cost to provide and maintain the improvements determined to be of special benefit shall be allocated to each property in proportion to the special benefits received.

Landscape Improvements

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public right-of-ways. Specifically the landscape improvement areas for this District are identified as:

- Approximately 34,420 square feet of streetscape landscaping and trees within the public right-of-ways along or adjacent to Halcon Road, Calle Milano, Via Cielo and Eliano Street including but not limited to approximately 27,200 square feet of parkway landscaping and 7,220 square feet of median landscaping;
- Approximately 220,850 square feet (5.07 acres) of landscaped slope areas within the District boundaries and adjacent to the residential properties, open space areas, drainage basins and streets of Tract 2525-1;
- Approximately 175,550 square feet (4.03 acres) of landscaped area in and around the two (2) drainage basins within Tract 2525-1;
- Approximately 106,460 square feet of non-irrigated open space area within the District;
- Approximately 1,981,980 square feet of non-irrigated open space area within the boundaries of the District associated with the development of the residential properties within Tract 2525-1;

- Approximately 225 street trees located within the public right-of-ways of the streets within Tract 2525-1 including but not limited to Calle Milano, Via Cielo, Eliano Street, Avion Road, Azor Lane and Alcotan Lane;

- Approximately 1,910 square feet of paths and trails, 45,265 square feet sidewalks and 6,100 linear feet of fencing within and adjacent to the various landscape improvement areas.

Public Lighting Improvements

The lighting improvements may include but are not limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- There are five (5) public streetlights currently planned for Tract 2525-1. These streetlights are located on Calle Milano between Halcon Road and Eliano Street (The entryway to the residential properties within the District);

- Lighting facilities may also include but are not limited to safety lights, security lights or ornamental lights located within the various landscape improvement areas installed as part of the District's landscape improvements.

4. ESTIMATE OF COSTS

BUDGET	Total Budget	Costs Not Assessed	Fiscal Year 2017/18
DIRECT COSTS			
Annual Maintenance			
Landscape Services	$28,560	$1,578	$26,982
Landscape Supplies	1,020	0	1,020
Landscape Utilities	4,520	0	4,520
City Landscape Services	11,890	0	11,890
Maintenance	5,260	0	5,260
Special Projects	5,000	0	5,000
Total Annual Direct Costs	**$56,250**	**$1,578**	**$54,672**
CAPITAL EXPENDITURES			
Special Projects – Landscape and Planting	$5,000	$0	$5,000
Total Annual Capital Expenditures	**$5,000**	**$0**	**$5,000**
ADMINISTRATION EXEPNSES			
Annual Administration Expenses			
City Annual Administration	$1,300	$0	$1,300
Engineer's Report & Services	3,840	0	3,840
Public Noticing	130	0	130
Total Annual Administration Costs	**$5,270**	**$0**	**$5,270**
TOTAL DIRECT & ADMINISTRATION COSTS	**$66,520**	**$1,578**	**$64,942**
CAPITAL RESERVE COLLECTIONS/(USES)			
Landscape Rehabilitation/Replacement	$3,128	$0	$3,128
Median Rehabilitation/Replacement	138	0	138
Open Space Rehabilitation/Replacement	1,000	250	750
Tree Rehabilitation/Replacement	5,806	0	5,806
Slope Rehabilitation/Replacement	3,754	0	3,754
Other Rehabilitation/Replacement	741	0	741
Use of Reserves	($14,153)	0	($14,153)
Total Annual Capital Reserve Collections/(Uses)	**$414**	**$250**	**$164**
LEVY ADJUSTMENTS			
Interest Income - Improvement Fund	($1,281)		($1,281)
Interest Income - Operating Reserve Fund	(344)		(344)
Operating Reserve Fund Collection (Use)	(1,578)	1,828	250
Total Levy Adjustments	**($3,203)**	**($1,828)**	**($1,375)**
BALANCE TO LEVY	**$63,731**	**$0**	**$63,731**
DISTRICT STATISTICS			
Total Parcels			190
Parcels Levied			181
Total EBU			231.75
Levy per EBU(1)			$275.00
Maximum Levy per EBU			$1,774.00
FUND BALANCE INFORMATION			
Beginning Operating Reserve Balance		$2,442	$36,738
Operational Reserve Interest		0	344
Use of Operational Reserve Interest		0	(344)
Operational Reserve Collection (Use)		(1,828)	0
Estimated Ending Operating Reserve Balance		**$614**	**$36,738**
Beginning Improvement Fund Balance			$136,777
Improvement Fund Interest			1,281
Use of Improvement Fund Interest			(1,281)
Improvement Fund Collection (Use)			164
Estimated Ending Improvement Fund Balance			**$136,941**

(1) Levy per EBU rate does not include the County of San Luis Obispo fee of $2.00 per parcel.

5. METHOD OF ASSESSMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"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."*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1972 Act and the provisions of Article XIIID. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

B. BENEFIT ANALYSIS

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1972 Act and Article XIIID. The improvements provided by this District and for which properties will be assessed have been identified as necessary, required and/or desired 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 General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are a distinct and special benefit to the properties within the District. Any improvement or portion thereof that is considered to be of general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within the District.

Special Benefit

The method of apportionment (method of assessment) established herein is based on the premise that each assessed parcel within the District receives special benefits from the improvements and the desirability and security of those properties is enhanced by the presence of public lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

The preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

General Benefit

In reviewing each of the District improvements, the proximity of those improvements to both properties within the District and those outside the District as well as the reasons for installing and constructing such improvements, it is evident that the improvements are solely the result of developing properties within the District and the ongoing maintenance and operation of these improvements will directly effect the properties within the District. Although the improvements include public areas, easements, right-of-ways and other amenities available or visible to the public at large, the construction and installation of these improvements (except portions of the open space areas) were only necessary for the development of properties within the District and were not required nor necessarily desired by any properties or developments outside the District boundary and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the improvements and the ongoing maintenance, servicing and operation of those improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. With respect to the open space areas, these areas are an integral part of property development within the District and clearly provide a direct and special benefit those properties. However, it is also recognized that the majority of this open space area is located on the perimeter of the District and is directly accessible from surrounding properties and the public at large. Therefore it has been determined that up to twenty-five percent (25%) of the costs to maintain this area shall be allocated as general benefit and not assessed as part of the District’s special benefit assessments.

C. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel’s actual land use or proposed development.

The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the Article XIIID Section 4, each parcel’s assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

To identify and determine the special benefit to be received by each parcel and their proportionate share of the improvement costs it is necessary to consider the entire scope of the planned improvements as well as individual property development within the District. Upon review of the proposed improvements it has been determined that each of the residential parcels within the District receives special benefits from the improvements to be funded by annual assessments and based on the planned property development a single zone of benefit is appropriate for the allocation of the assessments and proportional benefit.

Equivalent Benefit Units:

To assess benefits equitably it is necessary to relate each property’s proportional special benefits to the special benefits of the other properties within the District. The method of apportionment established for most districts formed under the 1972 Act utilizes a weighted method of apportionment known as an Equivalent Benefit Unit methodology that uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU) and the other land uses are converted to a weighted EBU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single- family home site.

Although the Equivalent Benefit Unit method of apportioning special benefit is most commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District.

Single-family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This is the base value that the other properties are compared and weighted against regarding special benefit.

Multi-family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. (This land use typically includes apartments, duplexes, triplex etc., but does not generally include condominiums, town-homes or mobile home parks). Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, an appropriate allocation of special benefit for multi-family residential properties as compared to a single- family residential is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 50 units; 0.50 EBU per unit for units 51 through 100; and 0.25 EBU per unit for remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally, the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties in that they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. (There is no adjustment for parcels with more than five units).

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification often times involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. (The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed).

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Although the assessed value of an individual property is not a direct reflection of the property's special benefit, this general correlation between land value and structure value does provide a reasonable basis for apportioning special benefit for vacant residential properties. Utilizing this twenty-five percent (25%) apportionment and the number of single-family residential units typically developed per acre of land (an average of 4 residential units per acre) an Equivalent Benefit Unit of 1.00 EBU per acre (4 units per acre x 25%) is derived and presents an appropriate apportionment of special benefit for vacant residential properties. Recognizing that the full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.00 EBU (parcels in excess of 25 acres are assigned 25.00 EBU). Parcels less than one acre, shall be assigned a minimum of 1.00 EBU (similar to a vacant lot within a residential tract).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of- way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels or bifurcated lots or properties with very restrictive development use;

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels' current development status. Government owned properties or public properties are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

Special Cases — In many districts where multiple land use classifications are involved, there are usually one or more properties for which the standard land use classifications do not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel.

The following table provides a summary of land use classifications and the Equivalent Benefit Unit calculations previously outlined.

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Condominium/Townhome Units	0.75	Per Unit
Planned Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.75	Per Unit for the First 50 Units
	0.50	Per Unit for Units 51-100
	0.25	Per Unit for all Remaining Units
Vacant Residential Land	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit).

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of Equivalent Benefit Units (EBU's) is the sum of the individual EBU's applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total number of EBU's of the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU
Levy per EBU x Parcel EBU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These 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." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, the notice and assessment ballots presented to the property owners for approval included a maximum assessment amount for fiscal year 2005/2006 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the Assessment Range Formula described herein.

The Assessment Range Formula for this District shall be applied to future assessments and is generally defined:

- If the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment.

- The Maximum Assessment Rate is equal to the (Initial) Maximum Assessment Rate established for fiscal year 2005/2006 adjusted annually by the greater of, three percent (3%) or the annual percentage change in the Consumer Price Index (CPI) of “All Urban Consumers” for the San Francisco-Oakland-San Jose Area from February to February. The Maximum Assessment rate was increased by 3.44% for fiscal year 2017/18.

Beginning with the second fiscal year (fiscal year 2006/2007) and each fiscal year thereafter, the Maximum Assessment Rate has been recalculated and a new Maximum Assessment Rate is established for the fiscal year utilizing the Assessment Range Formula described above. The Maximum Assessment Rate is calculated independent of the District’s annual budget and proposed assessment. The annual percentage change in CPI is based on available data provided by the U.S. Department of Labor; Bureau of Labor Statistics at the time the annual Report is prepared. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rate is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year. Likewise, modifications to the method of apportionment that increase the proportional special benefit assigned to a particular land use classification would be considered an increased assessment. Conversely, reductions in the proportional special benefit assigned to a land use classifications are permitted. Changes in land use or size of an individual property resulting in an assessment increase, is not considered an increased assessment.

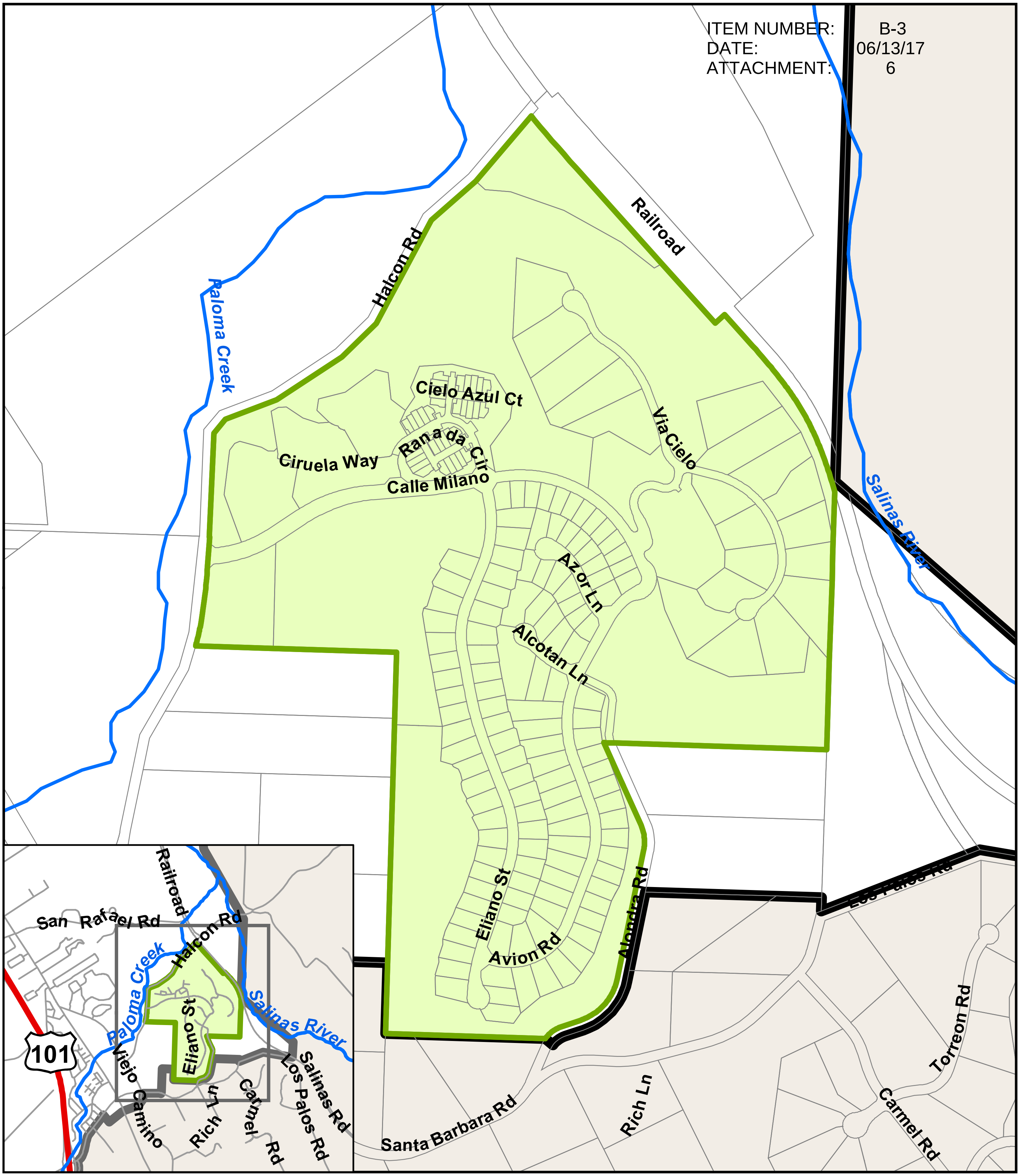
To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of Article XIIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners through the balloting process must approve a proposed new or increased assessment before such an assessment may be imposed.

6. ASSESSMENT DIAGRAM

The parcels within the Landscaping and Lighting District No. 02 Las Lomas (Woodridge) consist of the lots, parcels and subdivisions of land located in the planned residential development known as Las Lomas (Woodridge), Tract 2525-1. The District covers approximately one hundred twenty-two acres (121.65 acres) in the southeast portion of the City of Atascadero.

The following map is based on the District Diagram, the San Luis Obispo County Assessor's Maps and the San Luis Obispo County Assessor's information and identifies the parcels of land within the proposed District, as the same existed at the time the District was formed. The combination of the District Diagram on file with the City Clerk and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

ITEM NUMBER: B-3
DATE: 06/13/17
ATTACHMENT: 6



CITY OF ATASCADERO

LAS LOMAS

Street and Storm Drain Maintenance District No. 2

Landscaping and Lighting District No. 2

Print Date: 5/13/2015
Printed by: City of Atascadero
GIS Division

7. ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the San Luis Obispo County Assessor's Office at the time the Engineer's Report was prepared. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

The following is a list of the parcels and assessment amounts for each of the parcels within the District as determined by the assessment rates and method of apportionment described herein.

CITY OF ATASCADERO
Landscaping and Lighting District No. 02
Las Lomas (Woodridge)
Fiscal Year 2017/2018 Assessment Roll

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-311-006	0	$ -	$ -
045-311-007	0	-	-
045-311-008	0	-	-
045-311-009	0	-	-
045-311-010	0	-	-
045-311-013	0	-	-
045-311-014	17.77	31,523.98	4,886.72
045-311-015	24.83	44,048.42	6,828.22
045-311-016	19.9	35,302.60	5,472.48
045-312-001	1	1,774.00	275.00
045-312-002	1	1,774.00	275.00
045-312-003	1	1,774.00	275.00
045-312-004	1	1,774.00	275.00
045-312-005	1	1,774.00	275.00
045-312-006	1	1,774.00	275.00
045-312-007	1	1,774.00	275.00
045-312-008	1	1,774.00	275.00
045-312-009	1	1,774.00	275.00
045-312-010	1	1,774.00	275.00
045-312-011	1	1,774.00	275.00
045-312-012	1	1,774.00	275.00
045-312-013	1	1,774.00	275.00
045-312-014	1	1,774.00	275.00
045-312-015	1	1,774.00	275.00
045-312-016	1	1,774.00	275.00
045-312-017	1	1,774.00	275.00
045-312-018	1	1,774.00	275.00
045-312-019	1	1,774.00	275.00
045-312-020	1	1,774.00	275.00
045-312-021	1	1,774.00	275.00
045-312-022	1	1,774.00	275.00
045-312-023	1	1,774.00	275.00
045-312-024	1	1,774.00	275.00
045-312-025	1	1,774.00	275.00
045-312-026	1	1,774.00	275.00
045-312-027	1	1,774.00	275.00
045-312-028	1	1,774.00	275.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-312-029	1	1,774.00	275.00
045-312-030	1	1,774.00	275.00
045-312-031	1	1,774.00	275.00
045-312-032	1	1,774.00	275.00
045-312-033	1	1,774.00	275.00
045-312-034	1	1,774.00	275.00
045-312-035	1	1,774.00	275.00
045-312-036	1	1,774.00	275.00
045-312-037	1	1,774.00	275.00
045-312-038	1	1,774.00	275.00
045-312-039	1	1,774.00	275.00
045-312-040	1	1,774.00	275.00
045-312-041	1	1,774.00	275.00
045-312-042	1	1,774.00	275.00
045-312-043	1	1,774.00	275.00
045-312-044	1	1,774.00	275.00
045-312-045	1	1,774.00	275.00
045-312-046	1	1,774.00	275.00
045-312-047	1	1,774.00	275.00
045-312-048	1	1,774.00	275.00
045-312-049	1	1,774.00	275.00
045-312-050	1	1,774.00	275.00
045-312-051	1	1,774.00	275.00
045-312-052	1	1,774.00	275.00
045-312-053	1	1,774.00	275.00
045-312-054	1	1,774.00	275.00
045-312-055	1	1,774.00	275.00
045-312-056	1	1,774.00	275.00
045-313-001	1	1,774.00	275.00
045-313-002	1	1,774.00	275.00
045-313-003	1	1,774.00	275.00
045-313-004	1	1,774.00	275.00
045-313-005	1	1,774.00	275.00
045-313-006	1	1,774.00	275.00
045-313-007	1	1,774.00	275.00
045-313-008	1	1,774.00	275.00
045-313-009	1	1,774.00	275.00
045-313-010	1	1,774.00	275.00
045-313-011	1	1,774.00	275.00
045-313-012	1	1,774.00	275.00
045-313-013	1	1,774.00	275.00
045-313-014	1	1,774.00	275.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-313-015	1	1,774.00	275.00
045-313-018	1	1,774.00	275.00
045-313-019	1	1,774.00	275.00
045-313-020	1	1,774.00	275.00
045-313-021	1	1,774.00	275.00
045-313-026	1	1,774.00	275.00
045-313-027	1	1,774.00	275.00
045-314-001	1	1,774.00	275.00
045-314-002	1	1,774.00	275.00
045-314-003	1	1,774.00	275.00
045-314-004	1	1,774.00	275.00
045-314-005	1	1,774.00	275.00
045-314-006	1	1,774.00	275.00
045-314-007	1	1,774.00	275.00
045-314-008	1	1,774.00	275.00
045-314-009	1	1,774.00	275.00
045-314-010	1	1,774.00	275.00
045-314-011	1	1,774.00	275.00
045-314-012	1	1,774.00	275.00
045-314-013	1	1,774.00	275.00
045-314-014	1	1,774.00	275.00
045-314-015	1	1,774.00	275.00
045-314-016	1	1,774.00	275.00
045-314-017	1	1,774.00	275.00
045-314-018	1	1,774.00	275.00
045-314-019	1	1,774.00	275.00
045-314-020	1	1,774.00	275.00
045-314-021	1	1,774.00	275.00
045-314-022	1	1,774.00	275.00
045-314-023	1	1,774.00	275.00
045-314-024	1	1,774.00	275.00
045-314-025	1	1,774.00	275.00
045-314-026	1	1,774.00	275.00
045-314-027	1	1,774.00	275.00
045-314-028	1	1,774.00	275.00
045-314-029	1	1,774.00	275.00
045-314-030	1	1,774.00	275.00
045-314-031	1	1,774.00	275.00
045-314-032	1	1,774.00	275.00
045-314-033	1	1,774.00	275.00
045-315-001	1	1,774.00	275.00
045-315-002	1	1,774.00	275.00

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-315-003	1	1,774.00	275.00
045-315-004	1	1,774.00	275.00
045-315-005	1	1,774.00	275.00
045-315-006	1	1,774.00	275.00
045-315-007	1	1,774.00	275.00
045-315-008	1	1,774.00	275.00
045-315-009	1	1,774.00	275.00
045-315-010	1	1,774.00	275.00
045-315-011	1	1,774.00	275.00
045-315-012	1	1,774.00	275.00
045-315-013	1	1,774.00	275.00
045-315-014	1	1,774.00	275.00
045-315-015	1	1,774.00	275.00
045-315-016	1	1,774.00	275.00
045-315-017	1	1,774.00	275.00
045-315-018	1	1,774.00	275.00
045-315-019	1	1,774.00	275.00
045-315-020	1	1,774.00	275.00
045-315-021	1	1,774.00	275.00
045-315-022	1	1,774.00	275.00
045-315-023	1	1,774.00	275.00
045-315-024	1	1,774.00	275.00
045-315-025	1	1,774.00	275.00
045-315-026	1	1,774.00	275.00
045-315-027	1	1,774.00	275.00
045-315-028	1	1,774.00	275.00
045-315-029	1	1,774.00	275.00
045-315-030	1	1,774.00	275.00
045-315-031	1	1,774.00	275.00
045-315-032	1	1,774.00	275.00
045-315-033	1	1,774.00	275.00
045-316-040	0	-	-
045-316-041	0.75	1,330.50	206.24
045-316-042	0.75	1,330.50	206.24
045-316-043	0.75	1,330.50	206.24
045-316-044	0.75	1,330.50	206.24
045-316-045	0.75	1,330.50	206.24
045-316-046	0.75	1,330.50	206.24
045-316-047	0.75	1,330.50	206.24
045-316-048	0.75	1,330.50	206.24
045-316-049	0.75	1,330.50	206.24
045-316-050	0.75	1,330.50	206.24

Assessor's Parcel Number	Equivalent Benefit Units	Maximum Assessment	Proposed Assessment
045-316-051	0.75	1,330.50	206.24
045-316-052	0.75	1,330.50	206.24
045-316-053	0.75	1,330.50	206.24
045-316-054	0.75	1,330.50	206.24
045-316-055	0.75	1,330.50	206.24
045-316-056	0.75	1,330.50	206.24
045-316-057	0.75	1,330.50	206.24
045-316-058	0.75	1,330.50	206.24
045-316-059	0.75	1,330.50	206.24
045-316-060	0.75	1,330.50	206.24
045-316-061	0.75	1,330.50	206.24
045-316-062	0.75	1,330.50	206.24
045-316-063	0.75	1,330.50	206.24
045-316-064	0.75	1,330.50	206.24
045-316-065	0.75	1,330.50	206.24
045-316-066	0.75	1,330.50	206.24
045-316-067	0.75	1,330.50	206.24
045-316-068	0.75	1,330.50	206.24
045-316-069	0.75	1,330.50	206.24
045-316-070	0.75	1,330.50	206.24
045-316-071	0.75	1,330.50	206.24
045-316-072	0.75	1,330.50	206.24
045-316-073	0.75	1,330.50	206.24
045-316-074	0.75	1,330.50	206.24
045-316-075	0.75	1,330.50	206.24
045-316-076	0	-	-
045-316-077	0	-	-
Totals	**231.75**	**$ 411,124.50**	**$ 63,730.82**

(1) Slight variance in charge or total budget are due to rounding for placement on the tax rolls.

ITEM NUMBER: B-4
DATE: 06/13/17

Atascadero City Council

Staff Report – City Manager's Office

Downtown Parking and Business Improvement Area Confirmation of Annual Assessment (FY 2017-2018)

RECOMMENDATION:

Council adopt Draft Resolution confirming the annual assessment for the Downtown Parking and Business Improvement Area (Fiscal Year 2017-2018) at $0.00.

DISCUSSION:

The City of Atascadero established a Downtown Parking and Business Improvement Area in 1986 (Chapter 11 of the Atascadero Municipal Code) for the purpose of *acquisition, construction or maintenance of parking facilities, decoration of public places, promotion of public events, and general promotion of business activities in the downtown area*. The formation and operation of a Business Improvement Area is governed by the California Streets and Highways Code (Section 36500 et. seq.). The assessment was reduced in 2010 to $0.00, as a stimulus program, to encourage downtown businesses. An annual draft Resolution of Intention, declaring intent to levy an annual Downtown Parking and Business Improvement Area assessment, and the holding of a public hearing are still required by the California Streets and Highways Code for the City to continue to levy and collect the assessment in the future.

The City Council adopted a draft Resolution of Intention on May 23, 2017, and set a public hearing for June 13, 2017 to receive public comment. Following the public hearing, it is staff's recommendation that the Council adopt the proposed Resolution. Adoption of the Resolution constitutes the levying of an assessment which is recommended to be zero.

FISCAL IMPACT:

None.

ALTERNATIVES:

The City Council may direct staff to amend the Resolution before adoption.

ATTACHMENT:

Draft Resolution

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO CONFIRMING DOWNTOWN PARKING AND BUSINESS IMPROVEMENT AREA ASSESSMENT FOR FISCAL YEAR 2017-2018

WHEREAS, the City of Atascadero established a Downtown Parking and Business Improvement District consistent with Section 36500 et seq. of the Streets and Highways Code of the State of California; and

WHEREAS, the City Council determined in 2010 to set the assessment at $0.00 to provide a stimulus to downtown businesses in this time of unprecedented economic downturn, eliminating the need for a report in accordance with Section 36533 of the Streets & Highway Code of the State of California; and

WHEREAS, the City Council did fix a time and place for a public hearing on the levy of the proposed assessment for Fiscal Year 2017-2018; and

WHEREAS, on June 13, 2017, the City Council conducted a public hearing at the date and time for such purpose; and

WHEREAS, the City Council did not receive the required number of protests for the levy of such assessment.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

<u>SECTION 1</u>. The City Council of the City of Atascadero does hereby confirm the assessment at $0.00 to provide a stimulus to downtown businesses in this time of unprecedented economic downturn pursuant to the Streets and Highways Code of the State of California.

On motion by Council Member ________________________________, and seconded buy Council Member __________________________________, the foregoing Resolution is hereby adopted following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____

Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

ITEM NUMBER: B-5
DATE: 06/13/17

Atascadero City Council

Staff Report – City Manager's Office

Atascadero Tourism Business Improvement District Confirmation of Annual Assessment (Fiscal Year 2017-2018)

RECOMMENDATION:

Council adopt Draft Resolution confirming the annual assessment for the Atascadero Tourism Business Improvement District (Fiscal Year 2017-2018).

DISCUSSION:

The City of Atascadero established the Atascadero Tourism Business Improvement District (ATBID) to levy annual assessments under the Parking and Business Improvement Area Law of 1989, by adopting Title 3, Chapter 16 of the Atascadero Municipal Code in April 2013. The activities to be funded by the assessments, on lodging businesses within the ATBID, are tourism promotions and marketing programs to promote the City as a tourism destination. The formation and operation of a Tourism Business Improvement District is governed by the California Streets & Highways Code (Section 36500 et. Seq.)

The City Council appointed ATBID Advisory Board Members to serve at the pleasure of the Council. The Advisory Board is made up of lodging business owners or employees, or other representatives holding the written consent of a lodging business owner within the ATBID area.

The Streets and Highways Code requires that the Advisory Board provide a report to the City Council annually for the expenditure of funds derived from the assessment paid by lodging businesses within the City. The annual report must meet the requirements of the California Streets and Highway Code §36533. The Council received and approved the annual report at its May 23, 2017 meeting. After the approval of the report, the City Council is required to hold a public hearing. The purpose of the public hearing is to receive public comment prior to the assessment being collected.

The Atascadero Tourism Business Improvement District assessments are estimated to be approximately $261,250 for the fiscal year. This represents the two percent (2%) of the rent charged by the business per occupied room or space per night for transient occupancies.

Following the public hearing, it is staff's recommendation that the Council adopt the proposed Resolution. Adoption of the Resolution constitutes the levying of the assessment.

FISCAL IMPACT:

Annual assessments for 2017/2018 are expected to be approximately $261,250 and will be assessed as 2% of the rent charged on the occupied rooms and spaces for transient occupancies.

ALTERNATIVES:

The City Council may direct staff to amend the Resolution before adoption.

ATTACHMENT:

Draft Resolution

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO CONFIRMING ATASCADERO TOURISM BUSINESS IMPROVEMENT DISTRICT (ATBID) ASSESSMENT FOR FISCAL YEAR 2017-2018

WHEREAS, the City of Atascadero established the Atascadero Tourism Business Improvement District (ATBID) consistent with Section 36500 et seq. of the Streets and Highways Code of the State of California; and

WHEREAS, the City Council has determined to set the assessment at two percent (2%) of the rent charged by the Business per occupied room or space per night for transient occupancies; and

WHEREAS, the purpose of this assessment is to provide tourism promotions and marketing programs to promote the City as a tourism destination pursuant to the Streets & Highways Code of the State of California; and

WHEREAS, the City Council, having received the annual report from the ATBID, adopted Resolution No. 2017-024, declaring intent to levy annual ATBID assessment pursuant to Section 36534 of the California Streets and Highways Code; and

WHEREAS, the City Council did fix a time and place for a public hearing on the levy of the proposed assessment for Fiscal Year 2017-2018; and

WHEREAS, on June 13, 2017, the City Council conducted a public hearing at the date and time for such purpose; and

WHEREAS, the City Council did not receive the required number of protests for the levy of such assessment.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Atascadero:

<u>SECTION 1.</u> The City Council of the City of Atascadero does hereby confirm the assessment at two percent (2%) of the rent charged by the Business per occupied room or space per night for transient occupancies.

ITEM NUMBER: B-5
DATE: 06/13/17
ATTACHMENT: 1

On motion by Council Member ________________________________, and seconded by Council Member _________________________________, the foregoing Resolution is hereby adopted following roll call vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____
Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

Atascadero City Council

Staff Report – Public Works Department

Placement of Sewer Service Charges on the 2017-2018 Property Tax Rolls

RECOMMENDATION:

Council adopt Draft Resolution placing sewer service charges on the 2017-2018 property tax rolls.

DISCUSSION:

The Atascadero Municipal Code provides for the collection of sewer service charges on the general County tax bills. Charges have been collected in this manner since the County Sanitation District was dissolved in 1984. The attached Resolution has been prepared to accomplish the necessary collection through the 2017-2018 property tax bills. There has been no increase in the sewer service rates. A Notice of Public Hearing, noticing this action, was published on May 26 and June 2, 2017.

The relevant area of discussion during the public hearing is whether or not the property owner is responsible for all or any portion of the sewer service charge that is listed on Exhibit A of the Draft Resolution, which is on file in the City Clerk's Office. Any questions or concerns received during the public hearing should be referred to staff for resolution prior to submitting the charges to the County Auditor by the July 21, 2017 deadline.

FISCAL IMPACT:

The City will bill $1,914,969 in sewer service charges for Fiscal Year 2017-2018.

ATTACHMENTS:

1. Draft Resolution
2. Annual Sanitary Sewer Charges 2017/2018 (available as part of online agenda packet)

DRAFT RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO ADOPTING SERVICE CHARGES TO BE ADDED TO THE 2017-2018 PROPERTY TAX ROLLS

WHEREAS, the City Council of the City of Atascadero (hereafter referred to as City Council) has duly held a public hearing on June 13, 2017, concerning the addition of the 2017-2018 service charges to the 2017-2018 property tax bills; and

WHEREAS, due notice was given to the public in accordance with Section 5470 et seq of the Health and Safety Code; and

WHEREAS, at said hearing the report marked "Exhibit A", on file with the City Clerk and incorporated herein by reference, containing such charges was duly received by said Council; and

WHEREAS, at said public hearing opportunity was given for filing objections and protests and for presentation of testimony of other evidence concerning same; and

WHEREAS, it is in the public interest that this body adopt the charges and determine and confirm the report presented at the hearing.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Atascadero:

SECTION 1. That the recitals set forth hereinabove are true, correct and valid.

SECTION 2. That the City Council hereby adopts the service charges set forth on the report marked "Exhibit A" which is on file in the City Clerk's Office and hereby expressly incorporated herein by reference as though here fully set forth; and the City Council hereby determines and confirms the report containing such charges as set forth in said "Exhibit A" and hereby further determines and confirms that each and every service charge set forth in said report is true and accurate and is in fact owed.

SECTION 3. That the charges as so confirmed and determined and adopted shall appear as separate items on the tax bill of each parcel listed in said report, and such charges shall be collected at the same time and in the same manner as ordinary County ad valorem taxes are collected, and are subject to the same penalties in the same procedure and sale in case the delinquency is provided for such taxes.

SECTION 4. The City Clerk shall file a certified copy of this Resolution and said Exhibit A with the County Auditor upon its adoption.

SECTION 5. This resolution is approved by at least a two-thirds vote of said Council.

On motion by Council Member _______________and seconded by Council Member ___________________, the foregoing resolution is hereby adopted in its entirety by the following vote:

AYES:
NOES:
ABSENT:
ADOPTED:

CITY OF ATASCADERO

____
Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney

EXHIBIT A

Due to the length of this document, it has not been reproduced as an attachment, however, it is on file in the office of the City Clerk.

City of Atascadero

Annual Sanitary Sewer Charges 2017/2018

ITEM NUMBER: B-6
DATE: 06/13/17
ATTACHMENT: 2

Sewer Billing Table

Fund #	APN	Tax Amount
1793		
1793	028-051-013	242.16
1793	028-051-030	242.16
1793	028-051-031	242.16
1793	028-051-042	242.16
1793	028-051-043	242.16
1793	028-051-045	242.16
1793	028-051-049	242.16
1793	028-051-050	242.16
1793	028-051-051	242.16
1793	028-051-052	242.16
1793	028-051-057	242.16
1793	028-051-058	242.16
1793	028-051-059	242.16
1793	028-052-001	242.16
1793	028-052-006	242.16
1793	028-052-009	242.16
1793	028-052-011	242.16
1793	028-052-012	242.16
1793	028-052-013	242.16
1793	028-052-014	242.16
1793	028-052-017	242.16
1793	028-052-018	242.16
1793	028-052-019	242.16
1793	028-052-020	242.16
1793	028-052-021	242.16
1793	028-052-031	242.16
1793	028-052-032	242.16
1793	028-052-033	242.16
1793	028-052-034	242.16
1793	028-052-035	242.16
1793	028-052-036	242.16
1793	028-052-037	242.16
1793	028-052-038	242.16
1793	028-061-007	242.16
1793	028-061-009	242.16
1793	028-061-012	242.16

Fund #	APN	Tax Amount
1793	028-061-016	242.16
1793	028-061-017	242.16
1793	028-061-018	242.16
1793	028-061-019	242.16
1793	028-061-020	242.16
1793	028-061-021	242.16
1793	028-061-022	242.16
1793	028-061-023	242.16
1793	028-061-028	242.16
1793	028-061-032	242.16
1793	028-061-033	242.16
1793	028-061-036	242.16
1793	028-061-037	242.16
1793	028-061-040	242.16
1793	028-061-041	242.16
1793	028-061-042	242.16
1793	028-061-043	242.16
1793	028-061-044	242.16
1793	028-061-048	242.16
1793	028-061-050	242.16
1793	028-061-051	242.16
1793	028-061-052	242.16
1793	028-061-053	242.16
1793	028-061-054	242.16
1793	028-062-001	242.16
1793	028-062-002	242.16
1793	028-062-006	242.16
1793	028-062-011	242.16
1793	028-062-012	242.16
1793	028-062-014	242.16
1793	028-062-015	242.16
1793	028-062-016	242.16
1793	028-062-017	242.16
1793	028-062-018	242.16
1793	028-062-020	242.16
1793	028-062-024	242.16
1793	028-062-025	242.16
1793	028-062-026	242.16
1793	028-062-027	242.16

Fund #	APN	Tax Amount
1793	028-062-028	242.16
1793	028-062-029	242.16
1793	028-062-030	242.16
1793	028-062-031	242.16
1793	028-062-032	242.16
1793	028-062-033	242.16
1793	028-062-036	242.16
1793	028-062-038	242.16
1793	028-062-039	242.16
1793	028-062-040	242.16
1793	028-062-041	242.16
1793	028-062-042	242.16
1793	028-062-043	242.16
1793	028-071-001	242.16
1793	028-071-002	242.16
1793	028-071-006	242.16
1793	028-071-012	242.16
1793	028-071-033	242.16
1793	028-071-037	242.16
1793	028-071-041	242.16
1793	028-071-042	242.16
1793	028-071-043	242.16
1793	028-071-044	242.16
1793	028-071-047	242.16
1793	028-071-048	242.16
1793	028-071-050	242.16
1793	028-071-051	242.16
1793	028-071-052	242.16
1793	028-071-054	242.16
1793	028-072-001	242.16
1793	028-072-002	242.16
1793	028-073-001	242.16
1793	028-082-001	242.16
1793	028-082-008	484.32
1793	028-082-009	242.16
1793	028-082-010	242.16
1793	028-082-011	242.16
1793	028-082-013	242.16
1793	028-082-014	242.16

Fund #	APN	Tax Amount
1793	028-082-015	242.16
1793	028-082-016	242.16
1793	028-082-018	242.16
1793	028-082-020	242.16
1793	028-084-003	242.16
1793	028-084-004	242.16
1793	028-084-005	242.16
1793	028-084-006	242.16
1793	028-084-007	242.16
1793	028-084-008	242.16
1793	028-084-009	242.16
1793	028-084-010	242.16
1793	028-084-011	242.16
1793	028-084-012	242.16
1793	028-084-013	242.16
1793	028-084-014	242.16
1793	028-084-015	242.16
1793	028-084-016	242.16
1793	028-084-017	242.16
1793	028-084-018	242.16
1793	028-084-019	242.16
1793	028-084-020	242.16
1793	028-084-021	242.16
1793	028-141-003	242.16
1793	028-141-004	
1793	028-141-005	242.16
1793	028-141-009	242.16
1793	028-141-010	242.16
1793	028-141-011	242.16
1793	028-141-020	242.16
1793	028-141-021	242.16
1793	028-141-029	242.16
1793	028-141-032	242.16
1793	028-141-033	242.16
1793	028-151-003	242.16
1793	028-151-004	242.16
1793	028-151-005	242.16
1793	028-151-006	242.16
1793	028-151-009	242.16

Fund #	APN	Tax Amount
1793	028-151-010	242.16
1793	028-151-011	242.16
1793	028-151-012	242.16
1793	028-151-013	242.16
1793	028-151-016	242.16
1793	028-151-017	242.16
1793	028-151-018	242.16
1793	028-151-019	242.16
1793	028-151-020	242.16
1793	028-151-022	242.16
1793	028-151-023	242.16
1793	028-151-024	242.16
1793	028-151-025	242.16
1793	028-151-026	242.16
1793	028-151-027	242.16
1793	028-151-028	242.16
1793	028-151-029	242.16
1793	028-151-030	242.16
1793	028-151-031	242.16
1793	028-151-032	242.16
1793	028-151-033	242.16
1793	028-151-034	242.16
1793	028-151-035	242.16
1793	028-151-037	242.16
1793	028-151-038	242.16
1793	028-151-039	242.16
1793	028-151-042	242.16
1793	028-151-043	242.16
1793	028-151-045	242.16
1793	028-151-046	242.16
1793	028-151-048	242.16
1793	028-151-050	242.16
1793	028-151-051	242.16
1793	028-151-052	242.16
1793	028-151-053	242.16
1793	028-151-054	242.16
1793	028-151-055	242.16
1793	028-151-056	242.16
1793	028-151-057	242.16

ITEM NUMBER: B-6
DATE: 06/13/17
ATTACHMENT: 2

Fund #	APN	Tax Amount
1793	028-151-058	242.16
1793	028-151-059	242.16
1793	028-151-060	242.16
1793	028-151-061	242.16
1793	028-151-062	242.16
1793	028-151-063	242.16
1793	028-152-006	242.16
1793	028-152-007	242.16
1793	028-152-008	242.16
1793	028-152-009	242.16
1793	028-152-010	242.16
1793	028-152-011	242.16
1793	028-152-013	242.16
1793	028-152-015	242.16
1793	028-152-016	242.16
1793	028-152-019	242.16
1793	028-152-020	242.16
1793	028-152-023	242.16
1793	028-152-024	242.16
1793	028-152-029	242.16
1793	028-152-030	242.16
1793	028-152-040	242.16
1793	028-152-042	242.16
1793	028-152-043	242.16
1793	028-152-044	242.16
1793	028-152-045	242.16
1793	028-152-046	242.16
1793	028-152-048	242.16
1793	028-152-049	242.16
1793	028-152-050	242.16
1793	028-152-051	242.16
1793	028-152-052	242.16
1793	028-152-055	242.16
1793	028-152-056	242.16
1793	028-152-058	242.16
1793	028-152-059	242.16
1793	028-152-060	242.16
1793	028-152-061	242.16
1793	028-152-065	242.16

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Fund #	APN	Tax Amount
1793	028-152-066	242.16
1793	028-152-067	242.16
1793	028-152-068	242.16
1793	028-152-069	242.16
1793	028-152-070	242.16
1793	028-152-072	242.16
1793	028-152-073	242.16
1793	028-161-001	242.16
1793	028-161-003	242.16
1793	028-161-006	242.16
1793	028-161-007	242.16
1793	028-161-014	242.16
1793	028-161-015	242.16
1793	028-161-021	484.32
1793	028-161-022	242.16
1793	028-161-026	242.16
1793	028-161-027	242.16
1793	028-171-005	242.16
1793	028-172-001	242.16
1793	028-172-005	242.16
1793	028-172-013	242.16
1793	028-172-028	242.16
1793	028-181-020	242.16
1793	028-181-021	242.16
1793	028-181-025	242.16
1793	028-181-026	242.16
1793	028-191-017	242.16
1793	028-191-018	242.16
1793	028-191-019	242.16
1793	028-191-020	242.16
1793	028-191-021	242.16
1793	028-192-001	677.76
1793	028-192-002	242.16
1793	028-192-005	242.16
1793	028-192-006	242.16
1793	028-192-007	242.16
1793	028-192-014	242.16
1793	028-192-015	242.16
1793	028-192-024	242.16

Fund #	APN	Tax Amount
1793	028-192-035	1694.64
1793	028-192-039	726.48
1793	028-192-040	242.16
1793	028-192-042	726.24
1793	028-192-043	242.16
1793	028-192-047	242.16
1793	028-192-048	242.16
1793	028-192-049	544.68
1793	028-192-050	242.16
1793	028-192-051	
1793	028-192-053	242.16
1793	028-192-054	242.16
1793	028-192-055	242.16
1793	028-192-056	242.16
1793	028-192-057	242.16
1793	028-192-058	242.16
1793	028-192-059	242.16
1793	028-201-001	242.16
1793	028-261-004	242.16
1793	028-261-026	242.16
1793	028-261-027	242.16
1793	028-261-028	242.16
1793	028-261-029	242.16
1793	028-261-030	242.16
1793	028-261-031	242.16
1793	028-261-032	242.16
1793	028-261-034	242.16
1793	028-291-007	242.16
1793	028-292-001	242.16
1793	028-292-005	242.16
1793	028-292-014	242.16
1793	028-292-015	242.16
1793	028-292-017	242.16
1793	028-292-018	242.16
1793	028-311-019	242.16
1793	028-331-006	
1793	028-331-015	484.32
1793	028-331-016	242.16
1793	028-331-017	242.16

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Fund #	APN	Tax Amount
1793	028-331-020	242.16
1793	028-332-010	242.16
1793	028-332-017	242.16
1793	028-332-019	242.16
1793	028-332-020	242.16
1793	028-332-021	242.16
1793	028-332-025	242.16
1793	028-332-030	242.16
1793	028-332-035	242.16
1793	028-332-036	242.16
1793	028-332-038	242.16
1793	028-332-039	242.16
1793	028-332-040	242.16
1793	028-341-002	484.32
1793	028-341-018	242.16
1793	028-341-024	242.16
1793	028-341-025	242.16
1793	028-361-002	242.16
1793	028-361-017	1210.80
1793	028-361-032	242.16
1793	029-011-047	
1793	029-011-048	
1793	029-012-003	242.16
1793	029-012-010	242.16
1793	029-012-011	242.16
1793	029-012-012	242.16
1793	029-012-013	242.16
1793	029-012-015	242.16
1793	029-012-020	242.16
1793	029-012-021	242.16
1793	029-021-001	242.16
1793	029-021-002	242.16
1793	029-021-003	242.16
1793	029-021-004	242.16
1793	029-021-005	242.16
1793	029-021-006	242.16
1793	029-021-007	242.16
1793	029-021-008	242.16
1793	029-021-011	242.16

Fund #	APN	Tax Amount
1793	029-021-012	242.16
1793	029-021-014	242.16
1793	029-021-015	242.16
1793	029-021-016	242.16
1793	029-022-001	242.16
1793	029-022-002	242.16
1793	029-022-003	242.16
1793	029-022-004	242.16
1793	029-022-005	242.16
1793	029-022-006	242.16
1793	029-022-010	242.16
1793	029-022-011	242.16
1793	029-022-017	242.16
1793	029-022-019	242.16
1793	029-022-023	242.16
1793	029-022-024	242.16
1793	029-022-025	242.16
1793	029-022-026	242.16
1793	029-022-027	242.16
1793	029-022-028	242.16
1793	029-022-029	242.16
1793	029-023-001	242.16
1793	029-023-007	242.16
1793	029-023-009	242.16
1793	029-023-010	242.16
1793	029-023-011	242.16
1793	029-023-012	242.16
1793	029-024-014	242.16
1793	029-024-017	242.16
1793	029-024-018	242.16
1793	029-024-019	242.16
1793	029-031-011	242.16
1793	029-031-012	242.16
1793	029-051-006	242.16
1793	029-051-007	242.16
1793	029-051-008	242.16
1793	029-051-009	242.16
1793	029-051-014	242.16
1793	029-051-017	

Fund #	APN	Tax Amount
1793	029-051-022	242.16
1793	029-051-031	242.16
1793	029-051-032	242.16
1793	029-051-033	242.16
1793	029-051-034	242.16
1793	029-051-035	242.16
1793	029-051-036	242.16
1793	029-061-002	242.16
1793	029-061-003	242.16
1793	029-061-013	242.16
1793	029-061-015	907.80
1793	029-061-016	242.16
1793	029-061-018	242.16
1793	029-061-019	242.16
1793	029-061-023	242.16
1793	029-061-025	242.16
1793	029-061-029	726.24
1793	029-061-030	242.16
1793	029-061-033	242.16
1793	029-061-034	242.16
1793	029-061-037	242.16
1793	029-061-038	242.16
1793	029-061-040	242.16
1793	029-061-041	242.16
1793	029-061-042	242.16
1793	029-061-043	242.16
1793	029-061-044	242.16
1793	029-061-045	242.16
1793	029-061-046	242.16
1793	029-061-047	242.16
1793	029-061-048	242.16
1793	029-061-049	242.16
1793	029-061-050	242.16
1793	029-061-051	242.16
1793	029-061-052	242.16
1793	029-061-053	242.16
1793	029-062-001	242.16
1793	029-062-002	242.16
1793	029-062-009	242.16

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Fund #	APN	Tax Amount
1793	029-062-011	363.12
1793	029-062-012	363.12
1793	029-062-014	726.24
1793	029-062-015	363.12
1793	029-062-017	242.16
1793	029-062-018	242.16
1793	029-062-020	242.16
1793	029-062-021	242.16
1793	029-062-022	242.16
1793	029-062-023	242.16
1793	029-062-024	484.32
1793	029-062-025	242.16
1793	029-062-026	242.16
1793	029-062-028	242.16
1793	029-062-030	242.16
1793	029-062-037	242.16
1793	029-062-038	242.16
1793	029-062-039	242.16
1793	029-062-040	242.16
1793	029-062-041	242.16
1793	029-062-042	242.16
1793	029-062-043	242.16
1793	029-062-044	242.16
1793	029-062-045	242.16
1793	029-062-046	242.16
1793	029-062-047	242.16
1793	029-062-048	242.16
1793	029-071-001	242.16
1793	029-071-002	242.16
1793	029-071-003	242.16
1793	029-071-004	242.16
1793	029-071-005	242.16
1793	029-071-009	242.16
1793	029-071-010	242.16
1793	029-071-011	242.16
1793	029-071-015	242.16
1793	029-071-016	242.16
1793	029-071-021	242.16
1793	029-071-022	242.16

Fund #	APN	Tax Amount
1793	029-071-023	242.16
1793	029-071-024	242.16
1793	029-071-026	242.16
1793	029-071-027	363.12
1793	029-071-028	242.16
1793	029-071-030	242.16
1793	029-071-031	484.32
1793	029-071-032	242.16
1793	029-071-033	242.16
1793	029-071-034	242.16
1793	029-071-035	242.16
1793	029-071-038	242.16
1793	029-071-039	242.16
1793	029-081-002	363.12
1793	029-081-003	
1793	029-081-005	363.12
1793	029-081-006	242.16
1793	029-081-007	242.16
1793	029-081-009	1089.36
1793	029-081-011	242.16
1793	029-081-012	242.16
1793	029-081-015	242.16
1793	029-081-016	242.16
1793	029-081-017	242.16
1793	029-081-018	242.16
1793	029-081-019	242.16
1793	029-081-020	242.16
1793	029-081-023	242.16
1793	029-081-024	242.16
1793	029-081-024	242.16
1793	029-081-025	242.16
1793	029-081-026	242.16
1793	029-082-002	242.16
1793	029-082-008	242.16
1793	029-082-011	484.32
1793	029-082-015	242.16
1793	029-082-016	242.16
1793	029-082-021	968.40
1793	029-082-022	242.16

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Fund #	APN	Tax Amount
1793	029-082-023	242.16
1793	029-082-024	242.16
1793	029-082-025	484.32
1793	029-082-029	242.16
1793	029-082-030	242.16
1793	029-082-032	484.32
1793	029-082-033	484.32
1793	029-082-037	484.32
1793	029-082-039	484.32
1793	029-082-040	484.32
1793	029-082-041	242.16
1793	029-082-042	423.72
1793	029-082-044	242.16
1793	029-082-045	242.16
1793	029-082-046	242.16
1793	029-082-048	242.16
1793	029-082-049	242.16
1793	029-082-050	242.16
1793	029-082-051	242.16
1793	029-082-052	242.16
1793	029-091-014	242.16
1793	029-091-015	242.16
1793	029-091-016	242.16
1793	029-091-017	242.16
1793	029-091-018	242.16
1793	029-091-019	242.16
1793	029-091-020	242.16
1793	029-091-021	242.16
1793	029-091-022	242.16
1793	029-091-023	242.16
1793	029-091-024	242.16
1793	029-091-025	242.16
1793	029-091-026	242.16
1793	029-091-027	242.16
1793	029-091-028	242.16
1793	029-091-029	242.16
1793	029-091-041	968.64
1793	029-101-021	242.16
1793	029-101-022	242.16

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Fund #	APN	Tax Amount
1793	029-101-023	242.16
1793	029-101-024	242.16
1793	029-101-025	242.16
1793	029-101-026	242.16
1793	029-101-027	242.16
1793	029-101-028	242.16
1793	029-101-029	242.16
1793	029-101-030	242.16
1793	029-101-031	242.16
1793	029-101-032	242.16
1793	029-101-033	242.16
1793	029-101-034	242.16
1793	029-101-035	242.16
1793	029-101-036	242.16
1793	029-101-037	242.16
1793	029-101-038	242.16
1793	029-101-039	242.16
1793	029-101-040	242.16
1793	029-101-041	242.16
1793	029-101-042	242.16
1793	029-101-043	242.16
1793	029-101-044	242.16
1793	029-101-045	242.16
1793	029-101-046	242.16
1793	029-101-047	242.16
1793	029-101-048	242.16
1793	029-101-049	242.16
1793	029-101-050	242.16
1793	029-101-051	242.16
1793	029-101-052	242.16
1793	029-101-053	242.16
1793	029-101-054	242.16
1793	029-101-055	242.16
1793	029-101-056	242.16
1793	029-101-057	242.16
1793	029-101-058	242.16
1793	029-101-059	242.16
1793	029-101-060	242.16
1793	029-101-061	242.16

Fund #	APN	Tax Amount
1793	029-101-062	242.16
1793	029-101-063	242.16
1793	029-101-064	242.16
1793	029-104-007	242.16
1793	029-104-008	242.16
1793	029-104-009	242.16
1793	029-104-010	242.16
1793	029-104-011	242.16
1793	029-104-012	242.16
1793	029-104-013	242.16
1793	029-104-014	242.16
1793	029-104-015	242.16
1793	029-104-016	242.16
1793	029-104-017	242.16
1793	029-104-018	242.16
1793	029-104-019	242.16
1793	029-104-020	242.16
1793	029-104-021	242.16
1793	029-104-022	242.16
1793	029-105-027	242.16
1793	029-105-037	242.16
1793	029-105-037	242.16
1793	029-105-040	222.32
1793	029-105-045	242.16
1793	029-106-004	242.16
1793	029-106-006	242.16
1793	029-106-007	242.16
1793	029-211-001	242.16
1793	029-211-002	242.16
1793	029-211-004	242.16
1793	029-211-007	242.16
1793	029-211-009	242.16
1793	029-211-013	242.16
1793	029-211-014	242.16
1793	029-211-015	242.16
1793	029-211-016	242.16
1793	029-211-017	242.16
1793	029-211-018	242.16
1793	029-211-019	242.16

Fund #	APN	Tax Amount
1793	029-211-020	242.16
1793	029-211-025	242.16
1793	029-211-027	
1793	029-211-028	242.16
1793	029-211-029	242.16
1793	029-211-030	242.16
1793	029-211-031	242.16
1793	029-211-032	242.16
1793	029-211-033	242.16
1793	029-211-034	242.16
1793	029-211-035	242.16
1793	029-211-036	242.16
1793	029-212-002	242.16
1793	029-212-003	242.16
1793	029-212-006	
1793	029-212-007	242.16
1793	029-212-008	242.16
1793	029-212-009	242.16
1793	029-212-010	242.16
1793	029-212-011	242.16
1793	029-212-012	242.16
1793	029-212-013	242.16
1793	029-212-014	242.16
1793	029-212-015	242.16
1793	029-212-016	242.16
1793	029-212-019	242.16
1793	029-212-020	242.16
1793	029-212-021	242.16
1793	029-212-022	242.16
1793	029-212-023	242.16
1793	029-212-024	242.16
1793	029-212-025	242.16
1793	029-212-026	242.16
1793	029-212-027	242.16
1793	029-221-001	242.16
1793	029-221-002	242.16
1793	029-221-003	242.16
1793	029-221-004	242.16
1793	029-221-005	242.16

Fund #	APN	Tax Amount
1793	029-221-006	242.16
1793	029-221-007	242.16
1793	029-221-008	242.16
1793	029-221-009	242.16
1793	029-221-010	242.16
1793	029-221-011	242.16
1793	029-221-012	242.16
1793	029-221-013	242.16
1793	029-222-002	242.16
1793	029-222-003	242.16
1793	029-222-005	242.16
1793	029-222-006	242.16
1793	029-222-009	242.16
1793	029-222-010	242.16
1793	029-222-011	242.16
1793	029-222-012	242.16
1793	029-222-013	242.16
1793	029-222-014	242.16
1793	029-222-015	242.16
1793	029-222-016	242.16
1793	029-222-019	242.16
1793	029-222-020	242.16
1793	029-222-021	242.16
1793	029-222-022	242.16
1793	029-222-026	242.16
1793	029-222-027	242.16
1793	029-222-031	242.16
1793	029-222-032	242.16
1793	029-222-033	242.16
1793	029-222-034	242.16
1793	029-222-036	242.16
1793	029-222-037	242.16
1793	029-222-038	242.16
1793	029-222-039	242.16
1793	029-222-040	242.16
1793	029-223-001	242.16
1793	029-223-002	242.16
1793	029-223-003	242.16
1793	029-223-004	242.16

Fund #	APN	Tax Amount
1793	029-223-009	242.16
1793	029-223-010	242.16
1793	029-223-011	242.16
1793	029-223-018	242.16
1793	029-223-020	242.16
1793	029-223-021	242.16
1793	029-231-001	242.16
1793	029-231-002	242.16
1793	029-231-006	242.16
1793	029-231-007	242.16
1793	029-231-008	242.16
1793	029-231-009	242.16
1793	029-231-010	242.16
1793	029-231-012	242.16
1793	029-231-013	242.16
1793	029-231-014	242.16
1793	029-231-015	242.16
1793	029-231-016	242.16
1793	029-233-004	242.16
1793	029-233-007	242.16
1793	029-233-015	242.16
1793	029-233-016	242.16
1793	029-233-017	242.16
1793	029-233-018	242.16
1793	029-233-019	242.16
1793	029-233-020	242.16
1793	029-233-021	242.16
1793	029-233-023	242.16
1793	029-233-024	242.16
1793	029-233-025	242.16
1793	029-241-002	242.16
1793	029-241-011	242.16
1793	029-241-015	242.16
1793	029-241-017	242.16
1793	029-241-022	242.16
1793	029-241-023	242.16
1793	029-241-024	242.16
1793	029-241-025	242.16
1793	029-241-027	242.16

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Fund #	APN	Tax Amount
1793	029-241-028	242.16
1793	029-241-029	484.32
1793	029-241-032	242.16
1793	029-241-033	242.16
1793	029-241-034	242.16
1793	029-241-035	242.16
1793	029-241-036	
1793	029-241-037	242.16
1793	029-241-038	242.16
1793	029-241-039	242.16
1793	029-241-040	242.16
1793	029-251-004	242.16
1793	029-251-005	242.16
1793	029-252-001	1149.96
1793	029-252-003	5265.24
1793	029-252-005	726.48
1793	029-252-008	242.16
1793	029-252-009	242.16
1793	029-252-010	242.16
1793	029-252-013	242.16
1793	029-252-014	484.32
1793	029-252-018	484.32
1793	029-252-023	484.32
1793	029-252-024	484.32
1793	029-252-025	726.24
1793	029-252-026	242.16
1793	029-252-028	242.16
1793	029-252-029	242.16
1793	029-253-003	339.36
1793	029-253-004	242.16
1793	029-253-005	242.16
1793	029-253-007	242.16
1793	029-253-008	242.16
1793	029-253-014	242.16
1793	029-253-015	242.16
1793	029-253-016	726.24
1793	029-253-017	786.84
1793	029-253-023	544.68
1793	029-253-024	242.16

Fund #	APN	Tax Amount
1793	029-253-025	484.32
1793	029-253-026	242.16
1793	029-253-030	242.16
1793	029-253-031	726.24
1793	029-254-003	242.16
1793	029-254-004	242.16
1793	029-254-005	242.16
1793	029-254-009	242.16
1793	029-254-013	242.16
1793	029-254-014	544.68
1793	029-254-015	242.16
1793	029-254-016	242.16
1793	029-255-001	242.16
1793	029-255-002	242.16
1793	029-255-003	242.16
1793	029-255-004	242.16
1793	029-255-005	242.16
1793	029-255-006	242.16
1793	029-255-007	242.16
1793	029-255-008	242.16
1793	029-255-009	242.16
1793	029-255-010	242.16
1793	029-255-011	242.16
1793	029-256-001	242.16
1793	029-256-002	242.16
1793	029-256-003	242.16
1793	029-256-004	242.16
1793	029-256-005	242.16
1793	029-256-006	242.16
1793	029-256-007	242.16
1793	029-256-008	242.16
1793	029-256-009	242.16
1793	029-256-010	242.16
1793	029-256-011	242.16
1793	029-256-012	242.16
1793	029-256-013	242.16
1793	029-256-014	242.16
1793	029-256-015	242.16
1793	029-256-016	242.16

Fund #	APN	Tax Amount
1793	029-256-017	242.16
1793	029-256-018	242.16
1793	029-256-019	242.16
1793	029-256-020	242.16
1793	029-256-021	242.16
1793	029-256-022	242.16
1793	029-256-023	242.16
1793	029-256-024	242.16
1793	029-256-025	242.16
1793	029-256-026	242.16
1793	029-256-027	242.16
1793	029-256-028	242.16
1793	029-256-029	242.16
1793	029-256-030	242.16
1793	029-256-031	242.16
1793	029-256-032	242.16
1793	029-261-001	242.16
1793	029-261-002	242.16
1793	029-261-007	242.16
1793	029-261-008	242.16
1793	029-261-009	242.16
1793	029-261-012	242.16
1793	029-261-017	242.16
1793	029-261-019	
1793	029-261-021	242.16
1793	029-261-022	242.16
1793	029-261-023	242.16
1793	029-262-001	242.16
1793	029-262-002	242.16
1793	029-262-003	242.16
1793	029-262-004	242.16
1793	029-262-006	726.48
1793	029-262-014	242.16
1793	029-262-017	242.16
1793	029-262-019	242.16
1793	029-262-023	242.16
1793	029-262-026	242.16
1793	029-262-028	242.16
1793	029-262-032	242.16

Fund #	APN	Tax Amount
1793	029-262-034	242.16
1793	029-262-035	1210.80
1793	029-262-036	484.32
1793	029-262-037	242.16
1793	029-262-038	242.16
1793	029-262-039	242.16
1793	029-262-040	242.16
1793	029-262-041	242.16
1793	029-262-042	242.16
1793	029-262-043	242.16
1793	029-262-046	242.16
1793	029-262-047	242.16
1793	029-262-048	242.16
1793	029-262-049	242.16
1793	029-262-050	242.16
1793	029-262-051	242.16
1793	029-262-052	242.16
1793	029-262-053	242.16
1793	029-262-054	242.16
1793	029-262-055	242.16
1793	029-262-056	242.16
1793	029-262-064	242.16
1793	029-262-065	242.16
1793	029-271-007	321.96
1793	029-271-013	242.16
1793	029-271-014	242.16
1793	029-271-016	242.16
1793	029-271-017	242.16
1793	029-271-018	242.16
1793	029-271-021	242.16
1793	029-271-022	242.16
1793	029-271-023	242.16
1793	029-271-024	242.16
1793	029-272-004	242.16
1793	029-272-005	242.16
1793	029-272-006	242.16
1793	029-272-007	242.16
1793	029-272-012	242.16
1793	029-272-013	242.16

Fund #	APN	Tax Amount
1793	029-272-016	242.16
1793	029-272-017	242.16
1793	029-272-021	242.16
1793	029-272-022	242.16
1793	029-272-023	242.16
1793	029-272-024	242.16
1793	029-272-025	242.16
1793	029-272-026	242.16
1793	029-272-027	242.16
1793	029-273-001	242.16
1793	029-273-002	242.16
1793	029-273-003	242.16
1793	029-273-004	242.16
1793	029-273-005	242.16
1793	029-273-006	242.16
1793	029-273-007	242.16
1793	029-273-008	242.16
1793	029-273-009	242.16
1793	029-273-010	242.16
1793	029-273-011	242.16
1793	029-273-012	242.16
1793	029-281-005	484.32
1793	029-281-006	242.16
1793	029-281-013	242.16
1793	029-281-017	242.16
1793	029-281-018	242.16
1793	029-281-019	242.16
1793	029-281-020	242.16
1793	029-281-021	242.16
1793	029-281-023	242.16
1793	029-281-028	242.16
1793	029-281-029	242.16
1793	029-281-030	242.16
1793	029-281-031	242.16
1793	029-281-032	242.16
1793	029-281-033	242.16
1793	029-281-034	242.16
1793	029-281-035	242.16
1793	029-281-036	242.16

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Fund #	APN	Tax Amount
1793	029-281-038	242.16
1793	029-281-040	242.16
1793	029-281-041	242.16
1793	029-281-042	242.16
1793	029-281-043	242.16
1793	029-281-044	242.16
1793	029-281-045	242.16
1793	029-281-046	242.16
1793	029-281-047	242.16
1793	029-281-048	242.16
1793	029-281-049	242.16
1793	029-291-003	242.16
1793	029-291-007	242.16
1793	029-291-009	242.16
1793	029-291-011	242.16
1793	029-291-013	242.16
1793	029-291-014	242.16
1793	029-291-018	242.16
1793	029-291-023	242.16
1793	029-291-024	242.16
1793	029-291-025	242.16
1793	029-291-026	242.16
1793	029-291-027	242.16
1793	029-291-028	242.16
1793	029-291-029	242.16
1793	029-291-030	242.16
1793	029-291-031	484.32
1793	029-291-032	544.68
1793	029-291-033	242.16
1793	029-291-034	484.32
1793	029-291-035	242.16
1793	029-292-002	242.16
1793	029-292-003	242.16
1793	029-292-004	484.32
1793	029-292-007	242.16
1793	029-292-013	242.16
1793	029-292-014	242.16
1793	029-292-015	242.16
1793	029-292-016	242.16

Fund #	APN	Tax Amount
1793	029-292-018	242.16
1793	029-292-019	242.16
1793	029-292-020	242.16
1793	029-292-022	242.16
1793	029-292-023	242.16
1793	029-292-025	1210.80
1793	029-292-030	544.68
1793	029-292-032	242.16
1793	029-292-033	1089.36
1793	029-292-034	1089.36
1793	029-292-035	544.68
1793	029-292-036	726.24
1793	029-292-037	726.24
1793	029-292-038	242.16
1793	029-292-039	242.16
1793	029-292-040	242.16
1793	029-292-041	242.16
1793	029-292-043	242.16
1793	029-292-045	242.16
1793	029-292-046	242.16
1793	029-292-047	242.16
1793	029-292-048	242.16
1793	029-292-050	242.16
1793	029-292-051	242.16
1793	029-292-052	242.16
1793	029-292-053	242.16
1793	029-292-054	242.16
1793	029-292-066	
1793	029-301-004	242.16
1793	029-301-005	242.16
1793	029-301-006	242.16
1793	029-301-007	242.16
1793	029-301-009	242.16
1793	029-301-010	242.16
1793	029-301-011	242.16
1793	029-301-013	484.32
1793	029-301-014	242.16
1793	029-301-015	242.16
1793	029-301-016	242.16

Fund #	APN	Tax Amount
1793	029-301-018	242.16
1793	029-301-020	242.16
1793	029-301-021	242.16
1793	029-301-029	242.16
1793	029-301-030	242.16
1793	029-301-031	242.16
1793	029-301-032	242.16
1793	029-301-033	242.16
1793	029-301-034	242.16
1793	029-301-035	321.96
1793	029-301-036	968.40
1793	029-301-037	242.16
1793	029-301-038	484.32
1793	029-301-042	242.16
1793	029-301-043	242.16
1793	029-301-044	242.16
1793	029-301-045	242.16
1793	029-301-048	242.16
1793	029-301-049	242.16
1793	029-301-050	242.16
1793	029-301-051	242.16
1793	029-301-052	242.16
1793	029-301-053	242.16
1793	029-301-054	242.16
1793	029-301-055	242.16
1793	029-302-002	242.16
1793	029-302-003	242.16
1793	029-302-014	242.16
1793	029-302-016	242.16
1793	029-302-017	242.16
1793	029-302-018	242.16
1793	029-302-019	968.40
1793	029-302-020	484.32
1793	029-302-027	242.16
1793	029-302-028	242.16
1793	029-302-033	242.16
1793	029-302-034	544.68
1793	029-302-035	242.16
1793	029-302-038	484.32

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Fund #	APN	Tax Amount
1793	029-302-039	242.16
1793	029-302-040	242.16
1793	029-302-041	242.16
1793	029-302-042	242.16
1793	029-302-043	242.16
1793	029-302-045	242.16
1793	029-302-046	242.16
1793	029-302-047	786.84
1793	029-302-048	484.32
1793	029-302-049	907.80
1793	029-302-052	242.16
1793	029-302-053	242.16
1793	029-302-054	242.16
1793	029-302-055	242.16
1793	029-302-056	242.16
1793	029-302-058	242.16
1793	029-302-059	242.16
1793	029-302-060	242.16
1793	029-302-061	242.16
1793	029-302-062	242.16
1793	029-302-063	242.16
1793	029-302-064	242.16
1793	029-302-065	242.16
1793	029-302-066	242.16
1793	029-302-067	242.16
1793	029-302-068	242.16
1793	029-311-001	242.16
1793	029-311-009	242.16
1793	029-311-011	242.16
1793	029-311-012	242.16
1793	029-311-015	242.16
1793	029-311-016	242.16
1793	029-311-017	242.16
1793	029-311-018	726.24
1793	029-311-019	242.16
1793	029-311-022	242.16
1793	029-311-023	242.16
1793	029-311-024	242.16
1793	029-311-025	242.16

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Fund #	APN	Tax Amount
1793	029-311-028	242.16
1793	029-311-031	242.16
1793	029-311-032	605.28
1793	029-311-036	242.16
1793	029-311-037	726.24
1793	029-311-038	242.16
1793	029-311-039	
1793	029-311-040	726.24
1793	029-311-041	726.24
1793	029-311-044	886.20
1793	029-311-045	
1793	029-311-046	
1793	029-311-047	242.16
1793	029-311-048	242.16
1793	029-311-049	242.16
1793	029-311-050	242.16
1793	029-312-005	544.68
1793	029-312-011	242.16
1793	029-312-015	242.16
1793	029-312-018	242.16
1793	029-312-021	484.32
1793	029-312-023	242.16
1793	029-312-024	363.12
1793	029-312-025	242.16
1793	029-312-026	726.24
1793	029-312-027	2360.52
1793	029-312-028	642.36
1793	029-312-031	363.12
1793	029-312-032	321.96
1793	029-312-033	1089.36
1793	029-312-034	726.24
1793	029-312-035	242.16
1793	029-312-036	484.32
1793	029-312-037	242.16
1793	029-312-038	242.16
1793	029-312-039	242.16
1793	029-312-040	242.16
1793	029-312-043	1998.00
1793	029-321-002	242.16

Fund #	APN	Tax Amount
1793	029-321-003	242.16
1793	029-321-011	242.16
1793	029-321-016	242.16
1793	029-321-017	242.16
1793	029-321-018	242.16
1793	029-321-020	242.16
1793	029-321-021	242.16
1793	029-321-022	242.16
1793	029-321-024	242.16
1793	029-321-025	242.16
1793	029-321-026	242.16
1793	029-322-001	242.16
1793	029-322-006	242.16
1793	029-322-009	1452.96
1793	029-322-010	242.16
1793	029-322-014	242.16
1793	029-322-016	242.16
1793	029-322-017	242.16
1793	029-322-019	242.16
1793	029-322-020	726.24
1793	029-322-021	726.48
1793	029-322-022	242.16
1793	029-323-017	3390.12
1793	029-323-018	242.16
1793	029-323-019	242.16
1793	029-323-020	242.16
1793	029-323-021	4842.72
1793	029-323-023	242.16
1793	029-323-025	242.16
1793	029-341-001	484.32
1793	029-341-006	1695.12
1793	029-341-009	359.14
1793	029-341-014	363.12
1793	029-341-015	363.12
1793	029-341-016	363.12
1793	029-341-017	363.12
1793	029-341-018	363.12
1793	029-341-019	242.16
1793	029-342-004	242.16

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Fund #	APN	Tax Amount
1793	029-342-005	1210.68
1793	029-342-007	726.48
1793	029-342-009	1210.80
1793	029-342-012	242.16
1793	029-342-013	242.16
1793	029-342-014	242.16
1793	029-342-015	484.32
1793	029-342-016	726.48
1793	029-342-017	726.48
1793	029-342-020	242.16
1793	029-342-021	154.00
1793	029-342-022	242.16
1793	029-342-023	7152.36
1793	029-342-024	2300.16
1793	029-343-007	242.16
1793	029-343-008	544.68
1793	029-343-009	242.16
1793	029-343-011	242.16
1793	029-343-013	242.16
1793	029-343-014	242.16
1793	029-343-016	363.12
1793	029-343-017	363.12
1793	029-343-018	363.12
1793	029-344-004	242.16
1793	029-344-005	484.32
1793	029-344-006	242.16
1793	029-344-009	242.16
1793	029-344-019	242.16
1793	029-344-022	242.16
1793	029-344-025	242.16
1793	029-344-027	242.16
1793	029-344-028	242.16
1793	029-344-029	242.16
1793	029-344-032	242.16
1793	029-344-033	968.52
1793	029-344-034	242.16
1793	029-344-036	484.32
1793	029-344-037	242.16
1793	029-344-038	242.16

Fund #	APN	Tax Amount
1793	029-344-039	484.32
1793	029-344-039	484.32
1793	029-344-040	484.32
1793	029-347-017	242.16
1793	029-347-020	242.16
1793	029-347-022	321.96
1793	029-347-023	242.16
1793	029-351-001	242.16
1793	029-352-003	262.16
1793	029-361-007	2886.60
1793	029-361-013	242.16
1793	029-361-021	242.16
1793	029-361-022	2058.36
1793	029-361-023	242.16
1793	029-361-036	
1793	029-361-048	3874.08
1793	029-361-049	968.52
1793	029-363-001	242.16
1793	029-363-002	242.16
1793	029-363-003	242.16
1793	029-363-004	242.16
1793	029-363-005	242.16
1793	029-363-006	242.16
1793	029-363-007	242.16
1793	029-363-008	242.16
1793	029-363-009	242.16
1793	029-363-010	242.16
1793	029-363-011	242.16
1793	029-363-012	242.16
1793	029-363-013	242.16
1793	029-363-014	242.16
1793	029-363-015	242.16
1793	029-363-016	242.16
1793	029-363-017	242.16
1793	029-363-018	242.16
1793	029-363-019	242.16
1793	029-363-020	242.16
1793	029-363-021	242.16
1793	029-363-022	242.16

Fund #	APN	Tax Amount
1793	029-363-023	242.16
1793	029-363-024	242.16
1793	029-363-025	242.16
1793	029-363-026	242.16
1793	029-363-027	242.16
1793	029-363-028	242.16
1793	029-363-029	242.16
1793	029-363-030	242.16
1793	029-363-031	242.16
1793	029-363-032	242.16
1793	029-363-033	242.16
1793	029-363-034	242.16
1793	029-363-035	242.16
1793	029-363-036	242.16
1793	029-363-037	242.16
1793	029-363-038	242.16
1793	029-363-039	242.16
1793	029-363-040	242.16
1793	029-371-010	242.16
1793	029-371-014	242.16
1793	029-371-016	242.16
1793	029-371-017	242.16
1793	029-371-018	242.16
1793	029-371-019	242.16
1793	029-371-020	242.16
1793	029-371-021	242.16
1793	029-371-022	242.16
1793	029-371-023	242.16
1793	029-371-027	242.16
1793	029-371-028	242.16
1793	029-371-029	242.16
1793	029-382-005	
1793	029-382-032	242.16
1793	029-382-033	242.16
1793	029-391-001	181.56
1793	029-391-002	181.56
1793	029-391-003	181.56
1793	029-391-004	181.56
1793	029-391-005	181.56

Fund #	APN	Tax Amount
1793	029-391-006	181.56
1793	029-391-007	181.56
1793	029-391-008	181.56
1793	029-391-009	181.56
1793	029-391-010	181.56
1793	029-391-011	181.56
1793	029-391-012	181.56
1793	029-391-013	181.56
1793	029-391-014	181.56
1793	029-391-015	181.56
1793	029-391-016	181.56
1793	029-391-017	181.56
1793	029-391-018	181.56
1793	029-391-019	181.56
1793	029-391-020	181.56
1793	029-391-021	181.56
1793	029-391-022	181.56
1793	029-391-023	181.56
1793	029-391-024	181.56
1793	029-391-025	181.56
1793	029-391-026	181.56
1793	029-391-027	181.56
1793	029-391-028	181.56
1793	029-391-029	181.56
1793	029-391-030	181.56
1793	029-391-031	181.56
1793	029-391-032	181.56
1793	029-391-033	181.56
1793	029-391-034	181.56
1793	029-391-035	181.56
1793	029-391-036	181.56
1793	029-391-037	181.56
1793	029-391-038	181.56
1793	029-391-039	181.56
1793	029-391-040	181.56
1793	029-391-041	181.56
1793	029-391-042	181.56
1793	029-391-043	181.56
1793	029-391-044	181.56

Fund #	APN	Tax Amount
1793	029-391-045	181.56
1793	029-391-046	181.56
1793	029-391-047	181.56
1793	029-391-048	181.56
1793	029-391-049	181.56
1793	029-391-050	181.56
1793	029-391-051	181.56
1793	029-391-052	181.56
1793	029-391-053	181.56
1793	029-391-054	181.56
1793	029-391-058	242.16
1793	030-011-004	242.16
1793	030-011-005	3086.52
1793	030-011-006	242.16
1793	030-011-007	968.40
1793	030-011-009	242.16
1793	030-011-010	1210.92
1793	030-011-013	242.16
1793	030-011-014	604.28
1793	030-011-016	242.16
1793	030-011-020	726.24
1793	030-011-021	726.24
1793	030-011-024	242.16
1793	030-011-027	1089.36
1793	030-011-028	907.80
1793	030-011-029	242.16
1793	030-011-030	242.16
1793	030-011-031	968.40
1793	030-011-032	242.16
1793	030-011-033	242.16
1793	030-011-034	242.16
1793	030-011-036	242.16
1793	030-011-038	1089.36
1793	030-011-039	907.80
1793	030-011-040	1089.36
1793	030-011-041	242.16
1793	030-011-042	242.16
1793	030-011-043	242.16
1793	030-011-044	242.16

Fund #	APN	Tax Amount
1793	030-011-045	242.16
1793	030-011-046	242.16
1793	030-011-047	242.16
1793	030-011-048	242.16
1793	030-011-050	242.16
1793	030-011-051	242.16
1793	030-011-052	242.16
1793	030-021-002	242.16
1793	030-021-005	484.32
1793	030-021-006	242.16
1793	030-021-007	242.16
1793	030-021-011	242.16
1793	030-021-012	242.16
1793	030-021-013	242.16
1793	030-021-015	484.32
1793	030-021-017	242.16
1793	030-021-019	484.32
1793	030-021-021	242.16
1793	030-031-017	242.16
1793	030-041-004	242.16
1793	030-041-005	242.16
1793	030-041-007	242.16
1793	030-041-008	242.16
1793	030-041-009	242.16
1793	030-041-014	242.16
1793	030-041-016	242.16
1793	030-041-017	242.16
1793	030-041-018	242.16
1793	030-041-019	242.16
1793	030-041-020	242.16
1793	030-041-021	242.16
1793	030-041-022	242.16
1793	030-051-011	242.16
1793	030-052-046	726.48
1793	030-061-002	242.16
1793	030-061-003	242.16
1793	030-061-004	242.16
1793	030-061-005	242.16
1793	030-061-008	242.16

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Fund #	APN	Tax Amount
1793	030-061-017	242.16
1793	030-061-018	242.16
1793	030-061-019	242.16
1793	030-061-020	242.16
1793	030-061-030	242.16
1793	030-061-031	242.16
1793	030-061-032	242.16
1793	030-061-033	242.16
1793	030-061-038	242.16
1793	030-061-041	242.16
1793	030-061-042	242.16
1793	030-061-052	242.16
1793	030-061-053	242.16
1793	030-061-054	242.16
1793	030-061-057	242.16
1793	030-071-001	242.16
1793	030-071-006	242.16
1793	030-071-040	242.16
1793	030-071-044	242.16
1793	030-071-057	242.16
1793	030-071-058	242.16
1793	030-071-059	242.16
1793	030-071-060	242.16
1793	030-071-061	242.16
1793	030-081-017	484.32
1793	030-081-022	3389.76
1793	030-081-025	1936.92
1793	030-081-026	242.16
1793	030-081-028	242.16
1793	030-081-029	242.16
1793	030-081-030	242.16
1793	030-081-031	242.16
1793	030-081-032	242.16
1793	030-081-034	242.16
1793	030-081-035	242.16
1793	030-081-036	242.16
1793	030-081-039	242.16
1793	030-081-040	242.16
1793	030-081-041	1695.00

Fund #	APN	Tax Amount
1793	030-081-042	726.48
1793	030-081-044	2181.08
1793	030-081-047	1936.39
1793	030-081-048	2058.36
1793	030-091-002	1089.36
1793	030-091-003	242.16
1793	030-091-004	242.16
1793	030-091-005	726.24
1793	030-091-010	726.24
1793	030-091-011	907.80
1793	030-091-014	1089.36
1793	030-091-015	242.16
1793	030-091-016	242.16
1793	030-091-017	484.32
1793	030-091-018	907.80
1793	030-091-019	1089.36
1793	030-091-021	1634.04
1793	030-091-022	1089.36
1793	030-091-023	1270.92
1793	030-091-026	242.16
1793	030-091-032	1089.36
1793	030-091-033	242.16
1793	030-091-034	242.16
1793	030-091-035	242.16
1793	030-091-036	242.16
1793	030-091-037	242.16
1793	030-091-038	242.16
1793	030-091-039	242.16
1793	030-091-040	242.16
1793	030-091-042	544.68
1793	030-091-043	242.16
1793	030-091-045	726.24
1793	030-091-046	544.68
1793	030-091-048	242.16
1793	030-091-049	242.16
1793	030-091-052	1089.36
1793	030-091-053	907.80
1793	030-091-054	242.16
1793	030-091-055	242.16

Fund #	APN	Tax Amount
1793	030-091-056	242.16
1793	030-091-057	242.16
1793	030-091-059	242.16
1793	030-091-060	242.16
1793	030-091-061	242.16
1793	030-091-062	242.16
1793	030-091-063	1089.36
1793	030-091-065	242.16
1793	030-091-066	242.16
1793	030-091-067	242.16
1793	030-101-003	242.16
1793	030-101-004	242.16
1793	030-101-005	242.16
1793	030-101-006	484.32
1793	030-101-010	242.16
1793	030-101-011	2602.44
1793	030-101-020	363.12
1793	030-101-025	181.56
1793	030-101-026	242.16
1793	030-101-027	242.16
1793	030-101-028	484.32
1793	030-101-030	2602.44
1793	030-101-036	1186.08
1793	030-101-037	1089.36
1793	030-101-038	484.32
1793	030-101-039	363.12
1793	030-101-040	242.16
1793	030-101-041	242.16
1793	030-101-042	242.16
1793	030-101-045	242.16
1793	030-101-046	242.16
1793	030-101-047	242.16
1793	030-101-048	242.16
1793	030-101-049	242.16
1793	030-101-050	242.16
1793	030-101-051	242.16
1793	030-101-052	242.16
1793	030-101-053	242.16
1793	030-101-054	242.16

Fund #	APN	Tax Amount
1793	030-101-055	242.16
1793	030-101-057	726.48
1793	030-101-058	242.16
1793	030-101-059	242.16
1793	030-101-060	242.16
1793	030-111-001	242.16
1793	030-111-002	242.16
1793	030-111-005	242.16
1793	030-111-009	242.16
1793	030-111-010	242.16
1793	030-111-012	242.16
1793	030-111-013	242.16
1793	030-111-014	242.16
1793	030-111-015	242.16
1793	030-111-016	242.16
1793	030-111-017	242.16
1793	030-111-018	242.16
1793	030-111-031	242.16
1793	030-111-032	242.16
1793	030-111-033	242.16
1793	030-111-034	242.16
1793	030-111-035	242.16
1793	030-111-040	242.16
1793	030-111-041	242.16
1793	030-111-043	242.16
1793	030-111-044	242.16
1793	030-111-045	242.16
1793	030-111-046	242.16
1793	030-111-047	242.16
1793	030-111-048	242.16
1793	030-121-001	1452.48
1793	030-121-002	726.24
1793	030-121-003	242.16
1793	030-121-004	242.16
1793	030-121-006	242.16
1793	030-121-024	484.32
1793	030-121-028	242.16
1793	030-121-029	605.28
1793	030-121-037	242.16

Fund #	APN	Tax Amount
1793	030-121-038	242.16
1793	030-121-039	2421.24
1793	030-121-040	242.16
1793	030-121-041	3086.52
1793	030-121-043	968.52
1793	030-121-044	2924.40
1793	030-121-045	1210.80
1793	030-121-046	2421.24
1793	030-122-001	181.56
1793	030-122-002	181.56
1793	030-122-003	181.56
1793	030-122-004	181.56
1793	030-122-005	181.56
1793	030-122-006	181.56
1793	030-123-001	242.16
1793	030-123-002	242.16
1793	030-123-003	242.16
1793	030-123-004	242.16
1793	030-123-005	242.16
1793	030-123-006	242.16
1793	030-123-007	242.16
1793	030-123-008	242.16
1793	030-123-009	242.16
1793	030-123-010	242.16
1793	030-123-011	242.16
1793	030-123-012	242.16
1793	030-123-013	242.16
1793	030-123-014	242.16
1793	030-123-015	242.16
1793	030-123-016	242.16
1793	030-123-017	242.16
1793	030-123-018	242.16
1793	030-123-019	242.16
1793	030-123-020	242.16
1793	030-123-021	242.16
1793	030-123-022	242.16
1793	030-123-023	242.16
1793	030-123-024	242.16
1793	030-123-025	242.16

Fund #	APN	Tax Amount
1793	030-123-026	242.16
1793	030-123-027	242.16
1793	030-123-028	242.16
1793	030-123-030	242.16
1793	030-123-031	242.16
1793	030-123-032	242.16
1793	030-123-033	242.16
1793	030-123-034	242.16
1793	030-123-035	242.16
1793	030-123-036	242.16
1793	030-123-037	242.16
1793	030-124-001	2421.24
1793	030-124-002	242.16
1793	030-124-003	242.16
1793	030-124-004	242.16
1793	030-124-005	242.16
1793	030-124-006	242.16
1793	030-124-007	242.16
1793	030-124-008	242.16
1793	030-124-009	242.16
1793	030-124-010	242.16
1793	030-124-011	242.16
1793	030-124-012	242.16
1793	030-124-013	242.16
1793	030-124-014	242.16
1793	030-124-015	242.16
1793	030-131-001	242.16
1793	030-131-006	242.16
1793	030-131-008	726.24
1793	030-131-009	363.12
1793	030-131-010	968.64
1793	030-131-011	726.24
1793	030-131-012	726.24
1793	030-131-015	242.16
1793	030-131-016	242.16
1793	030-131-017	242.16
1793	030-131-018	242.16
1793	030-131-019	242.16
1793	030-131-023	242.16

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Fund #	APN	Tax Amount
1793	030-131-024	242.16
1793	030-131-027	786.84
1793	030-131-028	242.16
1793	030-131-034	242.16
1793	030-131-035	363.12
1793	030-131-038	242.16
1793	030-131-039	242.16
1793	030-131-041	242.16
1793	030-131-042	726.24
1793	030-131-044	544.68
1793	030-131-046	242.16
1793	030-131-048	726.24
1793	030-131-049	363.12
1793	030-131-050	363.12
1793	030-131-051	242.16
1793	030-131-052	242.16
1793	030-131-053	242.16
1793	030-131-054	242.16
1793	030-131-056	242.16
1793	030-131-057	242.16
1793	030-131-058	242.16
1793	030-132-002	242.16
1793	030-132-003	242.16
1793	030-132-004	242.16
1793	030-132-005	242.16
1793	030-132-006	544.68
1793	030-132-007	544.68
1793	030-132-008	726.24
1793	030-132-011	726.24
1793	030-132-012	242.16
1793	030-132-013	242.16
1793	030-132-014	242.16
1793	030-132-019	242.16
1793	030-132-024	242.16
1793	030-132-025	242.16
1793	030-132-028	242.16
1793	030-132-029	484.32
1793	030-132-030	242.16
1793	030-132-032	484.32

Fund #	APN	Tax Amount
1793	030-132-038	242.16
1793	030-132-040	242.16
1793	030-132-043	726.24
1793	030-132-044	242.16
1793	030-132-045	1452.72
1793	030-132-046	242.16
1793	030-132-049	242.16
1793	030-132-050	242.16
1793	030-132-051	242.16
1793	030-132-052	242.16
1793	030-132-053	242.16
1793	030-133-001	181.56
1793	030-133-002	181.56
1793	030-133-003	181.56
1793	030-133-004	181.56
1793	030-133-005	181.56
1793	030-133-006	181.56
1793	030-133-007	181.56
1793	030-134-001	181.56
1793	030-134-002	181.56
1793	030-134-003	181.56
1793	030-134-004	242.16
1793	030-134-005	242.16
1793	030-134-006	242.16
1793	030-134-008	242.16
1793	030-134-009	242.16
1793	030-134-010	242.16
1793	030-141-004	242.16
1793	030-141-010	242.16
1793	030-141-013	242.16
1793	030-141-016	242.16
1793	030-141-017	242.16
1793	030-141-018	242.16
1793	030-141-020	242.16
1793	030-141-021	242.16
1793	030-141-022	242.16
1793	030-141-023	484.32
1793	030-141-028	242.16
1793	030-141-029	242.16

Fund #	APN	Tax Amount
1793	030-141-030	242.16
1793	030-141-037	242.16
1793	030-141-038	242.16
1793	030-141-043	242.16
1793	030-141-044	242.16
1793	030-141-049	242.16
1793	030-141-051	242.16
1793	030-141-052	242.16
1793	030-141-053	242.16
1793	030-141-058	242.16
1793	030-141-059	242.16
1793	030-141-060	242.16
1793	030-141-061	242.16
1793	030-141-062	242.16
1793	030-141-067	242.16
1793	030-141-068	242.16
1793	030-141-069	242.16
1793	030-141-070	242.16
1793	030-141-071	242.16
1793	030-141-072	242.16
1793	030-141-073	242.16
1793	030-141-074	968.52
1793	030-141-077	242.16
1793	030-141-078	484.32
1793	030-141-079	242.16
1793	030-141-080	242.16
1793	030-151-003	242.16
1793	030-151-004	242.16
1793	030-151-005	242.16
1793	030-151-006	242.16
1793	030-151-007	242.16
1793	030-151-008	242.16
1793	030-151-009	242.16
1793	030-151-010	242.16
1793	030-151-011	242.16
1793	030-151-015	484.32
1793	030-151-019	242.16
1793	030-151-020	242.16
1793	030-151-021	242.16

Fund #	APN	Tax Amount
1793	030-151-022	242.16
1793	030-151-023	242.16
1793	030-151-024	242.16
1793	030-151-025	242.16
1793	030-151-026	242.16
1793	030-151-027	242.16
1793	030-151-028	242.16
1793	030-151-029	242.16
1793	030-151-034	242.16
1793	030-151-036	1452.84
1793	030-151-037	242.16
1793	030-152-004	2058.36
1793	030-152-006	242.16
1793	030-152-007	1210.80
1793	030-152-008	242.16
1793	030-152-016	242.16
1793	030-152-023	242.16
1793	030-152-024	242.16
1793	030-152-025	242.16
1793	030-152-026	242.16
1793	030-152-032	242.16
1793	030-152-033	242.16
1793	030-152-034	242.16
1793	030-152-036	242.16
1793	030-152-037	242.16
1793	030-152-038	968.52
1793	030-181-013	242.16
1793	030-181-014	665.88
1793	030-181-015	410.44
1793	030-181-030	242.16
1793	030-181-031	242.16
1793	030-181-033	242.16
1793	030-181-035	242.16
1793	030-181-040	242.16
1793	030-181-043	242.16
1793	030-181-044	242.16
1793	030-181-047	242.16
1793	030-181-052	847.44
1793	030-181-061	242.16

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Fund #	APN	Tax Amount
1793	030-182-004	727.56
1793	030-191-001	484.20
1793	030-191-008	363.12
1793	030-191-009	
1793	030-191-011	1452.48
1793	030-191-016	968.52
1793	030-191-017	484.20
1793	030-191-030	968.64
1793	030-191-031	242.16
1793	030-191-032	242.16
1793	030-191-033	968.52
1793	030-191-038	1452.48
1793	030-191-039	726.24
1793	030-191-040	363.12
1793	030-191-041	363.12
1793	030-192-018	726.36
1793	030-192-019	726.48
1793	030-192-020	484.32
1793	030-201-003	242.16
1793	030-201-004	968.64
1793	030-201-005	968.64
1793	030-201-006	1452.48
1793	030-201-007	1331.52
1793	030-201-008	242.16
1793	030-201-015	321.96
1793	030-201-026	2421.24
1793	030-201-027	242.16
1793	030-201-028	242.16
1793	030-202-001	242.16
1793	030-202-002	242.16
1793	030-202-003	242.16
1793	030-202-004	242.16
1793	030-202-005	242.16
1793	030-202-006	242.16
1793	030-202-007	242.16
1793	030-211-018	2421.24
1793	030-211-032	1816.20
1793	030-211-033	484.16
1793	030-211-034	242.16

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Fund #	APN	Tax Amount
1793	030-211-035	242.16
1793	030-211-037	484.32
1793	030-212-015	1452.72
1793	030-212-025	1918.08
1793	030-212-026	2300.40
1793	030-213-016	242.16
1793	030-213-017	242.16
1793	030-213-018	242.16
1793	030-213-019	242.16
1793	030-213-020	242.16
1793	030-213-021	242.16
1793	030-213-022	242.16
1793	030-213-023	242.16
1793	030-213-025	242.16
1793	030-213-026	242.16
1793	030-213-027	242.16
1793	030-213-028	242.16
1793	030-213-029	242.16
1793	030-213-030	242.16
1793	030-213-031	242.16
1793	030-213-032	242.16
1793	030-213-033	242.16
1793	030-213-034	242.16
1793	030-213-035	242.16
1793	030-213-036	242.16
1793	030-221-009	242.16
1793	030-221-022	242.16
1793	030-221-023	242.16
1793	030-221-024	242.16
1793	030-221-025	242.16
1793	030-221-026	242.16
1793	030-221-027	242.16
1793	030-221-028	242.16
1793	030-221-029	242.16
1793	030-221-030	242.16
1793	030-221-031	242.16
1793	030-221-032	242.16
1793	030-222-032	242.16
1793	030-222-034	242.16

Fund #	APN	Tax Amount
1793	030-222-037	1210.80
1793	030-222-043	1210.80
1793	030-222-044	1820.20
1793	030-222-045	1452.72
1793	030-222-048	2421.24
1793	030-222-049	1270.92
1793	030-223-001	242.16
1793	030-223-002	242.16
1793	030-223-003	242.16
1793	030-223-004	242.16
1793	030-223-005	242.16
1793	030-223-006	242.16
1793	030-223-007	242.16
1793	030-223-008	242.16
1793	030-231-023	726.48
1793	030-231-024	242.16
1793	030-231-025	484.32
1793	030-231-026	242.16
1793	030-231-027	242.16
1793	030-231-028	242.16
1793	030-231-029	242.16
1793	030-231-031	242.16
1793	030-231-032	242.16
1793	030-231-033	242.16
1793	030-231-034	242.16
1793	030-232-018	242.16
1793	030-232-021	242.16
1793	030-232-026	242.16
1793	030-232-027	242.16
1793	030-232-029	242.16
1793	030-232-030	242.16
1793	030-232-031	242.16
1793	030-233-004	242.16
1793	030-233-009	242.16
1793	030-241-005	321.96
1793	030-241-009	242.16
1793	030-241-010	242.16
1793	030-241-011	242.16
1793	030-241-012	726.48

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Fund #	APN	Tax Amount
1793	030-241-013	242.16
1793	030-241-020	242.16
1793	030-241-033	726.48
1793	030-241-036	242.16
1793	030-241-045	484.32
1793	030-241-051	1210.56
1793	030-241-052	242.16
1793	030-241-053	242.16
1793	030-241-054	478.84
1793	030-241-056	242.16
1793	030-241-058	242.16
1793	030-241-063	242.16
1793	030-241-064	242.16
1793	030-241-065	484.32
1793	030-241-066	242.16
1793	030-242-013	242.16
1793	030-242-025	242.16
1793	030-242-037	242.16
1793	030-242-038	242.16
1793	030-242-039	242.16
1793	030-271-003	242.16
1793	030-271-012	242.16
1793	030-271-013	968.40
1793	030-271-018	242.16
1793	030-271-019	3148.08
1793	030-271-023	968.40
1793	030-271-026	242.16
1793	030-281-003	242.16
1793	030-281-006	484.32
1793	030-281-011	484.32
1793	030-281-012	605.28
1793	030-281-014	
1793	030-281-015	
1793	030-281-016	
1793	030-281-019	242.16
1793	030-281-020	242.16
1793	030-281-021	363.12
1793	030-281-022	242.16
1793	030-281-023	363.12

Fund #	APN	Tax Amount
1793	030-281-024	242.16
1793	030-281-025	242.16
1793	030-281-028	242.16
1793	030-281-029	242.16
1793	030-281-030	242.16
1793	030-281-031	242.16
1793	030-281-032	363.12
1793	030-281-033	242.16
1793	030-281-034	242.16
1793	030-281-036	484.32
1793	030-281-037	242.16
1793	030-281-038	242.16
1793	030-281-039	242.16
1793	030-281-040	242.16
1793	030-281-041	242.16
1793	030-281-042	242.16
1793	030-281-043	242.16
1793	030-281-044	242.16
1793	030-281-045	242.16
1793	030-281-046	242.16
1793	030-281-047	242.16
1793	030-281-048	242.16
1793	030-282-014	242.16
1793	030-282-015	242.16
1793	030-282-018	242.16
1793	030-282-021	242.16
1793	030-282-022	242.16
1793	030-282-029	242.16
1793	030-282-032	242.16
1793	030-282-034	484.32
1793	030-282-036	484.32
1793	030-282-037	242.16
1793	030-282-038	242.16
1793	030-282-039	242.16
1793	030-282-040	242.16
1793	030-282-041	242.16
1793	030-282-042	242.16
1793	030-282-043	256.50
1793	030-283-009	242.16

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Fund #	APN	Tax Amount
1793	030-283-010	242.16
1793	030-283-011	242.16
1793	030-283-012	242.16
1793	030-283-013	242.16
1793	030-283-014	242.16
1793	030-283-015	242.16
1793	030-283-016	242.16
1793	030-283-017	242.16
1793	030-283-018	242.16
1793	030-283-019	242.16
1793	030-285-001	242.16
1793	030-285-002	242.16
1793	030-285-003	242.16
1793	030-285-004	242.16
1793	030-286-001	242.16
1793	030-286-002	242.16
1793	030-286-003	242.16
1793	030-286-004	242.16
1793	030-291-013	242.16
1793	030-291-014	242.16
1793	030-291-015	605.28
1793	030-291-017	242.16
1793	030-291-020	242.16
1793	030-291-021	484.32
1793	030-291-022	242.16
1793	030-291-023	242.16
1793	030-291-025	242.16
1793	030-291-028	242.16
1793	030-292-007	242.16
1793	030-292-009	786.84
1793	030-292-010	544.68
1793	030-292-011	2057.76
1793	030-292-013	484.32
1793	030-292-015	242.16
1793	030-292-016	242.16
1793	030-292-017	242.16
1793	030-292-021	242.16
1793	030-292-022	242.16
1793	030-292-023	242.16

Fund #	APN	Tax Amount
1793	030-292-024	1452.96
1793	030-292-027	544.68
1793	030-292-029	242.16
1793	030-292-033	786.84
1793	030-292-038	242.16
1793	030-292-041	242.16
1793	030-292-047	242.16
1793	030-292-048	242.16
1793	030-292-049	242.16
1793	030-292-051	242.16
1793	030-292-052	242.16
1793	030-292-053	242.16
1793	030-292-055	242.16
1793	030-292-056	242.16
1793	030-292-057	242.16
1793	030-292-058	242.16
1793	030-292-059	242.16
1793	030-292-060	242.16
1793	030-292-061	242.16
1793	030-292-062	242.16
1793	030-292-063	242.16
1793	030-292-065	
1793	030-292-067	242.16
1793	030-292-068	242.16
1793	030-292-070	242.16
1793	030-292-071	242.16
1793	030-292-072	242.16
1793	030-292-073	242.16
1793	030-292-074	
1793	030-292-075	
1793	030-301-009	242.16
1793	030-301-017	242.16
1793	030-301-018	242.16
1793	030-301-022	242.16
1793	030-301-023	726.48
1793	030-301-029	242.16
1793	030-301-032	242.16
1793	030-301-033	242.16
1793	030-301-034	242.16

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Fund #	APN	Tax Amount
1793	030-301-035	242.16
1793	030-301-037	242.16
1793	030-301-040	242.16
1793	030-301-043	242.16
1793	030-301-044	242.16
1793	030-301-045	726.48
1793	030-301-046	242.16
1793	030-301-048	242.16
1793	030-301-053	242.16
1793	030-301-054	242.16
1793	030-301-055	242.16
1793	030-311-011	242.16
1793	030-332-005	242.16
1793	030-332-011	242.16
1793	030-332-012	242.16
1793	030-332-014	242.16
1793	030-332-015	242.16
1793	030-332-018	242.16
1793	030-332-021	242.16
1793	030-341-003	181.56
1793	030-341-004	242.16
1793	030-341-005	242.16
1793	030-341-006	242.16
1793	030-341-009	242.16
1793	030-341-013	727.56
1793	030-341-015	242.16
1793	030-341-017	242.16
1793	030-341-018	242.16
1793	030-341-019	242.16
1793	030-341-020	726.24
1793	030-341-021	726.24
1793	030-341-022	907.80
1793	030-341-023	726.24
1793	030-341-024	1452.48
1793	030-341-025	605.28
1793	030-341-026	363.12
1793	030-341-027	242.16
1793	030-341-028	242.16
1793	030-341-029	242.16

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Fund #	APN	Tax Amount
1793	030-341-030	242.16
1793	030-341-031	242.16
1793	030-341-032	242.16
1793	030-341-033	242.16
1793	030-341-034	242.16
1793	030-341-035	242.16
1793	030-343-004	2775.72
1793	030-343-005	727.56
1793	030-343-006	242.16
1793	030-351-001	242.16
1793	030-351-003	242.16
1793	030-351-004	242.16
1793	030-351-005	242.16
1793	030-351-011	242.16
1793	030-351-015	242.16
1793	030-351-016	242.16
1793	030-351-018	242.16
1793	030-351-019	242.16
1793	030-351-024	242.16
1793	030-351-027	242.16
1793	030-351-028	242.16
1793	030-351-029	242.16
1793	030-351-031	484.32
1793	030-351-033	242.16
1793	030-351-034	242.16
1793	030-351-035	242.16
1793	030-351-036	242.16
1793	030-351-037	242.16
1793	030-352-002	242.16
1793	030-352-003	242.16
1793	030-352-006	242.16
1793	030-352-008	242.16
1793	030-352-012	242.16
1793	030-352-015	242.16
1793	030-352-022	242.16
1793	030-352-023	242.16
1793	030-352-025	242.16
1793	030-352-026	242.16
1793	030-352-027	242.16

Fund #	APN	Tax Amount
1793	030-352-030	242.16
1793	030-352-031	242.16
1793	030-352-032	242.16
1793	030-371-001	242.16
1793	030-371-002	242.16
1793	030-371-003	242.16
1793	030-371-008	242.16
1793	030-371-009	242.16
1793	030-371-010	484.32
1793	030-371-011	242.16
1793	030-371-017	242.16
1793	030-371-018	242.16
1793	030-371-021	242.16
1793	030-371-022	242.16
1793	030-371-023	242.16
1793	030-371-024	242.16
1793	030-371-025	242.16
1793	030-371-028	242.16
1793	030-372-001	242.16
1793	030-372-002	242.16
1793	030-372-003	242.16
1793	030-372-004	242.16
1793	030-372-006	242.16
1793	030-372-007	242.16
1793	030-372-008	242.16
1793	030-372-011	242.16
1793	030-372-013	242.16
1793	030-372-018	242.16
1793	030-372-019	242.16
1793	030-372-020	242.16
1793	030-372-021	242.16
1793	030-372-022	242.16
1793	030-372-023	242.16
1793	030-372-024	242.16
1793	030-372-025	242.16
1793	030-372-026	363.12
1793	030-372-027	242.16
1793	030-372-028	242.16
1793	030-373-001	242.16

Fund #	APN	Tax Amount
1793	030-373-007	242.16
1793	030-373-008	242.16
1793	030-373-009	242.16
1793	030-373-016	242.16
1793	030-373-017	242.16
1793	030-373-018	242.16
1793	030-373-019	907.80
1793	030-373-021	484.32
1793	030-373-022	242.16
1793	030-373-023	242.16
1793	030-373-025	242.16
1793	030-373-027	242.16
1793	030-373-028	242.16
1793	030-373-029	242.16
1793	030-373-030	242.16
1793	030-373-031	242.16
1793	030-373-032	242.16
1793	030-373-033	242.16
1793	030-373-034	242.16
1793	030-391-001	242.16
1793	030-400-001	242.16
1793	030-400-005	242.16
1793	030-400-006	242.16
1793	030-400-007	242.16
1793	030-400-008	242.16
1793	030-400-009	242.16
1793	030-400-016	242.16
1793	030-400-017	242.16
1793	030-400-018	242.16
1793	030-400-019	242.16
1793	030-400-020	242.16
1793	030-400-021	242.16
1793	030-400-022	242.16
1793	030-400-023	242.16
1793	030-400-024	242.16
1793	030-400-025	242.16
1793	030-400-026	242.16
1793	030-400-027	242.16
1793	030-400-028	242.16

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Fund #	APN	Tax Amount
1793	030-400-029	242.16
1793	030-400-030	242.16
1793	030-400-031	242.16
1793	030-400-032	242.16
1793	030-400-033	242.16
1793	030-400-034	242.16
1793	030-400-035	242.16
1793	030-400-036	242.16
1793	030-400-037	242.16
1793	030-400-038	242.16
1793	030-400-039	242.16
1793	030-400-040	242.16
1793	030-400-041	242.16
1793	030-400-042	242.16
1793	030-400-043	242.16
1793	030-400-044	242.16
1793	030-400-045	242.16
1793	030-400-046	242.16
1793	030-400-049	242.16
1793	030-400-050	242.16
1793	030-400-051	242.16
1793	030-400-052	242.16
1793	030-400-053	242.16
1793	030-400-054	242.16
1793	030-400-055	242.16
1793	030-400-056	242.16
1793	030-400-057	242.16
1793	030-401-008	242.16
1793	030-401-009	242.16
1793	030-401-010	242.16
1793	030-401-011	242.16
1793	030-401-012	242.16
1793	030-401-013	242.16
1793	030-401-014	242.16
1793	030-401-015	242.16
1793	030-401-017	242.16
1793	030-401-018	242.16
1793	030-401-020	242.16
1793	030-401-021	242.16

Fund #	APN	Tax Amount
1793	030-401-023	242.16
1793	030-401-024	242.16
1793	030-401-025	242.16
1793	030-401-026	242.16
1793	030-401-027	242.16
1793	030-401-028	242.16
1793	030-401-030	242.16
1793	030-401-031	242.16
1793	030-401-032	242.16
1793	030-401-037	242.16
1793	030-401-038	242.16
1793	030-411-001	242.16
1793	030-411-002	242.16
1793	030-411-003	242.16
1793	030-411-004	242.16
1793	030-411-005	242.16
1793	030-411-006	242.16
1793	030-411-008	242.16
1793	030-411-009	242.16
1793	030-411-010	242.16
1793	030-411-011	242.16
1793	030-412-001	484.32
1793	030-412-002	242.16
1793	030-412-006	242.16
1793	030-412-007	242.16
1793	030-412-008	242.16
1793	030-412-009	242.16
1793	030-412-010	242.16
1793	030-412-011	242.16
1793	030-412-012	242.16
1793	030-412-013	242.16
1793	030-412-014	242.16
1793	030-412-015	242.16
1793	030-412-016	242.16
1793	030-412-022	242.16
1793	030-412-023	242.16
1793	030-412-024	242.16
1793	030-412-025	242.16
1793	030-412-026	242.16

Fund #	APN	Tax Amount
1793	030-412-027	242.16
1793	030-412-029	242.16
1793	030-413-001	242.16
1793	030-413-002	242.16
1793	030-413-003	242.16
1793	030-413-004	242.16
1793	030-413-006	242.16
1793	030-413-010	242.16
1793	030-413-012	242.16
1793	030-413-016	242.16
1793	030-413-018	242.16
1793	030-413-020	242.16
1793	030-413-026	242.16
1793	030-421-001	
1793	030-421-003	242.16
1793	030-421-004	242.16
1793	030-421-005	242.16
1793	030-421-006	242.16
1793	030-422-002	242.16
1793	030-422-003	242.16
1793	030-422-004	242.16
1793	030-422-005	242.16
1793	030-422-006	242.16
1793	030-422-007	242.16
1793	030-422-008	242.16
1793	030-422-009	242.16
1793	030-422-010	242.16
1793	030-422-011	242.16
1793	030-431-001	242.16
1793	030-431-002	242.16
1793	030-431-003	242.16
1793	030-431-004	242.16
1793	030-431-005	242.16
1793	030-431-006	242.16
1793	030-431-007	242.16
1793	030-431-009	242.16
1793	030-431-010	242.16
1793	030-431-011	242.16
1793	030-431-012	242.16

Fund #	APN	Tax Amount
1793	030-431-013	242.16
1793	030-431-014	242.16
1793	030-431-015	242.16
1793	030-431-016	242.16
1793	030-431-017	242.16
1793	030-431-018	242.16
1793	030-442-009	1016.64
1793	030-442-010	242.16
1793	030-442-011	242.16
1793	030-451-001	242.16
1793	030-451-002	242.16
1793	030-451-003	242.16
1793	030-451-006	242.16
1793	030-461-012	3449.64
1793	030-461-023	7988.64
1793	030-461-026	242.16
1793	030-461-029	18632.00
1793	030-461-042	6536.16
1793	030-461-044	8048.40
1793	030-461-055	1270.92
1793	030-461-056	242.16
1793	030-462-001	181.56
1793	030-462-002	181.56
1793	030-462-003	181.56
1793	030-462-004	181.56
1793	030-462-005	181.56
1793	030-462-006	181.56
1793	030-462-007	181.56
1793	030-462-008	181.56
1793	030-462-009	181.56
1793	030-462-010	181.56
1793	030-462-012	181.56
1793	030-462-013	181.56
1793	030-462-014	181.56
1793	030-462-015	181.56
1793	030-462-016	181.56
1793	030-462-017	181.56
1793	030-462-019	242.16
1793	030-462-020	242.16

Fund #	APN	Tax Amount
1793	030-462-021	242.16
1793	030-462-022	242.16
1793	030-462-023	242.16
1793	030-462-024	242.16
1793	030-462-025	242.16
1793	030-462-026	242.16
1793	030-463-001	181.56
1793	030-463-002	181.56
1793	030-463-003	181.56
1793	030-463-004	181.56
1793	030-463-005	181.56
1793	030-463-006	181.56
1793	030-463-007	181.56
1793	030-463-008	181.56
1793	030-463-010	181.56
1793	030-463-011	181.56
1793	030-463-012	181.56
1793	030-463-013	181.56
1793	030-463-014	181.56
1793	030-463-015	181.56
1793	030-463-016	181.56
1793	030-463-017	181.56
1793	030-463-018	181.56
1793	030-464-001	242.16
1793	030-464-002	242.16
1793	030-464-003	242.16
1793	030-464-004	242.16
1793	030-464-005	242.16
1793	030-464-006	242.16
1793	030-464-007	242.16
1793	030-464-008	242.16
1793	030-464-009	242.16
1793	030-464-010	242.16
1793	030-466-002	181.56
1793	030-466-003	181.56
1793	030-466-004	181.56
1793	030-466-005	181.56
1793	030-466-006	181.56
1793	030-466-007	181.56

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Fund #	APN	Tax Amount
1793	030-466-008	181.56
1793	030-466-009	181.56
1793	030-466-010	181.56
1793	030-466-011	181.56
1793	030-466-012	242.16
1793	030-466-013	242.16
1793	030-466-014	2179.44
1793	030-466-015	242.16
1793	030-466-016	290.74
1793	030-466-017	242.16
1793	030-466-018	242.16
1793	030-466-019	242.16
1793	030-466-021	1452.72
1793	030-466-023	181.56
1793	030-466-024	181.56
1793	030-466-025	181.56
1793	030-466-026	181.56
1793	030-466-027	181.56
1793	030-471-005	242.16
1793	030-471-007	242.16
1793	030-471-008	242.16
1793	030-471-010	969.72
1793	030-472-001	242.16
1793	030-472-007	3994.32
1793	030-472-009	1609.68
1793	030-472-010	242.16
1793	030-472-011	242.16
1793	030-472-012	242.16
1793	030-472-013	242.16
1793	030-472-014	242.16
1793	030-472-015	242.16
1793	030-472-016	242.16
1793	030-472-017	242.16
1793	030-473-001	242.16
1793	030-473-002	242.16
1793	030-473-003	242.16
1793	030-473-004	242.16
1793	030-473-005	242.16
1793	030-473-006	242.16

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Fund #	APN	Tax Amount
1793	030-473-007	242.16
1793	030-473-008	242.16
1793	030-473-009	242.16
1793	030-473-010	242.16
1793	030-473-011	242.16
1793	030-473-012	242.16
1793	030-473-013	242.16
1793	030-473-014	242.16
1793	030-473-015	242.16
1793	030-473-016	242.16
1793	030-473-017	242.16
1793	030-473-018	242.16
1793	030-473-020	242.16
1793	030-473-021	242.16
1793	030-473-022	242.16
1793	030-473-023	242.16
1793	030-473-024	242.16
1793	030-473-025	242.16
1793	030-473-026	242.16
1793	030-473-027	242.16
1793	030-473-028	242.16
1793	030-473-029	242.16
1793	030-473-030	242.16
1793	030-473-031	242.16
1793	030-473-032	242.16
1793	030-473-034	242.16
1793	030-473-035	242.16
1793	030-473-036	242.16
1793	030-473-037	242.16
1793	030-473-038	242.16
1793	030-473-039	242.16
1793	030-473-040	242.16
1793	030-481-003	726.48
1793	030-481-007	666.96
1793	030-481-009	242.16
1793	030-481-014	242.16
1793	030-481-015	242.16
1793	030-481-017	
1793	030-481-019	242.16

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Fund #	APN	Tax Amount
1793	030-481-020	242.16
1793	030-481-021	242.16
1793	030-481-022	242.16
1793	030-481-023	
1793	030-481-024	242.16
1793	030-481-025	242.16
1793	030-481-026	242.16
1793	030-481-027	242.16
1793	030-481-028	242.16
1793	030-481-029	242.16
1793	030-481-030	242.16
1793	030-481-031	242.16
1793	030-481-032	242.16
1793	030-481-033	242.16
1793	030-481-034	242.16
1793	030-481-035	242.16
1793	030-481-036	242.16
1793	030-481-037	242.16
1793	030-481-039	242.16
1793	030-481-041	242.16
1793	030-481-042	242.16
1793	030-481-043	242.16
1793	030-482-001	242.16
1793	030-482-003	1634.04
1793	030-482-004	242.16
1793	030-482-005	242.16
1793	030-482-006	181.56
1793	030-482-007	181.56
1793	030-482-008	181.56
1793	030-482-009	181.56
1793	030-482-010	181.56
1793	030-482-011	181.56
1793	030-483-001	242.16
1793	030-483-002	242.16
1793	030-483-003	242.16
1793	030-483-004	242.16
1793	030-483-005	242.16
1793	030-483-006	242.16
1793	030-483-008	242.16

Fund #	APN	Tax Amount
1793	030-491-001	242.16
1793	030-491-004	242.16
1793	030-491-005	242.16
1793	030-491-007	242.16
1793	030-491-008	242.16
1793	030-491-009	242.16
1793	030-491-013	242.16
1793	030-491-014	242.16
1793	030-492-003	484.32
1793	030-501-002	242.16
1793	030-501-004	
1793	030-502-007	1936.92
1793	030-502-011	726.48
1793	030-502-012	968.64
1793	030-502-015	242.16
1793	030-502-016	242.16
1793	030-502-017	242.16
1793	030-502-018	242.16
1793	030-502-022	242.16
1793	030-502-032	242.16
1793	030-502-033	242.16
1793	030-502-035	242.16
1793	030-502-037	242.16
1793	030-502-038	484.32
1793	030-502-042	242.16
1793	030-511-003	968.64
1793	030-512-003	242.16
1793	030-512-004	484.32
1793	030-512-005	321.96
1793	030-512-006	1452.72
1793	030-512-007	242.16
1793	030-512-010	484.32
1793	030-513-001	242.16
1793	030-513-002	242.16
1793	030-513-003	242.16
1793	030-513-004	242.16
1793	030-513-011	3147.72
1793	030-513-012	2663.64
1793	030-513-013	2421.24

Fund #	APN	Tax Amount
1793	030-513-014	242.16
1793	030-513-015	3147.96
1793	030-513-016	968.52
1793	030-521-001	242.16
1793	030-521-002	242.16
1793	030-521-003	242.16
1793	030-521-004	242.16
1793	030-521-006	242.16
1793	030-521-009	242.16
1793	030-521-010	242.16
1793	030-521-011	242.16
1793	030-521-012	242.16
1793	030-521-013	242.16
1793	030-521-014	242.16
1793	030-522-001	242.16
1793	030-522-002	242.16
1793	030-522-003	242.16
1793	030-522-004	242.16
1793	030-522-005	242.16
1793	030-522-006	242.16
1793	030-522-010	242.16
1793	030-522-011	242.16
1793	030-522-012	484.32
1793	030-522-014	242.16
1793	030-522-015	242.16
1793	030-522-016	242.16
1793	030-522-017	242.16
1793	030-522-018	242.16
1793	030-522-019	242.16
1793	030-522-020	242.16
1793	030-522-021	242.16
1793	030-522-022	242.16
1793	030-522-023	242.16
1793	030-522-024	242.16
1793	030-522-025	242.16
1793	030-522-026	242.16
1793	030-522-027	242.16
1793	030-522-028	242.16
1793	030-522-029	242.16

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Fund #	APN	Tax Amount
1793	030-522-031	242.16
1793	030-522-032	242.16
1793	030-522-033	242.16
1793	030-522-034	242.16
1793	030-522-035	242.16
1793	030-522-036	242.16
1793	030-522-037	242.16
1793	030-522-038	242.16
1793	030-522-039	242.16
1793	030-522-040	242.16
1793	030-522-041	242.16
1793	030-522-042	242.16
1793	030-522-043	242.16
1793	030-522-044	242.16
1793	030-522-045	242.16
1793	030-522-046	
1793	030-523-002	242.16
1793	030-523-007	242.16
1793	030-523-008	242.16
1793	030-523-009	242.16
1793	030-523-010	242.16
1793	030-810-447	
1793	031-012-012	242.16
1793	031-012-023	242.16
1793	031-012-024	242.16
1793	031-012-025	242.16
1793	031-013-006	242.16
1793	031-013-027	242.16
1793	031-013-028	242.16
1793	031-013-029	242.16
1793	031-021-001	484.32
1793	031-021-007	242.16
1793	031-022-001	242.16
1793	031-023-010	242.16
1793	031-023-011	242.16
1793	031-023-012	242.16
1793	031-023-014	242.16
1793	031-023-015	242.16
1793	031-023-016	242.16

Fund #	APN	Tax Amount
1793	031-023-017	242.16
1793	031-023-018	242.16
1793	031-023-026	242.16
1793	031-023-027	242.16
1793	031-041-015	242.16
1793	031-041-016	242.16
1793	031-041-019	242.16
1793	031-041-020	242.16
1793	031-041-021	242.16
1793	031-041-022	242.16
1793	031-041-023	242.16
1793	031-041-024	242.16
1793	031-041-025	242.16
1793	031-041-026	242.16
1793	031-041-027	242.16
1793	031-042-003	242.16
1793	031-042-004	242.16
1793	031-042-005	242.16
1793	031-042-012	242.16
1793	031-042-013	242.16
1793	031-042-014	242.16
1793	031-042-015	242.16
1793	031-042-016	242.16
1793	031-042-017	242.16
1793	031-042-018	242.16
1793	031-042-019	242.16
1793	031-043-010	242.16
1793	031-043-011	242.16
1793	031-043-013	242.16
1793	031-043-014	242.16
1793	031-043-015	242.16
1793	031-043-018	484.32
1793	031-043-019	242.16
1793	031-043-020	242.16
1793	031-043-021	242.16
1793	031-043-022	242.16
1793	031-043-023	242.16
1793	031-043-024	242.16
1793	031-043-025	242.16

Fund #	APN	Tax Amount
1793	031-043-027	242.16
1793	031-043-028	242.16
1793	031-043-029	242.16
1793	031-043-030	242.16
1793	031-043-031	242.16
1793	031-051-001	242.16
1793	031-051-007	242.16
1793	031-051-018	242.16
1793	031-051-019	242.16
1793	031-051-021	242.16
1793	031-051-022	242.16
1793	031-051-023	242.16
1793	031-051-024	242.16
1793	031-051-032	242.16
1793	031-051-033	242.16
1793	031-051-034	242.16
1793	031-051-038	242.16
1793	031-051-042	968.52
1793	031-051-044	242.16
1793	031-051-047	242.16
1793	031-051-049	968.64
1793	031-051-054	242.16
1793	031-051-057	242.16
1793	031-051-058	726.24
1793	031-051-059	242.16
1793	031-051-060	242.16
1793	031-051-061	242.16
1793	031-051-062	242.16
1793	031-051-063	242.16
1793	031-051-064	242.16
1793	031-051-065	242.16
1793	031-051-066	242.16
1793	031-051-067	242.16
1793	031-051-068	484.32
1793	031-051-069	242.16
1793	031-051-070	242.16
1793	031-052-007	242.16
1793	031-052-018	242.16
1793	031-052-021	242.16

Fund #	APN	Tax Amount
1793	031-052-027	242.16
1793	031-052-028	242.16
1793	031-052-029	242.16
1793	031-052-030	242.16
1793	031-052-034	242.16
1793	031-052-035	242.16
1793	031-052-038	242.16
1793	031-052-039	242.16
1793	031-052-040	242.16
1793	031-052-041	242.16
1793	031-052-042	242.16
1793	031-052-043	242.16
1793	031-052-044	242.16
1793	031-052-045	968.64
1793	031-053-001	242.16
1793	031-053-002	242.16
1793	031-053-003	242.16
1793	031-053-004	242.16
1793	031-053-005	242.16
1793	031-053-006	242.16
1793	031-053-007	242.16
1793	031-053-008	242.16
1793	031-053-009	242.16
1793	031-053-010	242.16
1793	031-053-011	242.16
1793	031-053-012	242.16
1793	031-053-013	242.16
1793	031-054-002	242.16
1793	031-054-003	242.16
1793	031-061-001	242.16
1793	031-061-005	242.16
1793	031-061-006	242.16
1793	031-061-010	242.16
1793	031-061-023	242.16
1793	031-061-025	242.16
1793	031-061-030	242.16
1793	031-061-031	242.16
1793	031-061-032	242.16
1793	031-061-034	242.16

Fund #	APN	Tax Amount
1793	031-061-036	242.16
1793	031-061-038	242.16
1793	031-061-039	242.16
1793	031-061-040	242.16
1793	031-061-042	242.16
1793	031-061-043	242.16
1793	031-062-002	242.16
1793	031-062-003	242.16
1793	031-062-008	242.16
1793	031-062-009	242.16
1793	031-062-010	242.16
1793	031-062-013	726.36
1793	031-062-016	242.16
1793	031-062-019	242.16
1793	031-062-020	242.16
1793	031-062-021	242.16
1793	031-062-022	242.16
1793	031-071-013	242.16
1793	031-071-017	242.16
1793	031-071-018	242.16
1793	031-071-019	242.16
1793	031-071-021	242.16
1793	031-071-023	242.16
1793	031-071-024	242.16
1793	031-071-025	242.16
1793	031-071-025	242.16
1793	031-071-029	242.16
1793	031-071-030	242.16
1793	031-071-031	242.16
1793	031-071-032	242.16
1793	031-071-033	242.16
1793	031-071-034	242.16
1793	031-071-035	242.16
1793	031-081-003	242.16
1793	031-081-004	242.16
1793	031-081-007	242.16
1793	031-081-013	242.16
1793	031-081-018	242.16
1793	031-081-019	242.16

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Fund #	APN	Tax Amount
1793	031-081-020	242.16
1793	031-081-021	242.16
1793	031-081-023	242.16
1793	031-081-026	242.16
1793	031-081-028	242.16
1793	031-081-029	242.16
1793	031-081-030	242.16
1793	031-082-020	242.16
1793	031-082-024	242.16
1793	031-082-025	242.16
1793	031-082-027	242.16
1793	031-082-028	242.16
1793	031-082-029	242.16
1793	031-082-030	242.16
1793	031-082-032	242.16
1793	031-082-034	242.16
1793	031-082-035	242.16
1793	031-082-036	242.16
1793	031-082-038	242.16
1793	031-082-039	242.16
1793	031-091-005	242.16
1793	031-091-006	242.16
1793	031-091-007	242.16
1793	031-091-011	242.16
1793	031-091-020	242.16
1793	031-101-008	242.16
1793	031-104-008	242.16
1793	031-104-009	242.16
1793	031-104-010	242.16
1793	031-104-025	242.16
1793	031-104-026	242.16
1793	031-112-004	242.16
1793	031-112-014	242.16
1793	031-123-007	242.16
1793	031-123-009	242.16
1793	031-123-010	242.16
1793	031-124-011	242.16
1793	031-124-012	242.16
1793	031-124-013	242.16

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Fund #	APN	Tax Amount
1793	031-125-001	242.16
1793	031-125-002	242.16
1793	031-125-003	242.16
1793	031-131-006	242.16
1793	031-131-010	242.16
1793	031-132-002	242.16
1793	031-132-006	242.16
1793	031-132-008	242.16
1793	031-132-010	242.16
1793	031-132-011	242.16
1793	031-133-005	242.16
1793	031-133-012	242.16
1793	031-133-013	242.16
1793	031-133-014	242.16
1793	031-134-007	242.16
1793	031-134-008	242.16
1793	031-134-009	242.16
1793	031-134-010	242.16
1793	031-134-011	242.16
1793	031-134-023	242.16
1793	031-134-024	242.16
1793	031-141-003	242.16
1793	031-141-004	242.16
1793	031-141-005	242.16
1793	031-141-006	242.16
1793	031-141-007	242.16
1793	031-141-008	242.16
1793	031-141-010	242.16
1793	031-141-013	242.16
1793	031-141-014	242.16
1793	031-141-016	242.16
1793	031-141-019	242.16
1793	031-141-020	242.16
1793	031-141-021	242.16
1793	031-141-022	242.16
1793	031-141-023	242.16
1793	031-141-028	242.16
1793	031-141-033	242.16
1793	031-141-034	242.16

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Fund #	APN	Tax Amount
1793	031-141-038	242.16
1793	031-141-039	242.16
1793	031-141-041	242.16
1793	031-141-043	242.16
1793	031-141-044	242.16
1793	031-141-045	242.16
1793	031-141-046	242.16
1793	031-141-047	242.16
1793	031-141-048	242.16
1793	031-141-049	242.16
1793	031-141-050	242.16
1793	031-141-051	242.16
1793	031-142-003	242.16
1793	031-142-004	242.16
1793	031-142-011	242.16
1793	031-142-013	242.16
1793	031-142-014	242.16
1793	031-142-019	
1793	031-142-022	242.16
1793	031-142-023	242.16
1793	031-142-024	242.16
1793	031-142-026	484.32
1793	031-142-028	242.16
1793	031-142-029	
1793	031-142-033	242.16
1793	031-142-034	242.16
1793	031-151-007	242.16
1793	031-151-013	242.16
1793	031-151-014	242.16
1793	031-151-015	242.16
1793	031-151-016	242.16
1793	031-151-021	242.16
1793	031-151-022	242.16
1793	031-151-024	242.16
1793	031-151-027	242.16
1793	031-151-028	242.16
1793	031-151-029	242.16
1793	031-151-030	242.16
1793	031-151-031	242.16

Fund #	APN	Tax Amount
1793	031-151-032	242.16
1793	031-151-033	242.16
1793	031-151-034	242.16
1793	031-152-012	242.16
1793	031-152-013	242.16
1793	031-152-014	242.16
1793	031-152-016	242.16
1793	031-152-017	242.16
1793	031-152-020	242.16
1793	031-152-021	242.16
1793	031-152-022	242.16
1793	031-152-023	242.16
1793	031-152-024	242.16
1793	031-152-025	242.16
1793	031-152-026	242.16
1793	031-152-027	242.16
1793	031-152-028	242.16
1793	031-152-029	242.16
1793	031-152-031	242.16
1793	031-153-005	968.64
1793	031-153-010	242.16
1793	031-153-011	242.16
1793	031-153-013	242.16
1793	031-153-016	242.16
1793	031-153-017	242.16
1793	031-153-018	242.16
1793	031-153-019	242.16
1793	031-161-007	242.16
1793	031-161-008	242.16
1793	031-161-019	968.52
1793	031-161-029	242.16
1793	031-161-030	242.16
1793	031-161-031	6536.16
1793	031-161-034	2178.72
1793	031-161-035	242.16
1793	031-161-037	242.16
1793	031-161-038	242.16
1793	031-161-039	242.16
1793	031-161-040	242.16

Fund #	APN	Tax Amount
1793	031-161-042	242.16
1793	031-161-043	242.16
1793	031-162-001	242.16
1793	031-162-002	242.16
1793	031-162-003	242.16
1793	031-162-004	242.16
1793	031-162-005	242.16
1793	031-162-006	242.16
1793	031-171-001	242.16
1793	031-171-004	242.16
1793	031-171-004	242.16
1793	031-171-005	242.16
1793	031-171-006	242.16
1793	031-171-007	242.16
1793	031-171-009	242.16
1793	031-171-010	242.16
1793	031-171-017	242.16
1793	031-171-018	242.16
1793	031-171-019	242.16
1793	031-171-020	242.16
1793	031-171-022	484.16
1793	031-171-023	242.16
1793	031-171-028	242.16
1793	031-171-029	242.16
1793	031-171-030	242.16
1793	031-181-001	242.16
1793	031-181-002	242.16
1793	031-181-004	242.16
1793	031-181-005	242.16
1793	031-181-008	242.16
1793	031-181-009	242.16
1793	031-181-022	242.16
1793	031-181-023	242.16
1793	031-181-024	242.16
1793	031-181-025	242.16
1793	031-181-026	242.16
1793	031-181-027	242.16
1793	031-181-028	242.16
1793	031-181-029	242.16

Fund #	APN	Tax Amount
1793	031-181-030	242.16
1793	031-181-031	484.32
1793	031-182-005	242.16
1793	031-182-007	242.16
1793	031-182-008	484.32
1793	031-182-009	242.16
1793	031-182-013	242.16
1793	031-182-015	242.16
1793	031-182-018	242.16
1793	031-182-021	242.16
1793	031-182-025	242.16
1793	031-182-029	242.16
1793	031-182-030	242.16
1793	031-182-031	242.16
1793	031-182-032	242.16
1793	031-182-033	242.16
1793	031-182-034	242.16
1793	031-182-035	242.16
1793	031-182-036	242.16
1793	031-182-037	242.16
1793	031-182-038	242.16
1793	031-182-039	242.16
1793	031-183-004	242.16
1793	031-183-005	242.16
1793	031-183-018	242.16
1793	031-183-021	242.16
1793	031-183-022	242.16
1793	031-183-024	242.16
1793	031-183-025	242.16
1793	031-183-026	242.16
1793	031-183-027	726.48
1793	031-183-030	242.16
1793	031-183-031	242.16
1793	031-183-032	242.16
1793	031-183-035	242.16
1793	031-183-036	242.16
1793	031-183-037	242.16
1793	031-183-038	242.16
1793	031-183-039	242.16

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Fund #	APN	Tax Amount
1793	031-183-040	242.16
1793	031-184-001	242.16
1793	031-184-002	242.16
1793	031-184-003	242.16
1793	031-184-004	242.16
1793	031-184-005	242.16
1793	031-184-006	242.16
1793	031-184-007	242.16
1793	031-184-008	242.16
1793	031-184-009	242.16
1793	031-184-010	242.16
1793	031-184-011	242.16
1793	031-184-012	242.16
1793	031-184-013	242.16
1793	031-184-014	242.16
1793	031-184-015	242.16
1793	031-184-016	242.16
1793	031-184-017	242.16
1793	031-184-018	242.16
1793	031-202-006	242.16
1793	031-202-008	242.16
1793	031-202-017	242.16
1793	031-202-022	242.16
1793	031-202-026	242.16
1793	031-211-008	242.16
1793	031-211-011	242.16
1793	031-221-005	242.16
1793	031-221-009	242.16
1793	031-221-010	242.16
1793	031-221-011	242.16
1793	031-221-014	242.16
1793	031-221-015	242.16
1793	031-221-018	242.16
1793	031-221-019	242.16
1793	031-221-021	242.16
1793	031-221-022	242.16
1793	031-221-023	242.16
1793	031-221-024	242.16
1793	031-221-025	242.16

Fund #	APN	Tax Amount
1793	031-221-026	242.16
1793	031-221-027	242.16
1793	031-222-001	242.16
1793	031-222-002	242.16
1793	031-222-003	242.16
1793	031-222-007	242.16
1793	031-222-008	242.16
1793	031-222-012	242.16
1793	031-222-013	242.16
1793	031-222-015	242.16
1793	031-222-016	242.16
1793	031-222-017	242.16
1793	031-222-018	242.16
1793	031-222-019	242.16
1793	031-222-021	242.16
1793	031-222-022	242.16
1793	031-222-023	242.16
1793	031-222-024	242.16
1793	031-222-027	242.16
1793	031-222-028	242.16
1793	031-222-029	242.16
1793	031-222-030	242.16
1793	031-231-004	242.16
1793	031-231-019	242.16
1793	031-231-020	484.32
1793	031-231-024	726.48
1793	031-231-025	726.24
1793	031-231-034	242.16
1793	031-231-035	242.16
1793	031-231-036	242.16
1793	031-231-037	242.16
1793	031-231-038	242.16
1793	031-231-039	242.16
1793	031-231-040	242.16
1793	031-231-042	242.16
1793	031-231-043	242.16
1793	031-231-044	242.16
1793	031-231-045	242.16
1793	031-231-046	242.16

Fund #	APN	Tax Amount
1793	031-231-047	242.16
1793	031-231-048	242.16
1793	031-231-049	242.16
1793	031-231-050	242.16
1793	031-231-051	242.16
1793	031-231-052	242.16
1793	031-231-053	242.16
1793	031-231-054	242.16
1793	031-231-055	242.16
1793	031-231-056	242.16
1793	031-241-001	242.16
1793	031-241-002	242.16
1793	031-241-004	242.16
1793	031-241-005	242.16
1793	031-241-006	242.16
1793	031-241-007	242.16
1793	031-241-008	242.16
1793	031-241-009	242.16
1793	031-241-010	242.16
1793	031-241-014	1089.36
1793	031-241-022	1270.92
1793	031-241-023	968.64
1793	031-241-024	242.16
1793	031-242-010	2905.92
1793	031-242-011	484.32
1793	031-242-014	242.16
1793	031-242-015	242.16
1793	031-242-016	242.16
1793	031-242-017	484.32
1793	031-243-001	242.16
1793	031-243-002	242.16
1793	031-243-003	242.16
1793	031-243-004	242.16
1793	031-243-005	242.16
1793	031-243-006	242.16
1793	031-243-008	242.16
1793	031-243-009	242.16
1793	031-243-010	242.16
1793	031-243-011	242.16

Fund #	APN	Tax Amount
1793	031-243-014	242.16
1793	031-243-015	242.16
1793	031-243-016	242.16
1793	031-243-017	242.16
1793	031-243-018	242.16
1793	031-243-019	242.16
1793	031-243-020	242.16
1793	031-244-001	242.16
1793	031-244-002	242.16
1793	031-244-003	242.16
1793	031-244-004	242.16
1793	031-244-011	242.16
1793	031-244-012	242.16
1793	031-244-015	242.16
1793	031-244-017	242.16
1793	031-244-018	242.16
1793	031-244-020	242.16
1793	031-244-021	242.16
1793	031-251-003	242.16
1793	031-251-004	242.16
1793	031-251-005	242.16
1793	031-251-006	242.16
1793	031-251-008	242.16
1793	031-251-015	242.16
1793	031-251-016	242.16
1793	031-251-019	242.16
1793	031-251-020	242.16
1793	031-251-021	242.16
1793	031-251-022	242.16
1793	031-251-023	242.16
1793	031-251-025	242.16
1793	031-251-026	242.16
1793	031-251-027	242.16
1793	031-251-028	242.16
1793	031-251-029	242.16
1793	031-251-030	242.16
1793	031-251-031	242.16
1793	031-251-032	242.16
1793	031-251-038	242.16

Fund #	APN	Tax Amount
1793	031-251-041	242.16
1793	031-251-042	242.16
1793	031-251-043	242.16
1793	031-251-045	242.16
1793	031-251-046	242.16
1793	031-251-047	242.16
1793	031-251-050	242.16
1793	031-251-051	242.16
1793	031-251-052	242.16
1793	031-251-053	242.16
1793	031-261-002	242.16
1793	031-261-004	242.16
1793	031-261-006	242.16
1793	031-261-010	242.16
1793	031-261-013	242.16
1793	031-261-015	242.16
1793	031-261-019	242.16
1793	031-261-026	242.16
1793	031-261-029	242.16
1793	031-261-030	242.16
1793	031-261-031	
1793	031-261-032	242.16
1793	031-261-033	242.16
1793	031-271-009	242.16
1793	031-271-010	242.16
1793	031-271-011	242.16
1793	031-271-013	242.16
1793	031-271-023	242.16
1793	031-271-024	242.16
1793	031-271-026	242.16
1793	031-271-027	242.16
1793	031-271-028	242.16
1793	031-271-029	242.16
1793	031-271-032	242.16
1793	031-271-033	242.16
1793	031-271-034	242.16
1793	031-271-037	242.16
1793	031-271-039	242.16
1793	031-271-040	242.16

Fund #	APN	Tax Amount
1793	031-271-041	242.16
1793	031-271-042	242.16
1793	031-271-043	242.16
1793	031-271-044	242.16
1793	031-271-046	242.16
1793	031-271-047	242.16
1793	031-271-048	242.16
1793	031-281-011	242.16
1793	031-281-012	242.16
1793	031-281-013	242.16
1793	031-281-014	242.16
1793	031-281-016	242.16
1793	031-281-022	242.16
1793	031-281-029	242.16
1793	031-281-032	242.16
1793	031-281-033	242.16
1793	031-291-002	242.16
1793	031-291-010	242.16
1793	031-291-019	242.16
1793	031-291-020	242.16
1793	031-291-022	484.32
1793	031-291-023	242.16
1793	031-291-026	242.16
1793	031-291-027	
1793	031-291-028	484.32
1793	031-291-029	2360.28
1793	031-291-030	242.16
1793	031-291-031	242.16
1793	031-291-032	242.16
1793	031-291-033	242.16
1793	031-291-034	242.16
1793	031-291-035	242.16
1793	031-291-036	242.16
1793	031-291-037	242.16
1793	031-291-038	242.16
1793	031-291-039	242.16
1793	031-291-040	242.16
1793	031-301-001	242.16
1793	031-301-003	242.16

Fund #	APN	Tax Amount
1793	031-301-004	242.16
1793	031-301-006	242.16
1793	031-301-009	242.16
1793	031-301-011	242.16
1793	031-301-013	726.24
1793	031-301-020	242.16
1793	031-301-021	242.16
1793	031-301-023	968.64
1793	031-301-024	242.16
1793	031-301-025	242.16
1793	031-301-026	242.16
1793	031-301-027	726.24
1793	031-301-029	242.16
1793	031-301-030	242.16
1793	031-301-031	726.24
1793	031-301-032	726.24
1793	031-302-011	242.16
1793	031-302-012	242.16
1793	031-302-013	242.16
1793	031-302-014	242.16
1793	031-302-016	968.64
1793	031-302-017	726.48
1793	031-302-019	242.16
1793	031-302-033	726.24
1793	031-302-034	242.16
1793	031-303-001	242.16
1793	031-303-002	242.16
1793	031-303-003	242.16
1793	031-303-004	242.16
1793	031-303-006	242.16
1793	031-303-007	242.16
1793	031-303-008	242.16
1793	031-303-009	242.16
1793	031-303-010	242.16
1793	031-303-011	242.16
1793	031-303-013	242.16
1793	031-303-014	242.16
1793	031-303-015	242.16
1793	031-303-016	242.16

Fund #	APN	Tax Amount
1793	031-311-001	242.16
1793	031-311-002	242.16
1793	031-311-003	242.16
1793	031-311-004	242.16
1793	031-311-005	242.16
1793	031-311-006	242.16
1793	031-311-007	242.16
1793	031-311-016	242.16
1793	031-311-017	242.16
1793	031-311-019	242.16
1793	031-311-021	242.16
1793	031-311-022	242.16
1793	031-311-023	242.16
1793	031-311-024	242.16
1793	031-311-025	242.16
1793	031-321-003	484.32
1793	031-321-004	242.16
1793	031-321-014	242.16
1793	031-321-015	242.16
1793	031-341-014	242.16
1793	031-341-015	242.16
1793	031-341-016	242.16
1793	031-341-017	242.16
1793	031-341-018	242.16
1793	031-341-026	242.16
1793	031-341-027	242.16
1793	031-351-006	242.16
1793	031-351-009	1452.72
1793	031-371-009	907.80
1793	031-371-014	181.80
1793	031-371-016	321.96
1793	031-371-020	242.16
1793	031-371-021	242.16
1793	031-371-027	242.16
1793	031-371-028	242.16
1793	031-372-008	321.96
1793	031-373-001	242.16
1793	031-373-002	242.16
1793	031-373-003	242.16

Fund #	APN	Tax Amount
1793	031-373-004	242.16
1793	031-373-005	242.16
1793	031-373-006	242.16
1793	031-373-007	242.16
1793	031-373-008	242.16
1793	031-373-009	242.16
1793	031-373-011	242.16
1793	031-381-001	242.16
1793	031-381-007	242.16
1793	031-381-009	242.16
1793	031-381-010	242.16
1793	031-381-020	242.16
1793	031-381-024	242.16
1793	031-381-031	242.16
1793	031-381-032	242.16
1793	031-381-034	242.16
1793	031-381-035	242.16
1793	031-381-036	242.16
1793	031-381-039	
1793	031-381-041	242.16
1793	031-381-043	242.16
1793	031-381-044	242.16
1793	031-381-046	242.16
1793	031-381-051	242.16
1793	031-381-052	242.16
1793	031-381-053	242.16
1793	031-381-055	242.16
1793	031-381-056	242.16
1793	031-381-059	242.16
1793	031-381-060	242.16
1793	031-381-061	242.16
1793	031-381-062	242.16
1793	031-381-065	242.16
1793	031-381-066	
1793	031-381-067	242.16
1793	045-311-014	1815.60
1793	045-311-014	1815.60
1793	045-311-014	1815.60
1793	045-311-015	7504.56

Fund #	APN	Tax Amount
1793	045-311-016	5446.80
1793	045-312-002	242.16
1793	045-312-003	242.16
1793	045-312-003	242.16
1793	045-312-004	242.16
1793	045-312-005	242.16
1793	045-312-006	242.16
1793	045-312-007	242.16
1793	045-312-008	242.16
1793	045-312-009	242.16
1793	045-312-010	242.16
1793	045-312-011	242.16
1793	045-312-012	242.16
1793	045-312-013	242.16
1793	045-312-014	242.16
1793	045-312-015	242.16
1793	045-312-016	242.16
1793	045-312-017	242.16
1793	045-312-018	242.16
1793	045-312-019	242.16
1793	045-312-020	242.16
1793	045-312-021	242.16
1793	045-312-022	242.16
1793	045-312-023	242.16
1793	045-312-024	242.16
1793	045-312-025	242.16
1793	045-312-026	242.16
1793	045-312-027	242.16
1793	045-312-028	242.16
1793	045-312-029	242.16
1793	045-312-030	242.16
1793	045-312-031	242.16
1793	045-312-032	242.16
1793	045-312-033	242.16
1793	045-312-034	242.16
1793	045-312-035	242.16
1793	045-312-036	242.16
1793	045-312-037	242.16
1793	045-312-038	242.16

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Fund #	APN	Tax Amount
1793	045-312-039	242.16
1793	045-312-040	242.16
1793	045-312-041	242.16
1793	045-312-042	242.16
1793	045-312-043	242.16
1793	045-312-044	242.16
1793	045-312-045	242.16
1793	045-312-046	242.16
1793	045-312-047	242.16
1793	045-312-048	242.16
1793	045-312-049	242.16
1793	045-312-050	242.16
1793	045-312-052	242.16
1793	045-312-056	242.16
1793	045-313-002	242.16
1793	045-313-003	242.16
1793	045-313-004	242.16
1793	045-313-005	242.16
1793	045-313-006	484.32
1793	045-313-007	484.32
1793	045-313-008	484.32
1793	045-313-009	484.32
1793	045-313-011	242.16
1793	045-313-012	242.16
1793	045-313-013	242.16
1793	045-313-014	484.32
1793	045-313-016	
1793	045-313-017	
1793	045-313-018	484.32
1793	045-313-019	484.32
1793	045-313-020	484.32
1793	045-313-021	484.32
1793	045-313-026	484.32
1793	045-313-027	484.32
1793	045-314-001	242.16
1793	045-314-002	242.16
1793	045-314-003	242.16
1793	045-314-004	242.16
1793	045-314-005	242.16

Fund #	APN	Tax Amount
1793	045-314-006	242.16
1793	045-314-007	242.16
1793	045-314-008	242.16
1793	045-314-009	242.16
1793	045-314-010	242.16
1793	045-314-011	242.16
1793	045-314-012	242.16
1793	045-314-013	242.16
1793	045-314-014	242.16
1793	045-314-015	242.16
1793	045-314-016	242.16
1793	045-314-017	242.16
1793	045-314-018	242.16
1793	045-314-019	242.16
1793	045-314-020	242.16
1793	045-314-021	242.16
1793	045-314-022	242.16
1793	045-314-023	242.16
1793	045-314-023	242.16
1793	045-314-024	242.16
1793	045-314-028	242.16
1793	045-314-030	242.16
1793	045-314-031	242.16
1793	045-314-032	242.16
1793	045-314-033	242.16
1793	045-315-001	242.16
1793	045-315-002	242.16
1793	045-315-003	242.16
1793	045-315-004	242.16
1793	045-315-005	242.16
1793	045-315-006	242.16
1793	045-315-007	242.16
1793	045-315-008	242.16
1793	045-315-009	242.16
1793	045-315-010	242.16
1793	045-315-011	242.16
1793	045-315-012	242.16
1793	045-315-013	242.16
1793	045-315-014	242.16

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Fund #	APN	Tax Amount
1793	045-315-015	242.16
1793	045-315-016	242.16
1793	045-315-017	242.16
1793	045-315-018	242.16
1793	045-315-019	242.16
1793	045-315-020	242.16
1793	045-315-021	242.16
1793	045-315-022	242.16
1793	045-315-023	242.16
1793	045-315-024	242.16
1793	045-315-027	242.16
1793	045-315-028	242.16
1793	045-315-029	242.16
1793	045-315-030	242.16
1793	045-315-031	242.16
1793	045-315-033	242.16
1793	045-316-041	181.56
1793	045-316-042	181.56
1793	045-316-043	181.56
1793	045-316-044	181.56
1793	045-316-045	181.56
1793	045-316-046	181.56
1793	045-316-047	181.56
1793	045-316-048	181.56
1793	045-316-049	181.56
1793	045-316-050	181.56
1793	045-316-055	907.80
1793	045-321-003	242.16
1793	045-321-004	5422.08
1793	045-321-005	10494.00
1793	045-321-011	7262.40
1793	045-321-012	8714.88
1793	045-321-013	9441.12
1793	045-321-015	11620.00
1793	045-321-016	78072.00
1793	045-321-020	
1793	045-321-023	16340.40
1793	045-322-001	242.16
1793	045-322-002	242.16

Fund #	APN	Tax Amount
1793	045-322-003	242.16
1793	045-322-004	242.16
1793	045-322-005	242.16
1793	045-322-006	242.16
1793	045-322-007	242.16
1793	045-322-008	242.16
1793	045-322-009	242.16
1793	045-322-010	242.16
1793	045-322-011	242.16
1793	045-322-012	242.16
1793	045-322-013	242.16
1793	045-322-014	242.16
1793	045-322-015	242.16
1793	045-322-016	242.16
1793	045-322-017	242.16
1793	045-322-018	242.16
1793	045-322-019	242.16
1793	045-325-010	1815.60
1793	045-325-027	181.56
1793	045-325-028	181.56
1793	045-325-029	181.56
1793	045-325-030	181.56
1793	045-325-031	181.56
1793	045-325-032	181.56
1793	045-325-033	181.56
1793	045-325-034	181.56
1793	045-325-035	181.56
1793	045-325-036	181.56
1793	045-325-037	181.56
1793	045-325-038	181.56
1793	045-325-039	181.56
1793	045-325-040	181.56
1793	045-325-041	181.56
1793	045-325-042	181.56
1793	045-325-043	181.56
1793	045-325-044	181.56
1793	045-325-045	181.56
1793	045-325-046	181.56
1793	045-325-047	181.56

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Fund #	APN	Tax Amount
1793	045-325-048	181.56
1793	045-325-049	181.56
1793	045-325-050	181.56
1793	045-325-051	181.56
1793	045-325-052	181.56
1793	045-325-053	181.56
1793	045-325-054	181.56
1793	045-325-055	181.56
1793	045-325-056	181.56
1793	045-325-057	181.56
1793	045-325-058	181.56
1793	045-325-059	181.56
1793	045-325-060	181.56
1793	045-325-061	181.56
1793	045-325-062	181.56
1793	045-325-063	181.56
1793	045-325-064	181.56
1793	045-325-065	181.56
1793	045-325-066	181.56
1793	045-325-067	181.56
1793	045-325-068	181.56
1793	045-325-069	181.56
1793	045-325-070	181.56
1793	045-325-071	181.56
1793	045-325-072	181.56
1793	045-325-073	181.56
1793	045-325-074	181.56
1793	045-331-017	242.16
1793	045-331-018	242.16
1793	045-331-019	242.16
1793	045-331-020	242.16
1793	045-331-021	242.16
1793	045-331-022	242.16
1793	045-331-023	242.16
1793	045-331-024	242.16
1793	045-331-025	242.16
1793	045-331-026	242.16
1793	045-331-027	242.16
1793	045-331-028	242.16

Fund #	APN	Tax Amount
1793	045-331-029	242.16
1793	045-331-030	242.16
1793	045-331-031	242.16
1793	045-331-032	242.16
1793	045-331-033	242.16
1793	045-331-034	242.16
1793	045-331-035	242.16
1793	045-331-036	242.16
1793	045-331-037	242.16
1793	045-331-038	242.16
1793	045-331-039	242.16
1793	045-331-040	242.16
1793	045-331-041	242.16
1793	045-331-042	242.16
1793	045-331-043	242.16
1793	045-331-044	242.16
1793	045-331-045	242.16
1793	045-331-046	242.16
1793	045-331-047	242.16
1793	045-331-048	242.16
1793	045-331-049	242.16
1793	045-331-052	242.16
1793	045-331-053	242.16
1793	045-331-054	242.16
1793	045-331-055	242.16
1793	045-331-056	242.16
1793	045-331-057	242.16
1793	045-331-058	242.16
1793	045-331-059	242.16
1793	045-331-060	242.16
1793	045-331-065	242.16
1793	045-331-066	242.16
1793	045-331-067	242.16
1793	045-331-068	242.16
1793	045-331-069	242.16
1793	045-331-070	242.16
1793	045-331-071	242.16
1793	045-331-072	242.16
1793	045-331-073	242.16

Fund #	APN	Tax Amount
1793	045-331-074	242.16
1793	045-331-075	242.16
1793	045-331-076	242.16
1793	045-331-077	242.16
1793	045-331-078	242.16
1793	045-331-079	242.16
1793	045-331-080	242.16
1793	045-331-081	242.16
1793	045-331-082	242.16
1793	045-331-083	242.16
1793	045-331-084	242.16
1793	045-331-085	242.16
1793	045-333-014	242.16
1793	045-333-015	242.16
1793	045-333-016	242.16
1793	045-333-017	242.16
1793	045-333-018	242.16
1793	045-333-019	242.16
1793	045-333-020	242.16
1793	045-333-021	242.16
1793	045-333-022	242.16
1793	045-333-023	242.16
1793	045-333-024	242.16
1793	045-333-025	242.16
1793	045-333-026	242.16
1793	045-333-027	242.16
1793	045-333-028	242.16
1793	045-333-029	242.16
1793	045-333-030	242.16
1793	045-333-031	242.16
1793	045-333-032	242.16
1793	045-333-033	242.16
1793	045-333-034	242.16
1793	045-333-035	242.16
1793	045-333-038	242.16
1793	045-333-039	242.16
1793	045-333-040	242.16
1793	045-333-041	544.68
1793	045-334-010	242.16

Fund #	APN	Tax Amount
1793	045-334-011	242.16
1793	045-334-012	242.16
1793	045-334-013	242.16
1793	045-334-014	242.16
1793	045-334-015	242.16
1793	045-334-016	242.16
1793	045-334-017	242.16
1793	045-334-018	242.16
1793	045-334-019	242.16
1793	045-334-020	242.16
1793	045-334-021	242.16
1793	045-334-022	242.16
1793	045-334-023	242.16
1793	045-334-024	242.16
1793	045-334-025	242.16
1793	045-334-026	242.16
1793	045-334-027	242.16
1793	045-334-028	242.16
1793	045-334-029	242.16
1793	045-334-030	242.16
1793	045-334-031	242.16
1793	045-334-032	242.16
1793	045-334-033	242.16
1793	045-334-034	242.16
1793	045-334-035	242.16
1793	045-334-036	242.16
1793	045-334-037	242.16
1793	045-334-038	242.16
1793	045-334-039	242.16
1793	045-334-040	242.16
1793	045-334-041	242.16
1793	045-334-042	242.16
1793	045-334-043	242.16
1793	045-335-012	242.16
1793	045-335-013	242.16
1793	045-335-014	242.16
1793	045-335-015	242.16
1793	045-335-016	242.16
1793	045-335-017	242.16

Fund #	APN	Tax Amount
1793	045-335-018	242.16
1793	045-335-019	242.16
1793	045-335-020	242.16
1793	045-335-021	242.16
1793	045-335-022	242.16
1793	045-335-023	242.16
1793	045-335-024	242.16
1793	045-335-025	242.16
1793	045-335-026	242.16
1793	045-335-027	242.16
1793	045-335-028	242.16
1793	045-335-029	242.16
1793	045-335-030	242.16
1793	045-335-031	242.16
1793	045-335-032	242.16
1793	045-335-033	242.16
1793	045-335-034	242.16
1793	045-335-035	242.16
1793	045-335-036	242.16
1793	045-335-037	242.16
1793	045-335-038	242.16
1793	045-335-039	242.16
1793	045-335-040	242.16
1793	045-335-041	242.16
1793	045-335-042	242.16
1793	045-335-043	242.16
1793	045-335-044	242.16
1793	045-335-045	242.16
1793	045-335-046	242.16
1793	045-335-047	242.16
1793	045-335-048	242.16
1793	045-336-008	242.16
1793	045-336-009	242.16
1793	045-336-010	242.16
1793	045-336-011	242.16
1793	045-336-012	242.16
1793	045-336-013	242.16
1793	045-336-014	242.16
1793	045-336-015	242.16

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Fund #	APN	Tax Amount
1793	045-336-016	242.16
1793	045-336-017	242.16
1793	045-336-018	242.16
1793	045-336-019	242.16
1793	045-336-020	242.16
1793	045-336-021	242.16
1793	045-336-022	242.16
1793	045-336-023	242.16
1793	045-336-024	242.16
1793	045-336-025	242.16
1793	045-336-026	242.16
1793	045-336-027	242.16
1793	045-336-028	242.16
1793	045-336-029	242.16
1793	045-336-030	242.16
1793	045-336-031	242.16
1793	045-336-032	242.16
1793	045-336-033	242.16
1793	045-336-034	242.16
1793	045-336-035	242.16
1793	045-336-036	242.16
1793	045-336-037	242.16
1793	045-336-038	242.16
1793	045-336-039	242.16
1793	045-337-001	242.16
1793	045-337-002	242.16
1793	045-337-003	242.16
1793	045-337-004	242.16
1793	045-337-005	242.16
1793	045-337-006	242.16
1793	045-337-007	242.16
1793	045-337-008	242.16
1793	045-337-009	242.16
1793	045-337-012	242.16
1793	045-337-013	242.16
1793	045-337-014	242.16
1793	045-337-015	242.16
1793	045-337-016	242.16
1793	045-337-017	242.16

Fund #	APN	Tax Amount
1793	045-337-018	242.16
1793	045-337-019	242.16
1793	045-337-020	242.16
1793	045-337-021	242.16
1793	045-337-022	242.16
1793	045-337-023	242.16
1793	045-337-024	242.16
1793	045-337-025	242.16
1793	045-337-026	242.16
1793	045-337-027	242.16
1793	045-338-006	242.16
1793	045-338-007	242.16
1793	045-338-008	242.16
1793	045-338-009	242.16
1793	045-338-010	242.16
1793	045-338-011	242.16
1793	045-338-012	242.16
1793	045-338-013	242.16
1793	045-338-014	242.16
1793	045-338-015	242.16
1793	045-338-016	242.16
1793	045-338-017	242.16
1793	045-338-018	242.16
1793	045-338-019	242.16
1793	045-338-020	242.16
1793	045-338-021	242.16
1793	045-338-022	242.16
1793	045-338-023	242.16
1793	045-338-024	242.16
1793	045-338-025	242.16
1793	045-338-026	242.16
1793	045-338-027	242.16
1793	045-338-028	242.16
1793	045-338-029	242.16
1793	045-339-001	242.16
1793	045-339-002	242.16
1793	045-339-004	242.16
1793	045-339-005	242.16
1793	045-339-006	242.16

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Fund #	APN	Tax Amount
1793	045-339-007	242.16
1793	045-339-008	242.16
1793	045-339-009	242.16
1793	045-339-010	242.16
1793	045-339-011	242.16
1793	045-339-012	242.16
1793	045-339-013	242.16
1793	045-339-014	242.16
1793	045-339-015	242.16
1793	045-339-016	242.16
1793	045-339-017	242.16
1793	045-339-018	242.16
1793	045-339-019	242.16
1793	045-339-020	242.16
1793	045-339-021	242.16
1793	045-339-022	242.16
1793	045-339-023	242.16
1793	045-339-024	242.16
1793	045-339-027	
1793	045-339-033	242.16
1793	045-342-011	242.16
1793	045-351-015	8169.24
1793	045-353-007	1270.80
1793	045-356-001	242.16
1793	045-356-002	242.16
1793	045-356-003	242.16
1793	045-356-004	242.16
1793	045-356-005	242.16
1793	045-356-006	242.16
1793	045-356-007	242.16
1793	045-356-008	242.16
1793	045-356-009	242.16
1793	045-356-010	242.16
1793	045-356-011	242.16
1793	045-356-012	242.16
1793	045-356-013	242.16
1793	045-356-014	242.16
1793	045-356-015	242.16
1793	045-356-016	242.16

Fund #	APN	Tax Amount
1793	045-356-017	242.16
1793	045-356-018	242.16
1793	045-356-019	242.16
1793	045-356-020	242.16
1793	045-356-021	242.16
1793	045-356-022	242.16
1793	045-356-023	242.16
1793	045-356-024	242.16
1793	045-356-025	242.16
1793	045-356-026	242.16
1793	045-356-027	242.16
1793	045-356-028	242.16
1793	045-356-029	242.16
1793	045-356-030	242.16
1793	045-357-001	242.16
1793	045-357-002	242.16
1793	045-357-003	242.16
1793	045-357-004	242.16
1793	045-357-005	242.16
1793	045-357-006	242.16
1793	045-357-007	242.16
1793	045-357-008	242.16
1793	045-357-009	242.16
1793	045-357-010	242.16
1793	045-357-011	242.16
1793	045-357-012	242.16
1793	045-357-013	242.16
1793	045-357-014	242.16
1793	045-357-015	242.16
1793	045-357-016	242.16
1793	045-357-017	242.16
1793	045-357-018	242.16
1793	045-357-019	242.16
1793	045-357-020	242.16
1793	045-357-021	242.16
1793	045-357-022	242.16
1793	045-357-023	242.16
1793	045-357-024	242.16
1793	045-357-025	242.16

Fund #	APN	Tax Amount
1793	045-357-026	242.16
1793	045-357-027	242.16
1793	045-357-028	242.16
1793	045-357-029	242.16
1793	045-357-030	242.16
1793	045-357-031	242.16
1793	045-357-032	242.16
1793	045-357-033	242.16
1793	045-357-034	242.16
1793	045-357-035	242.16
1793	045-357-036	242.16
1793	045-357-037	242.16
1793	045-357-038	242.16
1793	045-357-039	242.16
1793	045-357-040	242.16
1793	045-357-041	242.16
1793	045-357-042	242.16
1793	045-358-001	242.16
1793	045-358-002	242.16
1793	045-358-003	242.16
1793	045-358-004	242.16
1793	045-358-005	242.16
1793	045-358-006	242.16
1793	045-358-007	242.16
1793	045-358-008	242.16
1793	045-358-009	242.16
1793	045-358-014	242.16
1793	045-358-015	242.16
1793	045-358-016	242.16
1793	045-358-017	242.16
1793	045-358-018	242.16
1793	045-358-019	242.16
1793	045-358-020	242.16
1793	045-358-021	242.16
1793	045-358-022	242.16
1793	045-358-023	242.16
1793	045-358-024	242.16
1793	045-358-025	242.16
1793	045-358-026	242.16

Fund #	APN	Tax Amount
1793	045-358-027	242.16
1793	045-358-028	242.16
1793	045-358-029	242.16
1793	045-358-030	242.16
1793	045-358-031	242.16
1793	045-358-032	242.16
1793	045-358-033	242.16
1793	045-358-034	242.16
1793	045-358-035	242.16
1793	045-358-036	242.16
1793	045-358-037	242.16
1793	045-358-038	242.16
1793	045-358-039	242.16
1793	045-358-040	242.16
1793	045-358-041	242.16
1793	045-358-042	242.16
1793	045-358-043	242.16
1793	045-358-045	242.16
1793	045-358-046	242.16
1793	045-358-047	242.16
1793	045-358-048	242.16
1793	045-358-049	242.16
1793	045-358-050	242.16
1793	045-358-051	242.16
1793	045-358-052	242.16
1793	045-358-053	242.16
1793	045-359-001	242.16
1793	045-359-002	242.16
1793	045-359-003	242.16
1793	045-359-004	242.16
1793	045-359-005	242.16
1793	045-359-006	242.16
1793	045-359-007	242.16
1793	045-359-008	242.16
1793	045-359-009	242.16
1793	045-359-010	242.16
1793	045-359-011	242.16
1793	045-359-012	242.16
1793	045-359-013	242.16

Fund #	APN	Tax Amount
1793	045-359-014	242.16
1793	045-359-015	242.16
1793	045-359-016	242.16
1793	045-359-017	242.16
1793	045-359-018	242.16
1793	045-359-019	242.16
1793	045-359-020	242.16
1793	045-359-021	242.16
1793	045-359-022	242.16
1793	045-359-023	242.16
1793	045-361-001	181.56
1793	045-361-002	181.56
1793	045-361-003	181.56
1793	045-361-004	181.56
1793	045-361-005	181.56
1793	045-361-006	181.56
1793	045-361-007	181.56
1793	045-361-008	181.56
1793	045-361-009	181.56
1793	045-361-010	181.56
1793	045-361-011	181.56
1793	045-361-012	181.56
1793	045-361-013	181.56
1793	045-361-014	181.56
1793	045-361-015	181.56
1793	045-361-016	181.56
1793	045-361-017	181.56
1793	045-361-018	181.56
1793	045-361-019	181.56
1793	045-361-020	181.56
1793	045-361-021	181.56
1793	045-361-022	181.56
1793	045-361-023	181.56
1793	045-361-024	181.56
1793	045-361-025	181.56
1793	045-361-026	484.32
1793	045-361-029	242.16
1793	045-361-030	242.16
1793	045-361-031	242.16

Fund #	APN	Tax Amount
1793	045-361-032	242.16
1793	045-361-033	242.16
1793	045-361-034	242.16
1793	045-361-035	242.16
1793	045-361-036	242.16
1793	049-031-011	242.16
1793	049-031-012	242.16
1793	049-031-013	242.16
1793	049-031-014	242.16
1793	049-031-015	242.16
1793	049-031-016	242.16
1793	049-031-017	242.16
1793	049-031-018	242.16
1793	049-031-019	242.16
1793	049-031-020	242.16
1793	049-031-021	242.16
1793	049-031-022	242.16
1793	049-031-023	242.16
1793	049-031-024	242.16
1793	049-031-025	242.16
1793	049-031-026	242.16
1793	049-031-027	242.16
1793	049-031-028	242.16
1793	049-031-029	242.16
1793	049-031-030	242.16
1793	049-031-031	242.16
1793	049-031-032	242.16
1793	049-031-033	242.16
1793	049-031-034	242.16
1793	049-031-035	242.16
1793	049-031-036	242.16
1793	049-031-038	242.16
1793	049-031-039	242.16
1793	049-031-040	242.16
1793	049-031-041	242.16
1793	049-031-042	242.16
1793	049-031-043	242.16
1793	049-031-044	242.16
1793	049-031-045	242.16

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Fund #	APN	Tax Amount
1793	049-031-046	242.16
1793	049-031-047	242.16
1793	049-031-048	242.16
1793	049-031-049	242.16
1793	049-031-050	242.16
1793	049-031-051	242.16
1793	049-031-052	242.16
1793	049-031-053	242.16
1793	049-031-054	242.16
1793	049-031-055	242.16
1793	049-031-056	242.16
1793	049-031-057	242.16
1793	049-031-058	242.16
1793	049-031-059	242.16
1793	049-031-060	242.16
1793	049-031-061	242.16
1793	049-031-062	242.16
1793	049-031-063	242.16
1793	049-031-064	242.16
1793	049-031-065	242.16
1793	049-031-066	242.16
1793	049-032-004	242.16
1793	049-032-005	242.16
1793	049-032-006	242.16
1793	049-032-007	242.16
1793	049-032-008	242.16
1793	049-032-009	242.16
1793	049-032-010	242.16
1793	049-032-011	242.16
1793	049-032-012	242.16
1793	049-032-013	242.16
1793	049-032-014	242.16
1793	049-032-015	242.16
1793	049-032-016	242.16
1793	049-032-017	242.16
1793	049-032-018	242.16
1793	049-032-019	242.16
1793	049-032-020	242.16
1793	049-032-021	242.16

Fund #	APN	Tax Amount
1793	049-032-022	242.16
1793	049-032-023	242.16
1793	049-032-024	242.16
1793	049-032-025	242.16
1793	049-032-026	242.16
1793	049-032-027	242.16
1793	049-032-028	242.16
1793	049-032-029	242.16
1793	049-032-030	242.16
1793	049-032-031	242.16
1793	049-032-032	242.16
1793	049-032-033	242.16
1793	049-032-034	242.16
1793	049-032-037	242.16
1793	049-032-038	242.16
1793	049-032-039	242.16
1793	049-032-040	242.16
1793	049-032-041	242.16
1793	049-032-042	242.16
1793	049-032-043	242.16
1793	049-032-044	242.16
1793	049-032-045	242.16
1793	049-032-046	242.16
1793	049-032-047	242.16
1793	049-032-048	242.16
1793	049-032-049	242.16
1793	049-032-050	242.16
1793	049-032-051	242.16
1793	049-032-052	242.16
1793	049-032-053	242.16
1793	049-032-054	242.16
1793	049-032-055	242.16
1793	049-032-056	242.16
1793	049-032-057	242.16
1793	049-032-058	242.16
1793	049-032-059	242.16
1793	049-032-060	242.16
1793	049-032-061	242.16
1793	049-032-062	242.16

Fund #	APN	Tax Amount
1793	049-032-063	242.16
1793	049-032-064	242.16
1793	049-032-065	242.16
1793	049-032-066	242.16
1793	049-032-067	242.16
1793	049-032-068	242.16
1793	049-032-069	242.16
1793	049-032-070	242.16
1793	049-033-005	
1793	049-033-006	242.16
1793	049-033-007	242.16
1793	049-033-008	242.16
1793	049-033-009	242.16
1793	049-033-010	242.16
1793	049-033-011	242.16
1793	049-033-012	242.16
1793	049-033-013	242.16
1793	049-033-014	242.16
1793	049-033-015	242.16
1793	049-033-016	242.16
1793	049-033-017	242.16
1793	049-033-025	242.16
1793	049-033-026	242.16
1793	049-033-027	242.16
1793	049-033-028	242.16
1793	049-033-029	242.16
1793	049-033-030	242.16
1793	049-033-031	242.16
1793	049-033-032	242.16
1793	049-033-033	242.16
1793	049-033-034	242.16
1793	049-033-035	242.16
1793	049-033-039	242.16
1793	049-033-040	242.16
1793	049-033-041	242.16
1793	049-033-043	242.16
1793	049-033-044	242.16
1793	049-033-045	242.16
1793	049-033-046	242.16

Fund #	APN	Tax Amount
1793	049-033-047	242.16
1793	049-033-048	242.16
1793	049-033-049	242.16
1793	049-033-050	242.16
1793	049-033-052	242.16
1793	049-033-053	242.16
1793	049-033-054	242.16
1793	049-034-002	242.16
1793	049-034-003	242.16
1793	049-034-004	242.16
1793	049-034-005	242.16
1793	049-034-007	242.16
1793	049-034-008	242.16
1793	049-034-009	242.16
1793	049-034-010	242.16
1793	049-034-012	242.16
1793	049-034-013	242.16
1793	049-034-014	242.16
1793	049-034-015	242.16
1793	049-034-016	242.16
1793	049-034-017	242.16
1793	049-041-010	484.32
1793	049-042-013	242.16
1793	049-044-002	242.16
1793	049-044-003	242.16
1793	049-044-004	242.16
1793	049-044-005	242.16
1793	049-044-006	242.16
1793	049-044-007	242.16
1793	049-044-008	242.16
1793	049-044-009	242.16
1793	049-044-010	242.16
1793	049-044-011	242.16
1793	049-044-012	242.16
1793	049-044-013	242.16
1793	049-044-014	242.16
1793	049-044-015	242.16
1793	049-044-016	242.16
1793	049-044-017	242.16

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Fund #	APN	Tax Amount
1793	049-044-018	242.16
1793	049-044-019	242.16
1793	049-044-020	242.16
1793	049-044-021	242.16
1793	049-044-022	242.16
1793	049-044-023	242.16
1793	049-044-024	242.16
1793	049-044-025	242.16
1793	049-044-026	242.16
1793	049-044-033	242.16
1793	049-045-001	242.16
1793	049-045-002	242.16
1793	049-045-003	484.32
1793	049-045-021	242.16
1793	049-045-032	16081.08
1793	049-046-001	
1793	049-046-002	242.16
1793	049-046-003	242.16
1793	049-046-004	242.16
1793	049-046-005	242.16
1793	049-046-006	242.16
1793	049-046-007	242.16
1793	049-046-008	242.16
1793	049-046-009	242.16
1793	049-046-010	242.16
1793	049-046-011	242.16
1793	049-046-012	242.16
1793	049-046-013	242.16
1793	049-046-014	242.16
1793	049-046-015	242.16
1793	049-046-016	242.16
1793	049-046-017	242.16
1793	049-046-018	242.16
1793	049-046-019	242.16
1793	049-046-020	242.16
1793	049-046-021	242.16
1793	049-046-022	242.16
1793	049-046-023	242.16
1793	049-046-024	242.16

Fund #	APN	Tax Amount
1793	049-046-025	242.16
1793	049-046-026	242.16
1793	049-046-027	242.16
1793	049-046-028	242.16
1793	049-046-029	242.16
1793	049-046-030	242.16
1793	049-046-031	242.16
1793	049-046-032	242.16
1793	049-046-033	242.16
1793	049-046-034	242.16
1793	049-046-035	242.16
1793	049-046-036	242.16
1793	049-046-037	242.16
1793	049-046-038	242.16
1793	049-046-039	242.16
1793	049-046-040	242.16
1793	049-046-041	242.16
1793	049-046-042	242.16
1793	049-046-043	242.16
1793	049-046-044	242.16
1793	049-046-045	242.16
1793	049-046-046	242.16
1793	049-046-047	242.16
1793	049-046-048	242.16
1793	049-046-049	242.16
1793	049-046-050	242.16
1793	049-046-051	242.16
1793	049-046-052	242.16
1793	049-046-053	242.16
1793	049-046-054	242.16
1793	049-046-055	242.16
1793	049-046-056	242.16
1793	049-046-057	242.16
1793	049-046-058	242.16
1793	049-046-059	242.16
1793	049-046-060	242.16
1793	049-046-061	242.16
1793	049-047-001	242.16
1793	049-047-002	242.16

Fund #	APN	Tax Amount
1793	049-047-003	242.16
1793	049-047-004	242.16
1793	049-047-005	242.16
1793	049-047-011	242.16
1793	049-047-012	242.16
1793	049-047-013	242.16
1793	049-047-014	242.16
1793	049-047-018	242.16
1793	049-047-019	242.16
1793	049-047-020	242.16
1793	049-047-021	242.16
1793	049-047-022	242.16
1793	049-047-023	242.16
1793	049-047-024	242.16
1793	049-048-002	242.16
1793	049-048-002	242.16
1793	049-048-003	242.16
1793	049-048-004	242.16
1793	049-048-005	242.16
1793	049-048-006	242.16
1793	049-048-007	242.16
1793	049-048-008	242.16
1793	049-048-009	242.16
1793	049-048-010	242.16
1793	049-048-011	242.16
1793	049-048-012	242.16
1793	049-048-013	242.16
1793	049-048-014	242.16
1793	049-048-015	242.16
1793	049-048-016	242.16
1793	049-048-017	242.16
1793	049-048-018	242.16
1793	049-048-019	242.16
1793	049-048-020	242.16
1793	049-048-021	242.16
1793	049-048-022	242.16
1793	049-048-023	242.16
1793	049-048-024	242.16
1793	049-048-025	242.16

Fund #	APN	Tax Amount
1793	049-048-026	242.16
1793	049-048-027	242.16
1793	049-048-028	242.16
1793	049-048-029	242.16
1793	049-048-030	242.16
1793	049-048-031	242.16
1793	049-048-032	242.16
1793	049-048-033	242.16
1793	049-048-034	242.16
1793	049-048-035	242.16
1793	049-048-036	242.16
1793	049-048-037	242.16
1793	049-048-038	242.16
1793	049-048-039	242.16
1793	049-048-040	242.16
1793	049-048-041	242.16
1793	049-048-042	242.16
1793	049-048-043	242.16
1793	049-048-044	242.16
1793	049-048-045	242.16
1793	049-048-046	242.16
1793	049-048-047	242.16
1793	049-048-048	242.16
1793	049-048-049	242.16
1793	049-048-050	242.16
1793	049-048-051	242.16
1793	049-048-052	242.16
1793	049-048-053	242.16
1793	049-048-054	242.16
1793	049-048-055	242.16
1793	049-048-056	242.16
1793	049-048-057	242.16
1793	049-048-058	242.16
1793	049-048-059	242.16
1793	049-048-062	242.16
1793	049-073-037	242.16
1793	049-093-015	242.16
1793	049-093-017	3219.36
1793	049-101-015	242.16

Fund #	APN	Tax Amount
1793	049-102-046	242.16
1793	049-102-051	242.16
1793	049-102-061	242.16
1793	049-102-062	242.16
1793	049-102-063	242.16
1793	049-102-064	242.16
1793	049-102-065	242.16
1793	049-102-066	242.16
1793	049-102-067	242.16
1793	049-102-068	242.16
1793	049-103-001	242.16
1793	049-103-002	242.16
1793	049-103-003	242.16
1793	049-103-004	242.16
1793	049-103-005	242.16
1793	049-103-006	242.16
1793	049-103-007	242.16
1793	049-103-008	242.16
1793	049-103-009	242.16
1793	049-103-010	242.16
1793	049-103-011	242.16
1793	049-103-012	242.16
1793	049-103-013	242.16
1793	049-103-014	242.16
1793	049-103-015	242.16
1793	049-103-016	242.16
1793	049-103-017	242.16
1793	049-103-018	242.16
1793	049-103-019	242.16
1793	049-103-020	242.16
1793	049-103-021	242.16
1793	049-103-022	242.16
1793	049-103-023	242.16
1793	049-103-024	242.16
1793	049-103-025	242.16
1793	049-103-026	242.16
1793	049-103-027	242.16
1793	049-103-028	242.16
1793	049-103-029	484.32

Fund #	APN	Tax Amount
1793	049-103-030	242.16
1793	049-103-031	242.16
1793	049-103-032	242.16
1793	049-103-033	242.16
1793	049-103-034	242.16
1793	049-103-035	242.16
1793	049-103-036	242.16
1793	049-103-037	242.16
1793	049-103-038	242.16
1793	049-103-039	242.16
1793	049-103-040	242.16
1793	049-104-002	242.16
1793	049-104-003	242.16
1793	049-104-004	242.16
1793	049-104-005	242.16
1793	049-104-006	242.16
1793	049-104-007	242.16
1793	049-104-008	242.16
1793	049-104-009	242.16
1793	049-104-010	242.16
1793	049-104-011	242.16
1793	049-104-012	242.16
1793	049-104-013	242.16
1793	049-104-014	242.16
1793	049-104-015	242.16
1793	049-104-016	242.16
1793	049-104-017	242.16
1793	049-104-018	242.16
1793	049-104-019	242.16
1793	049-104-020	242.16
1793	049-104-021	242.16
1793	049-104-022	242.16
1793	049-104-023	242.16
1793	049-104-024	242.16
1793	049-104-025	242.16
1793	049-104-026	242.16
1793	049-104-027	242.16
1793	049-104-028	242.16
1793	049-104-029	242.16

Fund #	APN	Tax Amount
1793	049-104-030	242.16
1793	049-104-031	242.16
1793	049-104-032	242.16
1793	049-111-007	242.16
1793	049-131-022	726.48
1793	049-131-045	
1793	049-131-048	242.16
1793	049-131-054	242.16
1793	049-131-071	242.16
1793	049-131-072	
1793	049-131-073	727.56
1793	049-131-080	242.16
1793	049-141-044	242.16
1793	049-141-053	484.20
1793	049-141-056	6780.26
1793	049-151-016	242.16
1793	049-151-017	242.16
1793	049-151-029	242.16
1793	049-151-065	242.16
1793	049-151-066	242.16
1793	049-151-067	242.16
1793	049-163-010	242.16
1793	049-163-019	242.16
1793	049-163-025	242.16
1793	049-163-031	242.16
1793	049-163-035	242.16
1793	049-163-036	242.16
1793	049-163-046	242.16
1793	049-163-047	242.16
1793	049-163-052	242.16
1793	049-163-053	242.16
1793	049-163-054	242.16
1793	049-163-068	242.16
1793	049-163-069	242.16
1793	049-163-070	242.16
1793	049-163-071	242.16
1793	049-163-072	242.16
1793	049-163-073	242.16
1793	049-163-074	242.16

Fund #	APN	Tax Amount
1793	049-163-075	242.16
1793	049-163-076	242.16
1793	049-163-077	242.16
1793	049-163-078	242.16
1793	049-163-079	242.16
1793	049-163-080	242.16
1793	049-163-081	242.16
1793	049-164-001	242.16
1793	049-164-002	242.16
1793	049-164-003	242.16
1793	049-164-004	242.16
1793	049-164-005	242.16
1793	049-164-011	242.16
1793	049-164-012	242.16
1793	049-164-013	242.16
1793	049-164-014	242.16
1793	049-192-001	242.16
1793	049-192-002	242.16
1793	049-192-003	242.16
1793	049-192-004	242.16
1793	049-192-005	242.16
1793	049-192-006	242.16
1793	049-192-007	242.16
1793	049-192-008	242.16
1793	049-192-009	242.16
1793	049-192-010	242.16
1793	049-192-011	242.16
1793	049-192-012	242.16
1793	049-192-013	242.16
1793	049-192-014	242.16
1793	049-192-015	242.16
1793	049-192-016	242.16
1793	049-192-017	242.16
1793	049-192-018	242.16
1793	049-192-019	242.16
1793	049-192-020	242.16
1793	049-192-021	242.16
1793	049-192-022	242.16
1793	049-193-001	242.16

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Fund #	APN	Tax Amount
1793	049-193-002	242.16
1793	049-193-003	242.16
1793	049-193-004	242.16
1793	049-193-005	242.16
1793	049-193-006	242.16
1793	049-193-007	242.16
1793	049-193-008	242.16
1793	049-193-009	
1793	049-193-010	242.16
1793	049-193-011	242.16
1793	049-193-012	242.16
1793	049-193-013	242.16
1793	049-193-014	242.16
1793	049-193-015	242.16
1793	049-193-016	242.16
1793	049-193-017	242.16
1793	049-193-018	242.16
1793	049-193-019	242.16
1793	049-193-020	242.16
1793	049-193-021	242.16
1793	049-193-022	242.16
1793	049-193-023	242.16
1793	049-193-024	242.16
1793	049-193-025	242.16
1793	049-193-026	242.16
1793	049-193-027	242.16
1793	049-193-028	242.16
1793	049-193-029	242.16
1793	049-193-030	242.16
1793	049-193-031	242.16
1793	049-193-032	242.16
1793	049-193-033	242.16
1793	049-193-034	242.16
1793	049-193-035	242.16
1793	049-193-036	242.16
1793	049-193-037	242.16
1793	049-193-038	242.16
1793	049-193-039	242.16
1793	049-193-040	242.16

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Fund #	APN	Tax Amount
1793	049-193-041	242.16
1793	049-193-042	242.16
1793	049-193-043	242.16
1793	049-193-044	242.16
1793	049-193-045	242.16
1793	049-193-046	242.16
1793	049-193-047	242.16
1793	049-193-048	242.16
1793	049-193-051	242.16
1793	049-201-040	242.16
1793	049-201-048	242.16
1793	049-211-054	2421.24
1793	049-211-055	2179.44
1793	049-211-058	2421.24
1793	049-211-059	5914.08
1793	049-213-001	2421.24
1793	049-213-003	242.16
1793	049-213-004	242.16
1793	049-213-005	242.16
1793	049-213-006	242.16
1793	049-213-007	242.16
1793	049-213-008	242.16
1793	049-213-009	242.16
1793	049-213-010	242.16
1793	049-213-011	242.16
1793	049-213-012	242.16
1793	049-213-013	242.16
1793	049-213-014	242.16
1793	049-213-015	242.16
1793	049-213-016	242.16
1793	049-213-017	242.16
1793	049-213-018	242.16
1793	049-213-019	242.16
1793	049-213-020	242.16
1793	049-213-021	242.16
1793	049-213-022	242.16
1793	049-213-023	242.16
1793	049-213-024	242.16
1793	049-213-025	242.16

Fund #	APN	Tax Amount
1793	049-213-026	242.16
1793	049-213-027	242.16
1793	049-213-028	242.16
1793	049-214-001	242.16
1793	049-214-002	242.16
1793	049-214-003	242.16
1793	049-214-004	242.16
1793	049-214-005	242.16
1793	049-214-006	242.16
1793	049-214-007	242.16
1793	049-214-008	242.16
1793	049-214-009	242.16
1793	049-214-011	242.16
1793	049-214-012	242.16
1793	049-214-013	242.16
1793	049-214-014	242.16
1793	049-214-015	242.16
1793	049-214-016	242.16
1793	049-214-017	242.16
1793	049-214-018	242.16
1793	049-214-019	242.16
1793	049-214-020	242.16
1793	049-221-016	242.16
1793	049-221-027	242.16
1793	049-221-034	242.16
1793	049-221-040	484.32
1793	049-221-044	1936.92
1793	049-221-061	2905.80
1793	049-221-062	1937.16
1793	049-224-001	242.16
1793	049-224-002	242.16
1793	049-224-003	242.16
1793	049-224-004	242.16
1793	049-224-005	242.16
1793	049-224-006	242.16
1793	049-224-007	242.16
1793	049-224-008	242.16
1793	049-224-009	242.16
1793	049-224-010	242.16

Fund #	APN	Tax Amount
1793	049-224-011	242.16
1793	049-224-012	242.16
1793	049-224-013	242.16
1793	049-224-014	242.16
1793	049-224-015	242.16
1793	049-224-016	242.16
1793	049-224-017	242.16
1793	049-224-018	242.16
1793	049-224-019	242.16
1793	049-224-020	242.16
1793	049-224-021	242.16
1793	049-224-022	242.16
1793	049-224-023	242.16
1793	049-224-024	242.16
1793	049-224-025	242.16
1793	049-225-008	242.16
1793	049-225-011	1452.72
1793	049-225-012	484.20
1793	049-225-016	559.44
1793	049-225-017	1363.44
1793	049-225-024	1816.20
1793	049-225-025	242.16
1793	049-225-026	968.52
1793	049-225-029	639.36
1793	049-226-001	968.64
1793	049-226-002	644.04
1793	049-226-003	242.16
1793	049-226-004	242.16
1793	049-226-005	242.16
1793	049-226-006	242.16
1793	049-226-007	242.16
1793	049-302-009	242.16
1793	049-302-014	242.16
1793	049-302-014	242.16
1793	049-302-017	242.16
1793	049-341-003	242.16
1793	049-341-006	242.16
1793	049-341-009	242.16
1793	049-341-010	242.16

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Fund #	APN	Tax Amount
1793	049-341-011	242.16
1793	049-341-012	242.16
1793	054-142-003	242.16
1793	054-142-004	242.16
1793	054-142-006	242.16
1793	054-142-008	242.16
1793	054-142-013	242.16
1793	054-142-015	242.16
1793	054-142-016	242.16
1793	054-142-017	242.16
1793	054-142-018	242.16
1793	054-142-021	484.32
1793	054-142-026	242.16
1793	054-142-027	242.16
1793	054-142-028	242.16
1793	054-142-031	242.16
1793	054-142-032	242.16
1793	054-143-008	242.16
1793	054-151-033	242.16
1793	054-151-034	242.16
1793	054-151-037	242.16
1793	054-151-038	242.16
1793	054-151-039	242.16
1793	054-151-040	242.16
1793	054-151-042	242.16
1793	054-151-043	242.16
1793	054-151-044	242.16
1793	054-151-047	242.16
1793	054-151-049	242.16
1793	054-151-059	644.04
1793	054-212-013	242.16
1793	054-212-014	242.16
1793	054-212-018	242.16
1793	054-212-019	242.16
1793	054-212-020	242.16
1793	054-212-023	242.16
1793	054-212-024	242.16
1793	054-212-025	242.16
1793	054-212-026	484.32

Fund #	APN	Tax Amount
1793	054-212-027	242.16
1793	054-212-028	242.16
1793	054-212-029	242.16
1793	054-212-030	242.16
1793	054-221-008	242.16
1793	054-221-013	242.16
1793	054-221-014	242.16
1793	054-221-015	242.16
1793	054-241-002	242.16
1793	054-241-027	242.16
1793	056-031-029	242.16
1793	056-031-041	242.16
1793	056-031-042	242.16
1793	056-031-043	242.16
1793	056-031-044	484.32
1793	056-031-046	242.16
1793	056-031-047	242.16
1793	056-031-048	242.16
1793	056-031-049	1452.72
1793	056-031-056	968.52
1793	056-031-060	1201.68
1793	056-031-061	
1793	056-031-062	1936.92
1793	056-031-063	726.48
1793	056-031-064	242.16
1793	056-031-065	484.32
1793	056-031-066	242.16
1793	056-031-067	242.16
1793	056-041-014	242.16
1793	056-041-017	242.16
1793	056-041-023	242.16
1793	056-041-025	242.16
1793	056-041-026	242.16
1793	056-041-029	581.46
1793	056-041-030	1210.80
1793	056-041-032	968.64
1793	056-041-033	242.16
1793	056-041-036	242.16
1793	056-041-037	242.16

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Fund #	APN	Tax Amount
1793	056-041-038	242.16
1793	056-041-039	242.16
1793	056-041-040	242.16
1793	056-041-041	242.16
1793	056-041-042	242.16
1793	056-041-043	1936.92
1793	056-041-044	242.16
1793	056-041-045	3632.16
1793	056-041-046	242.16
1793	056-041-047	1936.92
1793	056-041-048	242.16
1793	056-051-014	242.16
1793	056-051-021	726.24
1793	056-051-023	1881.20
1793	056-051-024	188.12
1793	056-051-027	242.16
1793	056-051-028	242.16
1793	056-051-029	907.80
1793	056-051-030	3439.20
1793	056-051-033	484.32
1793	056-051-034	242.16
1793	056-051-037	242.16
1793	056-051-038	242.16
1793	056-051-039	484.32
1793	056-051-043	242.16
1793	056-051-045	242.16
1793	056-051-046	726.48
1793	056-051-047	968.64
1793	056-051-048	968.64
1793	056-051-051	242.16
1793	056-051-053	242.16
1793	056-051-054	242.16
1793	056-051-055	242.16
1793	056-051-056	242.16
1793	056-051-057	242.16
1793	056-051-058	242.16
1793	056-051-059	242.16
1793	056-061-019	484.32
1793	056-061-020	242.16

Fund #	APN	Tax Amount
1793	056-061-022	242.16
1793	056-061-023	242.16
1793	056-061-024	242.16
1793	056-061-027	242.16
1793	056-061-028	1816.20
1793	056-061-029	242.16
1793	056-061-030	242.16
1793	056-061-031	242.16
1793	056-071-006	9350.64
1793	056-071-011	1210.68
1793	056-071-013	242.16
1793	056-071-014	484.32
1793	056-071-015	242.16
1793	056-071-017	1452.72
1793	056-081-007	242.16
1793	056-081-008	242.16
1793	056-081-013	484.20
1793	056-081-019	484.20
1793	056-081-020	1936.92
1793	056-081-029	1816.20
1793	056-081-030	484.32
1793	056-081-031	242.16
1793	056-081-036	2421.48
1793	056-091-009	484.32
1793	056-091-017	242.16
1793	056-091-026	242.16
1793	056-091-028	242.16
1793	056-091-030	242.16
1793	056-091-031	242.16
1793	056-091-036	242.16
1793	056-091-037	242.16
1793	056-091-038	242.16
1793	056-091-039	242.16
1793	056-091-040	242.16
1793	056-091-041	242.16
1793	056-091-042	242.16
1793	056-091-043	242.16
1793	056-091-044	242.16
1793	056-091-045	242.16

Fund #	APN	Tax Amount
1793	056-091-046	242.16
1793	056-091-048	242.16
1793	056-111-019	242.16
1793	056-111-020	242.16
1793	056-111-023	242.16
1793	056-111-024	242.16
1793	056-111-028	242.16
1793	056-111-029	242.16
1793	056-111-030	242.16
1793	056-111-032	242.16
1793	056-111-033	242.16
1793	056-111-034	242.16
1793	056-111-035	242.16
1793	056-111-036	242.16
1793	056-111-037	242.16
1793	056-111-038	242.16
1793	056-111-039	242.16
1793	056-111-040	242.16
1793	056-111-041	242.16
1793	056-111-042	242.16
1793	056-111-043	242.16
1793	056-111-044	242.16
1793	056-111-045	242.16
1793	056-111-046	242.16
1793	056-111-047	242.16
1793	056-111-048	242.16
1793	056-111-049	242.16
1793	056-111-050	242.16
1793	056-111-051	242.16
1793	056-111-052	242.16
1793	056-111-053	242.16
1793	056-121-007	484.32
1793	056-121-010	242.16
1793	056-121-014	242.16
1793	056-121-017	242.16
1793	056-121-018	242.16
1793	056-121-019	242.16
1793	056-121-021	242.16
1793	056-121-023	242.16

Fund #	APN	Tax Amount
1793	056-121-024	242.16
1793	056-121-025	242.16
1793	056-121-028	242.16
1793	056-121-029	242.16
1793	056-121-030	242.16
1793	056-121-031	242.16
1793	056-121-032	242.16
1793	056-121-033	242.16
1793	056-121-034	242.16
1793	056-121-035	242.16
1793	056-121-036	242.16
1793	056-121-037	242.16
1793	056-121-038	242.16
1793	056-121-039	242.16
1793	056-131-012	242.16
1793	056-131-013	242.16
1793	056-131-014	242.16
1793	056-131-015	484.32
1793	056-131-021	1936.92
1793	056-131-023	3106.44
1793	056-131-024	6393.60
1793	056-131-034	242.16
1793	056-131-035	242.16
1793	056-131-036	242.16
1793	056-131-037	242.16
1793	056-131-038	242.16
1793	056-131-039	242.16
1793	056-131-040	242.16
1793	056-131-041	242.16
1793	056-131-042	242.16
1793	056-131-043	242.16
1793	056-131-044	242.16
1793	056-131-045	242.16
1793	056-131-046	242.16
1793	056-131-047	242.16
1793	056-131-066	242.16
1793	056-131-067	242.16
1793	056-131-068	242.16
1793	056-131-069	242.16

Fund #	APN	Tax Amount
1793	056-131-070	242.16
1793	056-131-071	242.16
1793	056-131-072	242.16
1793	056-131-073	242.16
1793	056-131-074	242.16
1793	056-131-075	242.16
1793	056-131-076	242.16
1793	056-131-077	242.16
1793	056-131-078	242.16
1793	056-131-079	242.16
1793	056-131-080	242.16
1793	056-131-081	242.16
1793	056-131-082	242.16
1793	056-131-083	242.16
1793	056-141-008	242.16
1793	056-141-009	242.16
1793	056-141-011	242.16
1793	056-141-012	242.16
1793	056-141-016	242.16
1793	056-141-017	242.16
1793	056-141-018	1590.46
1793	056-141-019	242.16
1793	056-141-020	242.16
1793	056-141-021	242.16
1793	056-151-005	242.16
1793	056-151-007	242.16
1793	056-151-015	484.32
1793	056-151-017	242.16
1793	056-151-018	242.16
1793	056-151-020	242.16
1793	056-151-025	242.16
1793	056-151-026	242.16
1793	056-151-027	242.16
1793	056-151-028	242.16
1793	056-151-029	242.16
1793	056-151-030	242.16
1793	056-151-031	242.16
1793	056-151-032	242.16
1793	056-151-034	242.16

Fund #	APN	Tax Amount
1793	056-151-036	242.16
1793	056-151-037	242.16
1793	056-151-038	242.16
1793	056-151-039	242.16
1793	056-151-040	242.16
1793	056-151-042	242.16
1793	056-151-043	242.16
1793	056-151-044	242.16
1793	056-151-045	242.16
1793	056-151-046	242.16
1793	056-162-001	242.16
1793	056-162-002	242.16
1793	056-162-005	242.16
1793	056-162-006	242.16
1793	056-162-007	242.16
1793	056-162-009	242.16
1793	056-162-010	242.16
1793	056-162-011	242.16
1793	056-162-012	242.16
1793	056-162-013	242.16
1793	056-162-014	242.16
1793	056-162-015	242.16
1793	056-162-016	242.16
1793	056-162-032	242.16
1793	056-162-033	242.16
1793	056-162-034	242.16
1793	056-162-041	242.16
1793	056-162-042	242.16
1793	056-162-043	242.16
1793	056-162-044	242.16
1793	056-162-045	242.16
1793	056-162-049	242.16
1793	056-162-050	242.16
1793	056-171-009	242.16
1793	056-171-015	242.16
1793	056-171-016	242.16
1793	056-171-020	242.16
1793	056-171-021	242.16
1793	056-171-022	242.16

Fund #	APN	Tax Amount
1793	056-171-025	242.16
1793	056-171-026	242.16
1793	056-171-028	242.16
1793	056-171-029	242.16
1793	056-171-031	242.16
1793	056-171-032	242.16
1793	056-171-036	242.16
1793	056-171-039	242.16
1793	056-171-040	242.16
1793	056-171-041	242.16
1793	056-171-044	242.16
1793	056-171-045	242.16
1793	056-171-046	242.16
1793	056-171-047	242.16
1793	056-171-048	242.16
1793	056-171-049	242.16
1793	056-171-050	242.16
1793	056-181-012	242.16
1793	056-181-014	242.16
1793	056-181-015	242.16
1793	056-181-016	242.16
1793	056-181-031	242.16
1793	056-181-032	242.16
1793	056-181-033	242.16
1793	056-181-034	242.16
1793	056-181-035	242.16
1793	056-181-036	242.16
1793	056-181-037	242.16
1793	056-181-038	242.16
1793	056-181-041	242.16
1793	056-181-045	242.16
1793	056-181-046	242.16
1793	056-181-047	242.16
1793	056-181-048	242.16
1793	056-181-049	242.16
1793	056-181-050	242.16
1793	056-181-051	242.16
1793	056-181-052	242.16
1793	056-181-053	242.16

Fund #	APN	Tax Amount
1793	056-181-054	242.16
1793	056-181-055	242.16
1793	056-181-056	242.16
1793	056-181-057	242.16
1793	056-181-058	242.16
1793	056-181-059	242.16
1793	056-181-060	242.16
1793	056-181-061	242.16
1793	056-181-062	242.16
1793	056-181-063	242.16
1793	056-181-064	242.16
1793	056-181-065	242.16
1793	056-181-066	242.16
1793	056-181-067	242.16
1793	056-181-069	242.16
1793	056-181-070	242.16
1793	056-182-001	242.16
1793	056-182-002	242.16
1793	056-182-003	242.16
1793	056-182-004	242.16
1793	056-182-005	242.16
1793	056-182-007	242.16
1793	056-182-008	423.72
1793	056-182-010	242.16
1793	056-182-011	242.16
1793	056-182-012	242.16
1793	056-182-013	242.16
1793	056-182-014	242.16
1793	056-182-015	242.16
1793	056-182-016	242.16
1793	056-182-017	242.16
1793	056-182-018	242.16
1793	056-182-019	484.32
1793	056-182-020	242.16
1793	056-182-022	242.16
1793	056-191-019	242.16
1793	056-191-020	242.16
1793	056-191-022	242.16
1793	056-191-023	242.16

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Fund #	APN	Tax Amount
1793	056-191-024	242.16
1793	056-191-025	242.16
1793	056-191-026	242.16
1793	056-191-027	242.16
1793	056-191-028	242.16
1793	056-191-029	242.16
1793	056-191-030	242.16
1793	056-191-032	242.16
1793	056-191-033	242.16
1793	056-191-034	242.16
1793	056-191-035	242.16
1793	056-191-036	242.16
1793	056-191-037	242.16
1793	056-191-038	242.16
1793	056-201-003	242.16
1793	056-201-010	242.16
1793	056-201-012	242.16
1793	056-201-015	242.16
1793	056-201-016	242.16
1793	056-201-018	242.16
1793	056-201-021	242.16
1793	056-201-023	
1793	056-201-024	242.16
1793	056-201-026	484.32
1793	056-201-027	242.16
1793	056-201-028	484.32
1793	056-201-029	242.16
1793	056-201-030	242.16
1793	056-201-031	242.16
1793	056-201-032	242.16
1793	056-201-033	242.16
1793	056-201-034	242.16
1793	056-201-035	242.16
1793	056-201-036	242.16
1793	056-201-037	242.16
1793	056-201-040	242.16
1793	056-211-008	242.16
1793	056-211-009	242.16
1793	056-211-010	242.16

Fund #	APN	Tax Amount
1793	056-211-026	242.16
1793	056-211-031	242.16
1793	056-211-033	484.32
1793	056-211-034	484.32
1793	056-211-035	242.16
1793	056-211-036	242.16
1793	056-211-039	242.16
1793	056-211-040	242.16
1793	056-211-041	242.16
1793	056-211-047	242.16
1793	056-211-048	242.16
1793	056-221-006	242.16
1793	056-221-009	242.16
1793	056-221-012	242.16
1793	056-221-014	242.16
1793	056-221-015	242.16
1793	056-221-021	242.16
1793	056-221-022	242.16
1793	056-221-023	242.16
1793	056-221-025	242.16
1793	056-221-027	242.16
1793	056-221-029	242.16
1793	056-221-030	242.16
1793	056-221-035	242.16
1793	056-221-036	242.16
1793	056-231-007	242.16
1793	056-231-008	242.16
1793	056-231-010	242.16
1793	056-231-011	242.16
1793	056-231-012	242.16
1793	056-231-013	242.16
1793	056-231-014	242.16
1793	056-231-015	242.16
1793	056-231-016	242.16
1793	056-231-017	242.16
1793	056-231-018	242.16
1793	056-231-021	484.32
1793	056-231-022	242.16
1793	056-231-023	290.88

Fund #	APN	Tax Amount
1793	056-241-003	242.16
1793	056-241-007	242.16
1793	056-241-009	242.16
1793	056-241-010	242.16
1793	056-241-011	242.16
1793	056-241-012	242.16
1793	056-241-013	242.16
1793	056-241-015	242.16
1793	056-241-016	242.16
1793	056-241-017	242.16
1793	056-241-018	242.16
1793	056-242-008	242.16
1793	056-242-009	242.16
1793	056-242-010	242.16
1793	056-242-011	242.16
1793	056-242-012	242.16
1793	056-242-015	
1793	056-242-016	484.32
1793	056-251-008	242.16
1793	056-251-010	242.16
1793	056-251-011	242.16
1793	056-251-012	242.16
1793	056-251-013	242.16
1793	056-251-017	242.16
1793	056-251-018	242.16
1793	056-251-019	242.16
1793	056-251-020	242.16
1793	056-251-021	242.16
1793	056-251-022	242.16
1793	056-251-023	242.16
1793	056-251-024	242.16
1793	056-251-025	242.16
1793	056-251-026	242.16
1793	056-251-027	242.16
1793	056-251-028	242.16
1793	056-251-029	242.16
1793	056-251-030	242.16
1793	056-251-031	242.16
1793	056-251-033	242.16

Fund #	APN	Tax Amount
1793	056-251-034	242.16
1793	056-251-035	242.16
1793	056-251-036	242.16
1793	056-251-037	242.16
1793	056-261-019	242.16
1793	056-261-021	242.16
1793	056-261-025	242.16
1793	056-261-026	242.16
1793	056-261-047	242.16
1793	056-261-051	242.16
1793	056-261-055	242.16
1793	056-261-057	242.16
1793	056-261-059	242.16
1793	056-261-062	242.16
1793	056-261-063	242.16
1793	056-261-064	242.16
1793	056-261-065	242.16
1793	056-261-066	242.16
1793	056-261-072	242.16
1793	056-261-073	242.16
1793	056-261-074	242.16
1793	056-261-074	242.16
1793	056-261-075	242.16
1793	056-261-076	242.16
1793	056-261-077	242.16
1793	056-261-080	242.16
1793	056-261-081	242.16
1793	056-261-082	242.16
1793	056-261-083	242.16
1793	056-261-084	242.16
1793	056-261-085	242.16
1793	056-261-086	242.16
1793	056-261-087	242.16
1793	056-261-088	242.16
1793	056-261-089	242.16
1793	056-262-001	484.32
1793	056-262-002	242.16
1793	056-262-003	242.16
1793	056-262-004	242.16

Fund #	APN	Tax Amount
1793	056-262-010	242.16
1793	056-262-012	242.16
1793	056-262-013	242.16
1793	056-262-014	242.16
1793	056-262-017	242.16
1793	056-262-018	242.16
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1793	056-291-008	242.16
1793	056-291-009	242.16
1793	056-291-010	242.16
1793	056-301-003	484.32
1793	056-301-008	242.16
1793	056-301-009	242.16
1793	056-301-010	242.16
1793	056-301-011	242.16
1793	056-301-024	242.16
1793	056-301-032	242.16
1793	056-301-033	508.32

Fund #	APN	Tax Amount
1793	056-301-037	242.16
1793	056-301-038	242.16
1793	056-301-039	9900.92
1793	056-311-001	242.16
1793	056-311-002	242.16
1793	056-311-006	242.16
1793	056-311-007	242.16
1793	056-311-010	242.16
1793	056-311-012	242.16
1793	056-311-013	242.16
1793	056-312-003	242.16
1793	056-312-004	242.16
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1793	056-312-008	242.16
1793	056-312-026	242.16
1793	056-312-027	242.16
1793	056-312-028	242.16
1793	056-312-029	931.92
1793	056-312-030	242.16
1793	056-312-031	242.16
1793	056-312-032	242.16
1793	056-312-035	242.16
1793	056-312-037	242.16
1793	056-312-038	242.16
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1793	056-321-010	242.16
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1793	056-322-006	242.16
1793	056-322-007	242.16

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Fund #	APN	Tax Amount
1793	056-322-010	242.16
1793	056-322-011	242.16
1793	056-322-016	242.16
1793	056-322-019	242.16
1793	056-322-020	242.16
1793	056-322-021	242.16
1793	056-322-024	242.16
1793	056-322-026	242.16
1793	056-322-027	242.16
1793	056-322-028	242.16
1793	056-322-029	242.16
1793	056-322-032	242.16
1793	056-351-019	242.16
1793	056-351-035	242.16
1793	056-351-056	242.16
1793	056-351-057	242.16
1793	056-351-058	242.16
1793	056-351-059	242.16
1793	056-351-060	242.16
1793	056-381-001	145.32
1793	056-381-002	145.32
1793	056-381-003	145.32
1793	056-381-004	145.32
1793	056-381-005	145.32
1793	056-381-006	145.32
1793	056-381-007	145.32
1793	056-381-010	145.32
1793	056-381-011	145.32
1793	056-381-012	145.32
1793	056-381-013	145.32
1793	056-381-014	145.32
1793	056-381-015	145.32
1793	056-381-016	145.32
1793	056-381-017	145.32
1793	056-381-018	145.32
1793	056-381-019	145.32
1793	056-381-020	145.32
1793	056-381-021	145.32
1793	056-381-022	145.32

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Fund #	APN	Tax Amount
1793	056-381-023	145.32
1793	056-381-024	145.32
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1793	056-381-028	145.32
1793	056-381-029	145.32
1793	056-382-002	145.32
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1793	056-382-005	145.32
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1793	056-382-010	145.32
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1793	056-382-017	145.32
1793	056-382-018	145.32
1793	056-382-019	145.32
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1793	056-382-021	145.32
1793	056-382-022	145.32
1793	056-382-023	145.32
1793	056-382-024	145.32
1793	056-382-025	145.32
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1793	056-382-027	145.32
1793	056-382-028	145.32
1793	056-382-029	145.32
1793	056-382-030	145.32
1793	056-382-031	145.62
1793	056-383-012	145.32
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1793	056-383-014	145.32

Fund #	APN	Tax Amount
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1793	056-383-028	145.32
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1793	056-383-042	242.16
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1793	056-384-004	242.16
1793	056-384-005	242.16
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1793	056-384-010	242.16
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Fund #	APN	Tax Amount
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1793	056-384-021	242.16
1793	056-384-022	242.16
1793	056-384-023	242.16
1793	056-384-024	242.16
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1793	056-384-027	242.16
1793	056-384-028	242.16
1793	056-384-029	242.16
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1793	056-384-031	242.16
1793	056-384-032	242.16
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1793	058-051-057	
1793	058-051-058	
1793	058-051-059	
1793	990-000-776	242.16

Total Count: 5482 Total Amount: $1,914,969.01

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DATE: 06/13/17

Atascadero City Council

Staff Report – City Manager's Office

Strategic Planning 2017-2019
Council Goals and Action Plan

RECOMMENDATIONS:

Council:

1. Adopt the goals selected at the Strategic Planning Workshop of February 17-18, 2017; and,
2. Approve the related action plans implementing Council Goals.

DISCUSSION:

The City utilizes a two-year Budget prepared in odd numbered years following an election. Since 1997 the City has used a Strategic Planning process as the foundation of the Budget. The Strategic Plan is the City's major policy document identifying City Council goals while the Budget is the implementation plan.

The City adopted the Strategic Planning approach as a comprehensive process to deal effectively with the many problems and issues facing the City. Through a systematic program, the City anticipates the future, examines trends in the environment, assesses the capabilities of the organization and forces the organization to look at what it is and what it should be in order to deliver effective service to the citizenry. This process provides the Council an opportunity to discuss the many issues and priorities throughout the community and focus the organization on Council priorities. As an organization we can accomplish most any project, however, we cannot do everything. As the City Council sets clear priorities and provides appropriate resources, we can advance the top priorities.

The Process

The City Council met at a Special Meeting on February 17-18, 2017 to develop goals and discuss actions. The Council discussed accomplishments, trends, potential council priorities and potential focus items. The Council eventually narrowed the Council priorities to the following three areas of focus:

1. **Economic Development**
2. **Re-Vitalization of Downtown**
3. **Employee Resources**

Each focus or goal area was discuss at length by the Council to clarify the vision and expected outcomes of the City Council.

The next step in the process is to identify general action plans or steps for the organization, which is the action on tonight's agenda. Staff developed a series of actions that would implement the Council goals and have organized the steps into a general action plan. In order to reduce staff time and at Council's request, the 17-19 Action Plan is more abbreviated than action plans brought before Council in the past. At tonight's meeting the Council will review the action plans to insure they are accurately depicted, and represent the Council priorities.

The action plans, developed by staff to further outline the implementation of the Council's goals, are attached.

FISCAL IMPACT:

The two-year budget is based on the goals developed through the strategic planning process. While there is no direct impact as a result of the approval of this work plan, future budgets are based on these goals, and specific projects may require the expenditure of funds or additional resources.

ATTACHMENTS:

1. 2017-2019 Action Plan
2. Atascadero Two-Year Action Plan February 2017 Workshop prepared by Coraggio Group

ITEM NUMBER:	**C-1**
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Economic Development Action Plan 2017-2019

Outcomes:

- Aim for City revenue within 2 year time frame
- Increase employment and improve jobs/housing balance

Council Guidance:

- Develop a matrix of program opportunities for prioritization
- Expedite high quality high revenue projects
- Priority #1 is Revenue. Priority #2 is jobs
- Identify barriers to development
- Assemble some options for more aggressive City actions to spur commercial development including investment in business infrastructure

Develop a matrix of program opportunities for prioritization

- Staff will bring a matrix of potential economic development programs to the Council for consideration *(Summer of 2017).* Programs may include:
  - Acquisition and assembly of commercial property
  - Prepare a General Plan update for commercial zones
  - Investment in commercial district infrastructure
  - Use of eminent domain
  - Use of road abandonment
  - Flexible zoning incentives
  - City to develop ADA stock plans
  - Consider a vacancy tax

  - Consider changes to frontage improvement policy
  - Consider waiver of parking requirement
  - Develop SWPP receiver sites
  - Investigate creative fee waiver programs
  - Engage in an active recruiting campaign for retail stores
  - Engage in an active recruiting campaign for attracting jobs
  - Amend zoning (allowed uses) to facilitate development of underutilized land in commercial zones
  - Work with LAFCO and property owner to clean up City limit line at north end of the City

Continue with existing successful economic development programs *(Ongoing)*

- Continue to improve Atascadero's commercial district appearance working to make it appear attractive and professional.
- Continue to actively spread the word about the City's economic development strategies, successes, and potential tools.
- Instill an entrepreneurial / can do attitude with staff and encourage creative ideas to get things done.
- Encourage reasonableness in our regulatory positions.
- Streamline permitting for businesses:
  - Prioritize business development permits over residential
  - Accept only complete plan checks for submittal.
  - Provide intake meeting opportunities for business developers.
  - Complete the implementation of a new permitting issuance and tracking system.
  - Actively communicate with owners and consultants if there is the same plan check comment through multiple submittals.
  - Maintain capacity in staff to support projects and permit streamlining.
- Advocate legislation that provides communities with new economic tools.
- Assist potential business owners with creative options towards ADA compliance and Fire sprinkler installations.
- Refer business owners to tax credit programs and grant opportunities that support ADA compliance installations
- Meet regularly with commercial brokers.

- Meet regularly with Chamber of Commerce leadership.
- Remain actively involved with the EVC, promoting Atascadero as a sound business investment opportunity.
- Work with informal communicators in town to learn of business problems or opportunities where City could help.
- Actively increase traffic to local businesses through a promotions program.

Facilitate Del Rio Specific Plan Moving Forward

- Work with Walmart to facilitate either development or sale of property in a timely manner.
- Document paths for development in the Del Rio/El Camino Area.
- Work with Walmart to extend the map in order to preserve development potential of the property.
- Obtain rights to plans and drawings for design work done for public improvements that are to be done as part of the Walmart entitlement.
- Construct the Del Rio/US101 Interchange Project, stimulating growth in the area.
- Consider creation of a reimbursement district to support funding of Del Rio interchange
- Work to close driveways at Southwest corner of the El Camino Real / Del Rio intersection in order to proceed with necessary public improvements for additional traffic in the area.
- Work to move proposed hotel project on the Annex property forward in an expedited manner.

Complete Study of El Camino Real to Facilitate Commercial Development *(Complete by Summer 2019)*

- Refine work scope for El Camino Real Corridor Study for City Council endorsement.
- Hire consultant for El Camino Real Corridor Study

Downtown Revitalization Action Plan 2017-2019

Outcomes

- Increased safety
- Increased access to businesses and parking
- Limit all residential in some specific commercial areas

Guidance

- Parking and safety are priorities
- Priority #1 is safety. Priority #2 is commerce
- Prioritize incentives for businesses that add to mix that we want downtown
- First floor non-office use for new development
- Eliminate downtown ground floor residential zoning.

Invest in Infrastructure in the Downtown

- Complete study of potential traffic calming measures in the downtown to include:
  - Review of alternative configurations of El Camino Real in the downtown
  - Review of enhanced pedestrian safety measures in the downtown
  - Review of alternative traffic light and crosswalk configuration in the downtown
  - Review of alternative parking configurations along El Camino Real
- Review parking opportunities in the Downtown
- Complete the Centennial Bridge and Plaza project
- Continue to work with property owners of Colony Square to support development of vacant lots
- Continue to facilitate the sale and occupancy of the Creekside building

- Judiciously acquire property along the Sunken Gardens to maximize use of the Sunken Gardens and other City facilities by supporting special events and other similar activities.
- Consider relocating Fire Station #1
- Look for grants and other opportunities to fund bikepaths throughout the Downtown including areas near the High School and Community Center.

Facilitate the La Plaza Project

- Complete road abandonment
- Ensure expeditious plan review
- Continue to work with Alcohol and Beverage Control to remove barriers to restaurant development
- Work with LaPlaza and other adjacent property owners to develop the area near the Pedestrian Tunnel as a plaza/gathering place and to improve overall pedestrian safety.
- Remove former Main Street Building

Encourage the adaptive re-use of non-conforming land uses in the downtown

- Remove incentives for medical offices and select other land uses
- Explore zoning amendment to require a CUP process for ground floor office uses and other select land uses
- Prohibit ground floor residential uses in the Downtown Zone.

Improve the Appearance of the Downtown Area

- Continue with reduced fee sign program and sign program enforcement
- Establish a street tree program
- Develop a campaign for businesses to improve their appearance
- Work with owners of vacant buildings to maintain building appearance and facilitate occupancy

Stimulate Activities in the Downtown Area

- Continue to hold events and activities in the Sunken Gardens/Downtown Area
- Work to remove barriers to use of the Sunken Gardens for special events.
- Work with Main Street and the Chamber of Commerce to develop programs that will encourage downtown businesses to remain open more.

Employee Resources Action Plan 2017-2019

Outcomes:

- Eliminate unnecessary work from staff

Council Guidance:

- Capitalize on a relatively cohesive Council to gain efficiency, especially in reporting
- List “Top Ten” things that are inefficient (non-priority) uses of staff time- code enforcement
- Propose changes to purchasing policy
- Look to on-call professional services
- Hire code enforcement officer for attitude over expertise

Review and potentially change policies and ordinances that are consume staff-time and have a more minor community-wide impact.

1. Reduce Tree Regulations- Revise tree ordinance to increase thresholds for review (reducing number of tree removals reviewed by staff, brought before Planning Commission and requiring and Administrative Use Permit.)
2. Reduce Accessory Structure Regulations- Revise ordinance increasing thresholds for review of accessory structures (reducing number of accessory structures reviewed by planning staff, brought before Planning Commission and requiring and Administrative Use Permit.)
3. Increase Limits in Purchasing Policy- Revise the City Purchasing Policy increasing the thresholds for various purchases reducing staff time spent on purchasing.
4. Adopt a Policy Discouraging New Assessment Districts- Eliminate the ability for developers to form assessment districts for maintenance of streets, sidewalks, landscaping and other common development improvements. Instead require developers to form a Home Owners Association or use another funding mechanism for maintenance of these facilities.

5. Consider eliminating the Parks and Recreation Commission- Eliminate the Parks and Recreation Commission saving staff time scheduling, preparing for and attending Commission meetings; preparing duplicate staff reports (all items also currently go to the City Council); and time associated with Commissioners (advertising, recruitment, training, filing of forms, etc..)
6. Streamlining of the Weed Abatement Process- Eliminate multiple inspection and streamline noticing
7. Update Code Enforcement Violation Process- Update ordinance to streamline the violation process and give the ordinance more "teeth" reducing staff time spent attempting to get compliance
8. Review and Consider Amending Codes for Top Ten Minor Code Enforcement Complaints-
    a. Fruit Vendors
    b. Roosters
    c. Non-Operable Vehicles
    d. Night Sky Ordinance
    e. Animals
9. Look for Opportunities to Streamline and Reduce Staff Time on CEQA Process:
    a. Implement policy amendments to Eliminate Precise Plan CEQA review for single residences that would otherwise be exempt from CEQA.
    b. Revise CEQA checklist template to reduce paperwork
    c. Determine if minor projects may be exempted from a Notice of Determination
10. Institute Policies Reducing Non-Reimbursed City Administration of the TBID
11. Consider Fees or Implementing Other Steps to Reduce the Number of "Lift Assists"

Increase City revenues to hire staff needed for critical community needs

- Investigate increasing application of Community Facilities District as outlined in the February 2017 fiscal strategy.
- Continue to focus on economic development.

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Atascadero Two-Year Action Plan

February 2017 Workshop

Coraggio Group
2240 N. Interstate Ave. Suite #300
Portland, OR 97227
Office 503.493.1452
coraggiogroup.com

ITEM NUMBER: C-1
DATE: 06/13/17
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1 | Introduction

In February of 2017, the Atascadero City Council held a two-day workshop to renew the city's Two-Year Action plan, last renewed in January of 2015. The workshop was intended to provide guidance to staff as to key priorities for the Council over the coming two years.

Participants at the workshop included Mayor Tom O'Malley, Mayor Pro Tem Roberta Fonzi, Council Member Charles Bourbeau, Council Member Heather Moreno, Council Member Brian Sturtevant, City Manager Rachelle Rickard, Deputy City Manager Lara Christensen, Deputy City Manager Terrie Banish, Administrative Services Director Jeri Rangel, Public Works Director Nick DeBar, Community Development Director Phil Dunsmore, Interim Fire Chief Casey Bryson, and Police Chief Jerel Haley.

The documentation that follows is a summary of what was discussed at the workshop, reflecting primarily what the facilitator captured on flip charts.

—Coraggio Group

2 | Accomplishments

To ground Council members in how the last plan was executed, the retreat began with Council and staff reviewing what has been accomplished over the past two years. Items mentioned include:

- Lake dredging
- Marketing & promotions
- Sign ordinance
- Zoning streamline
- Measure F road improvements
- Zoo accreditation
- Finance awards
- Good development downtown
- Finished City Hall
- Hires & retirements
- Radios
- Logo & brochure awards
- Branding process
- El Camino vacancy study
- 5 events @ 5k+
- Under budget
- Staff to FEMA training
- Highway 1 corridor study
- Trail; ADA accessibility
- Council salaries
- Pedestrian bridges—3 bridges
- Red panda
- 2 bridge ramps
- Three new fire rigs
- SewerVac truck
- Eagle Ranch

3 | Trends

The facilitator asked the Council to identify current trends that are either currently affecting Atascadero, or which are likely to do so in the future:

- Increasing regulation
- Increasing online sales
- Political polarization
- State attacking local control
- Increasing decriminalization
- Changes to media/impact of social media
- Telling city's story through social media
- Experience economy
- Impact of sharing economy
- Crumbling infrastructure; shifted responsibility to municipalities
- Gas tax
- Increased employee costs

4 | Council Priority: Economic Development

Discussion Items:

- Loss of Walmart
- Auto sales only potential replacement @ that scale re: taxes
- Land-use is our main lever re: Walmart site
- How can we encourage high-quality development?
- Madonna project plans to move forward
- May need to amend the specific plan, depending on intended uses
- We'll be doing some scenario planning re: Walmart property site
- Share infrastructure costs in relationship to potential for tax revenue?
- Could we partner with Walmart to market property?
- Research similar events when Walmart changed plans (in other places)?
- What can we get done in the next 2 years to generate revenue?
- Conference center – Visit SLOCAL doing feasibility study
- Interchange might be 5 years to completion
- Under-utilized industrial areas
- Balanced economy: head-of-household jobs
- Private property—owners set the pace
- Phil and team have mapped property opportunities to put together sites for development
- Could we offer residential conversion as an incentive?
    - To do something revenue-producing
- Focus on our commercial properties

Outcomes Council Expects:

- **If possible, revenue within 2-year window**
- **Greater balance between revenue sources**
- **Increase employment—improve jobs/housing balance**

Guidance from Council:

- **Develop a matrix of opportunities – programs not parcels for prioritization**
    - **Define what council is or is not willing to do**
    - **Incentives vs. revenue potential**
- **Expedite high-quality high-revenue projects**
- **Priority 1 = Revenue; Priority 2 = Jobs**
- **Increase pipeline for longer term**
- **Identify barriers to development**
- **Assemble some options for more aggressive development city actions including business infrastructure**
- **Council members will support discussions with enthusiasm & flexible stance**

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5 | Council Priority: Downtown Redevelopment

Discussion Items:

- Armory, Fine Arts Academy, fire station
  - Opportunity—can we assist?
- El Camino—reduce lanes; add parking?
- Parking problems are a sign of health
- Parking issues likely to grow
- We may need to expedite parking
- Crosswalk safety—do we need to make changes?
- Optimize area around Sunken Gardens?
- Mix of small lots, deferred maintenance
  - How can we provide incentives to consolidate parcels?
- Slowing traffic may frustrate some
- How can we reduce ADA or other costs for new businesses?

Outcomes Council Expects:

- **Increased safety**
- **Increased access to businesses (parking)**
- **Limit all residential in some specific commercial areas**

Guidance from Council:

- **Parking and safety are priorities**
- **Priority #1 = Safety; Priority #2 = Commerce**
- **Prioritize incentives for businesses that add to the mix we want downtown**
- **First floor non-office commercial for new development**
- **Develop phased timeline—what are triggers for changes in incentives?**
- **Review downtown ground floor zoning re: multifamily, specifically armory area**

6 | Council Priority: Employee Resources

Discussion Items:

- FTE needs need to be identified by staff, to inform budgeting
- Feedback on what can be de-prioritized is very helpful
- Tree ordinance – can we streamline?
- Can we leverage volunteer spirit?
- Reduce duplicative efforts for event planning
- Multi-year event planning?
- Reduce over-reliance on Dave
- More staff–level discussions in planning and other ordinances
- Save time by simplifying staff reports
    - But options are important to keep
    - Use 1:1 meeting with City Manager for questions
- Things like ADA pre-plans save time
- Strategic plan = living document
- Council trusts staff: tell us what we need to know
- For code enforcement: focus on attitude; personality in hiring
- Evaluate code item categories we don't need to kick up to planning commission
- Purchasing policy limits; don't call engineering services/professional services

Outcomes Council Expects:

- **Eliminate unnecessary work from staff**

Guidance from Council:

- **Capitalize on a relatively cohesive council to gain efficiency, especially in reporting**
- **List "Top Ten" things that are inefficient uses of staff time – code enforcement**
- **Propose changes to purchasing policy**
- **On-call professional services**
- **Hire code enforcement for attitude over expertise**

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7 | Focus Topic: Marijuana

Discussion Items:

- Balance—medical; recreational
- We're complaint-driven
- Focus on our community's needs
- Law enforcement concerns
- Code enforcement issues
- Increase in medical issues
- Decrease in illegal operations
- Anticipate impacts on staff time
- Hear community concerns; desires
- Law does leave us with some local control
- Water usage, if grown
- Educate the public
- Potential for medical manufacturing

Things to Bear in Mind:

- **Get public input first**
- **Seek alignment with neighboring jurisdictions: "Joint" session?**
- **Keep our local control**
- **Education will be important**
- **Seek to mitigate costs incurred**
- **Treat it like any other business**
- **Consider security for businesses**
  - **Cash-based market**

8 | Focus Topic: Creek Setbacks

Discussion Items:

- Were initially for construction activities
- In 2007, clarified; "For all permanent improvements"
- General policy has been 20' setbacks
- Audited last year—we were non-compliant on 30' setbacks
- Penalties (potential) are unclear
- We should be proactive
- Define which bodies, then zoom into specific properties
- Unfunded mandate

Things to Bear in Mind:

- **Define clear variables**
- **Identify property impacts by each property**
- **Be proactive so it isn't determined for us**
- **Define as minimally as possible**
    - **Which bodies?**
    - **Where do you set the line?**
    - **How does that impact properties?**
- **Keep public informed**
- **Do a study session; staff report and action plan – 1st meeting in April**

Atascadero City Council

Staff Report – City Clerk's Office

Appointments to the Atascadero Basin Groundwater Sustainability Executive Committee

RECOMMENDATIONS:

Council:

1. Accept nominations from the Council Members and appoint a voting representative and alternate voting representative to the Executive Committee of the Atascadero Basin Groundwater Sustainability Agency.

2. Confirm the Atascadero Mutual Water Company's (AMWC) appointment of Robert "Grigger" Jones as the AMWC voting representative and Brien Vierra as the alternate AMWC voting representative on the Executive Committee of the Atascadero Basin Groundwater Sustainability Agency.

DISCUSSION:

On May 23, 2017, the City Council adopted Resolution No. 2017-023 to participate in and jointly form the Atascadero Basin Groundwater Sustainability Agency (GSA). A Memorandum of Agreement (MOA) between the City of Atascadero, City of Paso Robles, County of San Luis Obispo, and the Templeton Community Services District jointly forming the GSA establishes governance of the GSA by an Executive Committee. This Executive Committee is comprised of representatives from the above-mentioned forming parties (the government entities) and participating parties (Atascadero Mutual Water Company and other water purveyors).

The MOA provides for the Council to appoint one representative and one alternate representative to the Executive Committee of the Atascadero Basin Groundwater Sustainability Agency. The City's appointment must be a "duly-elected member of the City Council." The MOA does not have terms for the City's appointment to the executive committee and does not lay out the manner in which the City is required to make the appointment. It is expected that future appointments to the Atascadero Basin Groundwater Sustainability Agency will be made in a manner similar to other Council committee appointments and in accordance with Council norms.

The MOA also provides for the Atascadero City Council to confirm the Atascadero Mutual Water Company's (AMWC) appointed representative to the Executive Committee. According to Article 4, Section 4.3.1 of the MOA, an appointed representative for the AMWC shall be a duly-elected AMWC board member whose appointment is confirmed by the Atascadero City Council. The City Council may either confirm or reject the appointment and request that AMWC submit an alternate, duly-elected board member, appointee for consideration. The City Council retains absolute discretion to confirm or reject any appointment and to remove any representative of the AMWC at any time, providing notice for the reason to AWMC.

AWMC has notified the City that following AWMC Board of Directors action, Robert "Grigger" Jones a duly-elected AMWC Board Member, is the appointed voting representative for the Executive Committee of the Atascadero Basin Groundwater Sustainability Agency and that Brien Vierra, a duly-elected AMWC Board Member is the alternate appointed voting representative for the Executive Committee of the Atascadero Basin Groundwater Sustainability Agency.

FISCAL IMPACT:

None.

ALTERNATIVES:

Council may reject the AMWC appointment and request AMWC submit a different appointee.

ATTACHMENTS:

None.

ITEM NUMBER: C-3
DATE: 06/13/17

Atascadero City Council

Staff Report - City Manager's Office

Property Assessed Clean Energy (PACE) Program

RECOMMENDATION:

Council adopt Draft Resolution deauthorizing the CaliforniaFIRST PACE Program in the City of Atascadero.

DISCUSSION:

PACE

Property Assessed Clean Energy (PACE) is a financing mechanism that allows property owners to finance eligible energy and water efficiency, and renewable energy projects, by adding the cost as an assessment to the property tax bill. This mechanism eliminates upfront costs and allows repayment to be made over a long timeframe, typically from five to twenty years.

Since 2010, the following San Luis Obispo County jurisdictions allow the CaliforniaFirst PACE program: Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, San Luis Obispo and SLO County. Over the past two years, other PACE program providers have approached these jurisdictions about adding their financing program to the available options. Additional PACE program providers have been authorized in Grover Beach, Morro Bay, Paso Robles, San Luis Obispo, and the Unincorporated Area of the County.

PACE in Atascadero

Beginning in 2009, the City Council supported efforts to bring PACE financing programs to Atascadero. In 2010, Council adopted a resolution that enabled Atascadero property owners to participate in the PACE program that is operated by CaliforniaFIRST. However, loans were not made available to residential consumers until July 2014. The delay was due to concerns expressed by Federal Housing Financing Agency (FHFA) and its determination that PACE loans would not be supported as superior liens by mortgage lienholders such as Fannie Mae or Freddie Mac. In 2014, the State of California established a loan-loss program to address these concerns and subsequently, CaliforniaFIRST made residential loans available.

The City Council reviewed the authorization of additional PACE program providers at the April 26, 2016 City Council Meeting. At that meeting, the City Council noted that lenders and realtors in the area had expressed reservations with the PACE program and were not in favor of the City Council authorizing these additional PACE program providers until additional information regarding the funding mechanisms and lending procedures were provided. Following lengthy discussion regarding PACE and PACE program providers, the City Council took no action on the authorization of the HERO and Ygrene PACE programs in the City and recommended that representatives from these program providers conduct community outreach with lenders and realtors in the North County.

At the January 10, 2016 City Council Meeting, there was Council consensus to direct staff to bring PACE back to the City Council for review. On February 28, 2017 the City Council once again reviewed the proposal for the authorization of additional PACE providers in the City and had general discussions regarding the operation of the PACE program in Atascadero. Following lengthy discussion by the City Council regarding the PACE Program, the City Council unanimously voted not to participate in any PACE programs and directed staff to bring back to Council the necessary action to deauthorize the City's participation in the CaliforniaFIRST program.

<u>Deauthorizing PACE</u>

The City may deauthorize (or opt-out of) participation in the CaliforniaFIRST PACE through the passage of a resolution. Notice of the City's intent to deauthorize the CaliforniaFIRST program was provided to CaliforniaFIRST on March 2, 2017 and again on May 10, 2017. The adoption of the attached resolution is the final step in deauthorizing the City's participation in the CaliforniaFIRST PACE program. Following action by the City Council, a certified copy of the Resolution will be provided to CaliforniaFIRST.

FISCAL IMPACT:

None.

ATTACHMENTS:

Draft Resolution

DRAFT RESOLUTION

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATASCADERO, CALIFORNIA, RESCINDING RESOLUTION NO. 2010-001 AND DEAUTHORIZING THE CITY OF ATASCADERO'S PARTICIPATION IN THE CALIFORNIAFIRST PROGRAM, DEAUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE CITY OF ATASCADERO AND DEAUTHORIZING RELATED ACTIONS

WHEREAS, Property assessed clean energy (PACE) programs allow property owners to finance, up to 100% of, energy efficiency, water efficiency and renewable energy projects on existing and, in some cases, new residential and commercial structures through a voluntary special tax assessment on the property; and

WHEREAS, the City Council California Statewide Communities Development Authority ("CSCDA") is a joint exercise of powers authority the members of which include numerous cities and counties in the State of California, including the City of Atascadero ("City"); and

WHEREAS, CSDCA established the CaliforniaFIRST program to allow the financing of certain renewable energy, energy efficiency and water efficiency improvements (the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29") and the issuance of improvement bonds (the "Bonds") under the Improvement Bond Act of 1915 (Streets and Highways Code Sections 8500 and following) (the "1915 Act") upon the security of the unpaid contractual assessments; and

WHEREAS, the City Council adopted Resolution No. 2010-001 allowing the owners of property within its jurisdiction ("Participating Property Owners") to participate in the CaliforniaFIRST Program and to allow CSCDA to conduct assessment proceedings under Chapter 29 and to issue Bonds under the 1915 Act to finance the Improvements; and

WHEREAS, CaliforniaFIRST offers both a statewide commercial and residential PACE program although a full residential PACE program was not launched until September 2014 due to Federal Housing Financing Agency issues; and

WHEREAS, at the urging of additional PACE providers, the City Council reviewed the PACE program in April 2016 and February 2017; and

WHEREAS, following the February 28, 2017 Council Meeting the City Council determined that no additional PACE providers would be authorized in the City and the City Council also directed staff to bring back a resolution to the City Council to deauthorize participation in the CaliforniaFIRST program; and

WHEREAS, notice of the City's intent to deauthorize the CaliforniaFIRST program was provided to CaliforniaFIRST on March 2, 2017 and again on May 10, 2017.

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

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council has voted to deauthorize both the residential and commercial PACE programs offered through CaliforniaFIRST in the City of Atascadero.

SECTION 3. Resolution No. 2010-001 is hereby rescinded and the City Council is deauthorizing the City of Atascadero's participation in the CaliforniaFIRST program; deauthorizing the California Statewide Communities Development Authority to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the City of Atascadero; and deauthorizing any related actions.

SECTION 4. The City Council hereby finds that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4)).

SECTION 5. This Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of California Communities.

On motion by _________________________ and seconded by _________________________, the foregoing Resolution is hereby passed and adopted in its entirety on the following roll call vote:

AYES:
NOES:
ABSENT:

PASSED and ADOPTED this ______ day of ___________, 2017.

CITY OF ATASCADERO

____
Tom O'Malley, Mayor

ATTEST:

____
Lara K. Christensen, City Clerk

APPROVED AS TO FORM:

____
Brian A. Pierik, City Attorney