

**2/07/17**

**City Council Meeting**

**Handouts received after  
agenda posted**

**IMAGINE  
LEMOORE**

The purpose of this communication is to share thoughts and information concerning the past, present and future growth of the city of Lemoore. It presumes that most individuals desire a safe, rewarding environment for themselves and the children. What single characteristic fulfills that expectation when it comes to communities? What makes Petaluma, Carmel, Malibu, Coronado, Julian, Sausalito, et al. desirable? It is that they are charming. Lemoore is charming. I wish that it remain so.

Lemoore has active volunteers that man the fire department. It has an active American Legion that supports the community. Lemoore has a historical train depot, maintained parks, classic car rallies, Pizza Festivals, Christmas parades, Veterans parades, nights out, Skate Park, water fountains, best of type Movie Theater and so on. Lemoore also is blessed with a pastoral flavor that enhances a sense of serenity. As people walk or drive past groves of trees, fields of crops, horses, and hawks the effect is much different then driving through LA on the 405. The pastoral flavor of Lemoore is due to the presence of agricultural activities and the buffer zones separating those heavy agricultural activities and municipal areas.



Several decades ago the plan for Lemoore's expansion east included a jogging/bike trail along the east canal as well as a through road within Lemoore that would handle North South traffic as a result of development thus preserving the eastern buffer zone. The road and trail plan were cancelled, perhaps for good sounding reasons, at the time. Looking back one yearns that the original plan would have held. It would have added to the charm of the city. Unfortunately the consequence of past decisions was that traffic gravitated to 17<sup>th</sup> Ave., a rural road in the desirable and necessary buffer zone.

During that historical time another evolution took place. Agricultural activities need to move their heavy equipment and products between the south side and north side of 198; this traffic used to cross at 16<sup>th</sup> St. When the widening of 198 was anticipated one of the farmers donated land at 16<sup>th</sup> to be used for an overpass that would accommodate farm traffic. The state widened 198 but chose to not build the overpass. The viable alternative left to the farmers was to utilize 17<sup>th</sup> Ave.



So, we now have, on a rural road, the co-mingling of increased passenger vehicles with heavy farm equipment, as the occasional jogger or horse back rider tries to make their way. Even without this mix passenger vehicles often drive in a reckless fashion as evidenced by dogs being run down or vehicles plowing through power poles, fences and yards (verification available from Greg Bush 904-9533 among others).

The area to the east of Lemoore is good agricultural land that has already received excessive pressure from urban growth. The area to the west and south of Lemoore is poor farmland that would be put to better use by being the focus of future Lemoore expansion if that becomes necessary. Also approximately 16% (around 800 acres) of land within city limits is totally underdeveloped.

In summary, Lemoore growth to the East should halt at or before the canal as an overall benefit for the entire community.

Following are a few points:

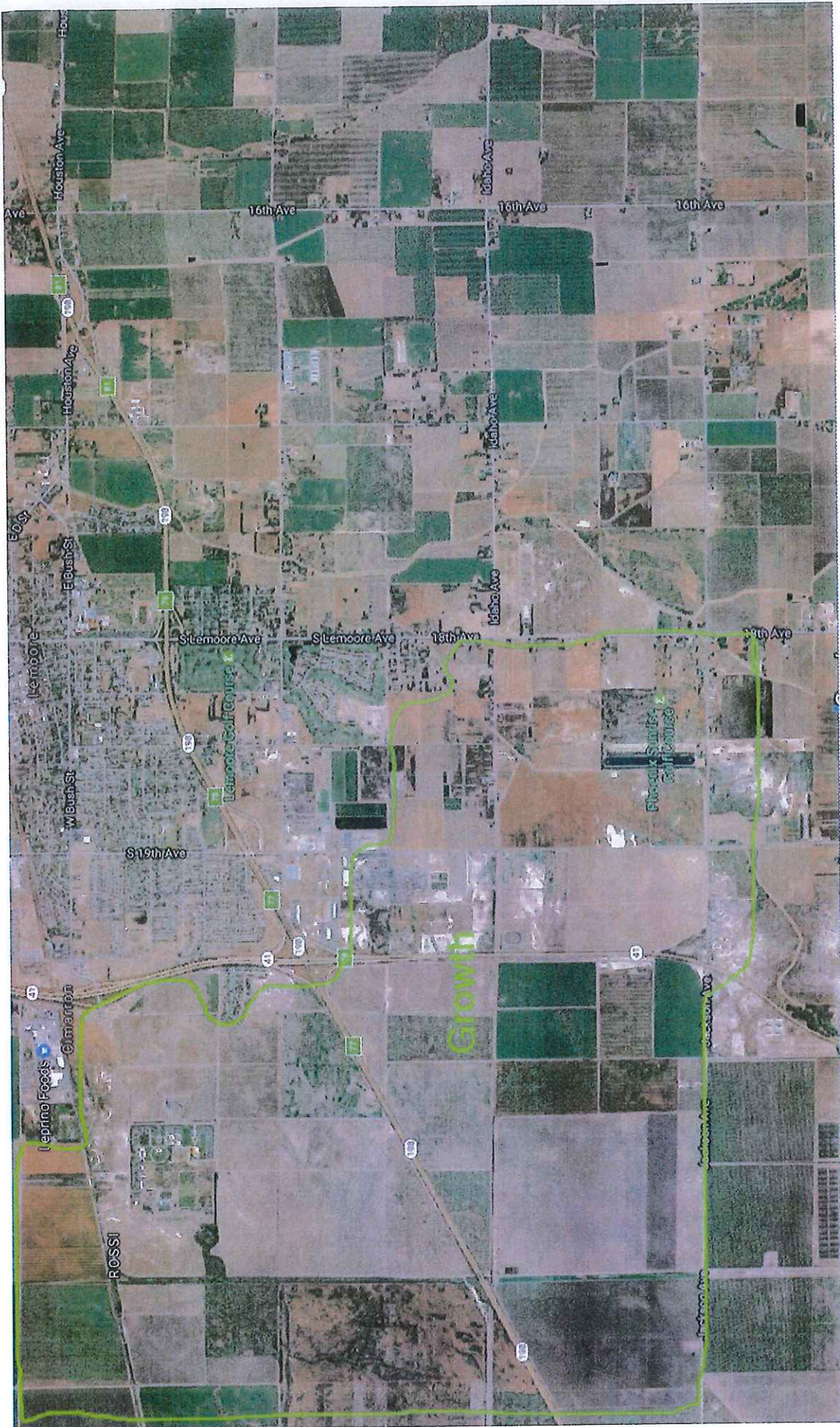
- ~Growth to the east will increase the already heavy traffic burden
- ~17<sup>th</sup> Ave has suffered enough increased traffic
- ~Putting more cars on 17<sup>th</sup> increases the likelihood of collisions, collisions with pedestrians, animals, farm equipment, fences, and houses
- ~People have to cross this street to get their mail
- ~If further growth takes place across the canal it will destroy the buffer zone and its' benefits to the entire community
- ~Further growth to the east will probably lead to complaints about the noise and lights from Kings Christian School (such as night football games and rallies)
- ~Further growth to the east will probably lead to complaints about the proximity and activities of agriculture and husbandry
- ~Many houses currently lack deep set back from 17<sup>th</sup>. Widening 17<sup>th</sup> would make the traffic issues worse and put the road, with vehicles, in very close proximity to homes, pedestrians and livestock













Feb 2017

Honorable Supervisor and Honorable Council Member

I want to express my desire that the zoning of land on and around D Street, 17<sup>th</sup> Ave., and highway 198 remain zoned Limited Agriculture.

We the undersigned do not want a change in zoning designation.

We also desire that said land on and around D Street, 17<sup>th</sup> Ave., and Highway 198 not be incorporated into Lemoore.

Signature

Address

*Cheryl Bernard*

11853 17<sup>th</sup> Ave 93245

Cheryl Bernard

11853 17 Ave Lemoore

Rodley Eg

11110 17<sup>th</sup> Ave Lemoore

Shaun Caber

11770 17<sup>th</sup> Ave Lemoore

Bradley E. Shultz

11757 17<sup>th</sup> Ave; Lemoore, CA

Patti M. Stewart

11757 17<sup>th</sup> Ave., Lemoore, CA

Jane Archibald

11657 17<sup>th</sup> Ave Lemoore CA

*Scott Ward*

11595 17<sup>th</sup> Ave Lemoore

Regina Worrell

11595 17<sup>th</sup> ave Lemoore

Jane Sidwell

11595 17<sup>th</sup> Ave, Lemoore

Ayla Sidwell

11686 17<sup>th</sup> Ave, Lemoore

11686 17<sup>th</sup> Ave, Lemoore

*Jimmie Shomin*

11615 17<sup>th</sup> Ave Lemoore

11615 17<sup>th</sup> Ave, Lemoore

Chris M

11588 17<sup>th</sup> Avenue

David & Carol

11550 17<sup>th</sup> Ave

*M. E. Wood*

11498 17<sup>th</sup> Ave.

Feb 2017

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Signature

Address



11366 17<sup>th</sup> Ave

Kelli Giles

4

Joyce Hale

11108 17<sup>th</sup> Ave



Robert Shannon

11070 17<sup>th</sup> Ave

Ramiro Aguilar

11480 17<sup>th</sup> ave

Sugey Cecilia Aguilar

985 East D St.



POA for Elaine C. Mideiros



Feb 2017

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Signature

Address

Cynthia Busen

11575 17<sup>th</sup> Ave Lemoore

~~Signature~~

11575 17<sup>th</sup> Ave. Lemoore

~~Signature~~

11771 17<sup>th</sup> Lemoore

Cindy Heitsch

11771 17<sup>th</sup> Lemoore

Richard J. Shumway

11663 17<sup>th</sup> Lemoore

Ben Luis

12167 17<sup>th</sup> Ave Lemoore



**Ref SS-1**

# City of Lemoore Utility Policies

FEBRUARY 7, 2017

HEATHER J. CORDER, FINANCE DIRECTOR





# Changes to Current Policy

- Implementing a form to start and stop service
- Requiring a deposit to start service
- Placing closed delinquent accounts on the County Tax Rolls
- Requiring owners of properties with multiple tenants to be fiscally responsible for the Utility Bill



# Implementing a form to start and stop service

- Lemoore Municipal Code 7-7A-5: Application for water service “In every case in which any property owner or his agent desires a connection to be made to the water mains of the city, an application must be made to the superintendent”
- Currently customers may call in and start and stop service via the telephone, or in person verbally
- This can cause the information in the account to be misspelled or in some cases customers will start and stop service in another customers name
- Implementing a form to start and stop service and requiring identification that matches the form will increase the accuracy of the information in the Utility Billing database



# Requiring a deposit to start service

- Lemoore Municipal Code 7-7A-5: Application for water service “Before any such application for water service is granted, the water superintendent shall verify that the applicant has met the requirements of this article and any resolution established hereunder, including, but not limited to, payment of :A)any required deposit, and B) any delinquent account with the city for utility services.”
- Currently no deposit is required, this allows customers to open accounts without putting any money down. Requesting a deposit may reduce the number of fraudulent accounts being opened and then not paid
- Staff recommends a deposit of \$75. This deposit would be applied to the customers bill after one year of in-full, on-time payments



# Placing Closed Delinquent Accounts on the County Tax rolls

- The policy currently is to send all delinquent accounts over 90 days to a collection agency
- The City has the ability to place the closed delinquent accounts on the County Tax rolls only in the cases where the owner of the property is also the individual responsible for the payment of the utility service
- This could increase the amount that the City would receive in delinquent payments



# Requiring owners of properties with multiple tenants to be fiscally responsible

- Currently multiple locations in the City of Lemoore in which there are multiple tenants on one water meter. The City can not shut off the water if one tenant is delinquent
- Two Options:
  - Have the owner be fiscally responsible and they can collect from the tenant
  - Require the owner to install meters for all tenants. This will allow the City to shut off just the delinquent customer





# Water Conservation

FEBRUARY 7, 2017

NATHAN OLSON, PUBLIC WORKS DIRECTOR



# Rescission of Alternate Compliance Order

- On October 1, 2015, the State Water Resources Control Board's (State Water Board) Office of Enforcement issued an Alternative Compliance Order (Order) to the City of Lemoore (City) pursuant to its authority outlined in section 866(a)(1) of the Emergency Regulation for Statewide Urban Water Conservation (Emergency Regulation)
- This order was rescinded on September 9, 2015 in a formal letter issued by the State Water Resources Control Board



# Reason for Rescission

- The City submitted the information via self-certification to the State Water Board as required by section 864.5 of the Emergency Regulation
- The State Water Board's Office of Research, Planning, and Performance has reviewed the information submitted by the City and has applied the self-certified conservation standard of ZERO percent as compared to water produced in 2013, effective June 1, 2016
- The City of Lemoore has met the requirements of its Order and improved upon its conservation program with increased outreach to top commercial, industrial, and institutional (CII) users



# Requirement of Rescission

- The City has shown improvement in conservation and has consistently been above 19 percent cumulative savings since June 2015
- The City of Lemoore will continue to comply with the monthly conservation data reporting requirements of the Emergency Regulation
- A commitment to maintaining successful conservation program



# Current Conservation Practices

- ▶ NO outdoor watering on MONDAY, THURSDAY and FRIDAY
- ▶ EVEN NUMBER ADDRESSES may water on TUESDAY and SATURDAY
- ▶ ODD NUMBER ADDRESSES may water on WEDNESDAY and SUNDAY
- ▶ No watering between 10:00 am and 7:00 pm on designated water days
- ▶ Residents with drip irrigations systems will no longer be exempt from watering day restrictions
- ▶ Summer water toys may be used in place of sprinklers or hoses on scheduled watering days and watering times



# Current Conservation Practices

- ▶ Washing of cars, boats or other vehicles for residential purposes may be done on any day. Buckets and shut-off nozzles on hoses must be used when washing these vehicles in order to reduce water runoff. Car washes for fundraising events are prohibited
- ▶ A permit to drain a swimming pool must be obtained from the Lemoore Public Works department before any work is done
  - ▶ There is no cost to obtain this permit
- ▶ The Water Ordinance applies to city supplied water
  - ▶ Residents who are using private wells for irrigation purposes are asked to conserve well water and are encouraged to follow same watering schedule



# Current Conservation Practices

- ▶ Hotels, restaurants and bars shall only provide drinking water to customers upon request
- ▶ No person shall allow excessive water to run from their property onto streets or highways.
  - ▶ Washing of exterior asphalt or concrete areas are prohibited except as provided for in Health Department or Fire Department regulation
- ▶ The City of Lemoore passed Ordinance 2015-06 amending the City of Lemoore Water Conservation Plan



# Conservation Options

- Leave existing water conservation plan in place
- Modify existing water conservation plan
- Allow residents a third day of water if certain criteria are met
  - 6 month period running from April-September
  - No water violations in the past 12 months
  - Self audit submitted to the city



# Conservation Options

- Third day watering revocable at the direction of the Public Works Department
- Continue to offer water audits to residential and commercial customers as requested
- Continued outreach to the community targeting the 3<sup>rd</sup> and 4<sup>th</sup> grade students
- Provide direction to staff to come back to council at later date with a water conservation plan if applicable



# 2016 Annual Fire Report

JOHN GIBSON- FIRE CHIEF, LEMOORE VOLUNTEER FIRE DEPARTMENT



# Lemoore Volunteer Fire Department

2

- ▶ Comprised of 35 members
- ▶ 11 – Certified Emergency Medical Technicians
- ▶ 2016 marked LVFD's 95<sup>th</sup> Anniversary
- ▶ Insurance Services Office (ISO) Public Protection Classification raised from a Class 3 to a Class 2



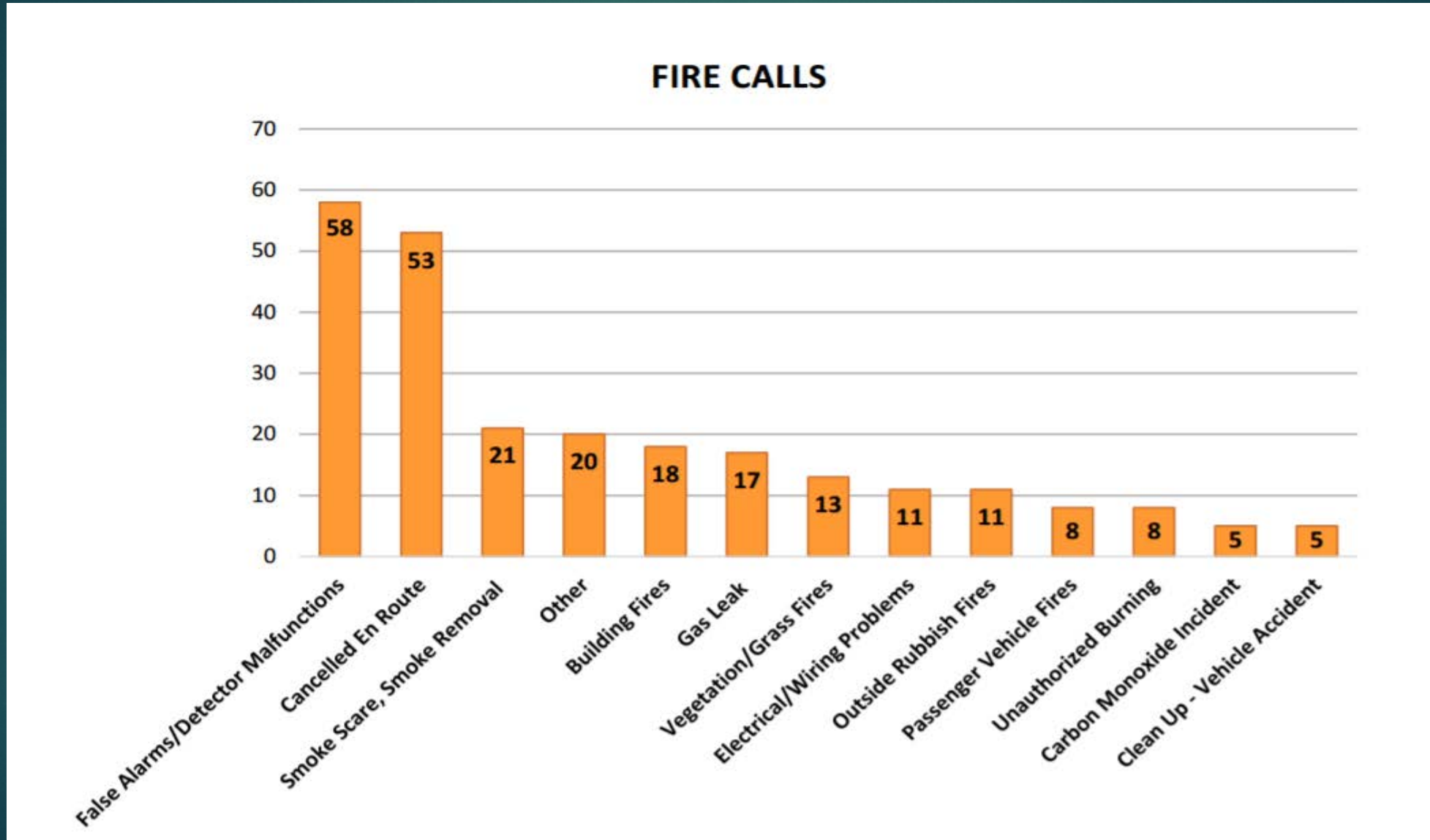


# Incident Responses

- ▶ In 2016, LVFD responded to 1,641 calls in total, which is an average of 4.5 calls per day
- ▶ 15% (248) of the total call volume were classified as Fire calls, which include:
  - ▶ Building Fires
  - ▶ Alarm Malfunctions/ False Alarms
  - ▶ Vehicle Fires
  - ▶ Grass Fires
  - ▶ Gas Leaks
  - ▶ Calls Cancelled En Route
  - ▶ Unauthorized Burnings



# Fire Calls Breakdown



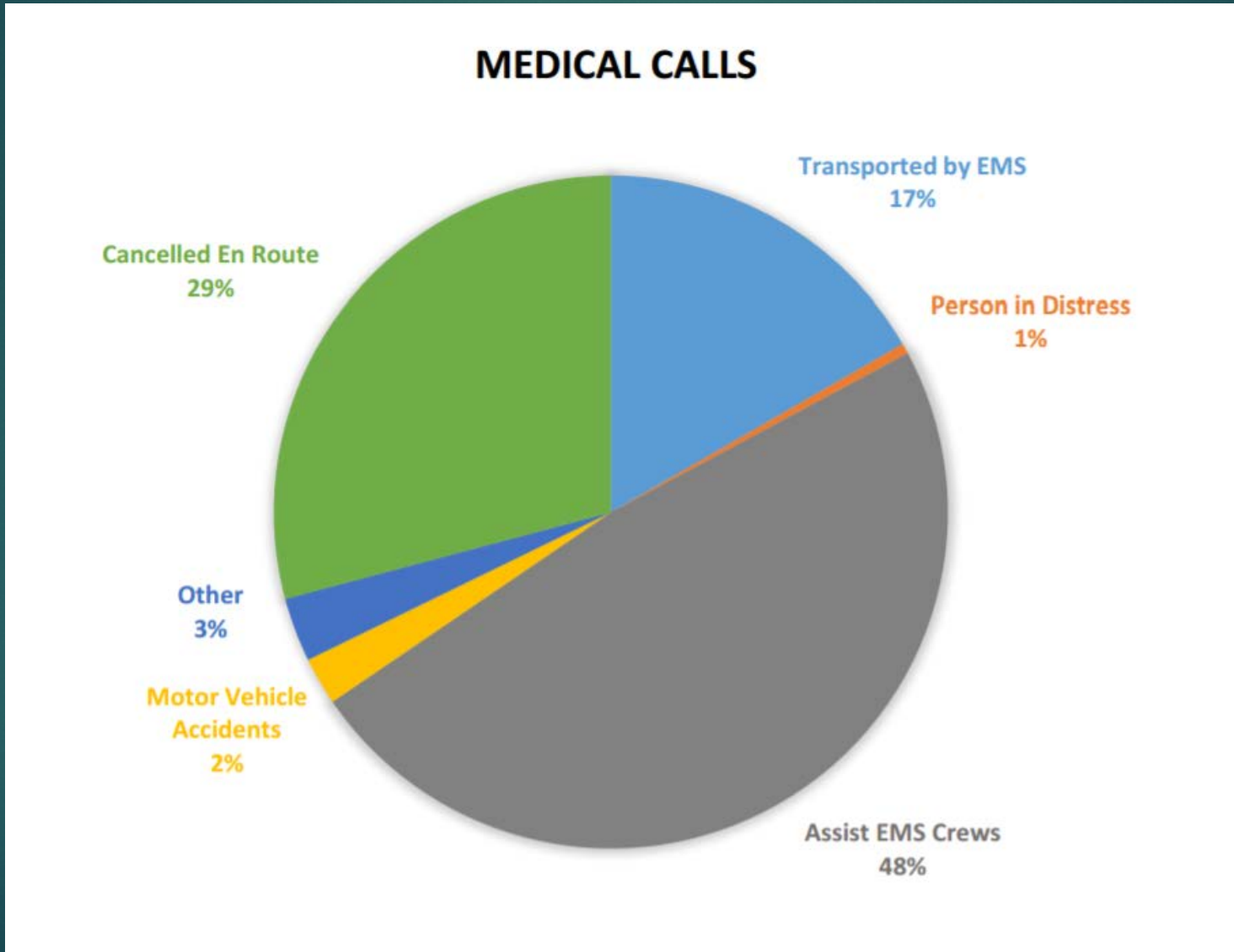


# Incident Responses

- ▶ Of the 1,641 total calls, 1,393 were classified as Medical calls which include:
  - ▶ Assisting EMS Crews
  - ▶ Patients Transported by American Ambulance
  - ▶ Motor Vehicle Accidents
  - ▶ Calls Cancelled En Route
- ▶ Medicals calls made up 85% of the total calls



# Medical Calls Breakdown





# Training and Community Events

In addition to responding to incident calls, LVFD also held or participated in the following:

- ▶ 52 drill meetings, which all member are required to attend
- ▶ 22 work details, maintaining the fire station and fire trucks
- ▶ 33 community events, such as:
  - ▶ National Night Out
  - ▶ Pizza Festival
  - ▶ Holiday Stroll
  - ▶ Christmas Parade and Tree Lighting Ceremony
  - ▶ 6 Tours of the Fire Station
  - ▶ Truck appearances at local schools
  - ▶ Stand by at Lemoore High School Football games
  - ▶ Firework stand inspections

# Conclusion

- ▶ LVFD is proud to be able to provide a high level of service to the community with an annual budget of only \$464,900, creating cost savings for the City.
- ▶ It is our honor to serve this community, and thank you for the opportunity to do so.



Questions?



Ref Item 5-3

# December 2016 Monthly Investment Report

FEBRUARY 7, 2017

HEATHER J. CORDER, FINANCE DIRECTOR





California Government Code Section 53607 and the City of Lemoore's Investment Policy require the submission of a monthly investment report to the City Council.

As of December 31, 2016 the City has \$42.8 million (current market value) in cash and investments.

As required by government code, all investments are in conformity with the City's investment policy and sufficient cash flows are available to meet the next six months of estimated expenditures.



# Summary of Cash and Investments

- ▶ The summary of Cash and Investments provides a listing of the total portfolio for the City.
- ▶ Total Cash and Investments \$42,818,734
  - ▶ CD's in the amount of \$6.04 million
  - ▶ US Government securities in the amount of \$4.98 million
  - ▶ State Investment Pool in the amount of \$16.05 million
  - ▶ Bank Accounts in the amount of \$15.75 Million



# Investments at Market Value by Maturity Date

| Investments | 1 Day to 180 Days | 181 Days to 1 year | 1 year to 2 years | 2 years to 3 years | 3 years to 4 years | 4 years to 5 years | 5+ years | Totals     | Percent |
|-------------|-------------------|--------------------|-------------------|--------------------|--------------------|--------------------|----------|------------|---------|
| CASH        | 15,745,032        |                    |                   |                    |                    |                    |          | 15,745,032 | 36.77%  |
| CD'S        | 1,142,285         | 498,813            | 1,455,036         | 1,450,689          | 1,496,912          |                    |          | 6,043,735  | 14.11%  |
| STATE POOL  | 16,048,573        |                    |                   |                    |                    |                    |          | 16,048,573 | 37.48%  |
| USGS        |                   |                    |                   | 4,981,394          |                    |                    |          | 4,981,394  | 11.63%  |
| Totals      | 32,935,890        | 498,813            | 1,455,036         | 6,432,083          | 1,496,912          | -                  | -        | 42,818,734 | 100.00% |
| Percent     | 76.92%            | 1.16%              | 3.40%             | 15.02%             | 3.50%              | 0.00%              | 0.00%    | 100%       |         |

# Investments at Mkt Value by Maturity Date







Questions?





Ref Item 5-4

# Second Quarter Financial Report Fiscal Year 2016-17

FEBRUARY 7, 2017

HEATHER J. CORDER, FINANCE DIRECTOR



# Performance Measures

- ▶ Budget Vs. Actual
- ▶ Actual Vs. Actual
- ▶ Cash Flow



# Budget Vs. Actual

- ▶ General Fund Expenditures at the end of the second quarter of 2017 are approximately 46% of Budget.
  - ▶ \$11.2 million total expenditure budget vs. 5.1 million expenditures
    - ▶ Note: Cost allocation and CIP has been removed.
  - ▶ For the first two quarters \$5.5 million half year expenditure budget vs. \$5.1 million expenditures or 46% of Budget
- ▶ General Fund Revenues at the end of the second quarter 2017 are approximately 40.65 percent of Budget
  - ▶ \$9.6 million total budget vs. \$3.9 total revenue

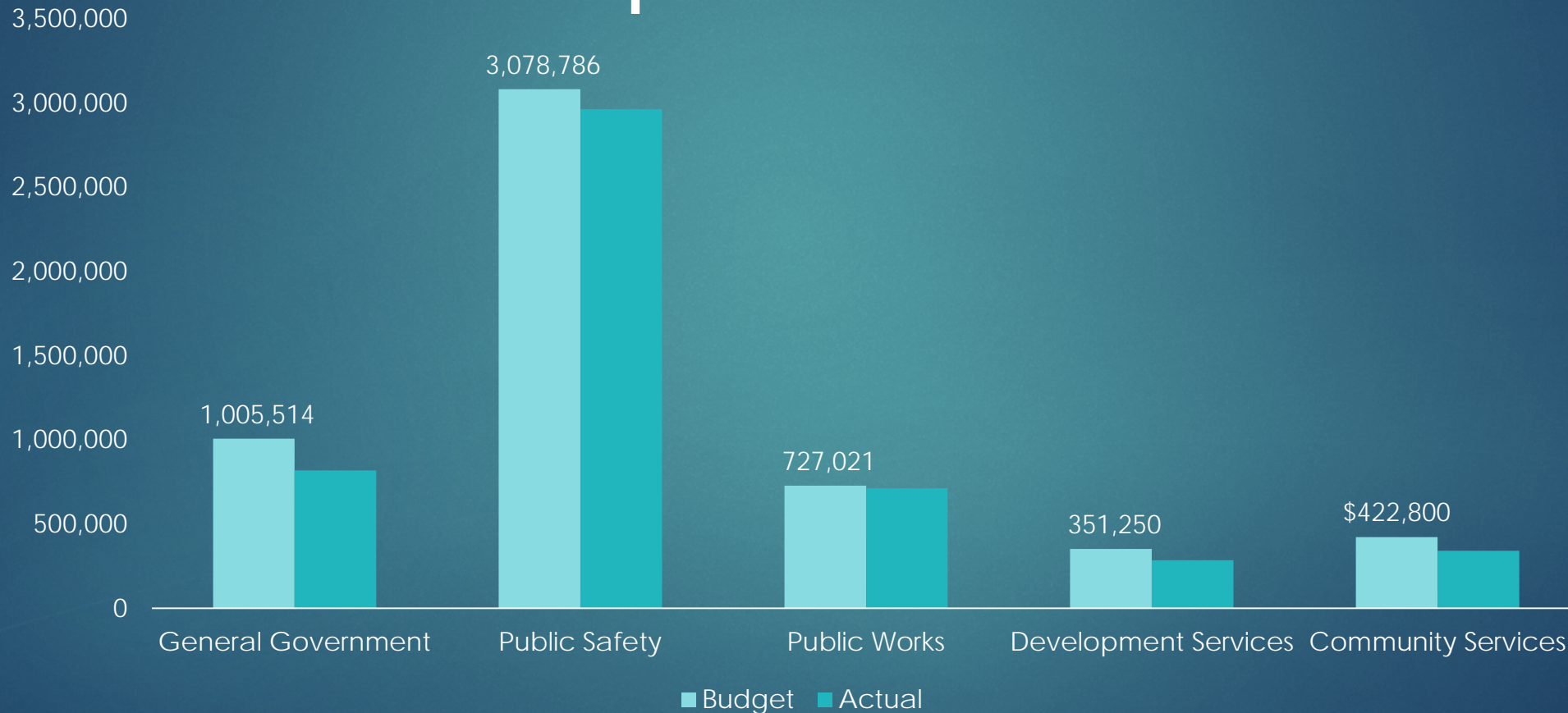




# Budget vs. Actual Expenditures

| GENERAL FUND               | FY 2016-17 |           | Change      |     |
|----------------------------|------------|-----------|-------------|-----|
|                            | Budget     | Actual    | Dollar      | %   |
| EXPENDITURES               |            |           |             |     |
| General Government         | 2,011,027  | 817,691   | (1,193,337) | 41% |
| Public Safety              | 6,157,571  | 2,960,911 | (3,196,661) | 48% |
| Public Works               | 1,454,042  | 712,372   | (741,670)   | 49% |
| Development Services       | 702,500    | 285,376   | (417,124)   | 41% |
| Community Services         | 845,600    | 341,316   | (504,284)   | 40% |
| Total General Fund Expense | 11,170,740 | 5,117,665 | (6,053,075) | 46% |

# Budget Vs. Actual Expenditures

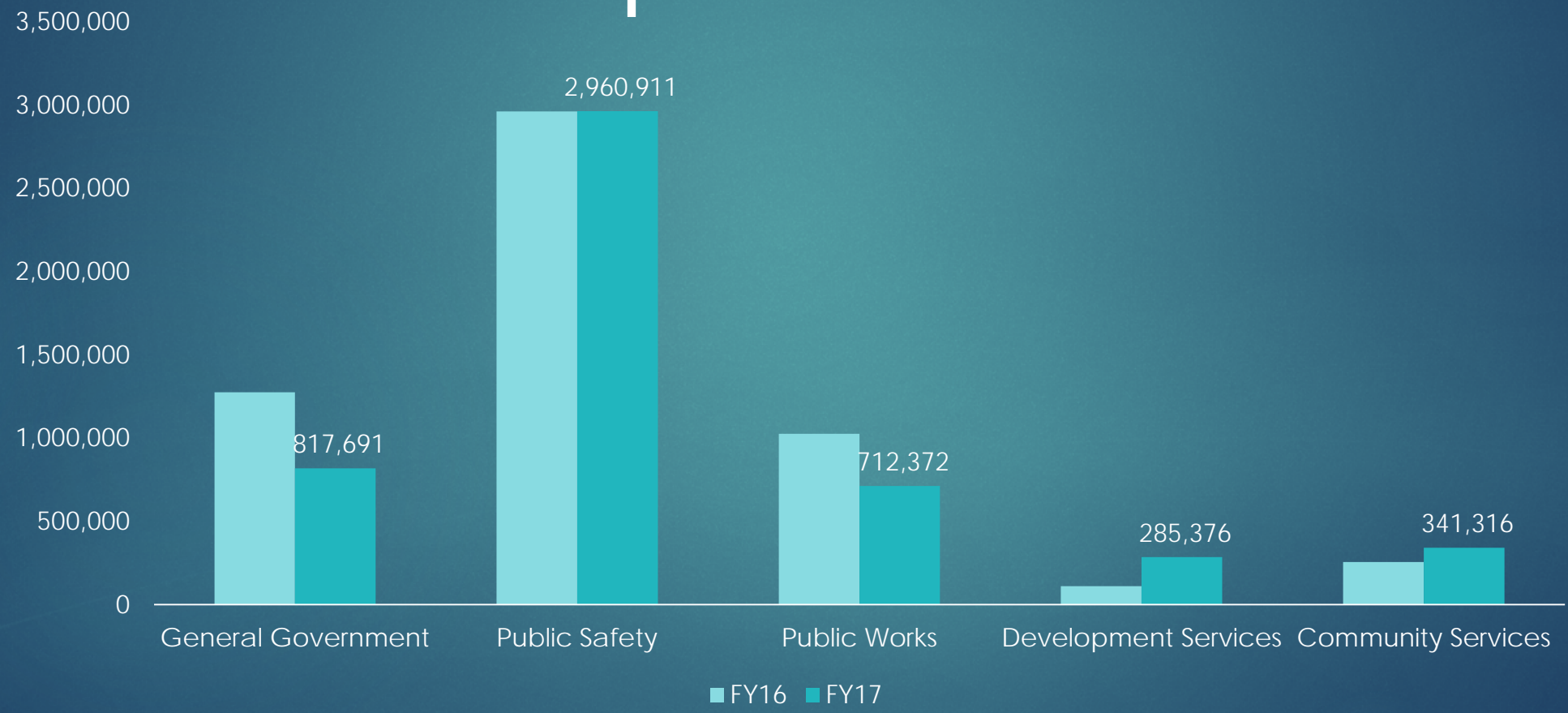




# Actual Vs. Actual Expenditures

| GENERAL FUND               | FY 2015-16 | FY 2016-17 | Change    |      |
|----------------------------|------------|------------|-----------|------|
|                            | Actual     | Actual     | Dollar    | %    |
| EXPENDITURES               |            |            |           |      |
| General Government         | 1,273,301  | 817,691    | (455,610) | -36% |
| Public Safety              | 2,958,715  | 2,960,911  | 2,196     | 0%   |
| Public Works               | 1,024,299  | 712,372    | (311,927) | -30% |
| Development Services       | 111,258    | 285,376    | 174,119   | 157% |
| Community Services         | 254,898    | 341,316    | 86,418    | 34%  |
| Total General Fund Expense | 5,622,471  | 5,117,665  | (504,806) | -9%  |

# Actual Vs. Actual Expenditures







# Budget Vs. Actual Revenue

| GENERAL FUND                      | FY 2016-17<br>Budget | FY 2016-17<br>Actual | Change<br>Dollar   | %           |
|-----------------------------------|----------------------|----------------------|--------------------|-------------|
| <b>REVENUES</b>                   |                      |                      |                    |             |
| Property taxes                    | 1,997,900            | 1,457,917            | (539,983)          | 73%         |
| Other taxes                       | 2,888,300            | 818,236              | (2,070,064)        | 28%         |
| Licenses and permits              | 463,200              | 168,255              | (294,945)          | 36%         |
| Charges for services              | 457,800              | 176,119              | (281,681)          | 38%         |
| Intergovernmental                 | 2,352,500            | 1,098,487            | (1,254,013)        | 47%         |
| Fees and assessments              | 46,100               | 4,822                | (41,278)           | 10%         |
| Use of money and property         | 180,000              | 95,710               | (84,290)           | 53%         |
| Other revenue                     | 1,202,100            | 83,329               | (1,118,771)        | 7%          |
| Admin Reimbursement               | 12,300               | -                    | (12,300)           | 0%          |
| <b>Total General Fund Revenue</b> | <b>9,600,200</b>     | <b>3,902,875</b>     | <b>(5,697,325)</b> | <b>-59%</b> |



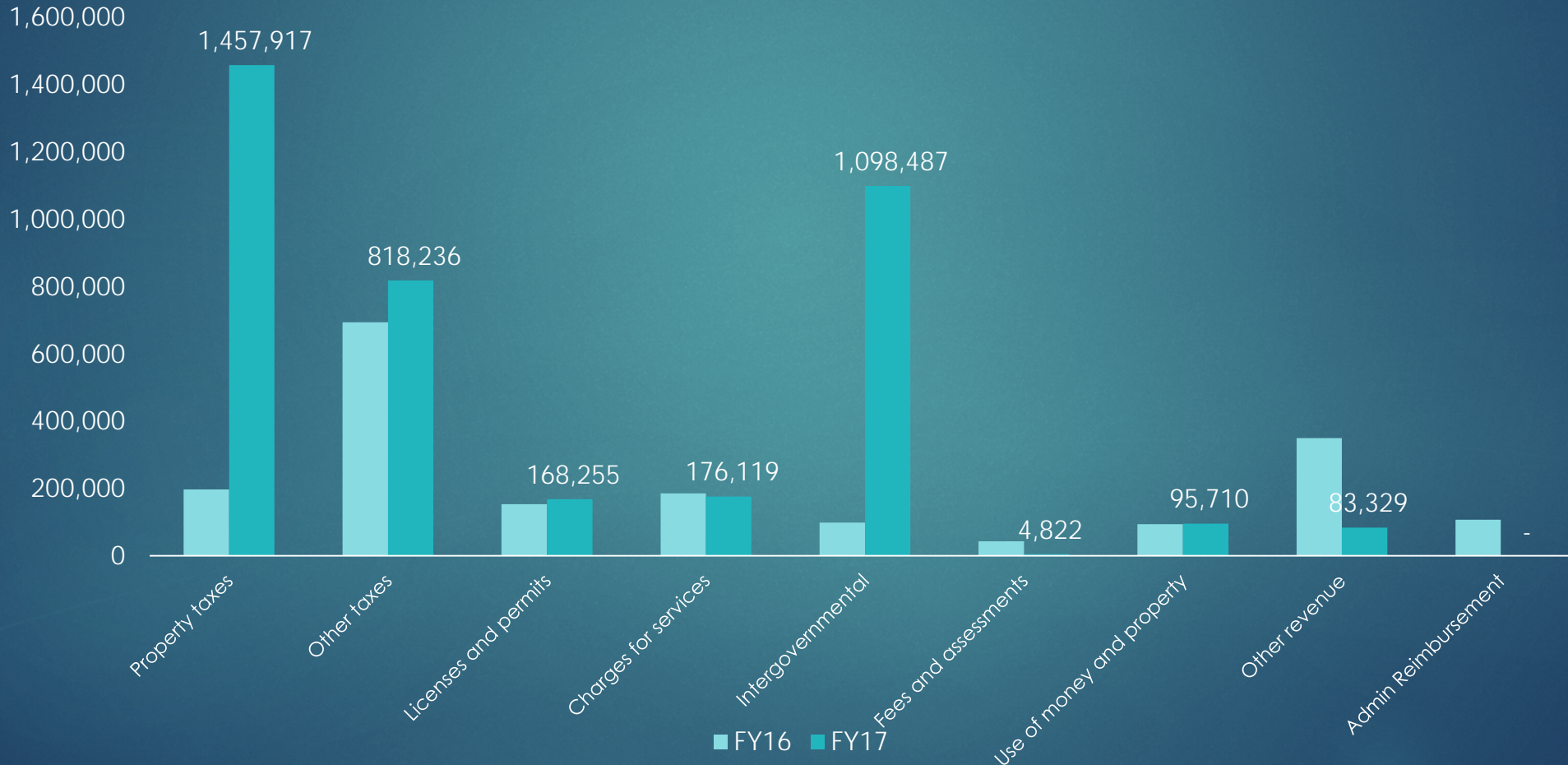
# Actual Vs. Actual Revenue

| GENERAL FUND               | FY 2015-16<br>Actual | FY 2016-17<br>Actual | Change<br>Dollar | %     |
|----------------------------|----------------------|----------------------|------------------|-------|
| REVENUES                   |                      |                      |                  |       |
| Property taxes             | 197,384              | 1,457,917            | 1,260,533        | 739%  |
| Other taxes                | 693,929              | 818,236              | 124,307          | 118%  |
| Licenses and permits       | 153,054              | 168,255              | 15,201           | 110%  |
| Charges for services       | 185,760              | 176,119              | (9,641)          | 95%   |
| Intergovernmental          | 98,698               | 1,098,487            | 999,789          | 1113% |
| Fees and assessments       | 43,313               | 4,822                | (38,491)         | 11%   |
| Use of money and property  | 93,756               | 95,710               | 1,954            | 102%  |
| Other revenue              | 349,399              | 83,329               | (266,070)        | 24%   |
| Admin Reimbursement        | 107,236              | -                    | (107,236)        | 0%    |
| Total General Fund Revenue | 1,922,529            | 3,902,875            | 1,980,346        | 103%  |



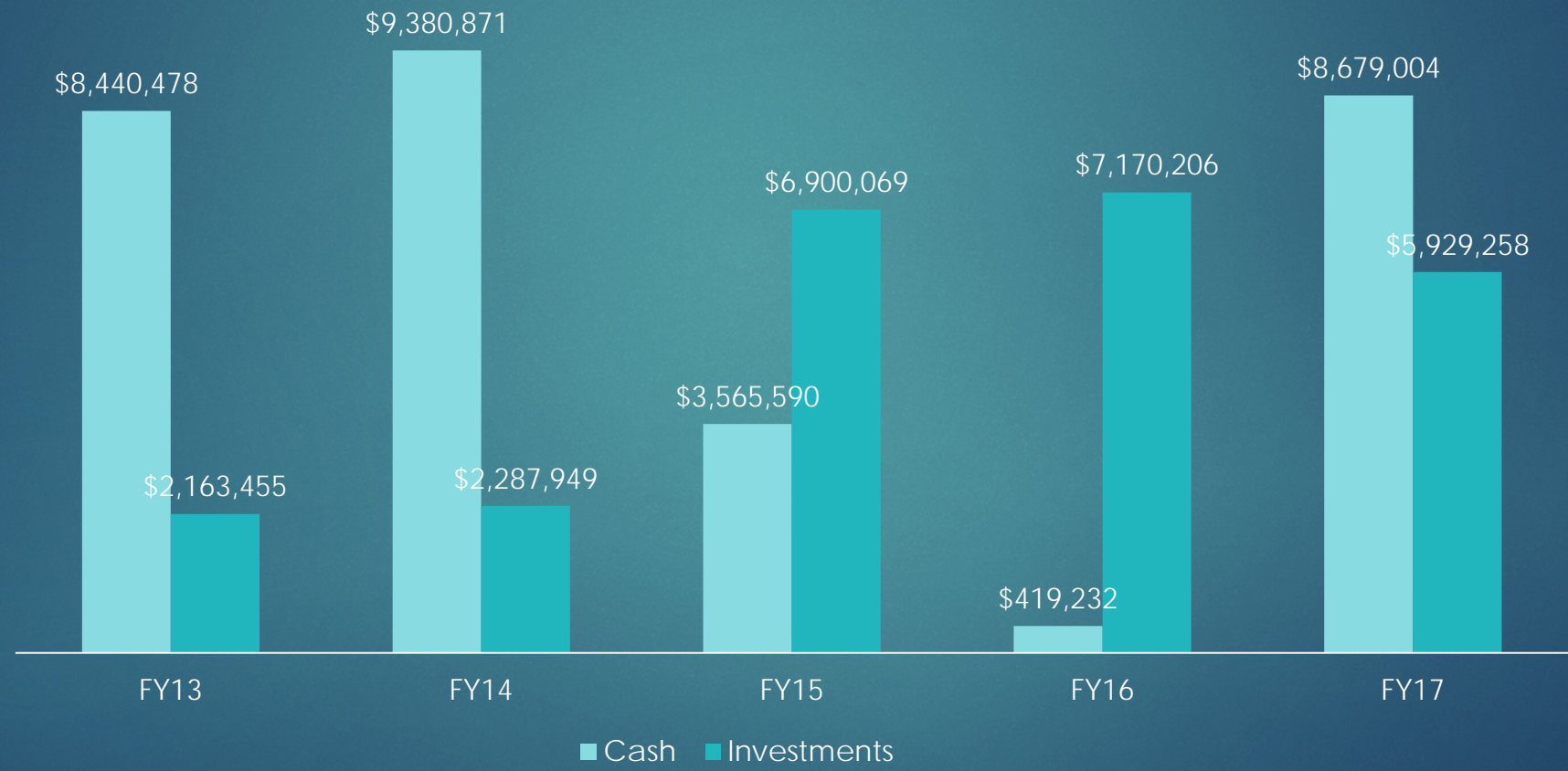


# Actual Vs. Actual Revenues





# Cash Balance General Fund





# Second Quarter Summary

- ▶ Expenditures - \$5,117,665
  - ▶ \$467,705 or 4% less than budget at quarter end.
- ▶ Revenues - \$3,902,875
  - ▶ \$897,225 or 19% less than budget at quarter end.
- ▶ General Fund Cash and Investments Balance - \$8,679,004





Questions?





# City of Lemoore

## Landscape and Lighting Maintenance District No. 1

### Engineer's Report

Annexation of Territory and Improvements to Zone 08; and  
Establishment of New Annual Assessments for Zone 08  
Commencing Fiscal Year 2017/2018

Intent Meeting: February 7, 2017

Public Hearing: May 2, 2017

CITY OF LEMOORE  
119 FOX STREET  
LEMOORE, CA 93245

JANUARY 2017  
PREPARED BY  
WILLDAN FINANCIAL SERVICES

27368 Via Industria  
Suite 200  
Temecula, CA 92590  
T 951.587.3500  
F 951.587.3510

[www.willdan.com/financial](http://www.willdan.com/financial)



**ENGINEER'S ANNEXATION REPORT AFFIDAVIT**

**City of Lemoore**

**Landscape and Lighting Maintenance District No. 1**

**Zone No. 08**

**Annexation of Territory and Improvements; and,**

**Establishment of New Annual Assessments**

**Commencing in Fiscal Year 2017/2018**

**City of Lemoore,  
Kings County, State of California**

As part of the Resolution of Intention packet presented for the consideration of the Lemoore City Council, this Report and the enclosed budgets, diagrams, and descriptions outline specific proposed changes to Zone No. 08 within the Lemoore Landscape and Lighting Maintenance District No. 1 (LLMD No. 1) for fiscal year 2017/2018, including the annexation of territory to Zone No. 08 of the District; the annexation and expansion of the improvements to be maintained within Zone No. 08, and the proposed new annual assessments for all parcels within Zone No. 08 related thereto commencing in Fiscal Year 2017/2018. Reference is hereby made to the Kings County Assessor's Parcel Maps for a detailed description of the lines and dimensions of parcels within LLMD No.1, Zone No. 08 and the annexation of territory known as The Greens (Tract No. 752) that collectively will be subject to the proposed annual assessments.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

By: \_\_\_\_\_

Jim McGuire  
Principal Consultant, Project Manager

By: \_\_\_\_\_

Richard Kopecky  
R. C. E. # 16742



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## Introduction

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The City of Lemoore ("City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") established the assessment district designated as:

### **Landscape and Lighting Maintenance District No. 1**

(hereinafter referred to as "LLMD" or "District"). Pursuant to the provisions of the 1972 Act and in compliance with the substantive and procedural requirements of Article XIID of the California State Constitution (the "California Constitution"), the City Council of the City of Lemoore ("City"), proposes to annex territory, and expand the improvements to be provided and maintained within Zone No. 08 ("Zone 08") of the LLMD, and to conduct a protest ballot proceeding for new special benefit assessments to be levied and collected annually on the parcels within the annexation territory as well as those parcels which were previously part Zone 08 in order to fund in whole or in part the maintenance and operation of certain public improvements that may include, but is not limited to landscaping, street lights, parks and appurtenant facilities that provide special benefits to those properties commencing in Fiscal Year 2017/2018.

As required pursuant to Chapter 1, Article 4 of the 1972 Act, this Report shall serve as the detailed engineer's report for the annexation of territory to Landscape and Lighting Maintenance District No. 1, Zone No. 08 and the establishment of new annual assessments to be levied and collected upon properties within the existing LLMD Zone 08 boundaries and the proposed annexation territory in connection with the special benefits each property receives from the maintenance and servicing of the improvements to be provided by the City through the District. The assessments described herein will provide an annual funding source to adequately support the ongoing maintenance, servicing, operation, and incidental expenses associated with the landscape improvements, street lighting, park improvements and appurtenant facilities and amenities that benefit the identified properties within the new boundaries of LLMD Zone 08 and Sub-Zones (A and B) established herein. The new boundaries of Zone 08 as shown on the diagram contained in Part IV of this Report, encompass all lots and parcels of land within a defined area of the City that will receive special benefits from the ongoing servicing, maintenance, operation and incidental expenses associated the improvements to be funded by the assessments, and this diagram further identifies the parcels within the two newly established Sub-Zones (Zone 08A and Zone 08B). Parcels within Zone 08A will be assessed for their proportionate special benefit of the shared landscape improvements and appurtenant facilities, and the parcels within Zone 08B (including the annexation territory) will be assessed for their proportionate special benefit of the shared landscape improvements and appurtenant facilities as well as the street lights within their developments.

The City Council of the City of Lemoore adopted its General Plan with various elements to provide guidelines for orderly development of property within the City. The City Council further adopted ordinances and regulations governing the development of land providing for the installation and construction of certain lighting, landscaping, parks and appurtenant facilities to enhance the quality of life and to benefit the value of property.

The requirement for the installation of lighting, landscaping, streets and appurtenant facilities is a condition of development provided for in the City's Subdivision Ordinance and is a requirement for issuance of a permit for construction of commercial, residential, and planned unit development. These improvements generally include but are not limited to street lights and related equipment and fixtures; various landscape materials such as trees, turf, shrubs, vines, and ground cover; irrigation and drainage systems; structural amenities such as monuments, block walls, retaining walls, or other fencing; hardscapes including mulch, trail and path surfaces, stamped concrete



and pavers; recreational amenities such as benches, picnic facilities, play structures; signage, and related appurtenances.

The installation of street lights, landscaping and appurtenant facilities is the responsibility of the subdivider or other development/applicant, triggered by the approval of a tentative subdivision map or other development application. After installation, it is City policy that the servicing, operation, maintenance, repair and replacement of the street lighting, landscaping, parks and appurtenant facilities in turn become the financial responsibility of the properties that specially benefit from the facilities.

In accordance with the 1972 Act, the District utilizes benefit zones ("Zones") to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Within the boundaries of the District, parcels are assigned to a Zone, each of which is associated with specific improvements that provide special benefit to properties within that Zone.

As of Fiscal Year 2016/2017 the District was comprised of the following Zones and developments:

- Zone 01 — Westfield Park/Windsor Court/Cambridge Park
- Zone 03 — Silva Estates
- Zone 05 — Wildflower Meadows
- Zone 06 — Capistrano
- Zone 07 — Silverado Estates
- Zone 08 — County Club Villas
- Zone 09 — Manzanita at Lemoore and La Dante Rose Subdivision
- Zone 10 — Avalon
- Zone 11 — Self Help
- Zone 12 — Summerwind and College Park
- Zone 13 — Covington Place

## **Proposed District Changes Fiscal Year 2017/2018**

To adequately provide and fund the landscaping and street lighting improvements that are considered special benefits to properties within LLMD Zone 08 and the proposed annexation territory, the City Council has determined that it is appropriate and in the public's best interest to annex the properties within Tract No. 752 to LLMD Zone 08 and to together ballot the existing properties within Zone 08 and Tract No. 752 for new annual assessments that reflect the proportional special benefit each property receives from the improvements to be maintained by the District and related improvement costs as authorized by the 1972 Act.

By resolution, the City Council has ordered the preparation of this Engineer's Report ("Report") in connection with the proceedings for the annexation of territory and improvements into Zone 08 of the District and establishment of a new maximum assessment for both the annexation territory and existing LLMD Zone 08 parcels commencing in Fiscal Year 2017/2018.

Currently LLMD Zone 08 incorporates the development areas known as the County Club Villas (Tract No. 704, Tract No. 783, Tract No. 758, and 3 parcels of Tract No. 752), which includes 198 single-family residential parcels and 9 non-assessed parcels of which 3 parcels that are part of the landscape improvements and 6 parcels identified as common areas which are owned and maintained by the Homeowners Association (HOA).

## Annexation Territory

The proposed annexation territory addressed in this Report consists of the 75 parcels within the residential development identified as Tract No. 752 (The Greens) and includes 74 single-family residential parcels and a park site. (In total, Tract No. 752 incorporates 78 parcels, but 3 of the residential lots within this tract are already part of Zone 08). Tract No 752 is generally located east of Vine Street; and west of S. Lemoore Avenue; south of Iona Avenue and Tract No. 758 which is within the existing Zone 08 boundaries. This annexation territory is referred to hereafter as:

### **Annexation No. 2017-1**

As part of the development of the residential properties within Annexation No. 2017-1, street lighting and landscaping improvements (including a neighborhood park site) have been installed. Although Tract No. 752 was developed after the 198 single-family residential properties that comprises the existing LLMD Zone 08 (Country Club Villas developments), Tract No. 752 and the improvements installed as part of this development are a continuation and extension of the existing residential development (Tract No. 758), which is part of the existing LLMD Zone 08. Therefore, based on proximity and similarity in the nature of the improvements, it is reasonable to conclude that the parcels within Annexation No. 2017-1 and the parcels in Tract No. 758 proportionately share and benefit from the improvements associated with both developments.

## Proposed Zone Structure and Improvement Changes

Historically, the 198 single-family residential properties that comprises the existing LLMD Zone 08 have collectively been proportionately assessed for the shared special benefits received from the landscape improvements on the perimeter of the developments, namely the parkway/streetscape side-panel landscaping, median landscaping, and entryway feature landscaping on Golf Links Drive. These improvements are also associated with and provide a special benefit to the 74 single-family residential parcels within Annexation No. 2017-1. Likewise, the streetscape side-panel landscaping installed on the east side of Vine Street south of Caddie Loop as part of Tract No. 752 serves as perimeter landscaping that is similar in nature to the improvement on Golf Links Drive and is considered a proportionately shared special benefit to parcels within Annexation No. 2017-1 as well as the existing LLMD Zone 08 parcels.

Although street lighting has not historically been assessed in the LLMD Zones, it has been the City's policy in recent years to include street lighting as part of the improvements to be funded by the assessments established for new developments and because Tract No. 752 incorporates public street lights, the special benefit costs associated with those street lights are being included as part of the special benefit assessments for which the parcels within Annexation No. 2017-1 will be assessed and balloted. Street lighting has not been included in the improvements and assessments for LLMD Zone 08 in large part because the street lights within the initial Country Club Villas developments were identified as private street lights (funded and maintained through the HOA). However, in conjunction with the proposed annexation of Tract No. 752 and the inclusion of that developments public street lights, it was determined that the street lights within the adjacent development (Tract No. 758) are also public street lights (not funded by an HOA). Therefore, to ensure that each parcel within LLMD Zone 08 is fairly and proportionately assessed for the special benefits received from the public improvements provided in the area, the parcels with Tract No. 758 and Tract No. 752 (Annexation No. 2017-1) are being established as a Sub-Zone within Zone 08 (Zone 08B), to address the additional expenses and special benefits associated with these public street lights. Those parcels within Tract No. 704 and Tract No. 783 which have private street lights shall be designated as Zone 08A.

In addition to the street lights and streetscape side-panel landscaping on the east side of Vine Street that is being added to the Zone 08 improvements as part of Annexation No. 2017-1, a



neighborhood pocket park located at Golf Street and Caddie Loop is also being added to the improvements to be maintained through the District. While the landscaping on Vine Street is considered a shared Zone improvement (similar in nature to the perimeter landscaping on Golf Links Avenue which is also shared), based on the location of this park, its proximity to each of the existing developments within Zone 08, and the fact that most of the developments with and HOA have similar improvements that are maintained by the HOA, it has been determined that this park site provides a special benefit to only the parcels within Tract No. 758 and Tract No. 752 (Annexation No. 2017-1). Therefore, like the street lights, the cost of maintain this park shall be proportionately allocated to the parcels within Zone 08B.

## Report Content and Proceedings

This Engineer's Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and is presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within LLMD Zone 08 including the annexation territory (Annexation No. 2017-1) and the proposed annual assessments related thereto commencing in Fiscal Year 2017/2018.

This Report specifically addresses LLMD Zone 08, including the proposed annexation of territory to the Zone; the resulting new Zone boundaries and the Sub-Zones to be established therein (Zones 08A and Zone 08B); the various improvements within the Zone and Sub-Zones; and the proposed new assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the improvements based on the estimated operating and maintenance expenses. The proposed annual assessments to be levied on properties within LLMD Zone 08 including Annexation No. 2017-1 will provide a source of funding for the continued operation, maintenance and servicing of the landscaping, a neighborhood park, street lighting, and appurtenant facilities (collectively referred to as improvements) to be provided by the District for the special benefit of properties within the Zone and each specified Sub-Zone.

The District assessments as described herein are based on the City's estimate of the costs to maintain, operate and service the improvements as well as available revenues including fund balances, general benefit contributions and/or additional City contributions. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the LLMD Zone 08 may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; deficits or surpluses from prior years; revenues from other sources; and the collection of funds for operational reserves and/or periodic repairs, replacements and rehabilitation projects as authorized by the 1972 Act. The net annual cost to provide the improvements for each Zone and/or Sub-Zone are allocated to the benefiting properties within that Zone and/or Sub-Zone using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. Thus, each parcel is assessed proportionately for only those improvements, services and expenses for which the parcel will receive special benefit.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number (Assessor's Parcel Number "APN") by the Kings County Assessor's Office. The County Auditor/Controller uses Assessment Numbers and specific District Fund Numbers, to identify on the tax roll, properties assessed for special district assessments. Each parcel within LLMD Zone 08 including Annexation No. 2017-1 shall be assessed proportionately for only those improvements for which the parcel receives a special benefit.

## Ballot Proceedings

As part of these proceedings, the City shall conduct a property owner protest ballot proceeding ("Ballot Proceeding") for the proposed levy of a new assessment pursuant to the provisions of the California Constitution, Article XIII D Section 4, and in accordance with the provisions of Government Code, Section 53753. In conjunction with this Ballot Proceeding, the City Council will conduct a noticed public hearing to consider public testimonies, comments and written protests regarding the annexation, the resulting new Zone boundaries and Sub-Zones, and the new assessments described herein. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists as defined in Article XIII D of the California Constitution.

As specified by the California Constitution, Article XIII D Section 4e:

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

After completion of the ballot tabulation, the City Council will confirm the results of the balloting. If majority protest exists for the proposed new Zone 08 assessments, further proceedings to annex the parcels within Annexation No. 2017-1 to the District and implementation of the new Zone structure and new assessments for Zone 08 shall be abandoned at this time. However, the City Council may continue to levy and collect annual assessments for the improvements provided within the previously established Zone 08 at an assessment rate less than or equal to the previously approved maximum assessment rate adopted by the City Council.

If tabulation of the ballots indicate that majority protest does not exist for the proposed new assessments and the assessment range formula presented and described herein, the City Council by resolution may adopt this Report (as submitted or amended); approve the assessment diagram (Zone Boundary Diagram) contained herein; order the annexation of the parcels within Annexation No. 2017-1 to LLMD Zone 08 and the improvements to be made; and confirm the new assessments as outlined in this Report.

The new assessments as approved, may be levied and collected on the County tax rolls commencing in Fiscal Year 2017/2018 together with the assessments for other properties in the District. For fiscal year 2017/2018 and each subsequent fiscal year, an engineer's annual levy report for the District shall be prepared and presented to the City Council to address any proposed changes to the District, including Zone 08, as well as any proposed changes to the improvements, budgets and assessments for that fiscal year. The City Council shall hold a noticed public hearing regarding these matters prior to approving and ordering the levy of annual assessments for the District.

If in any fiscal year, the proposed annual assessments for parcels within the District and specifically Zone 08 which would include Zone 08A and Zone 08B, exceed the maximum assessments described herein, such an assessment would be considered a new or increased assessment and must be confirmed through a mailed property owner protest ballot proceeding for the affected parcels before that new or increased assessment may be imposed.



## Report Content

This Report has been prepared in connection with the annexation of parcels within Annexation No. 2017-1 to LLMD Zone 08 and the resulting new assessments for the parcels within Zone 08 established herein in connection with the annexation of territory for Fiscal Year 2017/2018, pursuant to a resolution of the City Council and consists of five (5) parts:

### Part I — Plans and Specifications:

Contains a general description of the District and zones of benefit ("Zones"), and specifically addresses the improvements and services that provide special benefits to the parcels within Zone 08 and Annexation No. 2017-1 which include, but is not limited to local landscaping, a neighborhood park, street lights, and related amenities including operational expenses and fund balances authorized by the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions of the improvements a visual depiction of the improvements is provided in the Zone Boundary Diagram contained in Part IV of this Report. The detailed plans and specifications for the improvements for LLMD Zone 08 and Annexation No. 2017-1 are on file in the Public Works Department of the City of Lemoore and by reference are made part of this Report.

### Part II — Method of Apportionment:

Outlines the special and general benefits associated with the improvements to be provided within Zone 08 and Annexation No. 2017-1, and the basis upon which the estimated costs to provide such improvements has been apportioned to each parcel of land therein in proportion to the special benefits to be received.

### Part III — Estimate of Costs

Identifies the estimated annual funding costs (Budget) required for the maintenance and operation of the improvements including, but not limited to, annual maintenance and service expenses, utility costs, related incidental expenses, and fund balances authorized by the 1972 Act and deemed appropriate to fully support the improvements. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. This budget establishes the maximum assessments to be approved by the property owner(s) of record within Zone 08 and Annexation No. 2017-1 as part of the Ballot Proceeding.

This section also identifies and outlines an Assessment Range Formula (inflationary adjust) that provides for an annual adjustment to the maximum assessment rate that establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation.

### Part IV — Boundary Diagram

A diagram showing the new Zone 08 boundaries (incorporating Annexation No. 2017-1) and Sub-Zones based on the parcels that receive special benefits from the improvements to be provided and maintained as part of Zone 08 and the benefits established herein. The lines and dimensions of each lot, parcel, and subdivision of land contained in this diagram are inclusive of all parcels listed in "Part V – Assessment Roll" of this Report and the corresponding County Assessor's Parcel Maps for said parcels as they existed at the time this Report was prepared and shall include all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Kings County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within Annexation No. 2017-1 and Zone 08 of the District.

**Part V — Assessment Roll:**

A listing of the proposed new assessment amounts for parcel within Zone 08 (incorporating Annexation No. 2017-1). The “Balloted Maximum Assessment” amount for each parcel represents that parcel’s proposed new maximum assessment amount for each parcel within Zone 08 commencing in fiscal year 2017/2018 and is based on the parcel’s calculated proportional special benefit as outlined in “Part II — Method of Apportionment”, and calculated assessment rate established by the budget in “Part III — Estimate of Costs”. The assessment amount identified as the “FY 2017/2018 Estimated Assessment” represent the anticipated assessment amounts to be levied and collected on the County Tax Rolls for Fiscal Year 2017/2018. The actual assessment amounts to be levied and collected for Fiscal Year 2017/2018 shall be finalized, approved and adopted by the City Council together with the assessments for other properties in the District as part of the annual assessment process for Fiscal Year 2017/2018.

If any section, subsection, sentence, clause, phrase, portion, or zone of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.



## Part I — Plans and Specifications

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### Description of the District

The purpose of this District and specifically Zone 08 and Annexation No. 2017-1 is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of local landscaping, neighborhood parks, public street lighting, and related appurtenant facilities and services in specified areas of the City. The territory within the District consists of those lots or parcels of land within the City of Lemoore for which the City, through the District maintains these local improvements and related amenities installed in connection with the development of those properties and for the benefit of those lots or parcels.

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various local and related amenities installed in connection with the development of those properties and are maintained and serviced for the benefit of real property within those Zones. The maintenance of the improvements may also include various appurtenances including, but not limited to block walls, retaining walls or other fencing, trail and path surfaces, stamped concrete, pavers, mulch or other hardscapes, irrigation and related electrical equipment and drainage systems, benches, play structures, picnic or other recreational facilities, monuments, signage, ornamental lighting, street lighting, and related equipment. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services.

Improvements provided within the District may include but are not limited to:

- Landscaping and related facilities and amenities located within designated street medians, parkway and streetscape side-panels, and entryways within the public right of ways or easements adjacent to public right of ways; and within public places including greenbelt areas, open spaces, and neighborhood parks within each respective Zone. These improvements may include, but are not limited to:
  - various landscape materials such as trees, turf, shrubs, vines, ground cover, annual or perineal plantings;
  - irrigation and drainage systems;
  - structural amenities such as monuments, block walls, retaining walls, or other fencing;
  - hardscapes including mulch, trail and path surfaces, stamped concrete and pavers;
  - recreational amenities within the parks or greenbelts that may include benches, play structures, picnic or other recreational facilities, signage, and related appurtenances.

The maintenance of these improvements may include, but is not limited to the regularly scheduled mowing, trimming, pruning, fertilization, pest control, weed and graffiti abatement; installation, replacement and rehabilitation of the landscaping, repair or replacement of irrigation or drainage systems; repair or replacement of hardscape improvements and recreational amenities. The City Public Works Department shall authorize and schedule such maintenance and servicing as need and based on available Zone funding.

- Street lighting improvements located in the public right of ways within and on the perimeter of the developments and associated with each Zone, Sub-Zone, and the parcels therein. Street light improvements include energy costs and maintenance of the lighting facilities including,

but not limited to the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures, and related equipment and materials.

## Zones and Improvements

In accordance with the 1972 Act, the District utilizes Zones and/or Sub-Zones (collectively referred to as Zones) to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Each Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that Zone. The boundaries of each Zone is based on the improvements to be maintained and the relationship and proximity of the developments and properties that derive special benefits from those specific improvements.

For Fiscal Year 2016/2017 the District was comprised of the following Zones and developments:

### Zones 01, 03, 05, 06, 07, and 09 through 13

The following is a brief description and summary of the Zones and improvement that are part of the District but not directly associated with this Report and proceedings for annexation of territory and establishing new Zone assessments.

#### Zone 01 — Westfield Park, Windsor Court, and Cambridge Park:

Comprised of the development area previously referred to as Westfield Park and designated as Zone 1, which includes the eighty (80) multi-family residential unit parcel for the Alderwood Apartments; the fifteen (15) non-residential parcels (17.47 acres) of the Lemoore Plaza Shopping Center; and the four hundred sixty (460) single-family residential parcels within Tract No. 616 (Windsor Court Unit No. 1), Tract No. 640 (Windsor Court Unit No. 2), Tract No. 630 (Cambridge Park), Tract No. 630 (Cambridge Park Unit No. 2), Tract No. 685 (Windsor Court Unit No. 3), Tract No. 686 (Windsor Court Unit No. 4), Tract No. 691 (Cambridge Park Unit No. 3, Phase 1), and Tract No. 707 (Windsor Court Unit No. 5, Phase 1); and,

The residential developments previously referred to as Windsor Court 5 and Cambridge Park 3 and designated as Zone 2, which includes the ninety (90) single-family residential parcels within Tract No. 707 (Windsor Court Unit No. 5, Phase 2) and Tract No. 692 (Cambridge Park Unit No. 3, Phase 2).

#### Zone 03 — Silva Estates:

Comprised of the two hundred seventy (270) single-family residential parcels within Tract No. 639 (Silva Estates Unit No. 1), Tract No. 639 (Silva Estates Unit No. 2), Tract No. 666 (Silva Estates Unit No. 3), Tract No. 714 (Silva Estates Unit No. 4), Tract No. 731 (Silva Estates Unit No. 5), Tract No. 748 (Silva Estates Unit No. 6), Tract No. 773 (Silva Estates Unit No. 7), and Tract No. 793 (Silva Estates Unit No. 9); and the nineteen (19) parcels within Tract No. 781 (Silva Estates Unit No. 8) currently comprised of nine (9) developed multi-family residential parcels (4-units each) and ten (10) undeveloped multi-family residential parcels (each to be developed as 4-unit multi-family residential properties).

#### Zone 05 — Wildflower Meadows:

Comprised of twenty-nine (29) single-family residential parcels within Tract No. 668 (Wildflower Meadows).

#### Zone 06 — Capistrano:

Comprised of one hundred twenty-six (126) single-family residential parcels within Tract No. 700 (Capistrano Phases 1, 2, 3, and 4).



**Zone 07 — Silverado Estates:**

Comprised of fifty-three (53) single-family residential parcels within Tract No. 687 (Silverado Estates).

**Zone 9 — Manzanita at Lemoore and La Dante Rose Subdivision:**

Comprised of one hundred thirty-four (134) single-family residential parcels within Tract No. 369 (Manzanita at Lemoore Phase 1A, Unit No. 2, and Unit No. 3), and Tract No. 763 (La Dante Rose Subdivision).

**Zone 10 — Avalon:**

Comprised of one hundred fifty-one (151) single-family residential parcels within Tract No. 717 (Avalon Phases 1, 2A, 2B, and 3).

**Zone 11 — Self Help:**

Comprised of thirty-six (36) single-family residential parcels within Tract No. 656 (Self Help).

**Zone 12 — Summerwind and College Park:**

Comprised of the development area previously referred to as Summerwind and College Park Phases 1-6, and designated as Zone 12, which collectively includes four hundred fifty-six (456) single-family residential parcels within Tract No. 751 (Summerwind Unit 1), Tract No. 739 (College Park Phases 1 and 2), Tract No. 782 (College Park Phase 3), Tract No. 789 (College Park Phases 4, 5, and 6); and

The residential development previously referred to as College Park Phase 7 and designated as Zone 12A, which includes ninety-six (96) single-family residential parcels within Tract No. 789 (College Park Phase 7).

**Zone 13 — Covington Place:**

Comprised of thirty-three (33) single-family residential parcels within Tract No. 733 (Covington Place).

**Zone 08 and Annexation No. 2017-1**

As directed by the City Council, this Report addresses the proposed annexation of territory (Annexation No. 2017-1) and related improvements to Zone 08 of the District for Fiscal Year 2017/2018, consisting of the lots, parcels and subdivisions of land that will receive a particular and distinct benefit from specific landscaping, park, and street lighting improvements associated with Tract No. 752 (Annexation No. 2017-1) as well as the establishment of Sub-Zones and new proportional assessments for existing parcels within Zone 08 developed herein in connection with the inclusion of parcels within Annexation No. 2017-1.

**Existing Zone 08 — County Club Villas:**

Comprised of the development area referred to as County Club Villas which includes the fifty (50) single-family residential parcels within Tract No. 704 (Country Club Villas); the eighty-two (82) single-family residential parcels, three (3) landscape easement parcels and six (6) common area parcels within Tract No. 783 (Country Club Villas 2, Phase 1 and 2); the sixty-three (63) single-family residential parcels within Tract No. 758 (Phases 1 and 2); and three (3) single-family residential parcels within Tract No. 752 (lots 76, 77, and 78).

### **Annexation No. 2017-1 — The Greens:**

Comprised of 74 single-family residential parcels and a neighborhood park parcel within Tract No 752 and identified by the King's County Assessor's Office as parcels (024-410-001 through 024-410-019, 024-410-021 through 024-410-030, and 024-420-001 through 024-420-046).

As part of the development of the residential properties within Tract No. 752 (Annexation No. 2017-1), public street lighting and landscaping improvements (including a neighborhood park site) have been installed. Although Tract No. 752 was developed after the other residential tracts within Zone 08, Tract No. 752 and the improvements installed as part of this development are considered in large part to be a continuation and extension of the adjacent residential development (Tract No. 758), which is part of the existing LLMD Zone 08 and it is reasonable to conclude that the parcels within Annexation No. 2017-1 and the parcels in Tract No. 758 proportionately share and benefit from the improvements associated with both developments. Hence, the landscape improvements on the perimeter of the existing Zone 08 developments, namely the parkway/streetscape side-panel landscaping, median landscaping, and entryway feature landscaping on Golf Links Drive and the streetscape side-panel landscaping installed on the east side of Vine Street south of Caddie Loop as part of Annexation No. 2017-1 (Tract No. 752) are considered proportionately shared special benefits associated with all parcels within the proposed new Zone 08 boundaries that would include all parcels within Tract No. 704, Tract No. 783, Tract No. 758, and Tract No. 752.

Historically, street lighting has not been assessed in LLMD Zone 08, but because Annexation No. 2017-1 incorporates publicly owned street lights, as does Tract No. 758 within the existing Zone boundaries, the special benefit costs associated with these street lights are being included as part of the new special benefit assessments for which the parcels within Annexation No. 2017-1 and Tract No. 758 are proposed to be assessed and balloted. The parcels within Tract No. 704 and Tract No. 783 have private street lights (funded and maintained through the HOA) and the parcels within these tracts shall be designated as Zone 08A.

In addition to the street lights shared by parcels within Tract No. 758 and Tract No. 752, as part of the development of Tract No. 752, a neighborhood pocket park located at Golf Street and Caddie Loop is also being added to the improvements to be maintained through the District. While the existing perimeter landscaping on Golf Links Avenue and the perimeter landscaping being added on Vine Street are similar in nature and are reasonably considered improvements that provides proportionately shared special benefits to the parcels within each development, based on the location of this park, its proximity to each of the existing developments within Zone 08, and the fact that portions of Zone 08 have similar improvements that are maintained by the HOA, it has been determined that this park site provides a special benefit to only the parcels within Tract No. 758 and Tract No. 752 (Annexation No. 2017-1). Therefore, similar to the street lighting improvements, the cost of maintaining this park and appurtenant facilities shall be proportionately allocated to the parcels within Tract No. 758 and Tract No. 752 and these two tracts shall be designated as Zone 08B.



### **New Zone 08 — County Club Villas and The Greens:**

With the inclusion of the properties in Annexation No. 2017-1 (Tract No. 752) into Zone 08, each for the two hundred seventy-two (272) residential parcels within the Zone (Zone 08A and Zone 08B) shall collectively and proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 29,074 square feet of landscaping and/or related improvement areas that includes, but is not limited to the following:

- 12,379 square feet of medians on Golf Links Drive, including approximately 8,795 square feet of turf with trees; 2,482 square feet of shrubs, plants, and/or ground cover; and 1,102 square feet of stamped concrete, pavers, or other hardscape surface;
- 11,754 square feet of parkway and streetscape side-panel landscaping on Golf Links Drive, consisting of shrubs, plants, and/or ground cover with trees;
- 2,345 square feet of entryway feature landscaping on Golf Links Drive at Iona Avenue, including approximately 1,910 square feet of turf; and 435 square feet of shrubs, plants, and/or ground cover;
- 2,146 square feet of entryway feature landscaping on Golf Links Drive at S 18th Avenue, including approximately 1,483 square feet of turf; and 663 square feet of shrubs, plants, and/or ground cover.
- 450 square feet of parkway and streetscape side-panel landscaping on Vine Street, consisting of shrubs, plants, and/or ground cover with trees;

In addition to the above proportionately shared special benefit improvements, the parcels within Tract no. 758 and Tract No. 752 (Zone 08B) receive special benefit from the maintenance, servicing, and operation of the following improvements:

- Twenty-nine (29) street lights including:
  - 1 street light on the perimeter of the developments located on the east side of Vine Street at Caddie Loop.
  - 28 street lights within Tract No. 758 and Tract No. 752 located on, but not limited to: Golf Avenue, Par Avenue, Highland Place, Hillcrest Street, and Caddie Loop.
- 9,715 square feet of park site improvements that includes, but is not limited to approximately:
  - 700 square feet of parkway and streetscape side-panel landscaping on Golf Avenue and Caddie Loop adjacent to the park, consisting of shrubs, plants, and/or ground cover with trees;
  - 1,965 square feet of shrubs, trees, plants, and/or ground cover area within the park site;
  - 5,125 square feet of turf area within the park site; and,
  - 1,925 square feet of hardscape surface area that may include, but is not limited to concrete paths, play structures, tables, benches, and trash receptacles.

## Part II — Method of Apportionment

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### Legislative Requirements for Assessments

The costs of the proposed improvements have been identified and allocated to properties within Zone 08 including Annexation No. 2017-1 based on proportional special benefit, consistent with the provisions of the 1972 Act and the assessment provisions of Proposition 218 (being contained in Article XIII D of the California Constitution). The improvements provided by this District and for which properties within Zone 08 are assessed, are identified as local landscaping, park, street lighting, and related amenities that were either installed in direct connection with the development of properties to be included within Zone 08 or were installed for the benefit of those properties as a result of property development or potential development of those properties and were considered necessary elements for the development of such properties to their full and best use. The formulas used for calculating assessments and the designation of Zones (Sub-Zones) herein reflect the composition of parcels within LLMD Zone 08 (including Annexation No. 2017-1), and the improvements and activities to be provided, and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel.

In addition to the provisions of the 1972 Act, Article XIII D of the California Constitution outlines specific requirements regarding assessments including the following:

Article XIII D Section 2d defines District as follows:

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

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

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

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

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

## Benefit Analysis

### Special Benefits

#### Landscaping Special Benefit

The ongoing maintenance of landscaped areas within the District (specifically Zone 08 as addressed in this Report), provide aesthetic benefits to the properties and a more pleasant environment to walk, drive, live, and/or work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or



potential development of properties within each respective Zone. These landscape improvements are an integral part of the physical environment associated with the parcels in each Zone and while some of the improvements may in part be visible to properties outside the Zone, collectively if these Zone improvements are not properly maintained, it is the parcels within the Zone and/or Sub-Zone (as may be applicable), that would be aesthetically burdened. Additionally, the street landscaping in these Zones serves as both a physical buffer as well as a sound reduction buffer between the roadways and the properties in the District and serve as a pleasant aesthetic amenity that enhances the approach to the parcels. In some District zones such as Zone 08, the landscaped areas may include green space areas (neighborhood parks, greenbelts, open space and/or trails) that may provide a physical buffer between properties, overall open space within a development, and/or recreational areas and that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards. As a result, the maintenance of these landscaped improvements and the related amenities provide particular and distinct benefits to the properties and developments associated with those improvements within each Zone.

### **Street Lighting Special Benefit**

The street lighting (localized street lighting), is primarily useful for illuminating the sidewalks and parking lanes on the streets used specifically to access the properties and/or is adjacent to those properties that comprise a particular Zone or Sub-Zone. This lighting is distinct from lights that may be installed that serve in large part to enhance traffic safety, such as traffic signals and intersection safety lights or the more sporadic lighting found on major thoroughfares outside the more concentrated development areas. These localized streetlights tend to be more closely spaced and of a lower intensity than streetlights installed primarily for traffic safety. These low-level, lower-intensity streetlights within a designated Zone or Sub-Zone provide three main special benefits: (i) property security benefit, (ii) pedestrian safety benefit, and (iii) parkway/roadway egress benefit. Because traffic to and from these parcels is largely limited to the residents and residents' guests, it is reasonable to assume that essentially all pedestrians and parking vehicles in the lit areas will, after dark, be directly associated with the properties in that area and that the vehicular traffic within the internal streets of that Zone or Sub-Zone is primarily for accessing the properties within that area. Therefore, street lighting on such streets is entirely a special benefit to those properties. While lighting located on the perimeter of a development also serves primarily for accessing the properties within that Zone or Sub-Zone, it is recognized that such lighting may benefit pass-through traffic as well and inherently there is some general benefits associated with those streetlights.

In addition, the streetlights for which properties within the District may be assessed, are consistent with the City's typical intensity and spacing standards for areas zoned for residential development and each parcel to be assessed is served directly by the system of streetlights providing appropriate lighting within these respective development areas. Furthermore, the cost of maintaining and operating each light is substantially the same, regardless of the location of the light within the District. Consequently, we conclude that each parcel to be assessed for street lighting receives substantially similar benefit from the streetlight improvements and the only notable distinctions in proportional special benefit to each parcel is related to the specific quantity of lights associated with each Zone or Sub-Zone and the overall location of those lights (internal development lights or perimeter lights).

## General Benefit

### Landscaping General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed (both District wide and Zone 08 specifically), it is evident these improvements were primarily installed in connection with the development of properties therein or are improvements that would otherwise be shared by and required for development of properties in each respective Zone. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only on those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no quantifiable benefit to the public at large or properties outside each respective Zone.

In the absence of a special funding Zone, the City would typically provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas currently maintained within the District. This baseline level of service would typically provide for periodic servicing of the improvement areas on an as-needed basis, but typically not more than twice annually. This baseline level of service provides for public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways and potential property damage resulting from erosion or fire hazards, but results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance provided in the various Zones. Typically for most agencies, the cost to provide this baseline level of service for flat/moderately-sloped street landscaped areas is less than \$545 per acre (approximately \$0.0125 per square foot) including medians, parkway and streetscape side panels; less than \$435 per acre (approximately \$0.0100 per square foot) for non-street public areas such as parks, greenbelts, and trail areas; and less than \$215 per acre (approximately \$0.0050 per square foot) for natural open space areas or other limited access areas. This baseline servicing, unlike the enhanced aesthetic services funded through the District assessments, would provide benefits to the general public and to the properties both within and outside of the specific benefit zones. These costs of providing this baseline service along with a five percent (5%) cost factor for City overhead and administration is treated as the cost of general benefits from landscape maintenance services. Therefore, for flat/moderately-sloped street landscaped areas a rate of \$0.01325 per square foot (\$0.0125 +5%) is applied to calculate the general benefit costs for the assessed improvements; for non-street public areas a rate of \$0.01050 per square foot (\$0.0100 +5%) is applied to calculate the general benefit costs for the assessed improvements; and for non-street public areas a rate of \$0.00525 per square foot (\$0.0050 +5%) is applied to calculate the general benefit costs for the assessed improvements.



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

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

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the purposes of this Report we assume these types of benefits to be general benefits, albeit general benefits that are extremely difficult to quantify. We estimate that the costs associated with these indirect benefits do not exceed one percent of the annual maintenance expenditures for Local Landscaping Zone improvements. Therefore, the costs associated with these indirect or incidental general benefits has been calculated based on 1.0% of the estimated "Total Annual Maintenance Expenditures" budgeted for each Zone. Together with the baseline general benefit costs previously identified, these indirect/incidental general benefit costs are excluded from the potential assessment funding and together are shown in the budgets (Part III of this Report) as the "Landscaping General Benefit — City Funded".

### **Street Lighting General Benefit**

While only one of the twenty-nine public street lights proposed to be included as part of the improvements for Zone 08B is identified as a perimeter street light (approximately 3.5% of the street lights), collectively throughout the City's various assessment districts, approximately 30% of the street lights identified as special benefit street lights are located on the perimeter of the various Zones, the remainder being internal residential streetlights.

These residential perimeter street lights, in contrast to the internal residential lights funded by the special benefit assessments, arguably provide some illumination that extends beyond the boundaries of the developments and parcels being assessed, and these lights may also enhance the safety of members of the public unassociated with an assessed parcel by illuminating traffic lanes and/or parking on those streets, or that otherwise provides services to the general public. Although, in general, these streetlights exist solely because of the development of assessed parcels, and the primary purpose of these lights is to provide illumination to access the assessed parcels, these particular lights may provide some level of general benefit in addition to the special benefits provided to the assessed parcels. We estimate that these general benefits constitute not more than 25% of the total benefit associated with these perimeter lights. Although the number of perimeter street lights for Zone 08B represents far less than the 30% associated with other assessment districts in the City, for consistency purposes and to ensure that the general benefit costs associated with the Zone's street lights is not under estimated, the 30% allocation has been used which results in no more than 8% of the total benefit from all residential lights operated and maintained for Zone 08 being considered as general benefit (25% of 30% equals 7.5%). Therefore, it is reasonable to conclude that the total general benefit from the operation and maintenance activities associated with the street lights does not exceed 8% of the direct annual operating expenses for all combined residential streetlights. These general benefit costs are excluded from the potential assessment funding and are shown in the budgets (Part III of this Report) as the "Lighting General Benefit — City Funded".

## Assessment Methodology

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized for this District and establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for assessment districts, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics which may include, but is not limited to land use and property size. The method of apportionment originally developed for this District was based on an assessment formula appropriate for the various land uses, identifiable property characteristics and improvements within the District and utilizes the number of comparative dwelling units or dwelling spaces for other residential land uses and comparative lot sizes (acreage) for non-residential and undeveloped properties.

For the purposes of this Engineer's Report, an EBU is the quantum of benefit derived from the various Zone improvements by a single family residential parcel. The single family residential parcel has been selected as the basic unit for calculation of assessments since it currently represents 100% of the parcels to be assessed in the District, although other land uses may be annexed to the District in the future. Thus, the "benchmark" property (the single family residential parcel) derives one EBU of benefit and is assigned 1.00 Equivalent Benefit Unit.

## Land Use Classifications

Every parcel within the District and specifically Zone 08, is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that a parcel use and size are the appropriate factors necessary to identify and calculate the proportional special benefits conveyed to each property within the District for the cost of improvements associated with that property. The parcels within Zone 08 including Annexation 2017-1 have been identified as either single family residential parcels or Exempt parcels, and the following provides a description of those land use classifications. Although additional land use classifications may be applicable to parcels within other District Zones, only those land use classifications associated with parcels in Zone 08 are described below, but may be expanded to include additional land use classifications if additional developments are annexed to Zone 08 in the future.

**Residential Single-Family** — This land use classification may include, but is not limited to all subdivided residential tract lots with a single residential unit on the parcel (individual Assessor's Parcel Number) including attached and detached single-family residential units, condominiums or townhomes. As previously noted, the single family residential parcel has been selected as the basic unit for calculation of assessments and each is assigned 1.00 Equivalent Benefit Unit.

**Residential Vacant Lot** — This land use classification is defined as a fully subdivided residential parcel/lot within an approved Tract or subdivision for which the residential unit or units have not been constructed on the parcel (subdivided vacant lot). This land use classification is limited to fully subdivided residential parcels for which the number of residential units to be constructed on the parcel is four (4) units or less. This land use is assessed at 1.00 EBU per parcel.

**Exempt** — Exempt from District assessments are the areas of public streets, private streets and other roadways, dedicated public easements and open spaces, right of ways including public greenbelts and parkways or that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. (These types of properties are not usually assigned an Assessor's Parcel Number by the County). Also



exempt from assessment are utility right of ways, common areas (such as in condominium complexes), landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or developed independent of an adjacent parcel. It has been determined that these types of properties receive no direct benefit from the improvements and receive no special benefit or general benefits from the operation and maintenance of the District improvements.

A summary of the Equivalent Benefit Units (EBUs) that are applicable to the land use classifications within LLMD Zone 08 is shown in the following table:

| Land Use Classification   | Equivalent Benefit Unit Formula |
|---------------------------|---------------------------------|
| Residential Single-Family | 1.00 EBU per Parcel/Lot         |
| Residential Vacant Lot    | 1.00 EBU per Parcel/Lot         |
| Exempt                    | 0.00 EBU per Parcel             |

The following is a summary of the land use classifications and Equivalent Benefit Units applicable to Zone 08 (proposed new Sub-Zones):

**Zone 08A (Tract No. 704 and Tract No. 783)**

| Assessment Land Use       | Total Parcels | Assessed Parcels | Equivalent Benefit Units (EBU) |
|---------------------------|---------------|------------------|--------------------------------|
| Residential Single-Family | 131           | 131              | 131.00                         |
| Residential Vacant Lot    | 1             | 1                | 1.00                           |
| Exempt                    | 9             | -                | -                              |
| <b>Totals</b>             | <b>141</b>    | <b>132</b>       | <b>132.00</b>                  |

**Zone 08B (Tract No. 758 and Tract No. 752)**

| Assessment Land Use       | Total Parcels | Assessed Parcels | Equivalent Benefit Units (EBU) |
|---------------------------|---------------|------------------|--------------------------------|
| Residential Single-Family | 137           | 137              | 137.00                         |
| Residential Vacant Lot    | 3             | 3                | 3.00                           |
| Exempt                    | 1             | -                | -                              |
| <b>Totals</b>             | <b>141</b>    | <b>140</b>       | <b>140.00</b>                  |

## Part III — Estimate of Costs

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### Calculation of Assessments

An assessment amount per EBU in each Zone and/or Sub-Zone of the District, specifically Zone 08 (Sub-Zones: Zone 08A and Zone 08B) which includes Annexation No. 2017-1 is calculated by:

Taking the "Total Annual Expenses" (Total budgeted costs) and subtracting the "General Benefit Expenses (City Funded)", to establish the "Total Eligible Special Benefit Expenses";

**Total Annual Expenses – General Benefit Expenses = Total Eligible Special Benefit Expenses**

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

- "Unfunded Reserve Fund Collection", represents an adjustment (reduction) in the amount to be collected for "Operational Reserve Funding" that was budgeted as part of the Total Annual Expenses.
- "Unfunded Rehab-Renovation Funding", represents an adjustment (reduction) in the amount to be collected for "Total Rehab-Renovation Funding" that was budgeted as part of the Total Annual Expenses. (This does not include the amount budgeted for Planned Capital Expenditures).
- "Reserve Fund Transfer/Deduction", represents an amount of available existing funds from the "Operational Reserve Fund Balances" being applied to pay a portion of the Special Benefit Expenses for the fiscal year.
- "Additional City Contribution and/or Service Reductions", represents a further adjustment that addresses the funding gap between the amount budgeted to provide the improvements and services ("Special Benefit Expenses"); and the amount that will be collected through the assessments. This funding gap may be addressed by an additional City contribution, reductions in service and service expenses, or a combination of the two.

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

**Eligible Special Benefit Expenses +/- Funding Adjustments/Contributions = Balance to Levy**

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

**Balance to Levy / Total EBU = Assessment per EBU (Assessment Rate)**

**Assessment per EBU x Parcel EBU = Parcel Assessment Amount**



## Proposed Budgets and Assessments

The budgets and assessments outlined on the following page for Zone 08 are based on the City's estimate of the expenses and related funding necessary for the operation, maintenance and servicing of the District improvements identified in Part I of this Report including the parcels and improvements associated with Tract No. 752 (including Annexation No. 2017-1). This section identifies the budget and assessments for both Zone 08A (Tract No. 704 and Tract No. 783), and Zone 08B (Tract No. 758 and Tract No. 752) which includes the parcels within Annexation No. 2017-1:

This budget represents an estimate of the special benefit expenses anticipated to be collected for Fiscal Year 2017/2018 at the time this Report was prepared and establishes the maximum assessment rates to be balloted and approved by the property owner(s) of record within Zone 08 as part of the Ballot Proceeding, including both the existing parcels with Zone 08 and the parcels within Annexation No. 2017-1. This budget also establishes anticipated assessment rates for Zone 08A and Zone 08B for Fiscal Year 2017/2018 ("Assessment Per EBU"), but ultimately, the budget and assessments for Zone 08 will be reviewed by the City Council and approved as part of the annual assessment process for the District and may be modified at that time.

## Zone 08 Budgets and Assessments Fiscal Year 2017/2018

| BUDGET ITEMS  | LLMD<br>Zone 08<br>Sub-Zone A<br>Tracts 704 & 783 | LLMD<br>Zone 08<br>Sub-Zone B<br>Tracts 758 & 752 | LLMD<br>Zone 08<br>Total<br>Tracts 704, 752, 758, &<br>783 |
|---|---|---|--|
| <b>ANNUAL OPERATION &amp; MAINTENANCE EXPENSES</b>                        |   |   |  |
| Annual Lighting Operation & Maintenance Expenses                          | \$ -  | \$ 5,065  | \$ 5,065   |
| Landscape Maintenance   | \$ 2,692  | \$ 4,187  | \$ 6,879   |
| Tree Maintenance  | 121   | 168   | 289  |
| Landscape Irrigation (Water, Electricity, Maintenance & Repair)           | 2,683   | 4,519   | 7,202  |
| Appurtenant Improvements or Services                                      | \$ -  | \$ 175  | \$ 175   |
| Annual Landscaping Operation & Maintenance Expenses                       | <u>\$ 5,496</u>                                   | <u>\$ 9,049</u>                                   | <u>\$ 14,545</u>   |
| <b>TOTAL ANNUAL OPERATION &amp; MAINTENANCE EXPENSES</b>                  | <b>\$ 5,496</b>                                   | <b>\$ 14,114</b>                                  | <b>\$ 19,610</b>   |
| <b>REHABILITATION/RENOVATION FUNDING &amp; CAPITAL EXPENDITURES</b>       |   |   |  |
| Lighting Rehabilitation/Renovation Funding                                | \$ -  | \$ 253  | \$ 253   |
| Landscape Improvement Rehabilitation/Renovation Funding                   | 448   | 611   | 1,060  |
| <b>Total Rehabilitation/Renovation Funding</b>                            | <b>\$ 448</b>                                     | <b>\$ 864</b>                                     | <b>\$ 1,313</b>  |
| Total Planned Capital Expenditures (For Fiscal Year)                      | \$ -  | \$ -  | \$ -   |
| <b>TOTAL REHABILITATION/RENOVATION FUNDING &amp; CAPITAL EXPENDITURES</b> | <b>\$ 448</b>                                     | <b>\$ 864</b>                                     | <b>\$ 1,313</b>  |
| <b>INCIDENTAL EXPENSES</b>  |   |   |  |
| Operational Reserves (Collection)   | \$ 286  | \$ 710  | \$ 997   |
| District Administration Expenses  | 2,066   | 2,191   | 4,257  |
| County Administration Fee   | 128   | 135   | 263  |
| Annual Administration Expenses  | <u>2,193</u>                                      | <u>2,326</u>                                      | <u>4,520</u>   |
| <b>TOTAL INCIDENTAL EXPENSES</b>  | <b>\$ 2,480</b>                                   | <b>\$ 3,037</b>                                   | <b>\$ 5,516</b>  |
| <b>TOTAL ANNUAL EXPENSES</b>  | <b>\$ 8,425</b>                                   | <b>\$ 18,015</b>                                  | <b>\$ 26,440</b>   |
| <b>GENERAL BENEFIT EXPENSES</b>   |   |   |  |
| Lighting General Benefit — City Funded                                    | \$ -  | \$ (405)  | \$ (405)   |
| Landscaping General Benefit — City Funded                                 | (219)   | (367)   | (586)  |
| <b>TOTAL GENERAL BENEFIT EXPENSES</b>                                     | <b>\$ (219)</b>                                   | <b>\$ (772)</b>                                   | <b>\$ (991)</b>  |
| <b>TOTAL SPECIAL BENEFIT EXPENSES</b>                                     | <b>\$ 8,205</b>                                   | <b>\$ 17,243</b>                                  | <b>\$ 25,448</b>   |
| <b>FUNDING ADJUSTMENTS</b>  |   |   |  |
| Unfunded Reserve Fund Collection  | \$ -  | \$ -  | \$ -   |
| Unfunded CIP/Rehabilitation Funding                                       | -   | -   | -  |
| Reserve Fund Transfer/Deduction   | -   | -   | -  |
| Additional City Funding and/or Service Reductions                         | -   | -   | -  |
| <b>TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS</b>                          | <b>\$ -</b>                                       | <b>\$ -</b>                                       | <b>\$ -</b>  |
| <b>BALANCE TO LEVY</b>  | <b>\$ 8,205</b>                                   | <b>\$ 17,243</b>                                  | <b>\$ 25,448</b>   |
| <b>DISTRICT STATISTICS</b>  |   |   |  |
| Total Parcels   | 141   | 141   | 282  |
| Assessed Parcels  | 132   | 140   | 272  |
| Equivalent Benefit Units (EBU)  | 132.00  | 140.00  | 272.00   |
| Assessment Per EBU  | \$62.16   | \$123.16  |  |
| Current Authorized Maximum Assessment Rate                                | \$139.94  | \$139.94  |  |
| <b>Balloted Maximum Assessment Rate Per EBU</b>                           | <b>\$63.00</b>                                    | <b>\$124.00</b>                                   |  |
| <b>Balloted Amount</b>  | <b>\$ 8,316.00</b>                                | <b>\$ 17,360.00</b>                               | <b>\$ 25,676.00</b>  |
| <b>FUND BALANCE</b>   |   |   |  |
| Estimated Beginning Fund Balance  | \$ 1,436  | \$ 1,524  | \$ 2,960   |
| Operational Reserve & Rehabilitation Funding Collected                    | 735   | 1,575   | 2,309  |
| <b>Estimated Ending Fund Balance</b>                                      | <b>\$ 2,171</b>                                   | <b>\$ 3,098</b>                                   | <b>\$ 5,269</b>  |



### Annual Inflationary Adjustment (Assessment Range Formula)

It is recognized that the cost of providing for the improvements described in Part I – Plans and Specifications of this Report will inevitably increase over time as a result of inflation and that any “new or increased assessments” require certain noticing and balloting requirements pursuant to Article XIII D of the California Constitution (Proposition 218). However, Government Code Section 54954.6(a) provides that a “new or increased assessment” does not include “an assessment which 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 of a new or increased assessment is reaffirmed in the Proposition 218 Omnibus Implementation Act, Government Code Section 53753.5.

In order to assure that the improvement funding is sufficient in the future to address the ongoing maintenance and replacement cost increases that naturally occur over time due to inflation, the special benefit assessments being presented to the property owners in the ballot proceeding conducted in connection with this Report includes an annual inflationary adjustment (assessment range formula). This inflationary adjustment formula provides for the Fiscal Year 2017/2018 maximum assessments (initial maximum assessment rates) established herein for Zone 08BA and Zone 08B to be increased by a fixed 3.0% annual inflationary adjustment (Assessment Range Formula) which is consistent with the above-referenced Government Code sections.

The adoption of the maximum assessment rates and the Assessment Range Formula described herein does not mean that the annual assessments will necessarily increase each fiscal year nor does it absolutely restrict the assessments to the annually adjusted maximum assessment rates. Although the maximum assessment rates that may be levied shall be increased by 3.0% each fiscal year, the actual amount to be assessed will be based on the Balance to Levy for that fiscal year. If the calculated assessment is less than the adjusted maximum assessment, then the calculated assessment may be approved by the City Council for collection. If the calculated assessment (based on the proposed budget) is greater than the adjusted maximum assessment for that fiscal year, then the assessment would be considered an increased assessment and would require property owner approval through another protest ballot proceeding before imposing such an increase. Otherwise, it would be necessary to reduce the budget or provide a contribution from the City to reduce the Balance to Levy (amount to be assessed) to an amount that can be supported by an assessment rate less than or equal to the adjusted maximum assessment rate authorized for that fiscal year.

The Assessment Range Formula (3.0% annual adjustment) shall be applied to the maximum assessment rates for Zone 08A and Zone 08B identified in the preceding “Zone 08 Budgets and Assessments Fiscal Year 2017/2018” commencing in fiscal year 2018/2019 and shall be applied in each subsequent fiscal year unless the City Council formally suspends its application.

## Part IV — Boundary Diagram

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The Fiscal Year 2016/2017 District Diagrams showing the boundaries of the Zones within the Lemoore Landscape and Lighting Maintenance District No. 1 including the existing Zone 08 boundaries are on file in the office of the City Public Works Department and the City Clerk, and by reference herein are made part of this Report.

Provided on the following page is the revised (new) Boundary Diagram for Landscape and Lighting Maintenance District No. 1, Zone 08 showing the properties to be included in Zone 08 including the area of Annexation 2017-1, the Sub-Zone boundaries therein (Zone 08A and Zone 08B), and the various improvements to be maintained through the District. The parcels that comprise the proposed new boundaries for LLMD Zone 08, consist of all lots, parcels and subdivisions of land listed on the Assessment Roll contained herein as Part V, the lines and dimensions of which are shown on the Kings County Assessor's parcel maps for the current year and are incorporated by reference herein and made part of this Report. The following Boundary Map together with the Assessment Roll contained herein as Part V, constitute the proposed new Fiscal Year 2017/2018 Assessment Diagram for Landscape and Lighting Maintenance District No. 1, Zone 08 and Annexation No. 2017-1.



**New LLMD Zone 08 Boundary Diagram**



## Part V — Assessment Roll

The following Assessment Roll identifies each lot or parcel within Zone 08, including Annexation No. 2017-1 along with the proposed maximum assessment amount (Balloted Assessment Amount) for each parcel and the estimated assessment amount to be levied and collected for Fiscal Year 2017/2018. Each parcel listed on the Assessment Roll corresponds to the Assessor's Parcel Number shown on the County Assessor's Roll and illustrated on the County Assessor's Parcel Number Maps (APN maps) at the time this Report was prepared and shall incorporate all subsequent parcel changes, lot-line adjustments, and subdivisions of land identified by the Kings County Assessor's Office. These records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. The assessments presented on this assessment roll are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for Fiscal Year 2017/2018.

| Assessor Parcel Number | Zone | Land Use                  | EBU  | Maximum (Balloted) Assessment | Proposed 2017-2018 Assessment |
|------------------------|------|---------------------------|------|-------------------------------|-------------------------------|
| 024-340-001            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-002            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-003            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-004            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-005            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-006            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-007            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-008            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-009            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-010            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-011            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-012            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-013            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-014            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-015            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-016            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-017            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-018            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-019            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-020            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-021            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-022            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-023            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-024            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-025            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |



| Assessor Parcel Number | Zone | Land Use                  | EBU  | Maximum (Balloted) Assessment | Proposed 2017-2018 Assessment |
|------------------------|------|---------------------------|------|-------------------------------|-------------------------------|
| 024-340-026            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-027            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-028            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-029            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-030            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-031            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-032            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-033            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-034            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-035            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-036            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-037            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-038            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-039            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-040            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-041            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-042            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-043            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-044            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-045            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-046            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-047            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-048            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-049            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-340-050            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-350-001            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-002            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-003            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-004            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-005            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-006            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-007            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-008            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-009            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-010            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-011            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-012            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |

| Assessor Parcel Number | Zone | Land Use                  | EBU  | Maximum (Balloted) Assessment | Proposed 2017-2018 Assessment |
|------------------------|------|---------------------------|------|-------------------------------|-------------------------------|
| 024-350-013            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-014            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-015            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-016            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-017            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-018            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-019            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-020            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-021            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-022            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-023            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-024            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-025            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-026            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-027            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-029            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-030            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-031            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-032            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-033            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-350-034            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-002            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-003            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-004            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-005            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-006            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-007            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-008            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-009            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-010            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-011            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-012            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-013            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-014            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-017            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-018            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-019            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |



| Assessor Parcel Number | Zone | Land Use                  | EBU  | Maximum (Balloted) Assessment | Proposed 2017-2018 Assessment |
|------------------------|------|---------------------------|------|-------------------------------|-------------------------------|
| 024-360-020            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-021            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-024            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-025            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-026            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-027            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-028            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-029            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-030            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-031            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-032            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-033            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-034            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-360-036            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-370-001            | 08A  | Exempt                    | -    | \$0.00                        | \$0.00                        |
| 024-370-002            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-003            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-004            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-005            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-006            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-007            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-008            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-009            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-010            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-011            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-012            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-013            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-014            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-015            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-016            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-017            | 08A  | Exempt                    | -    | \$0.00                        | \$0.00                        |
| 024-370-018            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-019            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-020            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-021            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-022            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-023            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |

| Assessor Parcel Number | Zone | Land Use                  | EBU  | Maximum (Balloted) Assessment | Proposed 2017-2018 Assessment |
|------------------------|------|---------------------------|------|-------------------------------|-------------------------------|
| 024-370-024            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-025            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-026            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-027            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-028            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-029            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-030            | 08A  | Exempt                    | -    | \$0.00                        | \$0.00                        |
| 024-370-031            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-032            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-033            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-034            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-035            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-036            | 08A  | Exempt                    | -    | \$0.00                        | \$0.00                        |
| 024-370-037            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-038            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-039            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-040            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-370-041            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-001            | 08A  | Exempt                    | -    | \$0.00                        | \$0.00                        |
| 024-380-002            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-003            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-004            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-005            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-006            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-007            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-008            | 08A  | Residential Vacant Lot    | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-009            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-010            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-011            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-012            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-013            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-014            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-015            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-016            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-017            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-018            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-019            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |

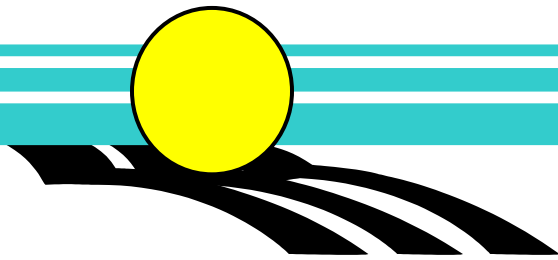


| Assessor Parcel Number | Zone | Land Use                  | EBU  | Maximum (Balloted) Assessment | Proposed 2017-2018 Assessment |
|------------------------|------|---------------------------|------|-------------------------------|-------------------------------|
| 024-380-020            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-021            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-022            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-023            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-024            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-025            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-026            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-027            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-028            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-029            | 08A  | Exempt                    | -    | \$0.00                        | \$0.00                        |
| 024-380-030            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-031            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-032            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-033            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-034            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-035            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-036            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-037            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-038            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-039            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-040            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-041            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-042            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-043            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-044            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-045            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-046            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-047            | 08A  | Residential Single-Family | 1.00 | \$63.00                       | \$62.16                       |
| 024-380-048            | 08A  | Exempt                    | -    | \$0.00                        | \$0.00                        |
| 024-410-020            | 08B  | Residential Vacant Lot    | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-031            | 08B  | Residential Vacant Lot    | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-032            | 08B  | Residential Vacant Lot    | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-001            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-002            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-003            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-004            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-005            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |

| Assessor Parcel Number | Zone | Land Use                  | EBU  | Maximum (Balloted) Assessment | Proposed 2017-2018 Assessment |
|------------------------|------|---------------------------|------|-------------------------------|-------------------------------|
| 024-410-006            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-007            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-008            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-009            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-010            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-011            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-012            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-013            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-014            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-015            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-016            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-017            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-018            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-019            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-021            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-022            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-023            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-024            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-025            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-026            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-027            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-028            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-029            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-410-030            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-001            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-002            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-003            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-004            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-005            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-006            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-007            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-008            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-009            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-010            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-011            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-012            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |
| 024-420-013            | 08B  | Residential Single-Family | 1.00 | \$124.00                      | \$123.16                      |



| Assessor Parcel Number | Zone | Land Use                  | EBU           | Maximum (Balloted) Assessment | Proposed 2017-2018 Assessment |
|------------------------|------|---------------------------|---------------|-------------------------------|-------------------------------|
| 024-420-014            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-015            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-016            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-017            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-018            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-019            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-020            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-021            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-022            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-023            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-024            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-025            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-026            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-027            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-028            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-029            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-030            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-031            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-032            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-033            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-034            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-035            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-036            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-037            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-038            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-039            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-040            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-041            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-042            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-043            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-044            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-045            | 08B  | Residential Single-Family | 1.00          | \$124.00                      | \$123.16                      |
| 024-420-046            | 08B  | Exempt                    | -             | \$0.00                        | \$0.00                        |
| <b>Total</b>           |      |                           | <b>272.00</b> | <b>\$25,676.00</b>            | <b>\$25,447.52</b>            |



LEMOORE  
CALIFORNIA

LEMOORE CITY COUNCIL  
COUNCIL CHAMBER  
429 C STREET  
February 7, 2017

**SPECIAL MEETING AGENDA**  
**(Will run in concurrence with Regular Meeting)**

***Please silence all electronic devices as a courtesy to those in attendance. Thank you.***

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7:30 pm SPECIAL SESSION

- a. CALL TO ORDER
- b. PLEDGE OF ALLEGIANCE
- c. INVOCATION
- d. AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS

**PUBLIC COMMENT**

This time is reserved for members of the audience to address the City Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. The Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Council, any handouts for Council will be provided to the City Clerk for distribution to the Council and appropriate staff.

**NEW BUSINESS – Section 5**

- 5-6 Confirmation and Status of Emergency Water Repair at Hill Street between D and C Streets (Olson)

**ADJOURNMENT**

**PUBLIC NOTIFICATION**

I, Mary J. Venegas, City Clerk for the City of Lemoore, declare under penalty of perjury that I posted the above City Council Special Agenda for the meeting of February 7, 2017 at City Hall, 119 Fox Street, Lemoore, CA on February 6, 2017.

\_\_\_\_\_  
//s//  
Mary J. Venegas  
City Clerk