



LEMOORE

CALIFORNIA

**LEMOORE CITY COUNCIL
COUNCIL CHAMBER**

429 C STREET

July 15, 2025

5:30 P.M.

MEETING AGENDA

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

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

1 – CEREMONIAL / PRESENTATION

1-1 Employee of the Month – July 2025 (Trejo)

2 – STUDY SESSION

2-1 Street Saver Pavement Management Software (Benavides)

PUBLIC COMMENT

Public comment will be in accordance with the attached policy. 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 three (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. The public will have an opportunity to comment on items on the agenda once the item has been called and the Mayor opens the item to the public.

3 – DEPARTMENT AND CITY MANAGER REPORTS

3-1 Department & City Manager Reports

4 – CONSENT CALENDAR

Items considered routine in nature are placed on the Consent Calendar. They will all be considered and voted upon in one vote as one item unless a Council member or member of the public requests individual consideration.

- 4-1 Approval – Minutes – Regular Meeting – July 1, 2025
- 4-2 Approval – Police Department Update – June 2025
- 4-3 Approval – Building Division Update – June 2025
- 4-4 Approval – Appointment of Lemoore Planning Commissioner
- 4-5 Approval – Bid Award – Bush Street Storm Drain Extension
- 4-6 Information Only – Code of Conduct for City Council, Boards, Commissions and Committees
- 4-7 Approval – Agreement between the City of Lemoore and [re]Design for the Purchase of VMware Licensing
- 4-8 Approval – Memorandum of Understanding Between the City of Lemoore and the General Association of Service Employees (GASE) Bargaining Unit – July 1, 2025 through June 30, 2028

- 4-9 Approval – Memorandum of Understanding Between the City of Lemoore and Lemoore Police Professional Services Bargaining Unit (LPPSBU) – July 1, 2025 through June 30, 2027
- 4-10 Approval – Purchase of the Property Located at 311 E Street

5 – PUBLIC HEARINGS

Report, discussion and/or other Council action will be taken.

- 5-1 Public Hearing – Confirming the Diagram and Assessment of Annual Levy for Fiscal Year 2025-2026 for Landscape and Lighting Maintenance District Number 1 (LLMD) Zones 1 through 13 - Resolution 2025-26 - and Public Facilities Maintenance District Number 1 (PFMD) Zones 1 through 12 - Resolution 2025-27 (Schisler)

6 – NEW BUSINESS

Report, discussion and/or other Council action will be taken.

No New Business.

7 – CITY COUNCIL REPORTS AND REQUESTS

- 7-1 City Council Reports / Requests

CLOSED SESSION

This item has been set aside for the City Council to meet in a closed session to discuss matters pursuant to Government Code Section 54956.9(d)(4). The City Attorney will provide an oral report regarding the Closed Session.

1. Government Code Section 54957.6
Conference with Labor Negotiator
Agency Designated Representatives: Christina D. Smith, City Attorney and Marissa Trejo, City Manager
Employee Organizations: Lemoore Police Officers Association, Lemoore Police Sergeants Unit

ADJOURNMENT

Upcoming Council Meetings

- City Council Regular Meeting, Tuesday, August 5, 2025
- City Council Regular Meeting, Tuesday, August 19, 2025

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least 4 business days prior to the meeting.

PUBLIC NOTIFICATION

I, Marisa Avalos, City Clerk for the City of Lemoore, declare under penalty of perjury that I posted the above Regular City Council Agenda for the meeting of July 15, 2025 at Council Chamber, 429 C Street and City Hall, 711 W. Cinnamon Drive, Lemoore, CA on July 8, 2025.

//s//

Marisa Avalos, City Clerk



CITY COUNCIL REGULAR MEETING JULY 15, 2025 @ 5:30 p.m.

The City Council will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Lemoore utilizes Zoom teleconferencing technology for virtual public participation; however, the City makes no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing/attendance may not be available at all meetings.)

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <https://us06web.zoom.us/j/89103915019?pwd=dbbwPU9aySg4wmETMaoYzm6P6qsUjz.1>
- Meeting ID: 891 0391 5019
- Passcode: 444835
- Phone: +1 669 900 6833

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: cityclerk@lemoore.com**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on City Council Business Items

For general public comments and comments regarding specific City Council Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the City Council meeting.

Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.



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Staff Report

Item No: 2-1

To: Lemoore City Council
From: Estevan Benavides, Public Works Director
Date: July 7, 2025 **Meeting Date:** July 15, 2025
Subject: Street Saver Pavement Management Software

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input checked="" type="checkbox"/> Not Applicable

Proposed Motion:

Information Only.

Subject/Discussion:

City staff would like to provide City Council information on the software used in assisting determining upcoming street projects and costs associated.

Financial Consideration(s):

None at this time.

Alternatives or Pros/Cons:

Not Applicable

Commission/Board Recommendation:

Not Applicable

Staff Recommendation:

Not Applicable

Attachments: **Review:** **Date:**

<input type="checkbox"/> Resolution:	<input checked="" type="checkbox"/> City Attorney	07/08/2025
<input type="checkbox"/> Ordinance:	<input checked="" type="checkbox"/> City Clerk	07/08/2025
<input type="checkbox"/> Map	<input checked="" type="checkbox"/> City Manager	07/08/2025
<input type="checkbox"/> Contract	<input type="checkbox"/> Finance	
<input type="checkbox"/> Other		
List:		

July 1, 2025 Minutes Lemoore City Council Regular Meeting

CALL TO ORDER:

At 5:30 p.m., the meeting was called to order.

ROLL CALL: Mayor: MATTHEWS
Council Members: BREWSTER, CRUZ, GORNICK
Absent: LYONS

City Staff and contract employees present: City Manager Trejo; City Attorney Di Fillipo; Police Chief Kendall; Finance Director Valdez; City Planner Brandt; Finance Manager Reeder; Management Analyst Martin; Management Analyst Ramsey; Management Analyst Schisler; Management Analyst Baley; Community Services Officer Perez; Community Services Officer Estrella; Building Inspector Oliver; Accountant Palmer; Account Clerk Gonzales; Account Clerk Alvarez; Account Clerk Palmer; Account Clerk Davis; City Clerk Avalos

AGENDA APPROVAL, ADDITIONS, AND/OR DELETIONS

None.

1 – CEREMONIAL / PRESENTATION

1-1 Recognition of Lemoore High School Baseball Team (Matthews)

Mayor Matthews recognized the Lemoore High School Baseball Team for winning its first-ever Central Section Championship on May 28, 2025.

1-2 Westlands Water District Scholarships (Matthews)

Mayor Matthews recognized the Lemoore students – Madison Ball and Eliana Freitas for receiving scholarships from Westlands Water District.

1-3 Employee of the Month – June 2025 (Valdez)

Account Clerk, Jessica Davis was recognized as Employee of the Month for June.

2 – STUDY SESSION

2-1 Existing Lemoore Development Standards and Project Review Processes (Brandt)

City Planner Steve presented regarding the existing Lemoore Development Standard and Project Review Processes which included:

- Development Review Process
 - Step 1 – Site Plan Review by City Staff
 - Step 2 – Discretionary Approvals from Planning Commission
 - Step 3 – Discretionary Approvals from City Council
 - Step 4 – Improvement Plans and Building Permits
 - There is a hierarchy of State laws, City Plans and Policies, Development Standards, and Implementation Procedures that determine (and sometimes limit) how proposed development project is reviewed and processed.
- Limitations on Requirements

- Supreme County interpretations of the Fifth and Fourteenth Amendments of the Constitution limits what government can require from a developer.
- Limitations can also come from the State Legislature.
- Current Development Standards
 - Residential, Commercial, Industrial
 - Neighborhood Design Standards
 - Home Design Standards
 - Multi-family Residence Design Standards
 - Commercial Design Standards
 - Industrial Design Standards
- How Parks Get Built
 - Two Types of Parks
 - City-Built
 - Developer-Built
 - Funding Sources
 - Quimby Act
 - Impact Fees
- Sidewalk Standards
 - Existing
 - It is the duty of the adjacent property owner to “maintain the sidewalk in a safe and non-dangerous condition, and shall repair such sidewalk and pay the cost and expenses therefor.”
 - New
 - “Installation of curbs, gutters, and sidewalks shall be required for all new development projects except rural subdivisions.”
- Carports in front of Garages
 - Combustible – Not legal
 - Non-Combustible – Not legal, but would be if it was 10 feet from the garage

2-2 Energy and Water Project Feasibility Study (Benavides)

Item was removed from the agenda.

PUBLIC COMMENT

Jose Verduzco is the new Government Relations Representative for PG&E. He is here to serve the City of Lemoore. He provided his contact information and stated that he can be contacted 24/7.

Alex Walker thanked all the sponsors for RockN’ Downtown. He stated that there was a lot of positive feedback received on the event. He congratulated the Lemoore Rotary scholarship winners. They were proud to provide eight \$700 scholarships. He stated that the Annual Crab Feed is November 8th. He will be announcing sales soon. The Lemoore Rotary newsletter is coming back soon.

3 – DEPARTMENT AND CITY MANAGER REPORTS

Police Chief Kendall stated that 4th of July falls on a Friday this year. He is anticipating a busy weekend. The Police Department and Fire Department will be teaming up over the weekend. He encouraged neighbors to call in. Ice Pops with Cops is on Thursday, July 3rd at Lemoore Elementary.

4 – CONSENT CALENDAR

- 4-1 Approval – Minutes – Regular Meeting – June 3, 2025
- 4-2 Approval – Proceed Split with Lemoore High School Boys Soccer for Recreation Soccer Camp
- 4-3 Approval – Resolution 2025-22 – Establishing a Part-Time Recreation Employee Hourly Pay Schedule
- 4-4 Approval – Resolution 2025-23 – Development Impact fee Schedule Update
- 4-5 Approval – Police Department Update – May 2025
- 4-6 Approval – Fire Department Update – May 2025
- 4-7 Approval – Finance Department Update – May 2025
- 4-8 Information Only – Grant Award – Cannabis Tax Fund Grant Program – Lemoore Police Department
- 4-9 Information Only – Donation Acceptance – Calvary Hanford – Lemoore Police Department
- 4-10 Information Only – Cannabis
- 4-11 Approval – Warrant Registers – May 15, 2025 through June 17, 2025
- 4-12 Approval – Resolution 2025-24 – Intention to Levy and Collect the Annual Assessments within Landscape and Lighting Maintenance District No. 1 (LLMD) Zones 1 through 13 and Resolution 2025-25 – Intention to Levy and Collect the Annual Assessments within Public Facilities Maintenance District No. 1 (PFMD) Zones 1 through 12
- 4-13 Approval – Building Division Update – May 2025
- 4-14 Approval – Westscapes Inc. Contract Extension and Amendment for Landscape Maintenance for Lighting and Landscape Maintenance Districts (LLMD) and Public Facilities Maintenance Districts (PFMD)
- 4-15 Approval – Agreement between the City of Lemoore and Cal Gold Lemoore, LLC for Waiver of Requirement of a Community Facilities District (CFD)
- 4-16 Approval – Fee Waiver for Cub Scout Troop 402 for Rocket Derby

Items 4-7, 4-10, 4-11 and 4-15 were pulled for separate consideration.

Motion by Council Member Brewster, seconded by Mayor Pro Tem Gornick, to approve the Consent Calendar, except items 4-7, 4-10, 4-11 and 4-15.

Ayes: Brewster, Gornick, Cruz, Matthews

Absent: Lyons

- 4-7 Approval – Finance Department Update – May 2025

Motion by Mayor Pro Tem Gornick, seconded by Council Member Cruz, to approve the Consent Calendar, except items 4-7, 4-10, 4-11 and 4-15.

Ayes: Gornick, Cruz, Brewster, Matthews

Absent: Lyons

Item 4-10 was Informational only.

- 4-11 Approval – Warrant Registers – May 15, 2025 through June 17, 2025

Motion by Council Member Cruz, seconded by Mayor Pro Gornick, to approve the Warrant registers for May 15, 2025 through June 17, 2025.

Ayes: Cruz, Gornick, Brewster, Matthews

Absent: Lyons

4-15 Approval – Agreement between the City of Lemoore and Cal Gold Lemoore, LLC for Waiver of Requirement of a Community Facilities District (CFD)
Motion by Mayor Pro Tem Gornick, seconded by Council Member Brewster, to approve Agreement between the City of Lemoore and Cal Gold Lemoore, LLC for Waiver of Requirement of a Community Facilities District (CFD).

Ayes: Gornick, Brewster, Matthews

Noes: Cruz

Absent: Lyons

5 – PUBLIC HEARINGS

Report, discussion and/or other Council action will be taken.

No Public Hearings.

6 – NEW BUSINESS

No New Business.

7 – CITY COUNCIL REPORTS AND REQUESTS

Council Member Brewster stated that it has been a busy month. He gave a shoutout to the City Manager for helping out at Little League. SUSP worked on the water pressure issues. District for the 10U division was hosted by Lemoore. They won that tournament and will be moving on to sectionals. If they win sectionals they will move on to State. He watched the Board of Supervisors meeting online. He gave a shoutout to Lemoore High School Baseball team. It is a proven fact on what youth sports will do to our little town. It keeps kids busy. We need to do our best to continue to do our best to support youth sports.

Council Member Cruz thanked City staff for all their hard work. He also thanked Police and Fire for keeping the community safe. He congratulated Sheriff Robinson on his upcoming retirement and his 30 years of service.

Mayor Pro Tem Gornick also congratulated Lemoore High School Baseball team. He thanked City staff. It is great to have a budget in black. He stopped by the new Tractor Supply. He recommended everyone stop in. They moved quick on the construction. He is looking forward to the 4th of July. He knows the police are going to be working hard. He wished everyone a safe weekend.

Mayor Matthews attended RockN' Downtown. She thanked all the volunteers and sponsors. The Summer Lunch Program is ongoing. She attended the Tachi Community breakfast where American Legion Post 100 was recognized and received a donation. She also attended the following meetings and events: City County Coordinating meeting, SSJVD meeting, Griswold LaSalle's 80th year celebration, soft opening for Tractor Supply, Board of Supervisors meeting, Hanford City Council meeting, KCAO meeting, LAFCO meeting, KCAG meeting, and the KWRA meeting. Coffee and Community is July 2, 2025. CornerStone Café will be supplying the coffee. Looking into doing a fireworks celebration next year to celebrate the nations 250th birthday. The goal is to get donations to make that happen.

At 7:14 p.m., Council adjourned to Closed Session.

Police Sergeant Mark Pescatore thanked the City Manager Trejo for the negotiating process this year. He has been negotiating for the last 15 years. This has been the best negotiations that they've had as far as conversations back and forth, understanding each other's perspectives and point of views. They appreciate the information going back and forth and the support.

CLOSED SESSION

This item has been set aside for the City Council to meet in a closed session to discuss matters pursuant to Government Code Section 54956.9(d)(4). The City Attorney will provide an oral report regarding the Closed Session.

1. Government Code Section 54957.6
Conference with Labor Negotiator
Agency Designated Representatives: Christina D. Smith, City Attorney and Marissa Trejo, City Manager
Employee Organizations: General Association of Service Employees, Lemoore Police Officers Association, Lemoore Police Sergeants Unit, Police Professional Services Bargaining Unit
2. Conference with Real Property Negotiators
Government Code Section 54956.8
Property: APN#: 023-430-013
Under Negotiation: Price and Terms

REPORT OUT FROM CLOSED SESSION

Nothing to report from Closed Session.

ADJOURNMENT

At 8:03 p.m., Council adjourned.

Approved the 15th day of July 2025.

APPROVED:

Patricia Matthews, Mayor

ATTEST:

Marisa Avalos, City Clerk



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Staff Report

Item No: 4-2

To: Lemoore City Council

From: Michael Kendall, Chief of Police

Date: July 7, 2025

Meeting Date: July 15, 2025

Subject: Police Department Update – June 2025

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve the June 2025 update for the Police Department.

Subject/Discussion:

See attached.

Financial Consideration(s):

N/A

Alternatives or Pros/Cons:

N/A

Commission/Board Recommendation:

N/A

Staff Recommendation:

Approval of the June 2025 update for the Police Department.

Attachments:

Review:

Date:

<input type="checkbox"/> Resolution:		
<input type="checkbox"/> Ordinance:	<input checked="" type="checkbox"/> City Attorney	07/08/2025
<input type="checkbox"/> Map	<input checked="" type="checkbox"/> City Clerk	07/08/2025
<input type="checkbox"/> Contract	<input checked="" type="checkbox"/> City Manager	07/08/2025
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Finance	
List: June 2025 Police Department Update		

June 2025

Monthly Report



Part 1 Crimes Statistics

	Last June	This June	YTD 2024	YTD 2025	YTD Increase/Decrease
HOMICIDE	0	0	0	1	1
RAPE	3	2	11	8	-3
ROBBERY	1	1	8	1	-7
ASSAULT	2	12	30	57	27
BURGLARY	2	2	11	16	5
LARCENY	25	7	85	106	21
AUTO THEFT	12	2	38	14	-24
TOTAL PART ONE	45	26	183	203	20

Notable Investigations and Arrests:

L2501765-On 06/06/2025 at approximately 12:17PM, an LPD officer located a stolen vehicle in the area of Willow Dr. and W. Bush St. The vehicle had been previously reported stolen in Hanford and registered on the FLOCK camera system. The driver was arrested and booked into the Kings County Jail.

L2501847-On 06/16/2025 at approximately 12:51AM, LPD officers were dispatched to the 200 block of W. Spruce Ave. regarding a shooting which had just occurred. Officers arrived in the area and located numerous spent bullet shell casing. No victims were located. LPD Detectives responded to the scene and took over the investigation. Anyone with information regarding this case is asked to contact the Lemoore Police Department.

L2501954-On 06/28/2025 at approximately 12:57AM, an LPD officer located 4 individuals walking along the railroad tracks near Fox St. The officer contacted the group and determined 3 of the 4 were juveniles. At this time one juvenile attempted to flee on foot. After a short foot pursuit, the juvenile was apprehended and found to be in possession of a loaded pistol. He was booked into the Kings County Juvenile Center.

L2501960-On 06/29/2025 at approximately 02:30AM, LPD officers were dispatched to the 700 block of Crescent Ct. regarding a stabbing. Officers arrived on scene and located the victim. Officers provided life saving medical attention for the victim and was transported to a local area hospital. During the investigation a suspect was identified. The suspect's vehicle was entered into the FLOCK system. At approximately 04:14AM the suspect vehicle flagged on the FLOCK camera system. Officers located the suspect vehicle and took the suspect into custody. The suspect was booked into the Kings County Jail.

Code Enforcement and Animal Control Statistics:

Total Code Enforcement Calls for Service: 258

Property Abatement Cases: 48

Vehicle Abatement Cases: 4

Animal Control Calls for Service: 80

Animal Control Criminal Cases: 10



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Staff Report

Item No: 4-3

To: Lemoore City Council

From: Marissa Trejo, City Manager

Date: July 7, 2025

Meeting Date: July 15, 2025

Subject: Building Division Update – June 2025

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approve the June 2025 update for the Building Division.

Subject/Discussion:

See attached.

Financial Consideration(s):

N/A

Alternatives or Pros/Cons:

N/A

Commission/Board Recommendation:

N/A

Staff Recommendation:

Approval of the June 2025 update for the Building Division.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other

List: June 2025 Building Update

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☐ Finance

Date:

07/08/2025

07/08/2025

07/08/2025



CITY OF LEMOORE

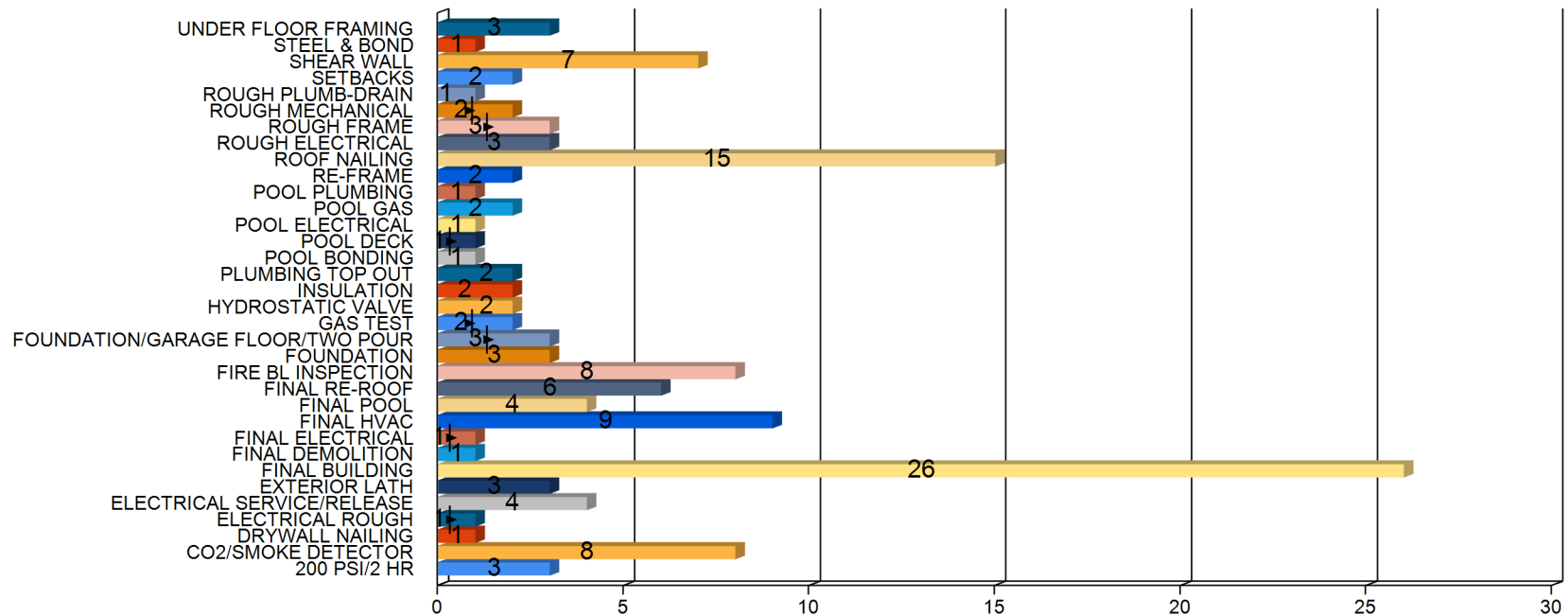
PERMIT ISSUANCE SUMMARY (06/01/2025 TO 06/30/2025)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building (Commercial)	Addition	2	0	\$14,699.69	\$2,603.91
	New Construction Tennant Improvements	1	2,423	\$650,000.00	\$18,283.03
	Remodel	4	5,266	\$212,752.00	\$9,357.59
	BUILDING (COMMERCIAL) TOTAL:	7	7,689	\$877,451.69	\$30,244.53
Building (Residential)	Addition	1	336	\$15,000.00	\$954.20
	New Construction	11	686,209	\$83,873,640.00	\$92,749.12
	Remodel	3	1,252	\$24,002.00	\$3,142.72
	BUILDING (RESIDENTIAL) TOTAL:	15	687,797	\$83,912,642.00	\$96,846.04
Carport/Patio/Garage/Shed	Carport/Patio (Residential)	2	654	\$28,000.00	\$900.67
	CARPORT/PATIO/GARAGE/SHED TOTAL:	2	654	\$28,000.00	\$900.67
Demolition	Demolition (Residential)	2	2,157	\$51,500.00	\$324.42
	DEMOLITION TOTAL:	2	2,157	\$51,500.00	\$324.42
Electrical	Electrical (Residential)	1	0	\$20,000.00	\$242.55
	Electrical Service (Residential)	1	2,561	\$4,700.00	\$161.71
	ELECTRICAL TOTAL:	2	2,561	\$24,700.00	\$404.26
EV Charger	EV Charger	1	0	\$1,500.00	\$161.70
	EV CHARGER TOTAL:	1	0	\$1,500.00	\$161.70
Fire Sprinkler	Fire Sprinkler (Commercial)	1	7,199	\$1,100.00	\$98.87
	Fire Sprinkler (Residential)	1	1	\$100,000.00	\$6,631.12
	FIRE SPRINKLER TOTAL:	2	7,200	\$101,100.00	\$6,729.99
HVAC	HVAC (Commercial)	1	0	\$4,200.00	\$254.11
	HVAC (Residential)	13	18,430	\$239,855.00	\$3,687.65
	HVAC TOTAL:	14	18,430	\$244,055.00	\$3,941.76
Plumbing	Plumbing (Residential)	1	6	\$1,100.00	\$134.91
	Water Heater	1	1	\$1.00	\$185.81
	PLUMBING TOTAL:	2	7	\$1,101.00	\$320.72
Pool Draining	Pool Draining	1	0	\$0.00	\$0.00
	POOL DRAINING TOTAL:	1	0	\$0.00	\$0.00
Pool/Spa	In Ground	3	1,354	\$218,200.00	\$2,013.21
	POOL/SPA TOTAL:	3	1,354	\$218,200.00	\$2,013.21
Re-Roof	Re-Roof (Commercial)	1	11,100	\$60,000.00	\$314.87
	Re-Roof (Residential)	5	6,559	\$84,412.00	\$1,588.45
	RE-ROOF TOTAL:	6	17,659	\$144,412.00	\$1,903.32
Sign	Sign (Commercial)	1	0	\$0.00	\$121.28
	SIGN TOTAL:	1	0	\$0.00	\$121.28
Solar	Solar (Commercial)	1	0	\$1,609,762.00	\$554.43
	Solar (Residential)	20	0	\$460,918.80	\$9,897.27
	SOLAR TOTAL:	21	0	\$2,070,680.80	\$10,451.70
Utilities Encroachment Permits	Utilities Encroachment Permit	2	0	\$0.00	\$277.22
	UTILITIES ENCROACHMENT PERMITS TOTAL:	2	0	\$0.00	\$277.22
Window Changeout	Window Changeout (Residential)	2	0	\$54,655.73	\$326.42
	WINDOW CHANGEOUT TOTAL:	2	0	\$54,655.73	\$326.42
GRAND TOTAL:		83	745,508	\$87,729,998.22	\$154,967.24

* Click the + symbol next to Permit Work Class Name while in the browser to see Permit details for that Work Class.

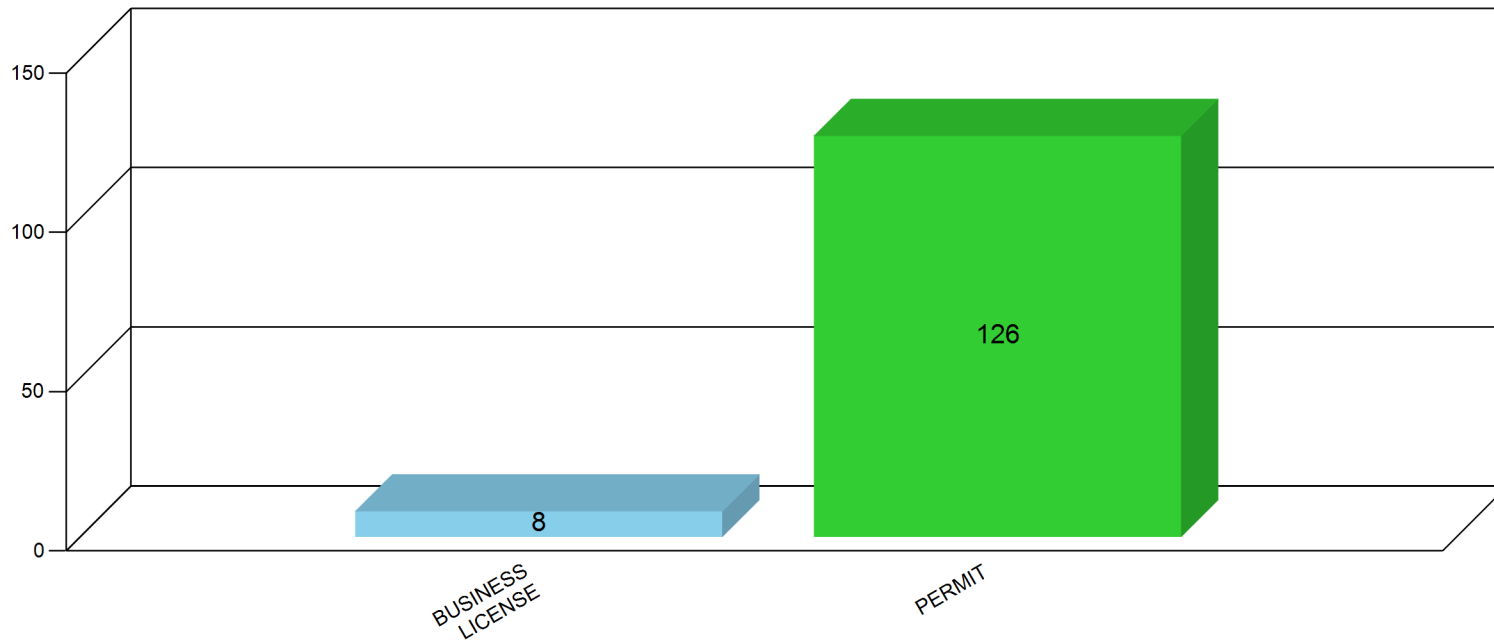


CITY OF LEMOORE
ALL INSPECTIONS BY ACTUAL START DATE BY INSPECTION TYPE (06/01/2025 TO 06/30/2025)



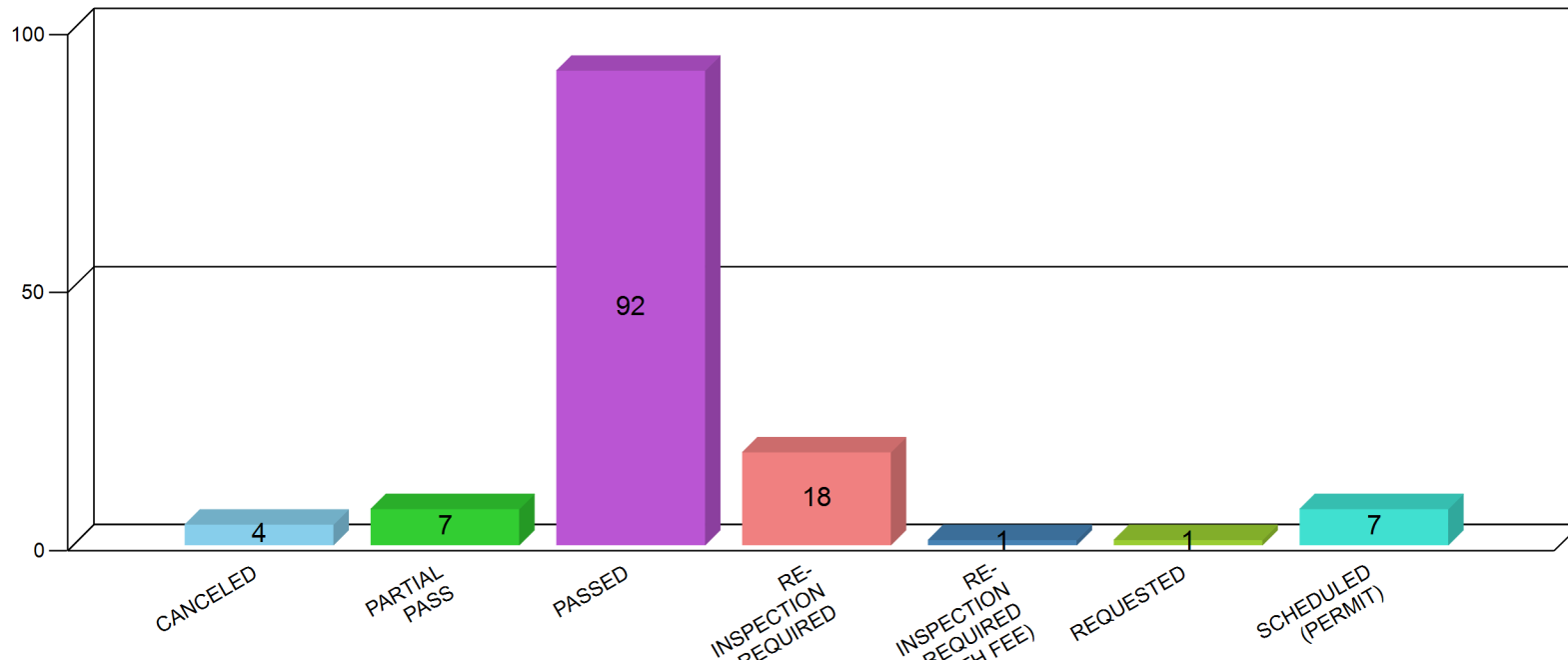


CITY OF LEMOORE ALL INSPECTIONS BY ACTUAL START DATE BY MODULE (06/01/2025 TO 06/30/2025)





CITY OF LEMOORE ALL INSPECTIONS BY SCHEDULED START DATE BY INSPECTION STATUS (06/01/2025 TO 06/30/2025)





711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 4-4

To: Lemoore City Council
From: Marisa Avalos, City Clerk / Executive Assistant
Date: July 7, 2025 **Meeting Date:** July 15, 2025
Subject: Appointment of Lemoore Planning Commissioner

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input checked="" type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Approve the appointment to the Planning Commission, as recommended by Mayor Matthews.

Subject/Discussion:

The Planning Commission currently has one (1) vacancy. The vacancy was posted at City Hall, Cinnamon Municipal Complex, and the City website. Two (2) applications were received. The applicants are:

Daniel Wells
Joesph Arruda

Mayor Matthews is recommending the appointment of Daniel Wells. Concurrence of at least two Council Members is required for the appointments to be official.

Financial Consideration(s):

None. The appointments are volunteer positions.

Alternatives or Pros/Cons:

Pros:

- Fills vacancies on the Planning Commission.

Cons:

- None noted.

Alternative:

- Council could choose to discuss other applicants for appointment.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Approve the appointment to the Planning Commission, as recommended by Mayor Matthews.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☐ Contract
 - ☒ Other
- List: Applications

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☐ Finance

Date:

07/08/2025
07/08/2025
07/08/2025



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 • Fax (559) 924-9003
Office of the City Manager

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name Daniel Wells

Address [REDACTED]

Telephone [REDACTED]

E-mail address [REDACTED]

Cell # _____

Business Name Valley Fresh Aquaponics

Business Address 161 W Hanford-Armona rd STE G #222

Position Held _____

Business Phone # _____

How long have you resided in Lemoore 5 years

Are you a registered voter Yes

Would you be available for meetings in the ☐ daytime ☐ evenings ☐ both

Please indicate the Commission or Advisory Committee for which you wish to apply:

☐ City Council ☒ Planning Commission ☐ Parks & Recreation Commission
District A ☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government:

I would like to contribute to the Planning Commission and be part of the successful future of Lemoore.

List education, training or special knowledge which might be relevant to this appointment:

-National University- currently enrolled in "Manufacturing Design Engineer"
-Lemoore College - Will graduate May 2025 with AS in Manufacturing Automation
-21 years Navy, the last 15 on NAS Lemoore

Public Service Appointment Application
Page 2

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment:

Membership: Kings County Farm Bureau, Lemoore Chamber of Commerce, Parent Association MIQ school

Volunteer: Episcopal Church of the Saviour Soup Kitchen in Hanford.

Have you been, or are you now a member of a governmental board, commission or committee? If so, please provide name and dates service.

No

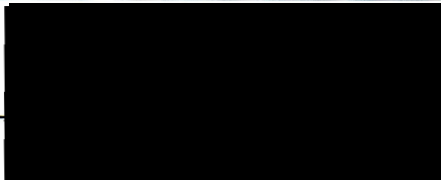
REMARKS: Please indicate any further information that will be of value regarding your appointment.

My family and I are now rooted in Lemoore. Although the Navy brought us here, this community has truly welcomed us and become our home. I want to give back by actively contributing to the success and growth of our city. It would be an honor to serve as a member of the Planning Commission and help shape the future of Lemoore.

Name Daniel Wells

Date 4/14/2025

Signature _____

A large black rectangular box redacting the signature.



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Office of the City Manager

APPLICATION FOR PUBLIC SERVICE APPOINTMENT

TO A MUNICIPAL BOARD /COMMISSION/COMMITTEE/ADVISORY TASK FORCE

Name Joseph Arruda
Address [REDACTED] Telephone# [REDACTED]
E-mail address [REDACTED] Cell # Same as Above
Business Name _____
Business Address _____

Position Held _____ Business Phone # _____

How long have you resided in Lemoore 31 Years Are you a registered voter Yes

Would you be available for meetings in the ☐ daytime ☒ evenings ☐ both

Please indicate the Commission or Advisory Committee for which you wish to apply:

☐ City Council ☒ Planning Commission ☐ Parks & Recreation Commission
District _____ ☐ Downtown Merchants Advisory Committee

What are your principle areas of interest in our City government:

I would like to sit and serve on the Planning Commision.

List education, training or special knowledge which might be relevant to this appointment:

I am currently an employee of Kings Canyon Unified School District in the capapcity of Facility Director. I have been in the school district for the last 25 years as an educator, adminstrator and in my current position for the last 4 years. I seeking the a position on the Planning Comission to continue to serve my community iin a differnet capacity other than my membership in the Kings Lions Club for the past 15 years.

Public Service Appointment Application
Page 2

List employment, membership in service or community organizations or volunteer work which might be relevant to this appointment:

Current Facility Director position for Kings Canyon Unified School District. Over the past 4 years, I have overseen \$120 million dollars plus in modernization projects as the Construction Manager. Projects ranged from playgrounds to 5000 square foot office buildings.

Have you been, or are you now a member of a governmental board, commission or committee? If so, please provide name and dates service.

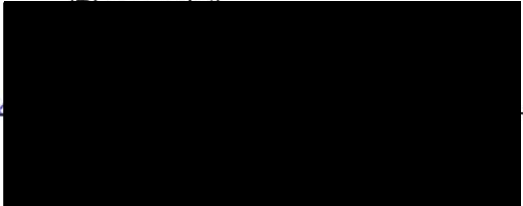
None

REMARKS: Please indicate any further information that will be of value regarding your appointment.

I have always sought opportunities to serve my community whereas, my waife and I became Lion members in the Kings Lions Club locally. This opportunity to sit on the planning Commision will further fill my desire to serve my community on a different level.

Name Joseph Arruda

Date 21 May 2025

Signature 



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Staff Report

Item No: 4-5

To: Lemoore City Council
From: Jamar Hugie, Management Analyst
Date: July 1, 2025 Meeting Date: July 15, 2025
Subject: Bid Award – Bush Street Storm Drain Extension

Strategic Initiative:

<input checked="" type="checkbox"/> Safe & Vibrant Community	<input checked="" type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input checked="" type="checkbox"/> Operational Excellence
<input checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Award the bid to Superior Ag Construction, Inc. for the Bush Storm Drain Extension Project for \$447,600.00 with 10% contingency.

Subject/Discussion:

The Bush Street Storm Drain Extension Project expands the existing stormwater system by adding 1,150 linear feet of 36-inch-diameter reinforced concrete storm drain pipe. The extension will extend the current storm drain mainline from Semas Avenue, located within the Lennar Tract 848 Development, to a connection point at Belle Haven Drive. Additionally, the extension will redirect stormwater to the West Hills Storage Basin for better detention and management. This infrastructure upgrade aims to increase capacity, improve flow conveyance, and reduce surface flooding by better integrating with the existing municipal stormwater system. The project supports long-term drainage reliability and alignment, consistent with the City’s stormwater management goals.

Other bids were reviewed, and the contract was awarded to Superior Ag Construction, the lowest responsible bidder.

- Bill Nelson General Construction Inc. - \$487,646.00
- Holloway Construction Inc. - \$546,249.53
- Cal Valley Construction - \$556,708.00

- Dawson-Mauldin LLC - \$597,100.00

Financial Consideration(s):

This project will utilize funds allocated for sewer maintenance.

Alternatives or Pros/Cons:

Pros:

- Enhances drainage capacity along Bush Street, reducing the risk of localized flooding and water damage.
- Replaces and extends aging infrastructure with 24" and 36" reinforced concrete pipe storm drain line and manholes.
- Connects to the existing Lennar Tract 848 system and Belle Haven, enhancing network efficiency.

Cons:

- None noted.

Commission/Board Recommendation:

N/A

Staff Recommendation:

Staff recommends that the City Council award the bid to Superior Ag Construction, Inc.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☒ Contract
- ☒ Other – Notice of Award

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☐ Finance

Date:

07/08/2025
07/08/2025
07/08/2025

NOTICE OF AWARD

TO: Superior Ag Construction, Inc.
PO Box 232
Exeter, CA 93221
(559) 592-1888

PROJECT Description:

CITY OF LEMOORE BUSH STREET STORM DRAIN EXTENSION

The OWNER has considered the BID submitted by you for the above-described WORK. You are hereby notified that your BID has been accepted for the items, totaling four hundred forty-seven thousand six hundred dollars (\$447,600.00).

You are required by the Information for BIDDERS to execute the Agreement and furnish the required CONTRACTOR's certificates of insurance within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement, said OWNER will be entitled to consider all your rights arising out of the OWNER's acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER and dated this 16th day of July 2025.

Owner: City of Lemoore

By: Marissa Trejo Title: City Manager

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by

SUPERIOR AG CONSTRUCTION, INC.

this, the _____ day of _____ 20____.

By: _____ Title: _____

CITY OF LEMOORE
BUSH STREET PEDESTRIAN SAFETY IMPROVEMENT

This Construction Agreement ("Agreement") is entered into between the City of Lemoore, a California general law city ("City") and **SUPERIOR AG CONSTRUCTION, INC.** ("Contractor") with respect to the following recitals, which are a substantive part of this Agreement. This Agreement shall be effective April 30, 2024, ("Effective Date").

RECITALS

- A. City desires to obtain construction services ("Work") for construction of the public work "**Bush Street Storm Drain Extension**" ("Project") more fully described in **Exhibit B**, and, if applicable, as further set forth in the proposal from Contractor attached as **Exhibit C**, which are incorporated herein by reference.
- B. Contractor is engaged in the business of public works construction and hereby warrants and represents that Contractor is qualified, licensed, and professionally capable of performing the Work on the Project.
- C. Contractor submitted a proposal for the Project, included herein as **Exhibit C**, as well as all required forms, bonds, certificates, and other documents ("Contractor's Proposal"), that was approved by City for award of contract for the Project and is incorporated herein by reference.
- D. City desires to award Contractor the contract for the Work, and Contractor desires to perform the Work on the Project, on the terms and conditions as set forth in this Agreement.

NOW, THEREFORE, in consideration of the promises and mutual agreements herein, City and Contractor agree as follows:

AGREEMENT

1. **Scope of Work.** Contractor shall furnish all labor, equipment and materials, including tools, implements, and appliances required, and to perform all the Work in a good and workmanlike manner, free from any and all liens and claims from mechanics, material suppliers, subcontractors, artisans, machinists, teamsters, freight carriers, and laborers required for:

Bush Street Storm Drain Extension

The Work shall be in strict compliance with the plans, drawings, specifications, and conditions for the Project and other documents relating thereto ("Project Documents"), which are incorporated herein by reference. **Exhibit B** and **Exhibit C** shall be part of the Project Documents, which shall be part of this Agreement. If the terms and requirements of this Agreement and/or **Exhibit B** conflict with Contractor's Proposal, including **Exhibit C**, this Agreement and **Exhibit B** shall control. No contractual terms and/or conditions found in Contractor's Proposal, including **Exhibit C**, shall purport to waive, disclaim, or limit Contractor's liability, indemnification obligations, warranties, damages for breach or delay, or any security, bonding, or insurance requirements, and any such provisions shall have no force or effect with respect to this Agreement and the Work performed by Contractor.

2. **Changes in the Work.** Changes in this Agreement or in the Work to be done under this Agreement shall be made in writing. City reserves the right to change the Work by making such alterations, deviations, additions to, or deletions from the plans and specifications, as may be deemed by City to be necessary or advisable for the proper completion or construction of the Work, and the City reserves the right to require

Contractor to perform such work. There shall be no change whatsoever in the drawings, specifications, or in the Work without an executed, written order by City for the change in the Work. City shall not be liable for the cost of any extra work or any substitutions, changes, additions, omissions, or deviations from the Project Documents unless the same shall have been authorized by and the cost thereof approved in writing. No extension of time for performance of the Work shall be allowed hereunder unless such extension is made at the time changes in the Work are ordered, and such time duly adjusted in writing.

3. Commencement of Work; Schedule; Completion of Work. Contractor shall commence the Work upon City's issuance of a written "Notice to Proceed" and shall continue with the Work until Contractor has satisfactorily performed and completed the Work as determined by City, or until such time as the Agreement is terminated pursuant to Section 23 herein, whichever is earlier. Contractor shall perform the Work according to the schedule set forth in the Project Documents, if applicable. If no schedule is set forth in the Project Documents, City and Contractor shall mutually agree on a schedule for performance of the Work and completion of stages or milestones, if applicable. The schedule shall be subject to modification based on the City's operational needs. City will notify Contractor in advance of any modification to the schedule and issue a written notice pursuant to Section 2, if applicable. The Project shall be completed not later than 30 calendar days after the date the Notice to Proceed is issued ("Completion Date").

4. Payment for Work. City shall pay Contractor a sum not to exceed four hundred forty-seven thousand six hundred dollars (\$447,600.00) for the Work satisfactorily performed pursuant to this Agreement, inclusive of all labor, equipment, materials, costs and expenses, taxes, and overhead. Contractor shall submit monthly invoices to City containing detailed information regarding the progress of the Work and City shall tender payment to Contractor within thirty (30) days after receipt of invoice, subject to Section 5, below.

5. Retention and Withholding Payments. Progress payments shall be made in accordance with Public Contract Code sections 7201, 9203, and 20104.50. City shall retain five percent (5%) of any approved progress payment, except it may retain more if it makes special findings pursuant to Public Contract Code section 7201. City may decide to withhold a progress or retention payment in whole, or in part, to the extent reasonably necessary to protect City. In addition, City may withhold payment, in whole, or in part, to such extent as may be necessary to protect City from loss because of any acts or omissions by Contractor, including any rights to withhold mentioned in the Project Documents or based on stop payment notices. City shall pay the retainage pursuant to Public Contract Code section 7107.

6. Independent Contractor Status. Contractor and its subcontractors shall perform the Work as independent contractors and not as officers, employees, agents or volunteers of City. Contractor is engaged in an independently established trade, occupation, or business to perform the services required by this Agreement and is hereby retained to perform work that is outside the usual course of City's business. Contractor is free from the control and direction of City in connection with the manner of performance of the work. Nothing contained in this Agreement shall be deemed to create any contractual relationship between City and Contractor's employees or subcontractors, nor shall anything contained in this Agreement be deemed to give any third party, including but not limited to Contractor's employees or subcontractors, any claim or right of action against City.

7. Contractor Representations; Standard of Care; Compliance with Law. Contractor represents that Contractor and any subcontractors utilized by Contractor are and will be qualified in the field for which the Work is being provided under this Agreement and Contractor and any subcontractors are now, and will be throughout their performance of the Work under this Agreement, properly licensed, certified, secured/bonded, trained, and/or otherwise qualified and authorized to perform the Work required and contemplated by this Agreement, as may be required by law. Contractor and its subcontractors shall utilize the standard of care and skill customarily exercised by members of their profession, shall use reasonable

diligence and best judgment while performing the Work, and shall comply with all applicable laws, regulations, and industry standards. Contractor shall comply with all Labor Code requirements for public works projects applicable to Contractor's work under this Agreement.

8. Licensing. Contractor shall maintain the following license throughout the performance of this Agreement: Class A. Contractor shall also obtain and maintain a City of Lemoore Business License prior to commencing performance of the Work.

9. Payment Bond. When required by applicable law, including Civil Code section 9550, prior to commencing any portion of the Work, the Contractor shall apply for and furnish City a payment bond for its portion of the Work which shall cover 100% payment for all obligations arising under the Project Documents and guaranteeing the payment in full of all claims for labor performed and materials supplied for the Work. Only bonds executed by admitted Surety insurers as defined in Code of Civil Procedure section 995.120 shall be accepted. The surety insurers must, unless otherwise agreed to by City in writing, at the time of issuance of the bonds, have a rating not lower than "A-" as rated by A.M. Best Company, Inc. or other independent rating companies. City reserves the right to approve or reject the surety insurers selected by Contractor and to require Contractor to obtain bonds from surety insurers satisfactory to City.

10. Performance Bond. Prior to commencing any portion of the Work, the Contractor shall apply for and furnish City a performance bond for its portion of the Work which shall cover 100% faithful performance of all obligations arising under the Project Documents. Only bonds executed by admitted Surety insurers as defined in Code of Civil Procedure section 995.120 shall be accepted. The surety insurers must, unless otherwise agreed to by City in writing, at the time of issuance of the bonds, have a rating not lower than "A-" as rated by A.M. Best Company, Inc. or other independent rating companies. City reserves the right to approve or reject the surety insurers selected by Contractor and to require Contractor to obtain bonds from surety insurers satisfactory to City.

11. Performance Requirements. Notwithstanding, and in addition to the provisions of, Section 23 of this Agreement, if any Work performed hereunder is not in conformity with the requirements of this Agreement and other pertinent documents, City shall have the right to require Contractor to correct the Work in conformity with the requirements of this Agreement at no additional increase in the payment to Contractor. Contractor shall promptly correct the work rejected by City for failing to conform to the requirements of the Project Documents. Remedy for non-compliance or non-performance shall commence within 24 hours of notice. City shall also have the right to require Contractor to take all necessary steps to ensure future performance of the Work in conformity with the requirements of this Agreement. In the event Contractor fails to correct the Work or fails to take necessary steps to ensure future performance of the Work in conformity with the requirements of this Agreement, City shall have the right to immediately terminate this Agreement for default.

12. Delay Damages. Time is of the essence with respect to this Agreement and the Work performed by Contractor. Contractor's failure to timely complete the Work under this Agreement shall result in the assessment of delay damages at the rate of \$1,000 **per day** for each calendar day the Project remains unfinished beyond the Completion Date or Work remains incomplete beyond any phase or milestone identified in the schedule as being subject to Delay Damages. The actual occurrence of damages and the actual amount of the damages which City would suffer for such delayed completion of the Project are impracticable and extremely difficult to calculate. Damages which City would suffer in the event of such delay include, but are not limited to, loss of the use of the other contractor's work and the Project, disruption of activities, costs of administration and supervision, and the incalculable inconvenience and loss suffered by the public. Accordingly, the parties agree that the amount set forth herein shall be presumed to be the amount of damages which City shall directly incur for each calendar day that completion of the Project is delayed.

13. Identity of Subcontractors. To the extent the following is not already included in Contractor's Proposal and subject to the requirements of Public Contract Code section 4107, if applicable, Contractor shall, before commencing any work under this Agreement, provide to City in writing: (a) the identity of all subcontractors Contractor intends to utilize in Contractor's performance of the Work on the Project; and (b) a detailed description of the full scope of work to be provided by such subcontractors. Contractor shall only employ subcontractors pre-approved by City and in no event shall Contractor replace an approved subcontractor without the advance written permission of City, with the understanding that City's permission will not be unreasonably withheld. Notwithstanding any other provisions in this Agreement, Contractor shall be liable to City for the performance of Contractor's subcontractors.

14. Subcontractor Provisions. Contractor shall include in its written agreements with its subcontractors, if any, provisions which: (a) impose upon the subcontractors the obligation to provide to City the same insurance and indemnity obligations that Contractor owes to City; (b) make clear that City intends to rely upon the reports, opinions, conclusions and other work product prepared and performed by subcontractors for Contractor; (c) entitle City to impose upon subcontractors the assignment rights found elsewhere in this Agreement; and (d) require the payment of prevailing wages in accordance with State and Federal law, if applicable.

15. Prevailing Wages; Apprenticeship. The Project is a public work, the Work shall be performed as a public work and pursuant to the provisions of Section 1770 et seq. of the Labor Code of the State of California, which are hereby incorporated by reference and made a part hereof. Contractor shall be responsible for the payment of prevailing wages in accordance with State and Federal law. Contractor shall further be responsible for ensuring any subcontractors comply with any requirements for the payment of prevailing wages in accordance with State and Federal law, if applicable. The Contractor and any subcontractor under the Contractor as a penalty to the Owner shall forfeit not more than Two Hundred Dollars (\$200.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for such work or craft in which such worker is employed. The difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage rate shall be paid to each worker by the Contractor. Contractor shall comply with all requirements and obligations relating to apprentices, apprenticeships, and/or apprenticeable crafts or trades, as applicable, including but not limited to Labor Code section 1775.5. Contractor shall register with the Department of Industrial Relations, if required.

16. Power to Act on Behalf of City. Contractor is not acting as an agent of City and shall not have any right, power, or authority to create any obligation, express or implied, or make representations on behalf of City except as may be expressly authorized in advance in writing from time to time by City and then only to the extent of such authorization.

17. Record Keeping; Reports. Contractor shall keep complete records showing the Work performed. Contractor shall be responsible and shall require its subcontractors to keep similar records. City shall be given reasonable access to the records of Contractor and its subcontractors for inspection and audit purposes. Contractor shall provide City with a working draft of all plans, drawings, specifications, and/or reports upon reasonable request by City and of all final plans, drawings, specifications, and/or reports prepared by Contractor under this Agreement.

18. Ownership and Inspection of Documents. All data, tests, reports, documents, conclusions, opinions, recommendations and other work product generated by or produced for Contractor or its subcontractors in connection with the Work, regardless of the medium, including physical drawings and materials recorded on computer discs or other electronic devices ("Work Product"), shall be and remain the property of City. City shall have the right to use, copy, modify, and reuse the Work Product as it sees fit. Upon City's request, Contractor shall make available for inspection and copying all such Work Product and all Work product shall be turned over to City promptly at City's request or upon termination of this Agreement, whichever occurs

first. Contractor shall not release any Work Product to third parties without prior written approval of the City Manager. This obligation shall survive termination of this Agreement and shall survive for four (4) years from the date of expiration or termination of this Agreement.

19. Confidentiality. All Work Product prepared and performed by and on behalf of Contractor in connection with the Work performed pursuant to this Agreement shall be kept confidential and shall be disclosed only to City, unless otherwise provided by law or expressly authorized by City. Contractor shall not disclose or permit the disclosure of any confidential information acquired during performance of the Work, except to its agents, employees and subcontractors who need such confidential information in order to properly perform their duties relative to this Agreement. Contractor shall also require its subcontractors to be bound to these confidentiality provisions.

20. City Name and Logo. Contractor shall not use City's name or insignia, photographs relating to the City projects or work for which Contractor's services are rendered, or any publicity pertaining to the Contractor's Work under this Agreement in any magazine, trade paper, newspaper, television or radio production, internet website, social media, or other similar medium without the prior written consent of City.

21. Conflicts of Interest. Contractor warrants that neither Contractor nor any of its employees have an interest, present or contemplated, in the Work or the Project which would affect Contractor's or its employees' performance of the Work and the completion of the Project. Contractor further warrants that neither Contractor nor any of its employees have real property, business interests or income that will be affected by the Work. Contractor covenants that no person having any such interest, whether an employee or subcontractor shall perform the Work under this Agreement. During the performance of the Work, Contractor shall not employ or retain the services of any person who is employed by the City or a member of any City Board or Commission.

22. Non-liability of Officers and Employees. No officer or employee of City shall be personally liable to Contractor, or any successors in interest, in the event of a default or breach by City for any amount which may become due Contractor or its successor, or for any breach of any obligation under the terms of this Agreement.

23. Termination of Agreement. This Agreement shall terminate upon completion of the Work, or earlier pursuant to the following.

a. Termination by City: For Convenience. City may, at any time, terminate this Agreement for convenience and without cause. Upon receipt of written notice from City of such termination, the Contractor shall (1) cease operations as directed by the City in the notice; (2) take actions necessary, or that the City may direct, for the protection and preservation of the work; and (3) except for work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

b. Termination by City or Contractor: For Cause. Either party may terminate this Agreement upon ten (10) days prior written notice to the other party of a material breach, and a failure to cure within that time period or commence reasonable steps to cure the breach. Contractor's failure to perform the Work as required by this Agreement or failure to correct non-conforming Work shall constitute a material breach of this Agreement.

c. Compensation to Contractor Upon Termination. Contractor shall be paid compensation for Work satisfactorily performed prior to notice of termination. As to any phase partially performed but for which the applicable portion of Contractor's compensation has not become due, Contractor shall be paid the reasonable value of the Work performed. However, in no event shall such payment when added to any other

payment due under the applicable part of the Work exceed the total compensation of such part as specified in Section 4 herein. In the event of termination due to Contractor's failure to perform in accordance with the terms of this Agreement through no fault of City, City may withhold an amount that would otherwise be payable as an offset to City's damages caused by such failure.

d. Effect of Termination. Upon termination of this Agreement, Contractor shall: (i) promptly discontinue all Work affected, unless the notice directs otherwise; and (ii) deliver or otherwise make available to the City, without additional compensation, all Work Product and/or deliverables accumulated by the Contractor in performing this Agreement, whether completed or in process. Contractor may not refuse to provide such Work Product for any reason whatsoever.

24. Insurance. Contractor shall satisfy the insurance requirements set forth in **Exhibit A**.

25. Indemnity and Defense. Contractor hereby agrees to indemnify, defend and hold the City, its officials, officers, employees, agents, and volunteers harmless from and against all claims, demands, causes of action, actions, damages, losses, expenses, and other liabilities, (including without limitation reasonable attorney fees and costs of litigation) of every nature arising out of or in connection with the alleged or actual acts, errors, omissions or negligence of Contractor or its subcontractors relating to the performance of Work described herein to the fullest extent permitted by law, unless the injuries or damages are the result of City's sole or active negligence or willful misconduct. Contractor and City agree that said indemnity and defense obligations shall survive the expiration or termination of this Agreement for any items specified herein that arose or occurred during the term of this Agreement.

26. Warranty. Contractor warrants that material and equipment furnished for the Project will be of good quality and new unless otherwise required or permitted by the Project Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform with the requirements of the Project Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. Such warranty shall extend for a period of not less than one (1) year from completion of the Project. If within the applicable warranty period any of the Work does not comply with the Project Documents, the Contractor shall correct it after receipt of City's written notice to do so. Contractor shall correct the Work promptly, and passage of the applicable warranty period shall not release Contractor from its obligation to correct the Work if Owner provided the written notice within the applicable warranty period.

27. Taxes. Contractor agrees to pay all taxes, licenses, and fees levied or assessed by any governmental agency on Contractor incident to the performance of Work under this Agreement, and unemployment and workers' compensation insurance, social security, or any other taxes upon the wages of Contractor, its employees, agents, and representatives. Contractor agrees to obtain and renew an annual business tax certificate from City and pay the applicable annual business registration tax to City during the term of this Agreement.

28. Assignment. Neither this Agreement nor any duties or obligations hereunder shall be assignable by Contractor without the prior written consent of City. In the event of an assignment to which City has consented, the assignee shall agree in writing to personally assume and perform the covenants, obligations, and agreements herein contained. In addition, Contractor shall not assign the payment of any monies due Contractor from City under the terms of this Agreement to any other individual, corporation or entity. City retains the right to pay any and all monies due Contractor directly to Contractor.

29. Form and Service of Notices. Any and all notices or other communications required or permitted by this Agreement or by law to be delivered to, served upon, or given to either party to this Agreement by the

other party shall be in writing and shall be deemed properly delivered, served or given by one of the following methods:

a. Personally delivered to the party to whom it is directed. Service shall be deemed the date of delivery.

b. Delivered by e-mail to a known address of the party to whom it is directed provided the e-mail is accompanied by an acknowledgment of receipt by the other party. Service shall be deemed the date of acknowledgement.

c. Delivery by a reliable overnight delivery service, ex., Federal Express, receipted, addressed to the addressees set forth below the signatories to this Agreement. Service shall be deemed the date of delivery.

d. Delivery by deposit in the United States mail, first class, postage prepaid. Service shall be deemed delivered ninety-six (96) hours after deposit.

30. Entire Agreement. This Agreement, including the Project Documents, represents the entire Agreement between City and Contractor and supersedes all prior negotiations, representations or agreements, either written or oral with respect to the subject matter herein. This Agreement may be amended only by written instrument signed by both City and Contractor.

31. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

32. Authority. The signatories to this Agreement warrant and represent that they have the legal right, power, and authority to execute this Agreement and bind their respective entities. Evidence of Consultant's authority is attached as **Exhibit D**.

33. Severability. In the event any term or provision of this Agreement is declared to be invalid or illegal for any reason, this Agreement will remain in full force and effect and will be interpreted as though such invalid or illegal provision were not a part of this Agreement. The remaining provisions will be construed to preserve the intent and purpose of this Agreement and the parties will negotiate in good faith to modify any invalidated provisions to preserve each party's anticipated benefits.

34. Applicable Law and Interpretation and Venue. This Agreement shall be interpreted in accordance with the laws of the State of California. The language of all parts of this Agreement shall, in all cases, be construed as a whole, according to its fair meaning, and not strictly for or against either party. This Agreement is entered into by City and Contractor in the County of Kings, California. Contractor shall perform the Work required under this Agreement in the County of Kings, California. Thus, in the event of litigation, venue shall only lie with the appropriate state or federal court in Kings County.

35. Amendments and Waiver. This Agreement shall not be modified or amended in any way, and no provision shall be waived, except in writing signed by the parties hereto. No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing or subsequent waiver of the same provision. Failure of either party to enforce any provision of this Agreement shall not constitute a waiver of the right to compel enforcement of the remaining provisions of this Agreement.

36. Third Party Beneficiaries. Nothing in this Agreement shall be construed to confer any rights upon any party not a signatory to this Agreement.

37. Execution in Counterparts. This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. A copy or an original, with all signatures appended together, shall be deemed a fully executed Agreement.

38. Alternative Dispute Resolution. If a dispute arises out of or relating to this Agreement, or the alleged breach thereof, and if said dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute by non-binding mediation before resorting to litigation. The mediator shall be mutually selected by the parties, but in case of disagreement, the mediator shall be selected by lot from among two nominations provided by each party. All costs and fees required by the mediator shall be split equally by the parties, otherwise each party shall bear its own costs of mediation. If mediation fails to resolve the dispute within thirty (30) days, either party may pursue litigation to resolve the dispute.

Demand for mediation shall be in writing and delivered to the other party to this Agreement. A demand for mediation shall be made within reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for mediation be made after the date when institution of legal or equitable proceedings based on such a claim, dispute or other matter in question would be barred by California statutes of limitations.

39. Non-Discrimination. Contractor shall not discriminate on the basis of any protected class under federal or State law in the performance of the Work or with respect to any Contractor employees or applicants for employment. Contractor shall ensure that any subcontractors are bound to this provision. A protected class, includes, but is not necessarily limited to race, color, national origin, ancestry, religion, age, sex, sexual orientation, marital status, and disability.

Now, therefore, the City and Contractor have executed this Agreement on the date(s) set forth below.

CONTRACTOR

CITY OF LEMOORE

By: _____

By: _____
Marissa Trejo, City Manager

Date: _____

Date: _____

Party Identification and Contact Information:

Contractor

Superior AG Construction, INC.

Attn:

Title

Address

City, State

_____ [E-Mail Address]

_____ [Phone Number]

City of Lemoore

Attn: Marissa Trejo

City Manager

711 W. Cinnamon Drive

Lemoore, CA 93245

mtrejo@lemoore.com

(559)924-6744 ext. 703

EXHIBIT A

INSURANCE REQUIREMENTS

Prior to commencement of the Work, Contractor shall take out and maintain at its own expense the insurance coverage required by this **Exhibit A**. Contractor shall cause any subcontractor with whom Contractor contracts for the performance of Work pursuant to this Agreement to take out and maintain equivalent insurance coverage. Said insurance shall be maintained at all times during Contractor's performance of Work under this Agreement, and for any additional period specified herein. All insurance shall be placed with insurance companies that are licensed and admitted to conduct business in the State of California and are rated at a minimum with an "A:VII" by A.M. Best Company, unless otherwise acceptable to the City.

a. Minimum Limits of Insurance. Contractor shall maintain the following types of insurance with limits no less than specified:

(i) General Liability Insurance (including operations, products and completed operations coverages) in an amount not less than \$2,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit. The General Liability Insurance shall be maintained for a period of ten (10) years following the earlier of completion of the Work by Contractor or termination of this Agreement.

(ii) Worker's Compensation Insurance as required by the State of California.

(iii) Business Automobile Liability Insurance in an amount not less than \$1,000,000 per accident for bodily injury and property damage.

(iv) Umbrella or Excess Liability. In the event Contractor purchases an Umbrella or Excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies). In addition, such Umbrella or Excess insurance policy(ies) shall also apply on a primary and non-contributory basis for the benefit of the City, its officers, officials, employees, agents and volunteers.

If Contractor maintains higher limits than the minimums shown above, the City shall be entitled to coverage at the higher limits maintained.

b. Other Insurance Provisions. The general liability policy is to contain, or be endorsed to contain, the following provisions:

(i) The City, its officers, officials, employees, agents, and volunteers are to be covered as insured's with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33 or CG 20 38; and CG 20 37 forms if later revisions used).

(ii) For any claims related to the Work performed pursuant to this Agreement, the Contractor's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, agents,

and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

(iii) Each insurance policy required by this section shall be endorsed to state that the City shall receive written notice at least thirty (30) days prior to the cancellation, non-renewal, or material modification of the coverages required herein.

(iv) Contractor grants to the City a waiver of any right to subrogation which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

(v) Any deductibles or self-insured retentions must be declared to and approved by the City of Lemoore Risk Manager. The City may require the Contractor to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

c. Evidence of Coverage. Contractor shall deliver to City written evidence of the above insurance coverages, including the required endorsements prior to commencing Work under this Agreement; and the production of such written evidence shall be an express condition precedent, notwithstanding anything to the contrary in this Agreement, to Contractor's right to be paid any compensation under this Agreement. City's failure, at any time, to object to Contractor's failure to provide the specified insurance or written evidence thereof (either as to the type or amount of such insurance), shall not be deemed a waiver of City's right to insist upon such insurance later.

d. Maintenance of Insurance. If Contractor fails to furnish and maintain the insurance required by this section, City may (but is not required to) purchase such insurance on behalf of Contractor, and the Contractor shall pay the cost thereof to City upon demand, and City shall furnish Contractor with any information needed to obtain such insurance. Moreover, at its discretion, City may pay for such insurance with funds otherwise due Contractor under this Agreement.

e. Subcontractors. Suppose the Contractor should subcontract all or any portion of the work to be performed in this Agreement. In that case, the Contractor shall cover the subcontractor, and/or require each subcontractor to adhere to all the requirements contained herein. Similarly, any cancellation, lapse, reduction or change of subcontractor's insurance shall have the same impact as described above.

f. Special Risks or Circumstances. The City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

g. Indemnity and Defense. Except as otherwise expressly provided, the insurance requirements in this section shall not in any way limit, in either scope or amount, the indemnity and defense obligations separately owed by Contractor to City under this Agreement.

EXHIBIT B

Scope of Work

1. Project Overview

The project involves the construction of a storm drain system extension along Bush Street, from Semas Drive to the intersection with Belle Haven Drive. The work includes furnishing all labor, materials, equipment, and services necessary to complete the improvements as specified in the contract documents, plans, and specifications.

2. General Scope

The Contractor shall:

- Furnish and install approximately:
 - 145 linear feet of 24" Class II RCP storm drain pipe
 - 666 linear feet of 36" Class II RCP storm drain pipe
 - 292 linear feet of 36" Class II RCP (Additive Alternate)
- Furnish and install four (4) 60" storm drain manholes (SDMH)
- Install an 18" discharge pipe and tie-in at the final manhole
- Perform trenching, backfill, compaction, and pavement restoration
- Restore landscape and irrigation in kind
- Implement traffic and pedestrian control measures
- Perform clearing, grubbing, and demolition
- Prepare and implement a Water Pollution Control Plan (WPCP) and dust control measures
- Provide all required surveying, testing, and documentation

3. Key Deliverables

- Mobilization and demobilization
- Traffic control plan and implementation
- WPCP and dust control compliance
- Clearing, grubbing, and demolition
- Storm drain pipe and manhole installation

- Trench repair and pavement restoration
- Landscape and irrigation repair
- As-built drawings and project closeout documentation

4. Schedule

- Start of Work: Within 10 calendar days of Notice to Proceed
- Completion: Within 25 working days from Notice to Proceed
- Liquidated Damages: \$1,000 per working day for delays

5. Permits and Compliance

- Contractor shall obtain all necessary permits, including a City Encroachment Permit
- Compliance with prevailing wage laws and DIR registration
- Adherence to ADA, Caltrans, and City of Lemoore standards
- Submission of certified payrolls and labor compliance documentation

6. Quality Assurance

- Compaction testing and retesting (initial tests by City, retests at Contractor's expense)
- Inspection by City Engineer or designated inspector
- Two-year guarantee on all work performed
- Submittals for materials and "approved equal" alternatives

7. Closeout Requirements

- Final walkthrough and punch list completion
- Submission of as-built drawings
- Final payment application
- Warranty documentation

BID PROPOSAL**FOR THE BUSH STREET STORM DRAIN EXTENSION**

TO: The City Manager
City of Lemoore

FROM: CONTRACTOR

Superior Ag Construction
Name of bidder

We, the undersigned bidder, having carefully examined the location of the Work, the Plans and Specifications, and all other Contract Documents, hereby propose to furnish, in strict accordance with the Contract Documents, all of the materials, labor and equipment necessary for the completion of this project and assume all liability imposed upon the Contractor by the Contract, and to accept as full compensation the unit prices set forth in the following bid items, to wit:

Note: bidders are required to write the unit price in both words and figures for each bid item.

BASE BID ITEMS

Item	Quantity	Unit	Item Description with Unit Price in Words	Unit Price	Bid Price
1.	<u>1</u>	LS	Mobilization & Demobilization @ <u>Thirteen thousand eight hundred dollars no cents</u>	Lump Sum	\$ <u>13,800.00</u>
2.	<u>1</u>	LS	Pedestrian and Traffic Control Plan @ <u>Thirteen thousand five hundred dollars and no cents</u>	Lump Sum	\$ <u>13,500.00</u>
3.	<u>1</u>	LS	WPCP and Dust Control @ <u>Two thousand eight hundred dollars no cents</u>	Lump Sum	\$ <u>2,800.00</u>
4.	<u>1</u>	LS	Clearing, Grubbing and Demolition @ <u>Thirty two thousand dollars no cents</u>	Lump Sum	\$ <u>32,000.00</u>

5. 145 LF Furnish and Install Class II 24" RCP and
Tie-In @ Two hundred forty
nine dollars no cents 249.⁰⁰/LF \$ 36,165.⁰⁰
-
6. 666 LF Furnish and Install Class II 36" RCP and
Tie-Ins @ Two hundred forty
eight dollars no cents 248.⁰⁰/LF \$ 165,168.⁰⁰ ~~X~~
-
7. 1 LS Trench Repair/Pavement Restoration @
Fifteen thousand two hundred
ninety eight dollars no cents Lump Sum \$ 15,298.⁰⁰
-
8. 1 LS Repair Landscape and Irrigation in Kind @
Four thousand four hundred
twenty one dollars no cents Lump Sum \$ 4,421.⁰⁰
-
9. 1 LS 18" Discharge Pipe and MH Tie-In @
Nine thousand five hundred
dollars no cents Lump Sum \$ 9,500.⁰⁰
-
10. 4 EA Furnish and Install 60" SDMH and 36" Tie-
Ins @ Sixteen thousand six
hundred ninety nine dollars 16,699.⁰⁰/EA \$ 66,796.⁰⁰
no cents
-
11. 5 Days Dewatering @ Twelve hundred
dollars no cents 1,200.⁰⁰/Day \$ 6,000.⁰⁰
-

END OF BASE BID ITEMS

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ADDITIVE ALTERNATE BID ITEMS

Item	Quantity	Unit	Item Description with Unit Price in Words	Unit Price	Bid Price
Additive Alternate Bid Item 11 (NOT a part of Base Bid)					
12AA	<u>292</u>	LF	Furnish and Install Class II 36" RCP and Tie-Ins @ <u>Two hundred sixty one dollars no cents</u>	<u>261.00</u> /LF	\$ <u>76,212.00</u>

Additive Alternate Bid Item 12 (NOT a part of Base Bid)					
13AA	<u>5</u>	Days	Dewatering @ <u>Twelve hundred dollars no cents</u>	<u>1,200.00</u> /Day	\$ <u>6,000.00</u>

END OF ADDITIVE ALTERNATE BID ITEMS

EXHIBIT D

SIGNING AUTHORITY

Evidence of Authority

This Exhibit D is attached to and made part of the Agreement between the City of Lemoore and Superior AG Construction, INC., dated _____.

Certification of Authority to Execute Agreement

I, the undersigned, hereby certify that:

I am the duly authorized City Manager of the City of Lemoore, a municipal corporation, and have full authority to execute agreements and bind the entity in contractual matters.

All necessary corporate or organizational actions have been duly authorized for the execution of the Agreement with the City of Lemoore.

Attached hereto is documentation evidencing such authority, which may include one or more of the following:

Section 1-6A-9 of Lemoore Municipal Code

Executed this ____ day of _____, 20__.

Signature: _____

Marissa Trejo
City Manager
City of Lemoore

The city manager shall appoint, subject to the approval of the council, one of the other officers or department heads of the city to serve as manager pro tempore during any temporary absence or disability of the city manager. In case of the absence or disability of the city manager and his/her failure to so appoint a manager pro tempore, the council may designate some duly qualified person to perform the duties of the city manager during the period of absence or disability of the city manager, subject, however, to such person's furnishing a corporate surety bond conditioned upon the faithful performance of the duties required to be performed as set forth in subsection 1-6A-3A of this article. (Ord. 2016-08, 7-5-2016)

1-6A-8: AGREEMENTS ON EMPLOYMENT:

Nothing in this article shall be construed as a limitation on the power or authority of the city council to enter into any supplemental agreement with the city manager delineating additional terms and conditions of employment not inconsistent with any provisions hereof. (1975 Code §1-5.10; amd. Ord. 7709, 10-18-1977)

1-6A-9: AUTHORITY TO SIGN CONTRACTS, CONVEYANCES, WARRANTS, AND OTHER INSTRUMENTS:

A. City Manager: The city manager is authorized to sign routine contracts, conveyances, warrants, and other instruments necessary for the day to day operation of the city, including instruments requiring the city seal. The city manager is also authorized to sign those contracts, conveyances, and other instruments, including instruments requiring the city seal, which the council has specifically delegated by ordinance, resolution, or other official action that the city manager sign, including the following:

1. Purchases and contracts for equipment, supplies, services, and public projects in accordance with the authorizations set forth in this code;
2. Secured agreements to provide improvements as a condition of a subdivision or development project (subdivision agreements), the standard form for which has been approved by council or is otherwise established by statute, ordinance or resolution;
3. Approving and signing contract change orders. The city manager is authorized to approve and sign contract change orders pursuant to a policy adopted by the city council; provided, that the change order amount is within budget authorization and the change is required to accomplish the scope of work of the contract or project.

B. Other City Officials: Other city officials are authorized to sign those contracts, conveyances, and other instruments, including instruments requiring the city seal, which the council has specifically delegated by ordinance, resolution, or other official action that the stated city official sign.

C. Approval Authority: Except for the approval authority specifically delegated herein and elsewhere in this code, this section is not intended to change any requirement for obtaining city council approval or ratification of contracts, conveyances, warrants, and other instruments. (Ord. 2016-08, 7-5-2016)

ARTICLE B. DEPARTMENT HEAD POSITIONS

SECTION:

1-6B-1: Department Head Employees To Serve At Will

1-6B-2: Finance Director

1-6B-1: DEPARTMENT HEAD EMPLOYEES TO SERVE AT WILL:

A. Any employee hired or promoted to a department head position following the effective date of this article shall serve at the sole pleasure of the city manager, and may be terminated at any time, with or without cause. It is the intent of this section to establish the policy that department head positions are at will positions and, therefore, department heads may be terminated at any time without notice subject only to such process as may be required by law.

B. For purposes of this article, department head positions shall include those that presently exist as well as any department head positions that may be created or retitled in the future. Department head positions currently include the following: police chief; parks and recreation director; public works director; finance director; and planning director.

C. The city manager shall have the authority to enter into written contracts for at will positions which may include severance provisions and compensation packages. (Ord. 2011-05, 11-1-2011)

1-6B-2: FINANCE DIRECTOR:

A. Office Established: Pursuant to Government Code section 40805.5, there is hereby created and established the office of finance director of the city. The finance director shall have charge of the administration of the financial affairs of the city under the direction of the city manager, and shall have such duties as assigned by the city manager. (Ord. 2011-05, 11-1-2011)

CHAPTER 7

MUNICIPAL FINANCES

SECTION:

1-7-1: Unpaid Fees, Charges and Taxes

1-7-2: Claim Procedure

1-7-2-1: Claims Procedures Generally

1-7-2-2: Claims Procedures for State and Local Claims

1-7-3: Warrants

1-7-4: County to Assess and Collect Property Taxes

1-7-5: Real Property Transfer Tax

1-7-5-1: Short Title; Authority

1-7-5-2: Tax Imposed

1-7-5-3: Responsibility for Tax

1-7-5-4: Exemptions from Tax

1-7-5-5: Administration of Provisions

1-7-5-6: Claims for Refunds

1-7-1: UNPAID FEES, CHARGES AND TAXES:

The amount of any fee, service charge, utility charge, license or tax of any nature whatsoever imposed by any provision of this Code shall be deemed a civil debt owing to the City. An action may be commenced in the name of the City in any court of competent jurisdiction for the collection of the amount of any such delinquent or unpaid fee, service charge, utility charge, license or tax, together with any penalties applicable thereto as prescribed by this Code. The remedy prescribed by this Section shall be accumulative, and the use of any action to collect such an amount as a civil debt by any civil action shall not bar the use of any other remedy provided by this Code or by law for the purpose of enforcing the provisions thereof. (1975 Code §0-2.06)



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 4-6

To: Lemoore City Council

From: Marissa Trejo, City Manager

Date: July 7, 2025

Meeting Date: July 15, 2025

Subject: Code of Conduct for City Council, Boards, Commissions and Committees

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Information Only.

Subject/Discussion:

Attached is the City's current code of conduct for City Council, Boards, Commissions and Committees. The code of conduct was last revised in April of 2018.

Members of the City Council, Boards, Commissions and Committees are provided a copy of the code of conduct at the beginning of their term.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

N/A

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:
Information Only.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☒ Other
List: Code of Conduct

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☐ Finance

Date:

07/08/2025
07/08/2025
07/08/2025



CITY OF LEMOORE CODE OF CONDUCT FOR CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES

The Code of Conduct is supplemental to the Lemoore Municipal Code and the Code of Ethics and applies to the City Council and all members of City advisory boards, commissions and committees. The Code of Conduct describes how Lemoore officials treat each other and work together for the common good of the community. Conducting the City's business in an atmosphere of respect and civility is the underlying theme in this code. City Officials are responsible for holding themselves and each other accountable for displaying actions and behaviors that consistently model the ideals expressed in the code.

Implicit in the Code of Conduct is recognition of the worth of individual members and an appreciation for their individual talents, perspectives and contributions. The Code will ensure an atmosphere where individual members, staff and the public are free to express their ideas and work to their full potential.

As a City Official of the City of Lemoore, I agree to these principles of conduct.

We consistently demonstrate the principles of professionalism, respect and civility in working for the greater good of Lemoore.

We assure fair and equal treatment of all people.

We conduct ourselves both personally and professionally in a manner that is above reproach.

We refrain from abusive conduct, personal charges or verbal attacks on the character or motives of Council members, commissioners, staff and the public.

We take care to avoid personal comments that could offend others.

We show no tolerance for intimidating behaviors.

We listen courteously and attentively to all public discussions and treat all people the way we wish to be treated.

We serve as a model of leadership and civility to the community.

Our actions inspire public confidence in Lemoore government.

Keeping in mind the common good as the highest purpose, we will focus on holding efficient meetings that achieve constructive solutions for the public benefit.

We work as a team to solve problems and render decisions that are based on the merits and substance of the matter.

We respect differences and views of other people.

We adhere to the principles and laws governing the Council / Manager form of government and treat all staff with respect and cooperation.

We will refrain from interfering with the administrative functions and professional duties of staff.

We will not publicly criticize individual staff but will privately communicate with the City Manager any concerns about a Department or Department Head or Staff person.

We will refrain from negotiating or making commitments without the involvement and knowledge of the City Manager.

We will work with staff in a manner that consistently demonstrates mutual respect.

We will not discuss personnel issues, undermine management direction, or give or imply direction to staff.

We will communicate directly with the City Manager, Department Heads or Designated Staff contacts when asking for information, assistance or follow up.

We will not knowingly blindsides one another in public and will contact staff prior to a meeting with any questions or issues.

We will not attend City Staff Meetings unless requested by staff.

I acknowledge that I have received and read this Code of Conduct.

Name

Date



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-6708

Staff Report

Item No: 4-7

To: Lemoore City Council
From: Mike Kendall, Police Chief
Date: July 2, 2025 **Meeting Date:** July 15, 2025
Subject: Agreement between the City of Lemoore and [re]Design for the Purchase of VMware Licensing

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input checked="" type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Approve the Agreement between the City of Lemoore and [re]Design for the purchase of VMware Licensing for the Dispatch Server Buildout.

Subject/Discussion:

VMware integrates computer storage, networking, and management into a single platform, reducing complexity compared to managing disparate components. It enables a private cloud that mimics public cloud flexibility while keeping data on-premises for control and compliance. This allows us to create virtual servers to host our Rims (records management software) Server, Active Directory, Axon Camera Recordings, and file storage. While also retaining backups and preventing hostile ransomware takeovers.

VMware is a strategic investment for Lemoore PD offering a secure, scalable, and unified private cloud platform. The 5-year, 72-core subscription with discounts in Years 1–2 offers cost-effective modernization, operational efficiency, and flexibility for hybrid cloud strategies.

Financial Consideration(s):

The VMware licenses allows LPD to continue to run our server equipment for the next 5 years at a locked in rate.

Year 1:	\$8,253.00
Year 2:	\$8,253.00
Year 3:	\$16,506.00
Year 4:	\$16,506.00
Year 5:	\$16,506.00
Total Cost:	\$66,024.00

To purchase the VMware licensing, grant funds will be utilized and there will be no impact to the general fund. Pricing for VMware is a GSA sole-source contract.

Alternatives or Pros/Cons:

Pros:

- Completes the server buildout for the Dispatch Center.
- Provides virtual servers to host existing software as well as the software needed to complete the dispatch build.

Cons:

- None noted

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends approval of the Agreement between the City of Lemoore and [re]Design for the purchase of VMware Licensing for the Dispatch Server Buildout.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☒ Contract
- ☐ Other
- List:

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☐ Finance

Date:

07/08/2025
07/08/2025
07/08/2025

Broadcom Subscription

Lemoore, City of (CA)

GSA Contract Code

Description	Qty
Master Contract Code: GSA MAS 8F	
Contract Number: 47QSWA18D008F	
Contractor Name: Carahsoft	
[re]DESIGN Unique Contract Number:	
Contract Website: https://www.carahsoft.com/buy/gsa-schedule-contracts/gsa-multiple-award-schedule-contract	

VMware

Description		Price	Qty	Ext. Price
BUILD	(72) Cores VMware Cloud Foundation, 5 Year Subscription	\$66,024.00	1	\$66,024.00
	Billed Annually			
	Year 1: \$16,506			
	[re]DESIGN Investment - (\$8,253)			
	Year 2: \$16,506			
	[re]DESIGN Investment - (\$8,253)			
	Year 3: \$16,506			
	Year 4: \$16,506			
	Year 5: \$16,506			
VCF-CLD-FND	VMware Cloud Foundation		1	
			Subtotal:	\$66,024.00

Mandatory Flow Down and Additional Terms for End Users

Partner shall, either itself or cause its resellers to flow down the following additional terms to the end user (the “Additional Terms”). For any Order for a Symantec/VMware offering for an end user utilizing a fully executed agreement by and between such end user and Symantec/VMware: Broadcom is the successor in interest to Symantec/VMware. For any Order for a Broadcom offering for an end user utilizing a fully executed agreement by and between Broadcom and such end user: Any prior Broadcom party to Your fully executed Broadcom agreement shall be replaced, if not already the contracting party with the following entity: (a) North America – CA, Inc.; (b) Latin America excluding Brazil – CA, Inc; (c) Brazil – CA Programas de Computador, Parte Serv Ltda; and (d) Europe, Middle East and Africa, and Asia Pacific and Japan – VMWare International Unlimited Company. End User may terminate this Agreement provided that End User also terminates each and all other agreements (direct or indirect, whether or not related to this Agreement) under which End User may procure any CA, Symantec, or VMware branded offerings (but in all cases excluding any hardware offerings and associated support contracts therefor) together with each and all Orders (however titled) in effect (except in the case of VMware, only Orders entered into after November 21, 2023 need to be terminated) between the parties as of the date of termination (collectively, for purposes of this section, the “Agreements”), without cause and without further charge or expense at any time, immediately upon written notice to Broadcom sent to usage.reporting@broadcom.com. On or after the termination date, with the exception of any Fully Paid-Up perpetual licenses (where the amount of “Fully Paid-Up” licenses will equal the total whole number of licenses earned prior to the termination and are assumed to be paid for equally over the initial term of the associated Support Services), End User must either: a) delete all full or partial copies of the CA, Symantec, or VMware branded software (collectively (“Broadcom Software”) from all computing or storage equipment, and verify such deletion in a statement signed by a Vice-President or a duly authorized representative and sent to usage.reporting@broadcom.com, or b) return to Broadcom all full or partial copies of the Broadcom software. Once End User’s verification or the Broadcom software copies are received, Broadcom will pay End User, or Broadcom Partner, a pro-rata refund of any License, SaaS/Cloud Service, Support Services, or other fees End User or Broadcom Partner pre-paid (“Refund Fees”) in accordance with the paragraph below. Refund Fees will be calculated on the number of days remaining in the term (which for the purposes of this calculation will be deemed to commence from the date End User’s verification or the Broadcom software copies are received) of the offering eligible for the refund. If the Broadcom software is licensed as a perpetual license and the associated Support Services is in its initial term, End User, or Broadcom Partner as appropriate, will receive a pro-rated refund of the cash consideration paid to Broadcom based on the initial payment schedule and shall be entitled to keep the whole number of perpetual licenses Fully Paid-Up through such date, absent language to the contrary in the applicable order. Notwithstanding the foregoing paragraph, if the Agreement is terminated without cause, neither Party shall have further obligations under the Agreement, except that the Parties shall remain bound by the obligations within the survival sections of the Agreements. Refund Fees will be paid within sixty (60) days to End User (or Broadcom Partner who will process the invoicing or reimbursement of fees to End User as appropriate and under the commercial terms between the Broadcom Partner and End User), from the date End User’s verification or the Broadcom software copies are received, and any unpaid fees reflecting the Broadcom offerings delivered prior to the termination date shall become immediately due. Broadcom is authorized to use the End User trademarks, service marks, logos, certifications, designations and insignias in connection with press and earnings releases. In addition, CA is authorized to use a specific designation (such as preferred business partner etc.) it may have in describing its relationship to End User.

Broadcom Subscription



Prepared by:
The [RE]DESIGN Group
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Prepared for:
Lemoore, City of (CA)
119 Fox Street
Lemoore, CA 93245
Michael Vargas
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Quote Information:
Quote #: 008854
Version: 1
Delivery Date: 04/08/2025
Expiration Date: 04/30/2025

Quote Summary

Description	Amount
VMware	\$66,024.00
Total:	\$66,024.00

Acceptance and Incorporation by Reference

Acceptance of this Quote is binding and the above item(s) will be purchased in reliance thereon. All sales are final. Payment Terms are Net 30. After orders are placed, a final invoice will be provided that shall include all applicable taxes and shipping charges not included herein.

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between REDESIGN Group (sometimes referred to as "we," "us," "our," or "Provider"), and the customer found on the signature block at the end of this Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date both parties have signed below (the "Effective Date"). Both Provider and Client are sometimes referred to individually as a "Party", or together as the "Parties". Any capitalized terms in this Order not directly defined are referred to in the applicable document identified on Exhibit A of this Order. If there is a conflict between this Order, the Master Services Agreement, any Service Attachment, or Exhibit, this Order will control.

By signing or accepting this Order, Client acknowledges, represents, and warrants that it has read and agrees to the terms and conditions identified on Exhibit A to this Order which are incorporated as if fully set forth herein.

The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s). This Order supersedes all prior negotiations, proposals, orders, agreements and communications between the parties regarding Provider's Services.

Provider may make changes to the Agreement at any time. If there are changes, Provider will revise the date at the top of the document. Provider may or may not provide Client with additional notice regarding such changes. Client should review the terms and conditions regularly. Unless otherwise noted, the amended terms and conditions will be effective immediately, and your continued use of the Services thereafter constitute your acceptance of the changes. If you do not agree to the amended terms and conditions, you must stop using the Services immediately. Please note, you may incur a termination fee or other third-party fees, if applicable. You may access the current version of the terms and conditions at any time by visiting <http://redesign-group.com/legal>.

The parties, acting through their authorized officers, hereby execute this Agreement.

Is a PO Required?

☐ Yes - PO# _____ ☐ No

Signature: _____
Name: _____
Title: _____
Date: _____

Signature: _____
Name: _____
Title: _____
Date: _____

Exhibit A

Agreement	Description
Master Services Agreement	General terms and conditions applicable to all Provider products and services
Services Attachment for Managed Services	Core managed services including monitoring, remote management, and help-desk
Data Processing Agreement	Data security and privacy agreement including statutorily required terms
Service Level Objectives	Targeted response times by tier of severity
Schedule of Services	Description of managed services offered by Provider
Schedule of 3rd Party Services	Notice of third-party services and waiver of claims

The Future Belongs to the Curious

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711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 4-8

To: Lemoore City Council
From: Marissa Trejo, City Manager
Date: July 7, 2025 **Meeting Date:** July 15, 2025
Subject: Memorandum of Understanding between the City of Lemoore and the General Association of Service Employees (GASE) Bargaining Unit – July 1, 2025 through June 30, 2028

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input checked="" type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Approve the Memorandum of Understanding between the City of Lemoore and the General Association of Service Employees (GASE) Bargaining Unit.

Subject/Discussion:

The City of Lemoore has reached a new three-year Memorandum of Understanding (MOU) with the General Association of Service Employees Bargaining Unit, effective July 1, 2025, through June 30, 2028. Key provisions of the agreement include:

1. Health Insurance Contribution – The City’s monthly contribution cap for employees with two or more dependents will increase from \$1,710 to \$1,960, effective July 1, 2025.
2. 4/10 Work Schedule – The "trial period" for the 4/10 schedule will be removed, making it a permanent option. Holiday hours will be adjusted accordingly, and City operations will return to a Monday–Friday schedule beginning July 7, 2025.
3. Incentives – The Class B license incentive will increase from 3% to 5%, and Bilingual Pay will increase from 1.5% to 3%, both effective July 1, 2025.
4. Salary Increases – Employees will receive general salary increases of 2% on July 1, 2025; 3% on July 1, 2026; and 4% on July 1, 2027.

Financial Consideration(s):

Alternatives or Pros/Cons:

Pros:

- Improved benefits help retain and attract qualified employees.

Cons:

- None noted.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends approval of the Memorandum of Understanding between the City of Lemoore and the General Association of Service Employees (GASE) Bargaining Unit.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☒ Contract
 - ☒ Other
- List: Salary Schedule

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☐ Finance

Date:

07/08/2025
07/08/2025
07/08/2025

Memorandum of Understanding

Between and for

City of Lemoore

And

General Associations of Service Employee (GASE) Unit

July 1, 2025 – June 30, 2028

MOU BETWEEN CITY OF LEMOORE AND GASE

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The Representatives of the City of Lemoore, hereinafter the CITY, and the Representatives of the Lemoore General Association of Service Employees, hereinafter GASE, having met and conferred in good faith, hereby mutually agree to recommend to the City Council of the City of Lemoore and the General Membership of the GASE group, that the following Memorandum of Understanding (MOU) be adopted and that the wages, hours, and other terms and conditions herein be implemented.

1. **RECOGNITION**

Under the terms of the Personnel System Guidelines, the City of Lemoore formally recognizes the General Association of Service Employees as the exclusive recognized employee organization for the General Service Unit.

2. **PURPOSE**

It is the purpose of this MOU to promote and provide for harmonious relations, cooperation and understanding between the City and the Employees covered herein and to provide an orderly and equitable means of resolving any misunderstanding or differences which may arise regarding wages, hours, and other terms and conditions of employment.

3. **NON-DISCRIMINATION**

Both the City and the Union agree that they shall not discriminate against any employee on the basis of age, race, gender, creed, color, national origin, sexual orientation, ancestry, or any other protected class under applicable law. Neither the City nor the Union shall interfere with, intimidate, restrain, coerce or discriminate against any employee because of the exercise of the rights to engage or not engage in lawful Union activity.

4. **DUES DEDUCTION**

It is agreed that Union dues and other deductions, as may be properly requested, and lawfully permitted, shall be deducted in accordance with the provisions of applicable State law on a bi-weekly basis by City from the salary of each employee within the unit who files with the City a written authorization requesting the deductions be made. Remittance of the aggregate amount of all Union deductions made from salaries of employees within the unit shall normally be made to the Union by City within seven (7) business days of the last pay day of the month. It is agreed that the City assumes no liability for any actions taken pursuant to this section, and in accordance with Government Code section 1157.12, the Union agrees to indemnify and hold harmless the City from all claims, demands, suits or other forms of liability that may arise against City for or on account of any deduction made from the wages of such employees pursuant to this MOU.

5. **EMPLOYEE RIGHTS**

- A. Employees shall have the right to join and participate, or to refuse, in any employee organization and shall have the right to represent themselves in their employment relations with the City. Pursuant to the U.S. Supreme Court's decision in *Janus v. AFSCME* (2018) 138 S.Ct. 2448, employees who exercise such right of refusal or self-representation shall not have any union dues or union-related fees deducted from their salary.
- B. No person, in the City or Union, shall directly or indirectly interfere with, restrain, coerce, or discriminate against any employee or group of employees in the free exercise of their right to organize and designate representatives of their own choosing for the purpose of collective bargaining in accordance with the Meyers-Milias-Brown Act, or in the free exercise of any other right under this MOU.

- C. The provisions of this MOU shall be applied equally to all employees without discrimination as to political affiliation, race, religious creed, color, national origin, ancestry, sex, marital status, sexual orientation, age, medical condition or physical disability, or any other protected class under applicable law.
- D. Any reference in this document to gender is to be construed as applying all employees regardless of gender.
- E. No person shall directly or indirectly interfere with, restrain, coerce, or discriminate against any employee in the free and lawful exercise of their right of free speech except when acting as an agent or employee of the City, where the employee's actions or speech is reasonably likely to result in disruption to the efficient operation of the City's government functions, or as otherwise authorized by applicable law.

6. **SALARIES**

Lemoore General Association of Service Employees Unit shall be paid in accordance with the City Council approved salary schedule which includes a 2% salary adjustment effective July 1, 2025, a 3% salary adjustment effective July 1, 2026, and a 4% salary adjustment effective July 1, 2027.

A. **Certificate Pay:**

City provides premium pay for possession of the following certificates and/or licenses, effective July 1, 2025:

- | | | |
|--|-------------------------------------|------|
| 1. | California Class B Driver's License | 5% |
| 2. | California Contractor's License | 5% |
| Completion of Apprenticeship in "union trades" (max. of 2 from this group) | | |
| | a. Electrician | 2% |
| | b. Plumber | 2% |
| | c. HVAC | 2% |
| | d. Carpenter | 2% |
| 7. | ASE Certified Mechanic | 5% |
| 8. | Fluency in Spanish | 3.5% |
| 9. | | |

In order to receive the certificate pay listed above, which will be calculated on the base pay schedule and before any educational incentive is applied, the following conditions must be met:

- 1. The City will cease paying for any of the training or testing, or travel expenses, except where the training may be reimbursable through the *Tuition Reimbursement Program* in effect as per the Personnel Guidelines.
- 2. Training and testing required to maintain Water Treatment Certification will be paid by the City, in which the City will be responsible for making all funding arrangements. Employees will be required to attend educational opportunities as directed by the City, and pass all tests. Retesting for any reason will be the sole financial responsibility of the employee.

3. Any combination of Certificate Pay (items 1 through 11 above) may not exceed 10%. However, College Degree Incentives described in section 16.B will be paid in addition to certificate pay, regardless of total. Both will be calculated on the base pay and not cumulative.
4. The Certificate/License must be applicable to the current job/assignment of the employee. For example, the City will not compensate an Account Clerk for a Class B license, and likewise will not compensate a maintenance worker in the refuse department for a mechanic certification.
5. The Certificate/License must be valid. If the license/certificate lapses, the premium pay will terminate until the certificate or license is renewed/reactivated, and evidence of the renewal is provided to the City.
6. The Certificate/License (or official proof thereof) must be in the possession of the employee and a copy provided to the City to keep on record before the premium can be paid.
7. Spanish Language Fluency will be tested and/or verified in a manner to be determined by the City.
8. Additional Premium Pay Certificates may only be added to the list by formal amendment to the Memorandum of Understanding.

B. Out-of-Class Pay:

The provisions of this section outline the circumstances when an employee will receive compensation for the performance of duties in a higher classification than they normally perform. The following criteria must be met:

1. The performance of the duties of the higher classification must encompass the full range of responsibilities of the higher classification.
2. The performance of such duties must be for an extended period of time, wherein a need exists to fulfill the duties and responsibilities of the vacant position. An extended period of time is generally considered as an assumption of duties and responsibilities that will last in excess of two (2) weeks.
3. Out-of-Class compensation shall be allowed only after written recommendation of the Department Head and concurrence by Human Resources with approval by the City Manager. Recommendation and designation shall be accomplished prior to the assumption of higher classification responsibilities
4. Out-of-Class pay shall only be authorized for those individuals whom are working out of class while the City actively recruits for a permanent vacancy, and all other provisions of CalPERS Circular 200-021-18.
5. Rate of pay will be the greater of 5% above the employee's regular pay rate or the minimum (Step 1) of the higher position's pay range.
6. Personnel Action Forms are required in advance to document change in pay rate for the duration of the assignment.

7. Under this provision, out of class pay will be paid retroactively beginning day 1, upon approval of the out of class pay by the City Manager.

When the assignment is complete, the employee's salary shall be readjusted to its previous level. The employee's date of hire and anniversary date will remain unchanged throughout the temporary assignment.

C. **Salary Step Increase – Merit:**

It is understood and agreed that salary movement throughout the 6-step salary range is dependent upon merit. This is consistent with the rules for administration of the City's compensation plan and means that employees must not only complete the necessary amount of time at a given step but must also be performing satisfactorily at the time of the required performance review.

7. **RETIREMENT**

Classic Members - Employees hired prior to January 1, 2013, or those hired on or after that date that are not designated as "new members" to CalPERS by the Pension Reform Act of 2013, are eligible to participate in the CalPERS retirement system under the conditions set forth by the 2% at 55 Miscellaneous Plan. The City will continue to pay, for the terms of this MOU, 100% of the employer contribution and 3% of the employee contribution to PERS.

New Members Employees hired on or after January 1, 2013 and designated as "new members" to CalPERS are eligible to participate in the CalPERS retirement system under the conditions set forth by the 2% at 62 Miscellaneous Plan. These employees pay the entire employee contribution rate reviewed and set annually by CalPERS, currently at 6.25% of salary.

8. **HEALTH INSURANCE**

A. The City's contribution to the employees' health benefits covered by the City's health insurance plan will equal up to \$1,710.00 monthly for each employee only or employee plus one dependent coverage or \$1,960 for employee plus two or more dependent coverage beginning July 1, 2025. Any health benefit coverage the employee chooses from the health insurance plan which the City's contribution does not cover will be the employee's responsibility. The employee may use his or her Flexible Spending benefits, if she or he has elected such benefits, to pay for any premium cost above the City's contribution. If the employee elects health benefit coverage that costs less than the City's maximum contribution, the City will not pay the difference between the employee's premium costs and the City's maximum contribution. Health insurance costs will be deducted bi-weekly from the employee's gross paycheck.

B. Employees who take PERS retirement within 120 days of retiring from the City of Lemoore may continue to be covered by the same health insurance program and provisions as active employees. Premiums will be paid 100% by the retired employee. This coverage shall cease when either the retired employee reaches age 65 or stops making premium payments, whichever comes first.

C. **Health and Benefits Committee:**

1. The City and the Union agree to continue using the Health Benefits Committee for the review of benefits plans and to formulate recommendations regarding changes in those programs.

2. The City agrees that the Union may designate one committee member to represent the interests of the Union.
3. The Union representative will be responsible for notifying the City and the Health Benefits Committee, in the event the Union does not agree with a committee recommendation.
4. Unless the Union representative notifies the City of a disagreement, per section 3 above, the parties agree that the Committee process will fulfill all meet and confer obligations.

D. Health Opt-Out Benefit :

The City no longer provide health opt-out benefits to new employees or to those who do not currently receive the health opt-out benefit. Currently, will be defined as those employees receiving the health opt-out benefits as of October 15, 2017. Employees who currently receive the health opt-out benefit, can continue to receive it until they are no longer employed by the City or if they choose to receive health insurance. Health opt-out benefits payments shall remain at the same rate of \$359.52, regardless of increase in health insurance benefits or contributions by the City for health insurance.

9. STATE DISABILITY INSURANCE (SDI)

The City agrees to continue to pay the SDI premium on behalf of the employee.

10. HOLIDAYS

A. Designated Holidays

For general employees are as follows and are reflective of the employee's designated number of work hours for the day:

New Year's Day	Martin Luther King, Jr. Day
Presidents' Day	Memorial Day
Independence Day	Labor Day
Veteran's Day	Thanksgiving Day
Day After Thanksgiving Day	Christmas Eve Day
Christmas Day	New Year's Eve Day

Floating Holiday are explained further in section 9.C.

If the employee is not scheduled to work on the designated holiday, an alternative date (the next or prior scheduled work day) will be observed.

B. Holiday Pay

Any employee required to work on any of the Holidays identified in Section 9.A above, excluding Floating Holidays, will receive Holiday Pay. Holiday Pay is defined as a premium pay computed at the rate of 1 1/2 hours pay for every hour worked in addition to regular pay received.

C. Floating Holidays

- a. Employees shall earn 40 hours of floating holiday each fiscal year.
- b. The Floating Holiday will be accrued by all regular employees as of the first day of each Fiscal Year.

- c. Employees may cash out up to sixteen (16) hours of floating holiday time between pay dates occurring on January 12 through June 28. Employees wishing to cash out floating holiday, must submit a declaration form to Human Resources specifying the number of hours they intend to cash out in the following calendar year, no later than December 15. Declaration is irrevocable, and once submitted, cannot be changed.
- d. Floating holidays may be used at any time during the year upon approval of a supervisor, including the days directly before and after a City holiday. Supervisor approval of use of floating holidays is required prior to utilizing the floating holiday leave. The use of floating holidays may not require additional overtime costs in order to accommodate the leave.
- e. The Floating Holidays must be used within the Fiscal Year in which they are accrued. If the Floating Holidays have not been taken by the end of the fiscal year in which they were accrued, they will be forfeited back to the City; in other words, Floating Holidays are built upon a "use it or lose it" basis.
- f. Authorization for use of the Floating Holidays will be subject to the approval of the employee's supervisor.

11. **SICK LEAVE**

- A. Full-time employees paid on a bi-weekly basis shall accrue paid sick leave bi-weekly, starting on the date of hire.
- B. An employee may accumulate an unlimited number of sick leave credit days.
- C. Use of sick leave is governed by the City's Personnel System Guidelines.

12. **VACATION**

- A. Employees who have completed their probationary period and are at regular employee status are eligible to use accrued vacation time. Vacation time is accrued bi-weekly from time of hire. Accrual schedule is shown below:

MONTHS OF SERVICE	DAYS OF VACATION PER YEAR	Bi-Weekly ACCRUAL	MAXIMUM ACCRUAL
0-24 months of service	12	3.70 hours	176 hours
25 to 48 months of service	14	4.31 hours	208 hours
49 to 108 months of service	16	4.93 hours	240 hours
109 to 168 months of service	19	5.85 hours	288 hours
169 to 239 months of service	20	6.16 hours	304 hours
240 months and above	21	6.47 hours	320 hours

The Department Head must approve use of vacation time. It is advisable that employees submit vacation requests as far in advance as possible. There will be times when vacation time requests cannot be granted due to scheduling conflicts.

- B. Use of vacation is governed by the City's Personnel System Guidelines.
- C. Vacation accrual shall be capped as provided in the City's Personnel System Guidelines. The parties agree that no employee shall be permitted to accrue additional vacation time once the cap is reached, unless said

employee can demonstrate that she/he made a reasonable attempt to use accrued vacation prior to reaching the applicable cap, and was unreasonably denied time off by the City, in which case the employee shall be granted an additional three (3) months to use said vacation, and shall continue to accrue vacation during said three months. If the employee has still been unable to gain approval for the use of vacation after the additional three months, the City shall pay the employee a cash amount equal to the value of all accrued vacation hours that exceed the cap, and shall continue to pay until the employee is able to use sufficient vacation hours to bring his or her balance under the cap.

13. **OVERTIME**

- A. Overtime pay shall not be granted or paid except where specifically provided herein without prior approval of the Department Head.
- B. The compensatory time (comp time) cap shall be ninety (90) hours. Any employee who has reached the maximum allowed compensatory time, shall be paid out any and all remaining hours above the ninety (90) hour cap at one and one half times their salary.
- C. General Service employees who, in a given standard work week, will receive overtime compensation for all hours worked (vacation and/or compensatory time) over 40 except when the claimed overtime and the paid leave time occur on the same day, and eight (8) hours or fewer were actually worked. All overtime hours worked must be approved by a supervisor.

14. **CALL BACK**

General Service Employees called back for emergency non-scheduled work after the conclusion of the regular duty periods shall receive a minimum of two hours call back paid at time and one-half (For purposes of determining whether or not callback time is paid at the overtime rate, vacation leave will count as time worked).

15. **STAND-BY PAY**

- A. Employees of the City assigned to make themselves available for unanticipated call back during hours outside their normal work schedule will be provided a pager and will be required to make themselves available to respond to work within a reasonable amount of time, if called.
- B. Any employee assigned stand-by duty and who does not respond if called in a reasonable amount of time or is not fit for duty if called will be subject to disciplinary action.

The City agrees to compensate employees assigned to stand-by at the rate of \$22.00 per day for each day they are on stand-by. If an employee is assigned to less than 8 hours stand-by for any given day, the rate shall be \$11.00.

- C. The City will determine which employee(s) will be assigned to stand-by duty.
- D. The City agrees to provide a take home vehicle to be rotated to the employee assigned to weekend on-call duty in accordance with the City's Vehicle Use Policy.

16. **EDUCATION INCENTIVE**

- A. General Service Employees who attend courses, which will assist them in performing their City functions or which will prepare them for higher City positions in the same or closely related field shall be eligible for reimbursement of 100% of the tuition and their registration costs of such education as well as for the actual cost of books and other materials required for the course.

1. Approval of tuition and other reimbursements must be made by the City Manager prior to the employee registering for the course. Actual reimbursement shall be upon successful completion of the approved course.
2. Educational programs where a degree may be sought and which have prior approval of the City Manager are subject to the following:
 - a. The maximum City reimbursement shall not exceed \$750 annually for lower division course work. A course taken by an employee with less than 60 semester units or the equivalent will be considered lower division regardless of the institution at which the course is taken.
 - b. The maximum City reimbursement shall not exceed \$1500 annually for upper division course work. A course taken by an employee with more than 60 semester units or the equivalent will be considered upper division only if taken from a four-year institution.
 - c. Employees who begin a year in lower division status and attain upper division status during the year shall be reimbursed a total annual amount not to exceed the upper division maximum of \$1500.
- B. Employees shall receive a 2.5% incentive (calculated on their base pay) per month for possessing an AA/AS Degree and a 5% incentive (calculated on their base pay) per month for possessing a BA/BS Degree in a field related to the employee's current classification.
- C. The Associate's Degree Incentive and the Bachelor's Degree Incentive are not cumulative for employees that possess both. A maximum 5% educational incentive can be added to base pay for the term of this MOU. Degree Incentives will be paid in addition to any Certificate Pay, which is capped at 10% base pay.

17. **UNIFORM ALLOWANCE**

- A. The City agrees to pay \$200, per fiscal year, boot/shoe allowance, payable by voucher or reimbursement upon presentation of a valid receipt for the following classifications:

Equipment Mechanic I/II
Building Inspector
Coordinators
Maintenance Worker I & II
Senior Water/Wastewater Utility Operator
Utility Operator I & II
- B. The City agrees to provide uniforms and the maintenance of such uniforms, up to a maximum of \$700 per year, for all of the positions listed in 178 above, except for the position of Building Inspector. The value of such uniforms is reportable to CalPERS for classic members only.

18. **WORK SCHEDULES**

- A. Schedule changes will only be instituted due to operational changes, such as seasonal workload/safety concerns, etc. Temporary operational issues may require nonstandard shifts of limited frequency.
- B. Except in case of an emergency, the City will provide a minimum of 14 days written notice to GASE, and all affected employees, of any proposed change in work schedules, including shift changes. The parties agree to meet and confer prior to altering schedules or shifts.

- C. New standard schedules will be in effect for a minimum of four months.
- D. If rotational, all affected employees will be part of the rotation. If shifts vary within the division, choice of shift will be given by seniority (based on time in division), subject to minimum operational requirements.
- E. Standard schedule will be limited to the following options:

8 Hour Day Schedule

Days	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Hours – Option 1	8	8	8	8	8		
Hours – Option 2		8	8	8	8	8	
Hours – Option 3			8	8	8	8	8
Hours – Option 4	8	8	8	8			8

4 – 10 Hour Day Schedule

Days	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Hours – Option 1	10	10	10	10			
Hours – Option 2		10	10	10	10		
Hours – Option 3			10	10	10	10	
Hours – Option 4				10	10	10	10

9 & 4 Hour Day Schedule

Days	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Hours – Option 1	9	9	9	9	4		
Hours – Option 2	4	9	9	9	9		
Hours – Option 3		9	9	9	9	4	
Hours – Option 4		4	9	9	9	9	
Hours – Option 5			9	9	9	9	4
Hours – Option 6			4	9	9	9	9
Hours – Option 7	9	9	9	9			4

8 – 4 Hour Day Schedule

Days	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
Hours – Option 1	8	8	8	8	4	4	
Hours – Option 2	4	4	8	8	8	8	
Hours – Option 3		8	8	8	8	4	4
Hours – Option 4		4	4	8	8	8	8

19. ADDITIONAL BENEFITS

- A. No registration fees for employee dependent children for any City operated sport during the duration of this MOU.
- B. City employees may rent city facilities, including the Civic Auditorium, Veteran’s Hall, park gazebo, etc., for a cumulative total of six (6) rental hours, free of charge, for the duration of this MOU. Availability is not guaranteed and is on a first come/first serve bases.

20. GRIEVANCE PROCEDURES

The grievance procedures are stated in Rule 1 I of the City's Personnel System Guidelines.

21. **DISCIPLINARY ACTION: DEFINITION**

The disciplinary procedures are stated in Rule 10 of the City's Personnel System Guidelines.

22. **FUTURE BARGAINING**

It is understood and agreed by the parties that all future bargaining shall be undertaken with due consideration to total compensation of employees.

23. **ACCUMULATION/VESTING**

The City and the Union agree that nothing contained in this MOU shall be interpreted as to imply or permit the accumulation or vesting of any written or unwritten employee rights beyond the termination date of this MOU.

24. **MAINTENANCE OF OPERATION – CONCERTED ACTIVITY**

It is agreed that the continued and uninterrupted provision of service to the public is of paramount importance. Therefore, the Union agrees that as of 12:01 of the first calendar day immediately following the legal ratification of this MOU by the City Council, through June 30, 2017 and inclusive of meeting and conferring on a successor agreement to this MOU, neither the Union, nor any combination thereof, shall cause, authorize, engage in, encourage, or sanction a work stoppage, slow down or picketing against the City, or the concerted failure to report for duty, or abstinence from the full and faithful performance of the duties of employment, including compliance with the request of another labor organization or bargaining unit to engage in such activity.

If the City determines to its satisfaction that an employee is, or has engaged in any activity prohibited by Paragraph I of this Article, the City may withhold that employee's wages and other City-paid benefits and/or take whatever other action it deems appropriate.

The Union recognizes the duty and obligations of its representatives and members to comply with the provisions of this MOU and to make every effort toward inducing all employees to fully and faithfully perform their duties. In the event of any activity prohibited by Paragraph I of this Article, the Union agrees to exercise its full resources and abilities to assure compliance with this MOU.

25. **CONCLUSIVENESS**

It is understood and agreed that all documents, including but not limited to Ordinances, Resolutions, Policies and Procedures, Employee Rules and Guidelines, which relate to employee wages, hours and other terms and conditions of employment which are presently in effect, become part of this MOU by reference.

It is further agreed that for the term of this MOU, neither party may be compelled to meet and confer with the other concerning any matter, specifically the subject of any clause of this Agreement; except that the City may change a written practice or policy incorporated into this MOU by reference or an unwritten practice by giving written notice to the Union of its desire to do so. If the Union responds within ten (10) calendar days of the date of mailing or service of written notice that it wishes to meet and confer on the matter, the City and the Union shall do so forthwith.

26. **MANAGEMENT RIGHTS**

A. The Union recognizes that the rights of the City derive from the Constitution of the State of California and the Government Code.

- B. The Union recognizes and agrees that the exercise of the express and implied powers, rights, duties and responsibilities by the City, such as, the adoption of Policies, Rules, Regulations and Practices, and the use of judgment and discretion in connection therewith shall be limited only by the specific and express terms of this MOU.
- C. The Union recognizes that the City has and will continue to retain, whether exercised or not, the unilateral and exclusive right to operate, administer and manage its municipal services and work force performing these services limited only by the specific and express terms of this MOU.
- D. The exclusive rights of the City shall include but not be limited to, the right to:
 - 1. Determine the organization of City Government and the mission of its constituent agencies;
 - 2. Determine the nature, quantity and quality of services to be offered to the public and to determine the means of operations, the materials and personnel to be used, and the right to introduce new or improved methods or facilities and to change or alter personnel, methods, means, materials and facilities;
 - 3. Exercise control and discretion over its organization and operation through its managerial employees;
 - 4. Establish and effect Rules and Guidelines consistent with the applicable law and the specific and express provisions of this MOU;
 - 5. Establish and implement standards of selecting City Personnel and standards for continued employment with the City;
 - 6. Direct the work force by determining the work to be performed, the personnel who shall perform the work, assigning overtime and scheduling the work; to take disciplinary action;
 - 7. Relieve its employees from duty because of lack of work, funds or for other reasons;
 - 8. Determine whether goods or services shall be made, purchased or contracted for; and,
 - 9. Otherwise act in the interest of efficient service to the Community.
- E. The Union recognizes and agrees that the City retains its rights to take whatever action it deems appropriate during an emergency, including suspension of the terms of this MOU. The determination of whether an emergency is to be declared is solely within the discretion of the City and is expressly excluded from the provisions of any grievance procedure. When an emergency is declared, the City shall immediately notify the Union. The Union agrees it will abide by such emergency decision of the City during the time of the declared emergency. The City and the Union agree to meet and confer on related matters at the call of either party as soon thereafter as practicable.

27. **HOME BUYER'S PROGRAM**

Permanent Full-Time Employees are eligible to apply for and receive a loan in the amount of ten thousand dollars (\$10,000.00) to be used for the purchase of a home within the City limits. The home purchased must be the employee's primary residence. If any change in residence by the employee occurs or the employee sells the home, the loan, or the pro-rata portion of the loan owed at the time, must be repaid to the City within 30 days from the change in residence or at the close of escrow, whichever occurs first.

Employee agrees a lien will be placed on the property in the amount of the loan. For each year of employment with the City following the date of the loan, \$1,000.00 will be forgiven.

After 10 years of employment with the City, the loan will be forgiven in total. If employment ceases, either because of termination, resignation, layoff or for any other reason, prior to the completion of 10 years of service, the amount owed at the time of cessation of employment must be repaid immediately. In order to ensure the City receives the funds owed should employment cease, the employee and the association agree that the amounts owed will be deducted automatically from the employee's last paycheck as outlined in the promissory note a copy of which is attached as Appendix 2. After 10 years or any time after the amount has been repaid to the City, the employee may be eligible for a second loan in the same amount for a new home within City limits under the same restrictions and terms as outlined above.

Funds available for the Home-Buyer Program are subject to budget approval from City Council, and shall be disbursed on a "first-come, first-served" basis city-wide. All funds allocated in a fiscal year are eligible for disbursement, even if under the \$10,000 allocation. The intent is to ensure that all funds can be used in a fiscal year. The City agrees that individuals requesting loans will remain on the list for ninety (90) days. Upon 90 days, if the employee is not in escrow, their name will be removed and they will be required to reapply.

Upon satisfaction of the term, the City Manager will release the employee from responsibility of the loan, unless there is a conflict of interest between the City Manager and the employee pursuant to Government Code section 1090.

28. **SAVINGS CLAUSE**

If any or Section of this MOU or an Addendum thereto should be held invalid by operation of law or by a tribunal of competent jurisdiction, or if compliance or enforcement of any Article or Section should be restrained by such tribunal or the enactment of superseding rules, regulations, law or order by a governmental authority other than the City, such Article or Provision shall be immediately suspended and be of no force and effect, and the parties shall immediately begin the meet and confer process for the purpose of arriving at a mutually satisfactory replacement for such Article or Section. Invalidation of a part or portion of this MOU shall not invalidate any remaining portions and those remaining portions shall remain in full force and effect unless those remaining portions were contingent upon the operations of the invalidated Section.

29. **TERM AND REOPENING OF MEMORANDUM**

The term of this MOU shall be three (3) fiscal years from July 1, 2025, through June 30, 2028. This MOU shall apply to employees within job classifications covered by this MOU and in the City's active employment on the effective date of this Agreement and thereafter.

Ninety (90) days prior to the termination of this MOU, the Union or City shall notify the other party in writing if it wishes to modify the MOU. In the event that such notice is given, negotiations shall begin as soon as possible after the notice but not later than April 15, 2028. This Agreement shall remain in full force and be effective during the period of negotiations and until written notice of impasse or termination of this Agreement is provided to the other party.

RATIFICATION SIGNATURES

CITY OF LEMOORE

Marissa Trejo
City Manager

GENERAL ASSOCIATION OF SERVICE EMPLOYEES

Bruce German
Bargaining Unit Negotiator

Carolina Andrade
Bargaining Unit Negotiator

Aaron Oliver
Bargaining Unit Negotiator

Meghan Palmer
Bargaining Unit Negotiator

SALARY SCHEDULE								
Effective 7/1/2025								
TITLE			1	2	3	4	5	6
ACCOUNT CLERK I	35	YEARLY	38,627	40,558	42,586	44,716	46,951	49,299
ACCOUNT CLERK II	45	YEARLY	42,668	44,802	47,042	49,394	51,863	54,457
ACCOUNT CLERK III	55	YEARLY	47,132	49,489	51,963	54,561	57,290	60,154
ACCOUNT TECHNICIAN	64	YEARLY	51,548	54,125	56,831	59,673	62,657	65,790
ACCOUNTANT	79	YEARLY	59,845	62,838	65,980	69,279	72,743	76,380
ADMINISTRATIVE ASSISTANT I	43	YEARLY	41,827	43,919	46,115	48,421	50,842	53,384
ADMINISTRATIVE ASSISTANT II	46	YEARLY	43,095	45,250	47,512	49,888	52,382	55,001
ADMINISTRATIVE ASSISTANT II / FIRE PREVENTION INSPECTOR	67	YEARLY	53,110	55,765	58,554	61,481	64,555	67,783
ADMINISTRATIVE SERVICES TECHNICIAN	45	YEARLY	42,668	44,802	47,042	49,394	51,863	54,457
ASSISTANT CITY MANAGER	141	YEARLY	110,906	116,452	122,274	128,388	134,807	141,548
ASSISTANT CITY MANAGER / ADMINISTRATIVE SERVICES DIRECTOR	150	YEARLY	121,297	127,361	133,730	140,416	147,437	154,809
ASSISTANT PUBLIC WORKS DIRECTOR	126	YEARLY	95,529	100,306	105,321	110,587	116,116	121,922
BUILDING INSPECTOR	69	YEARLY	54,177	56,886	59,730	62,717	65,853	69,145
BUILDING OFFICIAL/SUPERINTENDENT	102	YEARLY	75,235	78,997	82,947	87,094	91,449	96,022
BUILDING PERMIT TECHNICIAN	44	YEARLY	42,246	44,358	46,576	48,905	51,350	53,917
CITY CLERK / EXECUTIVE ASSISTANT	95	YEARLY	70,173	73,682	77,366	81,235	85,296	89,561
CITY CLERK / HR MANAGER	122	YEARLY	91,802	96,392	101,211	106,272	111,585	117,165
CITY MANAGER	N/A	YEARLY	188,662	198,095	208,000	218,400	229,320	240,786
COMMUNITY DEVELOPMENT DIRECTOR	132	YEARLY	101,406	106,476	111,800	117,390	123,260	129,423
COMMUNITY SERVICES OFFICER	48	YEARLY	43,961	46,159	48,467	50,890	53,435	56,107
COMMUNITY SERVICES MANAGER	122	YEARLY	91,802	96,392	101,211	106,272	111,585	117,165
EMERGENCY DISPATCH SUPERVISOR	79	YEARLY	59,845	62,838	65,980	69,279	72,743	76,380
EMERGENCY DISPATCHER I	46	YEARLY	43,095	45,250	47,512	49,888	52,382	55,001
EMERGENCY DISPATCHER II	56	YEARLY	47,604	49,984	52,483	55,107	57,862	60,756
EQUIPMENT MECHANIC I	56	YEARLY	47,604	49,984	52,483	55,107	57,862	60,756
EQUIPMENT MECHANIC II	68	YEARLY	53,641	56,323	59,139	62,096	65,201	68,461
EVIDENCE TECHNICIAN	47	YEARLY	43,526	45,702	47,987	50,387	52,906	55,551
EXECUTIVE ASSISTANT	85	YEARLY	63,527	66,704	70,039	73,541	77,218	81,079
FINANCE DIRECTOR / CFO	140	YEARLY	109,808	115,299	121,064	127,117	133,473	140,146
FINANCE MANAGER	95	YEARLY	70,173	73,682	77,366	81,235	85,296	89,561

SALARY SCHEDULE								
Effective 7/1/2025								
TITLE			1	2	3	4	5	6
FIRE PREVENTION INSPECTOR	69	YEARLY	54,177	56,886	59,730	62,717	65,853	69,145
GROUNDSCOOPER	26	YEARLY	35,318	37,084	38,938	40,885	42,929	45,076
HUMAN RESOURCES / RISK MANAGEMENT MANAGER	122	YEARLY	91,802	96,392	101,211	106,272	111,585	117,165
INFORMATION TECHNOLOGY ANALYST	98	YEARLY	72,300	75,915	79,711	83,696	87,881	92,275
INFORMATION TECHNOLOGY MANAGER	122	YEARLY	91,802	96,392	101,211	106,272	111,585	117,165
JUNIOR ACCOUNTANT	69	YEARLY	54,177	56,886	59,730	62,717	65,853	69,145
LEAD GROUNDSCOOPER	31	YEARLY	37,120	38,976	40,925	42,971	45,119	47,375
MAINTENANCE COORDINATOR	70	YEARLY	54,719	57,455	60,328	63,344	66,511	69,837
MAINTENANCE WORKER I	31	YEARLY	37,120	38,976	40,925	42,971	45,119	47,375
MAINTENANCE WORKER II	41	YEARLY	41,003	43,053	45,206	47,466	49,840	52,332
MANAGEMENT ANALYST	93	YEARLY	68,791	72,230	75,842	79,634	83,616	87,796
METER READER	32	YEARLY	37,491	39,366	41,334	43,400	45,570	47,849
OFFICE ASSISTANT I	24	YEARLY	34,622	36,353	38,171	40,080	42,084	44,188
OFFICE ASSISTANT II	34	YEARLY	38,245	40,157	42,165	44,273	46,486	48,811
PARKS & RECREATION DIRECTOR	126	YEARLY	95,529	100,306	105,321	110,587	116,116	121,922
PAYROLL TECHNICIAN	67	YEARLY	53,110	55,765	58,554	61,481	64,555	67,783
PLANNING TECHNICIAN	44	YEARLY	42,246	44,358	46,576	48,905	51,350	53,917
POLICE CHIEF	151	YEARLY	122,510	128,635	135,067	141,820	148,911	156,357
POLICE CAPTAIN	137	YEARLY	106,579	111,908	117,503	123,378	129,547	136,025
POLICE CORPORAL	90	YEARLY	66,768	70,106	73,611	77,292	81,157	85,214
POLICE CORPORAL AA	95	YEARLY	70,173	73,682	77,366	81,235	85,296	89,561
POLICE CORPORAL BA	100	YEARLY	73,753	77,441	81,313	85,378	89,647	94,130
POLICE OFFICER	75	YEARLY	57,510	60,386	63,405	66,575	69,904	73,399
POLICE OFFICER AA	80	YEARLY	60,444	63,466	66,639	69,971	73,470	77,143
POLICE OFFICER BA	85	YEARLY	63,527	66,704	70,039	73,541	77,218	81,079
POLICE LIEUTENANT	127	YEARLY	96,484	101,309	106,374	111,693	117,277	123,141
POLICE RECORDS SUPERVISOR	66	YEARLY	52,584	55,213	57,974	60,872	63,916	67,112
POLICE RECORDS TECHNICIAN I	32	YEARLY	37,491	39,366	41,334	43,400	45,570	47,849
POLICE RECORDS TECHNICIAN II	39	YEARLY	40,195	42,205	44,315	46,531	48,858	51,301
POLICE SERGEANT	105	YEARLY	77,515	81,391	85,460	89,734	94,220	98,931
POLICE SERGEANT AA	110	YEARLY	81,469	85,543	89,820	94,311	99,026	103,978
POLICE SERGEANT BA	115	YEARLY	85,625	89,906	94,402	99,122	104,078	109,282
PUBLIC WORKS DIRECTOR	140	YEARLY	109,808	115,299	121,064	127,117	133,473	140,146
PUBLIC WORKS INSPECTOR I	59	YEARLY	49,046	51,498	54,073	56,777	59,616	62,597
PUBLIC WORKS INSPECTOR II	69	YEARLY	54,177	56,886	59,730	62,717	65,853	69,145

SALARY SCHEDULE								
Effective 7/1/2025								
TITLE			1	2	3	4	5	6
RECREATION COORDINATOR	56	YEARLY	47,604	49,984	52,483	55,107	57,862	60,756
RECREATION MANAGER	93	YEARLY	68,791	72,230	75,842	79,634	83,616	87,796
RECREATION SPECIALIST	43	YEARLY	41,827	43,919	46,115	48,421	50,842	53,384
SENIOR EMERGENCY DISPATCHER	66	YEARLY	52,584	55,213	57,974	60,872	63,916	67,112
SENIOR MAINTENANCE WORKER	54	YEARLY	46,666	48,999	51,449	54,021	56,722	59,558
SENIOR WASTEWATER UTILITY OPERATOR	87	YEARLY	64,804	68,044	71,446	75,019	78,770	82,708
SENIOR WATER UTILITY OPERATOR	92	YEARLY	68,110	71,515	75,091	78,845	82,788	86,927
SUPERINTENDENT	93	YEARLY	68,791	72,230	75,842	79,634	83,616	87,796
UTILITES MANAGER	114	YEARLY	84,777	89,016	93,467	98,140	103,047	108,200
WATER CHIEF PLANT OPERATOR	114	YEARLY	84,777	89,016	93,467	98,140	103,047	108,200
WATER CONSERVATION OFFICER	45	YEARLY	42,668	44,802	47,042	49,394	51,863	54,457
WATER DISTRIBUTION COORDINATOR	70	YEARLY	54,719	57,455	60,328	63,344	66,511	69,837
WASTEWATER CHIEF PLANT OPERATOR	109	YEARLY	80,663	84,696	88,931	93,377	98,046	102,948
WASTEWATER COLLECTIONS COORDINATOR	70	YEARLY	54,719	57,455	60,328	63,344	66,511	69,837
WASTEWATER UTILITY OPERATOR-IN-TRAINING (OIT)	50	YEARLY	44,845	47,087	49,441	51,913	54,509	57,234
WASTEWATER UTILITY OPERATOR I	55	YEARLY	47,132	49,489	51,963	54,561	57,290	60,154
WASTEWATER UTILITY OPERATOR II	65	YEARLY	52,063	54,666	57,400	60,270	63,283	66,447
WASTEWATER UTILITY WORKER I	37	YEARLY	39,403	41,374	43,442	45,614	47,895	50,290
WASTEWATER UTILITY WORKER II	47	YEARLY	43,526	45,702	47,987	50,387	52,906	55,551
WATER UTILITY OPERATOR I	68	YEARLY	53,641	56,323	59,139	62,096	65,201	68,461
WATER UTILITY OPERATOR II	78	YEARLY	59,253	62,216	65,326	68,593	72,022	75,623
WATER UTILITY WORKER I	47	YEARLY	43,526	45,702	47,987	50,387	52,906	55,551
WATER UTILITY WORKER II	57	YEARLY	48,080	50,484	53,008	55,658	58,441	61,363

PART-TIME HOURLY RATES and TEMPORARY PAY		
CROSSING GUARDS	CALIFORNIA MANDATED MINIMUM WAGE	
DAY CAMP MANAGER	CALIFORNIA MANDATED MINIMUM WAGE PLUS FIFTY CENTS	
INTERIM CITY MANAGER	\$164,174.85/ ANNUALLY	
PROGRAM INSTRUCTOR	\$21.00	(HOURLY)
RECREATION LEADER	CALIFORNIA MANDATED MINIMUM WAGE	
REFEREE/SPORTS OFFICIAL FOR ADULT SPORTS	\$35.00	(HOURLY)
REFEREE/SPORTS OFFICIAL FOR YOUTH SPORTS	\$26.50	(HOURLY)
RESERVE OFFICER	\$27.65 (HOURLY RATE OF POLICE OFFICER STEP 1)	
RESERVE EMERGENCY DISPATCHER	\$20.72 (HOURLY RATE OF EMERGENCY DISPATCHER I STEP 1)	
SCOREKEEPER	CALIFORNIA MANDATED MINIMUM WAGE	



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

Item No: 4-8

To: Lemoore City Council
From: Marissa Trejo, City Manager
Date: July 7, 2025 **Meeting Date:** July 15, 2025
Subject: Memorandum of Understanding Between the City of Lemoore and the Police Professional Services Bargaining Unit – July 1, 2025 through June 30, 2027

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input type="checkbox"/> Fiscally Sound Government	<input checked="" type="checkbox"/> Operational Excellence
<input type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Approve the Memorandum of Understanding between the City of Lemoore and the Police Professional Services Bargaining Unit.

Subject/Discussion:

The City of Lemoore has reached a new two-year Memorandum of Understanding (MOU) with the Police Professional Services Bargaining Unit, effective July 1, 2025, through June 30, 2027. Key provisions of the agreement include:

- 1. Health Insurance Contributions
 - Employee Only: City will fully cover the cost of the most expensive medical plan, including vision and dental (\$1,150/month).
 - Employee +1 Dependent: \$1,800/month.
 - Employee + Family: \$2,100/month.
- 2. Tuition Reimbursement
 - Can be used for specialized training with approval from the Chief of Police.
- 3. Sick Leave
 - May be used for self or qualifying family members.
- 4. Salary Adjustments

- Dispatch Positions: +1%
- Records Tech I: +3%
- Records Tech II: 0%
- Community Services Officer (CSO): +5%
- Evidence Technician: +5%
- Additional: 1% 457 Retirement Match

Effective July 1, 2026 Adjustments

- Dispatch Positions: +2%
- Records Tech I: +3%
- Records Tech II: +1%
- CSO: 0%
- Evidence Technician: +1%
- Additional:
 - 1% increase to 457 match
 - Bilingual pay increased from 2.5% to 3.5%
 - New 2.5% incentive for non-dispatchers with dispatch certification working dispatch shifts

Financial Consideration(s):

None noted.

Alternatives or Pros/Cons:

Pros:

- Pay increases and added incentives (e.g., 457 match, bilingual pay) may improve employee retention.

Cons:

- None noted.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends approval of the Memorandum of Understanding between the City of Lemoore and the Police Professional Services Bargaining Unit.

Attachments:

- ☐ Resolution:
 - ☐ Ordinance:
 - ☐ Map
 - ☒ Contract
 - ☒ Other
- List: Salary Schedule

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☐ Finance

Date:

07/08/2025
07/08/2025
07/08/2025

Memorandum of Understanding

Between and for

City of Lemoore

And

Lemoore Police Department Professional Services Bargaining
Unit (LPPSBU)

July 1, 2025 – June 30, 2027

MOU BETWEEN CITY OF LEMOORE AND LPPSB

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ARTICLE 1 INTRODUCTION

Section 1 - Purpose:

This Memorandum of Understanding, hereinafter referred to as "MOU", entered into by the City of Lemoore, hereinafter referred to as "City", and the Lemoore Police Department Professional Services Bargaining Unit, hereinafter referred to as "Union", has as its purpose the creation of a full and entire understanding of the parties regarding the matters set forth herein, reached as a result of good faith negotiations regarding wages, hours, and other terms and conditions of employment for the employees covered hereby. Pursuant to Government Code section 3505.1, this MOU is jointly submitted to the City Council and recommended for approval.

Section 2 - Full Understanding, Modifications, Waiver:

- A. This Memorandum of Understanding sets forth the full and entire understanding of the parties regarding the matters set forth herein, and any other prior or existing understanding or MOU by the parties, whether formal or informal, regarding any such matters are hereby superseded or terminated in their entirety.
- B. Except as specifically provided herein, it is agreed and understood that each party hereto voluntarily and unqualifiedly waives its right and agrees that the other shall not be required to negotiate with respect to any subject or matter covered herein during the term of this MOU.
- C. No agreement, alteration, understanding, variation, waiver, or modification of any of the terms or provisions contained herein shall in any manner be binding upon the parties hereto unless made and executed in writing by all parties hereto and, if required, approved by the City Council.
- D. The waiver or breach of any term or condition of this MOU by either party shall not constitute a precedent in future enforcement of all its terms and provisions.
- E. Existing practices and/or benefits within the scope of representation per the Meyers-Milias-Brown Act (Government Code §3500, et seq.), which are not referenced in this Memorandum of Understanding, shall continue without change unless modified or abolished pursuant to the meet and confer process.

ARTICLE 2 NON-DISCRIMINATION

The City and the Union agree that each shall not discriminate in any aspect of employment or membership based on political affiliation, race, religious creed, color, national origin, ancestry, gender, marital status, sexual orientation, age, medical condition, physical disability, or any other protected class under applicable law.

ARTICLE 3 RECOGNITION

Section 1 - Definition of Bargaining Unit:

The City of Lemoore formally recognizes the Lemoore Police Department Professional Services Bargaining Unit as the exclusive recognized Public Safety employee organization consisting of all Lemoore Police Professional Services employees.

Section 2 - New and/or Changed Classifications:

If new classifications are established by the City and added to the bargaining unit or if the duties of existing classifications are substantially changed, a proposed wage scale shall be assigned thereto, and the City shall forward the new or changed class and proposed wage to the Union for review. The contract will then be subject to reopening for the sole purpose of negotiating a wage for the class, and only if so requested by the Union.

ARTICLE 4 UNION SECURITY

Section 1 – Dues and Other Deductions:

It is agreed that Union dues and other deductions, as may be properly requested, and lawfully permitted, shall be deducted in accordance with the provisions of applicable State law on a bi-weekly (26 times per year) basis by City from the salary of each employee within the unit who files with the City a written authorization requesting the deductions be made. Remittance of the aggregate amount of all Union deductions made from salaries of employees within the unit shall normally be made to the Union by City within seven (7) business days of the last payday of the month. It is agreed that the City assumes no liability for any actions taken pursuant to this section, and in accordance with Government Code section 1157.12, the Union agrees to indemnify and hold harmless the City from all claims, demands, suits or other forms of liability that may arise against City for or on account of any deduction made from the wages of such employees pursuant to this MOU.

Section 2 – Uninterrupted Provision of Service:

It is agreed that the continued and uninterrupted provision of service to the public is of paramount importance. Therefore, City agrees that it will not lock out employees, and Union agrees that neither the Union, nor any person acting on its behalf, nor any employee in a classification represented by the Union, nor any combination thereof, shall cause, authorize, engage in, encourage, or sanction a work stoppage or slow down against the City, or the concerted failure to report for duty, or abstinence from the full and faithful performance of the duties of employment, including compliance with the request of another Bargaining Unit to engage in such activity.

If the City determines to its satisfaction that an employee is, or has, engaged in any activity prohibited by Paragraph 1 of Section 2 of this Article, the City may withhold that employee's wages and other City-paid benefits and/or take whatever other action it deems appropriate.

If employees covered by this MOU or the City determines to its satisfaction that the Union is, or has, engaged in any activity prohibited by Paragraph 1 of Section 2 of this Article, the

City may take legally available remedial action.

The Union recognizes the duty and obligation of its representatives and members to comply with the provisions of this MOU and to make every reasonable effort toward inducing all employees to fully and faithfully perform their duties, recognizing with City that all matters of controversy within the scope of the MOU shall be settled by the grievance procedure contained in City's Personnel Guidelines or other legally available remedies.

Nothing in this Article prejudices the position of either party regarding the legality of strikes in the State of California.

ARTICLE 5 RIGHTS OF PARTIES

Section 1 - Employee Rights:

- A. Employees shall have the right to refuse to join or participate in any employee organization, and shall have the right to represent themselves in their employment relations with the City. Pursuant to the U.S. Supreme Court's decision in *Janus v. AFSCME* (2018) 138 S.Ct. 2448, employees who exercise such right of refusal or self-representation shall not have any union dues or union-related fees deducted from their salary.
- B. No person, in the City or Union, shall directly or indirectly interfere with, restrain, coerce, or discriminate against any employee or group of employees in the free exercise of their right to organize and designate representatives of their own choosing for the purpose of collective bargaining in accordance with the Meyers-Milias-Brown Act, or in the free exercise of any other right under this MOU.
- C. The provisions of this MOU shall be applied equally to all employees without discrimination as to political affiliation, race, religious creed, color, national origin, ancestry, sex, marital status, sexual orientation, age, medical condition or physical disability, any other protected class under applicable law.
- D. Any reference in this document to gender is to be construed as applying to employees, all employees regardless of gender.
- E. No person shall directly or indirectly interfere with, restrain, coerce, or discriminate against any employee in the free and lawful exercise of their right of free speech except when acting as an agent or employee of the City, where the employee's actions or speech, when acting in their official capacity, is reasonably likely to result in disruption to the efficient operation of the City's government functions, or as otherwise authorized by applicable law.

Section 2 - Management Rights:

The Union recognizes that the Rights of the City derive from the Constitution of the State of California and the government Code and not from this MOU.

The Union recognizes and agrees that the exercise of the express and implied powers, rights, duties and responsibilities by the City, such as the adoption of Policies, Rules, Regulations and Practices and the use of judgment and discretion in connection therewith

shall be limited only by the specific and express terms of this MOU and the City's obligations under California Government Code sections 3500 et seq. (Meyers vs Miliias Brown Act).

The Union recognizes that the City has and will continue to retain, whether exercised or not, the unilateral and exclusive right to operate, administer and manage its Municipal Services and work force performing these services limited only by the specific and express terms of this MOU. The exclusive rights of the City shall include but not be limited to, the right to determine the reorganization of City government and the mission of its constituent agencies; to determine the nature, quantity and quality of services to be offered to the public and to determine the means of operations, the materials and personnel to be used, and the right to introduce new or improved methods or facilities and to change or alter personnel, methods, means, materials and facilities; to exercise control and discretion over its organization and operation through its managerial employees; to establish and effect Rules and Regulations consistent with the applicable law and the specific and express provisions of this MOU; to establish and implement standards of selecting City personnel and standards for continued employment with the City; to direct the work force by determining the work to be performed, the personnel who shall perform the work; to take disciplinary action; to relieve its employees from duty because of lack of work, funds or for other reasons; to determine whether goods or services shall be made, purchased or contracted for; and to otherwise act in the interest of efficient service to the community. The Union recognizes and agrees that the City retains its rights to take whatever actions it deems appropriate during an emergency, including suspension of specific appropriate terms of this MOU. The determination of whether an emergency is to be declared is solely within the discretion of the City. When an emergency is declared, the City shall immediately notify the Union. The Union agrees it will abide by such emergency decisions of the City during the time of the declared emergency. The City and the Union agree to meet and confer on related matters at the call of either party, as soon thereafter as practicable.

Where required by law, the City agrees, prior to implementation, to meet and confer with the Union over the impact of the exercise of a right of management upon the wages, hours and terms and conditions of employment on Bargaining Unit members unless the impact of the exercise of a right of management upon Unit members is provided for in this Memorandum of Understanding, City Rules and Regulations, or Departmental Rules and Regulations in place at the time this MOU becomes effective.

ARTICLE 6

UNION BUSINESS

Section 1 - Granting of Leave:

Members of the bargaining unit selected to serve as authorized representatives of the Union shall be certified in writing to the City. Each representative will be expected to perform his duties as a representative of the Union on his own time. However, it is recognized that from time to time it will be necessary for Union activities to be conducted during working hours; for example, investigation and processing of complaints, disputes, and grievances, and attendance at union meetings (not to exceed a reasonable amount of time). It is further recognized that there are reasonable limited deviations from this policy, such as posting of Union notices and distribution of Union literature, which do not require substantial periods of time. Where such activities are necessarily or reasonably to be performed during working hours, they may be done without loss of pay to the representative involved, provided the representative notifies his on-duty supervisor, whenever possible, prior to taking time from duty to

engage in Union business that exceeds one hour. All Union activity will be reported on an appropriate time reporting form provided by Management.

Section 2 - Negotiating Team:

Not more than two (2) members of the bargaining unit's negotiating team shall be allowed to attend and travel to and from collective bargaining negotiations for a successor to this Agreement in on-duty status. If a negotiations session is scheduled on the regular workday of a member, the member shall be entitled to his/her regular compensation payments regardless of the duration of the negotiations session or travel. However, compensation will not be paid for hours exceeding the members' normal work schedule.

Section 3 - Management / Labor Meetings:

The Police Chief, or designee, shall meet monthly, if necessary, with representatives of the Union. The purpose of said meetings is to informally discuss matters of concern and/or interest to either party. On-duty time shall be provided for two (2) Union representatives, and may be increased if both parties mutually agree.

Section 4 - Attendance at Hearings:

Leave of absence with pay may be granted to officers of the Union, not to exceed two (2) officers, to attend grievance and arbitration hearings. Such leave will require prior approval of the City.

Section 5 – Donation of Vacation to Union Leave Bank:

The City agrees to the creation of a Time Bank established with voluntarily donated accrued paid leave (excluding sick time) for the use of Union officers for attendance at conference and/or training that will enhance the performance of their representational duties. The Union will amend its bylaws to establish an approval system to protect against abuse of this provision.

ARTICLE 7 ACCESS TO CITY FACILITIES AND INFORMATION

Section 1 - Access by Non-Employee Union Representatives:

Authorized non-employee Union representatives will be given access to non-secure work locations during working hours to investigate and process grievances or post bulletins on the bulletin board(s) without unreasonable interference with employee work. The Union shall give the department head and the City Manager a written list of such authorized Union Representatives. Only those people whose names appear on the current list shall be granted access under this provision.

Section 2 - Access to Recruits:

The Union Representative will be given a reasonable amount of on-duty time to meet with the new bargaining unit member with an end toward education of each employee of the rights and benefits under the collective bargaining agreement, as well as other Union benefits.

Section 3 - Access to City Information:

The City shall make available to the Union, upon its reasonable request, any existing information, statistics and records relevant to negotiations or necessary for proper enforcement of the terms of this agreement.

Section 4 - Access to City Communications System:

The City's interdepartmental messenger service may be used for communication between employees

who are represented by the Union and between the paid staff of the Union's officers or officials.

Section 5 - Notice of City Council Meetings:

The City will make available to the Union a copy of each of the City Council's regular public meeting agenda in advance of the regular Council meeting.

Section 6 - Ballot Boxes:

The Union shall be permitted, with the prior notification to the Chief of Police, to place ballot boxes at Police Headquarters for the purpose of collecting members' ballots on all Union issues subjected to ballot, except ballots regarding job actions. Such boxes shall be the Property of the Union and neither the ballot boxes nor the ballots shall be subjected to the City's review.

**ARTICLE 8
DISCIPLINE AND DISCHARGE**

Disciplinary procedures are outlined in the City of Lemoore Personnel Guidelines.

**ARTICLE 9
SENIORITY**

Section 1 - Overall Seniority:

"Seniority" for the purposes of vacation accrual shall be computed on the basis of total uninterrupted length of continuous service with the City. Such seniority shall hereinafter be defined as "Department Seniority."

Section 2 - Department Seniority:

Department Seniority is defined as an employee's most recent period of unbroken, continuous service with the Police Department. Employees shall not attain department seniority until completion of the required probationary period, at which time department seniority shall relate back to the commencement of the most recent period of continuous employment with the Police Department.

Section 3 - Classification Seniority:

Classification seniority is defined as the period of most recent continuous service in the employee's classification. Employees shall not attain classification seniority until completion of the probationary period in the classification, at which time seniority classification shall relate back to the most recent date of appointment to such classification.

Section 4 - Ties in Seniority:

Whenever two (2) or more employees have the same hire date, the order of seniority shall be determined by lottery selection. The names of all employees having the same hire date will be drawn at random, one (1) name at a time until all names are drawn. The order of selection shall determine the order of seniority, with the employee whose name is drawn first having the greater seniority. Lottery selection will be made by the Chief or his representative in the presence of a Union representative.

Section 5 - Forfeiture of Seniority:

An employee shall forfeit seniority rights only for the following reasons:

- A. The employee resigned and has not been reinstated within two (2) years of the date of resignation.
- B. The employee is dismissed and is not reinstated;
- C. The employee is absent without leave for a period of five (5) scheduled working days or more. Exceptions to this may be made by the City on the grounds of good cause for failure to report;
- D. The employee retires on a regular service retirement.
- E. If, following a layoff, the employee fails or refuses to notify the department of his intention to return to work within fourteen (14) calendar days from the date written notice of such recall is sent, by certified mail, to his last known address on record with the department or having notified the department of his intent to return to work, fails to report for duty on or before said fourteenth calendar day or effective day of the notice to return to work, whichever is later. Exceptions to this may be made by the City on the grounds of good cause for failure to notify or report. The employee will be advised during layoff processing of the necessity of a current address on record with the department.

Section 6 - Seniority Credits:

- A. In computing seniority, credit shall be given for all classified service in the Police Department, except that a resignation or discharge shall be considered a break in service and seniority credit shall not be given for any service rendered prior to that break.
- B. Seniority credits for periods of absence from one class in order to temporarily fill in another position shall be credited in the former position.
- C. Seniority credit shall be allowed upon return from absence from a position in the classified service as a result of disability retirement, not to exceed three years. This seniority credit shall be used only in the computation of shift selection, days off, annual leave selection, layoffs and seniority points on promotion.
- D. In the event an employee is separated from the department as a result of disciplinary action and subsequently reinstated to his position, as a result of arbitration, commission or court decisions, his seniority shall be maintained from the original date of hire unless the arbitrator, commission or court orders otherwise.

ARTICLE 10 COMPENSATION

Section 1 – Salary and Educational Incentives

Employees represented by the Lemoore Police Professional Services Bargaining Unit shall be paid in accordance with the City Council approved Salary Schedule, which includes salary adjustments as follows:

Effective July 1, 2025:

1% for Emergency Dispatcher I/II
 1% for Senior Dispatcher
 3% for Police Records Technician I
 5% for Community Services Officer
 5% for Evidence Technician

Effective July 1, 2026:

2% for Emergency Dispatcher I/II
2% for Senior Dispatcher
3% for Police Records Technician I
1% for Police Records Technician II
1% for Evidence Technician

Section 2 – Bonuses and Incentives:

A. Spanish Proficiency Pay: The City will continue providing Spanish Proficiency pay, which will be calculated and paid at 2.5% of base pay. Effective July 1, 2026, Spanish Proficiency pay will increase from 2.5% to 3.5%. Spanish Language Proficiency will be tested and/or verified in a manner to be determined by the City, and begin on the pay period following verification. Any cost associated with the testing will be borne by the employee.

B. Educational Incentive Pay:

- a. 2.5% for A.A. or A.S degree
- b. 5.0% for BA or BS degree

C. Tuition Reimbursement: Effective through the term of this MOU, the City agrees, that for employees covered under this MOU, the amount of funding under the tuition reimbursement program will be \$1,500 per year for lower-division coursework and \$3,000 per year for upper-division coursework. Tuition reimbursement may be applied to specialized training authorized by the Chief of Police.

D. Call-Back: Employees called back for emergency non-scheduled work after the conclusion of the regular duty periods shall receive a minimum of two (2) hours call back paid at time and one-half (for purposes of determining whether or not callback time is paid at the overtime rate, vacation leave will count as time worked).

E. Stand-by Pay:

1. Employees of the City assigned to make themselves available for unanticipated call back during hours outside their normal work schedule will be provided a cell phone, or other communication device, and will be required to make themselves available to respond to work within a reasonable amount of time, if called.
2. Any employee assigned stand-by duty and who does not respond if called in a reasonable amount of time or is not fit for duty if called will be subject to disciplinary action.

The City agrees to compensate employees assigned to stand-by at the rate of \$22.00 per day for each day they are on stand-by. If an employee is assigned to less than 8 hours stand-by for any given day, the rate shall be \$11.00.

3. The City will determine which employee(s) will be assigned to stand-by duty.
 - a. However; with supervisor approval, that employee may trade their stand-by duty to an approved employee.
4. The City agrees to provide a take home vehicle to be rotated to the employee assigned to weekend on-call duty in accordance with the City's Vehicle Use Policy.

F. Longevity Bonus:

A Longevity Bonus will be provided per the following schedule:

- \$5,000 upon completion of the 5th year of consecutive service;
- \$5,000 upon completion of the 10th year of consecutive service;
- \$5,000 upon completion of the 15th year of consecutive service;
- \$5,000 upon completion of the 20th year of consecutive service;
- \$5,000 upon completion of the 25th year of consecutive service.

G. Dispatch Incentive Pay for Non-Dispatchers:

Employees in non-dispatch classifications who obtain dispatch certification shall receive incentive pay of 2.5% while working a dispatch shift.

**ARTICLE 11
CLOTHING**

Section 1 - Uniform Allowance:

- A. The City shall pay an annual uniform allowance of \$850 to be paid once in November . This is provided to the following employees of this MOU who are required to wear uniforms:

Community Services Officer

Emergency Dispatcher I/II

Senior Dispatcher

Evidence Technician

Police Records Technician I/II

**ARTICLE 12
HEALTH INSURANCE AND CAFETERIA PLAN**

Section 1 – Premium Shares:

The City's contribution to the employees' health benefits covered by the City's cafeteria plan will equal up to \$1,150.00 per month for employee only coverage, \$1,800.00 per month for employee plus one dependent coverage or \$2,100.00 per month for employee plus two or more dependent coverage.. Any health benefit coverage the employee chooses from the health insurance plan which the City's contribution does not cover will be the employee's responsibility. The employee may use his or her Flexible Spending benefits, if she or he has elected such benefits, to pay for any premium cost above the City's contribution. If the employee

elects health coverage that costs less than the City's maximum contribution, the City will not pay the difference between the employee's premium costs and the City's maximum contribution. Health insurance costs will be deducted bi-weekly from the employee's gross paycheck.

Section 2 – Health and Benefits Committee:

- A. The City and the Union agree to continue using the Health and Benefits Committee for the review of benefits plans and to formulate recommendations regarding changes in those programs.
- B. The City agrees that the Union may designate one committee member to represent the interests of the Union.
- C. The Union representative will be responsible for notifying the City and the Health Benefits Committee, in the event the Union does not agree with a committee recommendation.
- D. Unless the Union representative notifies the City of a disagreement, per Section C above, the parties agree that the Committee process will fulfill all meet and confer obligations.

Section 3 – Health Insurance Opt Out benefits:

The City will no longer provide health opt out benefits to new employees or to those who do not currently receive health opt out benefits. "Currently" will be defined as those employees receiving health opt out benefits as of October 15, 2017. Employees who currently receive health opt out benefits, can continue to receive it until they are no longer employed by the City or if they choose to receive health insurance. Health opt out benefit payments shall remain at the same rate of \$359.52 per month, regardless of increase in health insurance benefits or contributions by the City for health insurance.

**ARTICLE 13
STATE DISABILITY INSURANCE (SDI)**

The City agrees to continue to pay the State Disability Insurance on behalf of the employee.

**ARTICLE 14
CATASTROPHIC LEAVE**

- a. Catastrophic leave benefits have been established for City employees who have exhausted all accumulated vacation, sick leave and compensatory time off. The purpose of this benefit is to provide a portion or all of the employee's pay during the time the employee would otherwise be on medical leave of absence without pay pursuant to the City's Personnel Rules. Catastrophic leave benefits are contingent on the receipt of donated time in the manner described below.
- b. Catastrophic leave shall conform to the guidelines for leave of absence without pay set forth in the City's Personnel Rules except that, during the portion of the leave of absence that is also catastrophic leave, the employee will be paid. Although employees on catastrophic leave will receive catastrophic pay, for all other purposes, except as

indicated below, such employees will be considered on leave of absence without pay pursuant to the City's Personnel Rules and they shall not accrue any leave rights while on catastrophic leave.

- c. In no event, may an employee take more than six (6) months of catastrophic leave during any twelve (12) month period. To calculate the remaining leave entitlement, the balance shall be any balance of the six (6) months that has not been used during the immediately preceding 12 months.
- d. Catastrophic leave and leaves of absence without pay shall run concurrently.
- e. An employee is eligible for catastrophic leave when the employee faces injury, prolonged illness (based on documented medical evidence), or death of the employee or a family member which will result in the employee being absent from work. Family members include the employee's spouse, parent, child, foster child, or other family member approved by the City Manager.
- f. Catastrophic leave requests are not accepted, or considered, for pregnancy related leave. Any event during pregnancy or birth that has resulted in a significant medical condition or illness may be considered.
- g. Any City employee may donate vacation and/or compensatory time to any covered employee who meets the conditions described above. Employee may not donate sick leave, holiday, floating holiday, or any other leaves.
- h. Employees (or their designees) requesting establishment of a catastrophic leave bank must submit a written request to Human Resources. The request must provide sufficient information to enable the City Manager, or designee, to determine whether the reason for the leave qualifies as catastrophic. This information will be maintained confidentially to the extent required by law. Catastrophic leave requests for injury/illness must include supporting medical verification from a licensed physician. Leave requests must include the estimated date of return to work.
- i. Catastrophic leave may be considered for an employee who has not exhausted all of his or her personal sick leave due to the Family Sick Leave policy. In the event that the City Manager authorizes catastrophic leave based on the information provided by the employee, the employee will be allowed to use remaining sick leave balances during the approved catastrophic leave period. No request for leave hour donations will be requested from other employees, until such time that leave balances of the requesting employee have been exhausted.
- j. Human Resources will canvass employees for leave donations and donations are voluntary.
- k. Donations must be made on the City-approved authorization form submitted to Human Resources to be deducted in the order received. All donations are irrevocable. Donations are taxable on the part of the recipient, in accordance with IRS regulations,

and are subject to withholding as required by law.

- l. Donations must be a minimum of two (2) hours. The donated hours will be converted to a dollar value based on the donor's hourly rate and then converted to an hourly donation to the recipient equivalent to the value.
- m. Health insurance coverage and retirement contributions will continue in the same manner as if the recipient employee was on sick leave. The recipient employee will not accrue sick leave or vacation benefits while using catastrophic leave.
- n. Catastrophic leave shall be terminated when one or more of following occurs:
 - i. The employee has exhausted six (6) months of catastrophic leave during the period defined in Section 60-10, II(c) above.
 - ii. The employee has exhausted all of his or her rights under the City's Personnel Rules for unpaid medical leaves of absence, whether paid in part or in full from catastrophic leave.
 - iii. Donated leave balance has been exhausted.
 - iv. Death of the ill or injured employee or subject family member.
 - v. The employee returns to full-time, active City employment

ARTICLE 15 RETIREMENT

Section 1 – Classic Members:

- A. Employees hired prior to January 1, 2013, or those hired on or after that date that are not designated as "new members" of the California Public Employee's Retirement System (CalPERS) as defined by the Public Employees' Pension Reform Act of 2013 (PEPRA) shall participate in the 2% @ 55 Miscellaneous Retirement Plan.
- B. During the terms of this agreement only, the City agrees to continue to pay 100% of the employer and employee contributions.

Section 2 – New Members:

- A. Employees hired on or after January 1, 2013 and designated as "new members" of CalPERS as defined by PEPRA shall participate in the 2% @ 62 Miscellaneous Retirement Plan as new members.
- B. New members pay the entire employee contribution rate reviewed and set annually by CalPERS.

Section 3 – 457 Deferred Compensation Match:

- A. Effective July 1, 2025, employees may voluntarily participate in a City sponsored 457 Deferred Compensation Plan. The City agrees to match up to 1% of an employee's contribution up to a maximum of 1% of the employee's annual salary.

- B. Effective July 1, 2026, employees may voluntarily participate in a City sponsored 457 Deferred Compensation Plan. The City agrees to match up to 2% of an employee's contribution up to a maximum of 2% of the employee's annual salary.

ARTICLE 16 HOLIDAYS

The City provides paid holidays on the following days:

New Year's Day	President's Day	Memorial Day	Independence Day
Labor Day	Veterans Day	Thanksgiving Day	Day after Thanksgiving
Christmas Eve	Christmas Day	New Year's Eve	Martin Luther King Jr. Day

Unless otherwise noted, holidays are compensated at the rate of eight (8) hours. If a holiday falls on a Saturday, the City shall provide pay for Friday. If a Holiday falls on a Sunday, the City shall provide pay for Monday. An employee required to work on any of the Holidays identified above, will receive Holiday Pay. Holiday Pay is defined as a premium pay computed at the rate of one and one half times the normal rate of pay for every hour worked. This is in addition to the holiday compensation identified above.

FLOATING HOLIDAYS:

Additionally, the City shall provide the following with respect to floating holiday:

- a. Employees shall earn forty-eight (48) hours of Floating Holiday for Fiscal Year.
- b. Employees may cash out up to twenty (20) hours of floating holiday time between payroll dates of January through June. Employees wishing to cash out floating holiday must submit a declaration form to Human Resources specifying the number of hours they intend to cash out in the following calendar year no later than December 15. Declarations are irrevocable and, once submitted, cannot be changed.
- c. The Floating Holiday will be accrued by all regular employees as of the first day of each Fiscal Year.
- d. Floating Holiday hours will be prorated based on the number of remaining pay periods in a fiscal year for any employee hired after July 1 of each year.
- e. Floating Holidays may be used at any time during the year upon approval of a supervisor, including the days directly before and after a City holiday. Supervisor approval of use of Floating Holidays is required prior to utilizing the Floating Holiday leave. Use of Floating Holiday leave may not result in the need for additional overtime to cover shifts.
- f. The Floating Holidays must be used within the Fiscal Year in which they are accrued. Any Floating Holiday hours which have not been cashed out, or taken, by the end of the fiscal year in which they were accrued, will be forfeited back to the City.

- g. Authorization for use of the Floating Holidays will be subject to the approval of the employee's supervisor.

ARTICLE 17 VACATION

Vacations are considered essential to the employee's welfare and they are granted by the City to allow employees relaxation and rest from their duties. All full-time regular employees shall be entitled to annual leave with pay as provided below.

Section 1 - Vacation Allowance:

Employees are entitled to an annual paid vacation after completion of service with the City as follows:

MONTHS OF SERVICE	DAYS OF VACATION PER YEAR	Bi-Weekly ACCRUAL	MAXIMUM ACCRUAL
0-24 months of service	11	3.38 hours	226 hours
25 to 48 months of service	13	4.00 hours	258 hours
49 to 108 months of service	15	4.62 hours	290 hours
109 to 168 months of service	18	5.54 hours	338 hours
169 to 239 months of service	19	5.85 hours	354 hours
240 months and above	20	6.15 hours	370 hours

Section 2 - Vacation Accumulation:

Vacation accruals can be carried from year to year, as long as the employee does not allow the accrued leave balance to exceed twice his/her annual accrual rate, unless specifically approved in writing by the Department Head. In the event the City is unable to schedule vacation and an employee is subject to loss of accrued earnings, the employee shall be permitted to utilize such vacation prior to such loss.

Section 3 - Continuous Service Defined:

- A. Continuous service shall mean service in the classified service in any classification since original regular appointment, excluding any time prior to a break in service.
- B. As used in this Section, years of completed continuous service shall include, but not be limited to, all time while the employee is on sick leave and/or vacation pay.
- C. Neither military leave nor leaves of absence without pay shall constitute an interruption in computing continuous service. However, leaves of absence without pay of over one month shall not be included when computing length of continuous service for vacation purposes.

Section 4 - Vacation Scheduling:

The time at which an employee may take his or her vacation shall be determined by the Department Head, with due regard for the wishes of the employee and the needs of the department.

Section 5 - Vacation Allowance For Employees Upon Separation:

When an employee is separated from service, for any reason, he or she shall be paid the straight-time salary equivalent in a lump sum for all accrued vacation leave earned.

ARTICLE 18 SICK LEAVE

Sick leave accruals are to be earned as directed by the City of Lemoore Personnel Guidelines. All available sick leave may be used for employee or a qualifying family member.

ARTICLE 19 OVERTIME PROVISIONS

Section 1 - Overtime Hours:

The work day for employee shall be 8, 9, 10 or 12 hours. Pursuant to Section 8(k) of the FLSA, the City has established an eighty (80) hour pay period. Employees, in a given pay period will receive overtime compensation for all hours worked in excess of eighty (80) hours. All overtime hours worked must be approved by a supervisor.

Section 2 - Overtime Compensation:

Employees working overtime hours will be compensated in one of two ways: Overtime Pay or Compensatory Time Off. Overtime Pay is paid at 1 ½ times the regular pay rate. Compensatory Time Off is accrued at 1 ½ hours for each hour worked.

Employees may choose to take either Compensatory Time Off or Overtime Pay for all hours worked in excess of eighty (80) hours in a pay period.

Section 3 - Compensatory Time Off Provisions:

Employees can accrue compensatory time off for overtime hours worked. The department head or designee must approve use of compensatory time. It is advisable that employees submit compensatory time off requests as far in advance as possible.

Employees may accrue up to 136 hours of Compensatory Time Off. In order to maintain a balance below the maximum of 136 hours, the Chief may request that the employee use accrued compensatory time.

ARTICLE 20 HOURS OF WORK

4/10, 5/8 and 12-hour Shift Plans.

The work day for employee shall be 8, 9, 10 or 12 hours. Pursuant to Section 8(k) of the FLSA, the City has established an eighty (80) hour pay period.

ARTICLE 21 HOME BUYERS PROGRAM

Permanent full-time employees are eligible to apply for and receive a loan in the amount of twelve thousand five hundred dollars (\$12,500) to be used for the purchase of a home with the City limits. The home purchased must be in the employee's primary residence. If any change in residence by the employee occurs or the employee sells the home, the loan or the pro-rata portion of the loan owed at the time must be repaid to the City within 30 days from the change in residence or at the close of escrow, whichever occurs first.

Employee agrees a lien will be placed on the property in the amount of the loan. For each year of employment with the City following the date of the loan, \$1,250 will be forgiven.

After 10 years of employment with the City, the loan will be forgiven in total. If employment ceases, either because of termination, resignation, layoff or for any other reason, prior to the completion of 10 years of service, the amount owed at the time of cessation of employment must be repaid immediately. In order to ensure the City receives the funds owed should employment cease, the employee and the Union agree that the amounts owed will be deducted automatically from the employee's last paycheck as outlined in the promissory note (a copy of which is attached as Appendix 2). After 10 years or any time after the amount has been repaid to the City, the employee may be eligible for a second loan in the same amount for a new home within the City limits under the same restrictions and terms as outlined above.

Funds available for the Home-Buyer Program are subject to budget approval from City Council, and shall be disbursed on a "first-come, first-served" basis citywide. All funds allocated in a fiscal year are eligible for disbursement, even if under the \$12,500 allocation. The intent is to ensure that all funds can be used in a fiscal year. The City agrees that individuals requesting loans will remain on the list for ninety (90) days. Upon 90 days, if the employee is not in escrow, their name will be removed and they will be required to reapply.

Upon satisfaction of the term, the City Manager will release the employee from responsibility of the loan, unless there is a conflict of interest between the City Manager and the employee pursuant to Government Code section 1090.

ARTICLE 22 ADDITIONAL BENEFITS

For the duration of this MOU, City employees shall have the right to the following benefits:

- a. No registration fees for employee dependent children for any City operated sport
- b. City employees may rent City facilities, including the Civic Auditorium, Veterans Hall, park gazebos, etc., for a cumulative total of six (6) hours, free of charge. Availability is not guaranteed and is on a first come/first serve bases.

ARTICLE 23 SEVERABILITY OF PROVISIONS

In the event that any provision of this Memorandum of Understanding is declared by a court of competent jurisdiction to be illegal or unenforceable, that provision of the Memorandum of Understanding shall be null and void but such nullification shall not affect any other provision of this Memorandum of Understanding, all of which other provisions shall remain in full force and effect.

ARTICLE 24
TERM OF AGREEMENT

The term of this MOU shall be July 1, 2025, through June 30, 2027. This MOU shall apply to employees within job classifications covered by this MOU and in the City's active employment on the effective date of this Agreement and thereafter.

Ninety (90) days prior to the termination of this MOU, the Union or City shall notify the other party in writing if it wishes to modify the MOU. In the event that such notice is given, negotiations shall begin as soon as possible after the notice but not later than April 15, 2027. This Agreement shall remain in full force and be effective during the period of negotiations and until written notice of impasse or termination of this Agreement is provided to the other party.

CITY OF LEMOORE

Marissa Trejo
City Manager

UNION OFFICERS

Mark Pescatore
Bargaining Unit Negotiator

Soledad Perez
Bargaining Unit Negotiator

Kristin Nichols
Bargaining Unit Negotiator

SALARY SCHEDULE								
Effective 7/1/2025								
TITLE			1	2	3	4	5	6
ACCOUNT CLERK I	35	YEARLY	38,627	40,558	42,586	44,716	46,951	49,299
ACCOUNT CLERK II	45	YEARLY	42,668	44,802	47,042	49,394	51,863	54,457
ACCOUNT CLERK III	55	YEARLY	47,132	49,489	51,963	54,561	57,290	60,154
ACCOUNT TECHNICIAN	64	YEARLY	51,548	54,125	56,831	59,673	62,657	65,790
ACCOUNTANT	79	YEARLY	59,845	62,838	65,980	69,279	72,743	76,380
ADMINISTRATIVE ASSISTANT I	43	YEARLY	41,827	43,919	46,115	48,421	50,842	53,384
ADMINISTRATIVE ASSISTANT II	46	YEARLY	43,095	45,250	47,512	49,888	52,382	55,001
ADMINISTRATIVE ASSISTANT II / FIRE PREVENTION INSPECTOR	67	YEARLY	53,110	55,765	58,554	61,481	64,555	67,783
ADMINISTRATIVE SERVICES TECHNICIAN	45	YEARLY	42,668	44,802	47,042	49,394	51,863	54,457
ASSISTANT CITY MANAGER	141	YEARLY	110,906	116,452	122,274	128,388	134,807	141,548
ASSISTANT CITY MANAGER / ADMINISTRATIVE SERVICES DIRECTOR	150	YEARLY	121,297	127,361	133,730	140,416	147,437	154,809
ASSISTANT PUBLIC WORKS DIRECTOR	126	YEARLY	95,529	100,306	105,321	110,587	116,116	121,922
BUILDING INSPECTOR	69	YEARLY	54,177	56,886	59,730	62,717	65,853	69,145
BUILDING OFFICIAL/SUPERINTENDENT	102	YEARLY	75,235	78,997	82,947	87,094	91,449	96,022
BUILDING PERMIT TECHNICIAN	44	YEARLY	42,246	44,358	46,576	48,905	51,350	53,917
CITY CLERK / EXECUTIVE ASSISTANT	95	YEARLY	70,173	73,682	77,366	81,235	85,296	89,561
CITY CLERK / HR MANAGER	122	YEARLY	91,802	96,392	101,211	106,272	111,585	117,165
CITY MANAGER	N/A	YEARLY	188,662	198,095	208,000	218,400	229,320	240,786
COMMUNITY DEVELOPMENT DIRECTOR	132	YEARLY	101,406	106,476	111,800	117,390	123,260	129,423
COMMUNITY SERVICES OFFICER	48	YEARLY	43,961	46,159	48,467	50,890	53,435	56,107
COMMUNITY SERVICES MANAGER	122	YEARLY	91,802	96,392	101,211	106,272	111,585	117,165
EMERGENCY DISPATCH SUPERVISOR	79	YEARLY	59,845	62,838	65,980	69,279	72,743	76,380
EMERGENCY DISPATCHER I	46	YEARLY	43,095	45,250	47,512	49,888	52,382	55,001
EMERGENCY DISPATCHER II	56	YEARLY	47,604	49,984	52,483	55,107	57,862	60,756
EQUIPMENT MECHANIC I	56	YEARLY	47,604	49,984	52,483	55,107	57,862	60,756
EQUIPMENT MECHANIC II	68	YEARLY	53,641	56,323	59,139	62,096	65,201	68,461
EVIDENCE TECHNICIAN	47	YEARLY	43,526	45,702	47,987	50,387	52,906	55,551
EXECUTIVE ASSISTANT	85	YEARLY	63,527	66,704	70,039	73,541	77,218	81,079
FINANCE DIRECTOR / CFO	140	YEARLY	109,808	115,299	121,064	127,117	133,473	140,146
FINANCE MANAGER	95	YEARLY	70,173	73,682	77,366	81,235	85,296	89,561

SALARY SCHEDULE								
Effective 7/1/2025								
TITLE			1	2	3	4	5	6
FIRE PREVENTION INSPECTOR	69	YEARLY	54,177	56,886	59,730	62,717	65,853	69,145
GROUNDSCOOPER	26	YEARLY	35,318	37,084	38,938	40,885	42,929	45,076
HUMAN RESOURCES / RISK MANAGEMENT MANAGER	122	YEARLY	91,802	96,392	101,211	106,272	111,585	117,165
INFORMATION TECHNOLOGY ANALYST	98	YEARLY	72,300	75,915	79,711	83,696	87,881	92,275
INFORMATION TECHNOLOGY MANAGER	122	YEARLY	91,802	96,392	101,211	106,272	111,585	117,165
JUNIOR ACCOUNTANT	69	YEARLY	54,177	56,886	59,730	62,717	65,853	69,145
LEAD GROUNDSCOOPER	31	YEARLY	37,120	38,976	40,925	42,971	45,119	47,375
MAINTENANCE COORDINATOR	70	YEARLY	54,719	57,455	60,328	63,344	66,511	69,837
MAINTENANCE WORKER I	31	YEARLY	37,120	38,976	40,925	42,971	45,119	47,375
MAINTENANCE WORKER II	41	YEARLY	41,003	43,053	45,206	47,466	49,840	52,332
MANAGEMENT ANALYST	93	YEARLY	68,791	72,230	75,842	79,634	83,616	87,796
METER READER	32	YEARLY	37,491	39,366	41,334	43,400	45,570	47,849
OFFICE ASSISTANT I	24	YEARLY	34,622	36,353	38,171	40,080	42,084	44,188
OFFICE ASSISTANT II	34	YEARLY	38,245	40,157	42,165	44,273	46,486	48,811
PARKS & RECREATION DIRECTOR	126	YEARLY	95,529	100,306	105,321	110,587	116,116	121,922
PAYROLL TECHNICIAN	67	YEARLY	53,110	55,765	58,554	61,481	64,555	67,783
PLANNING TECHNICIAN	44	YEARLY	42,246	44,358	46,576	48,905	51,350	53,917
POLICE CHIEF	151	YEARLY	122,510	128,635	135,067	141,820	148,911	156,357
POLICE CAPTAIN	137	YEARLY	106,579	111,908	117,503	123,378	129,547	136,025
POLICE CORPORAL	90	YEARLY	66,768	70,106	73,611	77,292	81,157	85,214
POLICE CORPORAL AA	95	YEARLY	70,173	73,682	77,366	81,235	85,296	89,561
POLICE CORPORAL BA	100	YEARLY	73,753	77,441	81,313	85,378	89,647	94,130
POLICE OFFICER	75	YEARLY	57,510	60,386	63,405	66,575	69,904	73,399
POLICE OFFICER AA	80	YEARLY	60,444	63,466	66,639	69,971	73,470	77,143
POLICE OFFICER BA	85	YEARLY	63,527	66,704	70,039	73,541	77,218	81,079
POLICE LIEUTENANT	127	YEARLY	96,484	101,309	106,374	111,693	117,277	123,141
POLICE RECORDS SUPERVISOR	66	YEARLY	52,584	55,213	57,974	60,872	63,916	67,112
POLICE RECORDS TECHNICIAN I	32	YEARLY	37,491	39,366	41,334	43,400	45,570	47,849
POLICE RECORDS TECHNICIAN II	39	YEARLY	40,195	42,205	44,315	46,531	48,858	51,301
POLICE SERGEANT	105	YEARLY	77,515	81,391	85,460	89,734	94,220	98,931
POLICE SERGEANT AA	110	YEARLY	81,469	85,543	89,820	94,311	99,026	103,978
POLICE SERGEANT BA	115	YEARLY	85,625	89,906	94,402	99,122	104,078	109,282
PUBLIC WORKS DIRECTOR	140	YEARLY	109,808	115,299	121,064	127,117	133,473	140,146
PUBLIC WORKS INSPECTOR I	59	YEARLY	49,046	51,498	54,073	56,777	59,616	62,597
PUBLIC WORKS INSPECTOR II	69	YEARLY	54,177	56,886	59,730	62,717	65,853	69,145

SALARY SCHEDULE								
Effective 7/1/2025								
TITLE			1	2	3	4	5	6
RECREATION COORDINATOR	56	YEARLY	47,604	49,984	52,483	55,107	57,862	60,756
RECREATION MANAGER	93	YEARLY	68,791	72,230	75,842	79,634	83,616	87,796
RECREATION SPECIALIST	43	YEARLY	41,827	43,919	46,115	48,421	50,842	53,384
SENIOR EMERGENCY DISPATCHER	66	YEARLY	52,584	55,213	57,974	60,872	63,916	67,112
SENIOR MAINTENANCE WORKER	54	YEARLY	46,666	48,999	51,449	54,021	56,722	59,558
SENIOR WASTEWATER UTILITY OPERATOR	87	YEARLY	64,804	68,044	71,446	75,019	78,770	82,708
SENIOR WATER UTILITY OPERATOR	92	YEARLY	68,110	71,515	75,091	78,845	82,788	86,927
SUPERINTENDENT	93	YEARLY	68,791	72,230	75,842	79,634	83,616	87,796
UTILITES MANAGER	114	YEARLY	84,777	89,016	93,467	98,140	103,047	108,200
WATER CHIEF PLANT OPERATOR	114	YEARLY	84,777	89,016	93,467	98,140	103,047	108,200
WATER CONSERVATION OFFICER	45	YEARLY	42,668	44,802	47,042	49,394	51,863	54,457
WATER DISTRIBUTION COORDINATOR	70	YEARLY	54,719	57,455	60,328	63,344	66,511	69,837
WASTEWATER CHIEF PLANT OPERATOR	109	YEARLY	80,663	84,696	88,931	93,377	98,046	102,948
WASTEWATER COLLECTIONS COORDINATOR	70	YEARLY	54,719	57,455	60,328	63,344	66,511	69,837
WASTEWATER UTILITY OPERATOR-IN-TRAINING (OIT)	50	YEARLY	44,845	47,087	49,441	51,913	54,509	57,234
WASTEWATER UTILITY OPERATOR I	55	YEARLY	47,132	49,489	51,963	54,561	57,290	60,154
WASTEWATER UTILITY OPERATOR II	65	YEARLY	52,063	54,666	57,400	60,270	63,283	66,447
WASTEWATER UTILITY WORKER I	37	YEARLY	39,403	41,374	43,442	45,614	47,895	50,290
WASTEWATER UTILITY WORKER II	47	YEARLY	43,526	45,702	47,987	50,387	52,906	55,551
WATER UTILITY OPERATOR I	68	YEARLY	53,641	56,323	59,139	62,096	65,201	68,461
WATER UTILITY OPERATOR II	78	YEARLY	59,253	62,216	65,326	68,593	72,022	75,623
WATER UTILITY WORKER I	47	YEARLY	43,526	45,702	47,987	50,387	52,906	55,551
WATER UTILITY WORKER II	57	YEARLY	48,080	50,484	53,008	55,658	58,441	61,363

PART-TIME HOURLY RATES and TEMPORARY PAY		
CROSSING GUARDS	CALIFORNIA MANDATED MINIMUM WAGE	
DAY CAMP MANAGER	CALIFORNIA MANDATED MINIMUM WAGE PLUS FIFTY CENTS	
INTERIM CITY MANAGER	\$164,174.85/ ANNUALLY	
PROGRAM INSTRUCTOR	\$21.00	(HOURLY)
RECREATION LEADER	CALIFORNIA MANDATED MINIMUM WAGE	
REFEREE/SPORTS OFFICIAL FOR ADULT SPORTS	\$35.00	(HOURLY)
REFEREE/SPORTS OFFICIAL FOR YOUTH SPORTS	\$26.50	(HOURLY)
RESERVE OFFICER	\$27.65 (HOURLY RATE OF POLICE OFFICER STEP 1)	
RESERVE EMERGENCY DISPATCHER	\$20.72 (HOURLY RATE OF EMERGENCY DISPATCHER I STEP 1)	
SCOREKEEPER	CALIFORNIA MANDATED MINIMUM WAGE	



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Staff Report

Item No: 4-10

To: Lemoore City Council

From: Marissa Trejo, City Manager

Date: July 7, 2025

Meeting Date: July 15, 2025

Subject: Purchase of the Property Located at 311 E Street

Strategic Initiative:

- | | |
|--|--|
| <input type="checkbox"/> Safe & Vibrant Community | <input type="checkbox"/> Growing & Dynamic Economy |
| <input type="checkbox"/> Fiscally Sound Government | <input checked="" type="checkbox"/> Operational Excellence |
| <input type="checkbox"/> Community & Neighborhood Livability | <input type="checkbox"/> Not Applicable |

Proposed Motion:

Approval of the purchased property located at 311 E Street.

Subject/Discussion:

The City Council authorized the City Manager to make an offer on the property located at 311 E Street. Pursuant to this authorization, the City Manager extended an offer to the property owner, which was subsequently accepted. Escrow has since closed, and the City of Lemoore is now the official owner of the property.

Financial Consideration(s):

None.

Alternatives or Pros/Cons:

N/A

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends approval of the purchased property located at 311 E Street.

Attachments:

- ☐ Resolution:
- ☐ Ordinance:
- ☐ Map
- ☐ Contract
- ☐ Other
- List:

Review:

- ☒ City Attorney
- ☒ City Clerk
- ☒ City Manager
- ☐ Finance

Date:

07/08/2025
07/08/2025
07/08/2025



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Staff Report

Item No: 5-1

To: Lemoore City Council
From: Christal Schisler, Management Analyst
Date: July 8, 2025 **Meeting Date:** July 15, 2025
Subject: Confirming the Diagram and Assessment of Annual Levy for Fiscal Year 2025-2026 for Landscape and Lighting Maintenance District Number 1 (LLMD) Zones 1 through 13 - Resolution 2025-26 - and Public Facilities Maintenance District Number 1 (PFMD) Zones 1 through 12 - Resolution 2025-27

Strategic Initiative:

<input type="checkbox"/> Safe & Vibrant Community	<input type="checkbox"/> Growing & Dynamic Economy
<input checked="" type="checkbox"/> Fiscally Sound Government	<input type="checkbox"/> Operational Excellence
<input checked="" type="checkbox"/> Community & Neighborhood Livability	<input type="checkbox"/> Not Applicable

Proposed Motion:

Conduct a public hearing, accept Engineer’s Report and adopt Resolution 2025-26 and Resolution 2025-27, confirming the diagram and assessment of the annual levy for Fiscal Year 2025-2026 for Landscape and Lighting Maintenance District Number 1, Zones 1 through 13 and Public Facilities Maintenance District Number 1, Zones 1 through 12.

Subject/Discussion:

The Engineer’s Report prepared by Willdan Financial Services documenting the need for and costs of the proposed assessments, was presented to City Council on July 1, 2025, and presentation was provided to Council and the public earlier this evening during a study session. The Engineer’s Report is the basis for the adoption of Resolutions confirming the diagram and assessment of annual levies for fiscal year 2025-2026 within Zones 1, 3, 5, 6, 7, 8A, 8B, 9, 10, 11, 12, and 13 of the City of Lemoore Landscape and Lighting Maintenance District Number 1 (LLMD) and Zones 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of the City of Lemoore Public Facilities Maintenance District Number 1 (PFMD).

The levies collected for the LLMD zones support the landscape contractors, water meter and consumption charges, the PG&E charges to run the water meters, and the fees paid to the third-party consultant for the generation of the assessment reports. The only exception to this occurs in LLMD 08B, which also include the lighting fixture and PG&E costs associated with the lighting fixtures.

The levies collected for the PFMD zones support the same types of services listed for the LLMD zones in addition to road maintenance and rehabilitation, park maintenance and rehabilitation, lighting fixtures, PG&E charges for the light fixtures, along with any shared block walls.

In order to assure each zone has enough funding for large road maintenance projects and any landscape rehabilitation projects in the future, the City collects a certain amount of funds to be placed in the reserve balance each year in addition to the fees for the current years' operating costs.

The levies for fiscal year 2025-2026 differ in each zone due to varying amounts of facilities and improvements to be maintained, the number of housing units responsible for the maintenance, the estimated long term costs, and by how much each zone currently has in its reserve balance. Listed below, by zone, are the current levies and the proposed levies.

<u>LLMD District No.1</u>	<u>2024/25</u>	<u>2025/26</u>	<u>Increase or (Decrease)</u>
Zone 1 Westfield Park/Windsor Court/Cambridge Park	\$135.00	\$135.00	-
Zone 3 Silva Estates	\$55.42	\$55.42	-
Zone 5 Wildflower Meadows	\$62.32	\$62.32	-
Zone 6 Capistrano	\$15.78	\$15.78	-
Zone 7 Silverado Estates	\$78.22	\$78.22	-
Zone 8A Country Club Villas	\$75.22	\$77.48	3.00%
Zone 8B Country Club Villas/The Greens	\$148.06	\$152.50	3.00%
Zone 9 Manzanita at Lemoore/La Dante Rose	\$46.62	\$46.62	-
Zone 10 Avalon	\$125.76	\$125.76	-
Zone 11 Self Help	\$53.32	\$53.32	-
Zone 12 Summerwind/College Park	\$79.76	\$79.76	-
Zone 13 Covington Place	\$150.00	\$150.00	-

<u>PFMD District No.1</u>	<u>2024/25</u>	<u>2025/26</u>	<u>Increase or (Decrease)</u>
Zone 1 The Landing	\$551.70	\$551.70	-
Zone 2 Liberty	\$506.52	\$506.52	-
Zone 3 Silva Estates Phase 10	\$523.52	\$523.52	-
Zone 4 Parkview Estates	\$712.82	\$712.82	-
Zone 5 East Village Park/Anniston Place	\$548.72	\$548.72	-
Zone 6 Heritage Acres	\$689.14	\$689.14	-
Zone 7 Capistrano	\$378.00	\$378.00	-
Zone 8 Woodside	\$780.04	\$780.04	-
Zone 9 Lennar	\$658.58	\$658.58	-

Zone 10 Energy Homes	\$523.06	\$523.06	-
Zone 11 Lennar Tract 848	\$0.00	\$0.00	-
Zone 12 Tract 820	\$0.00	\$0.00	-

Financial Consideration(s):

Estimated ending fund balance for fiscal year 2025:

<u>LLMD District No.1</u>					
Zone 1	(61,609)	Zone 7	(54,394)	Zone 10	(45,151)
Zone 3	63,747	Zone 8A	14,191	Zone 11	(27,843)
Zone 5	(36,576)	Zone 8B	41,828	Zone 12	145,262
Zone 6	(17,966)	Zone 9	14,834	Zone 13	(22,845)

<u>PFMD District No.1</u>			
Zone 1	775,390	Zone 6	479,335
Zone 2	1,918,115	Zone 7	44,629
Zone 3	591,090	Zone 8	234,350
Zone 4	334,934	Zone 9	279,546
Zone 5	611,364	Zone 10	85,208

Alternatives or Pros/Cons:

Pros:

- Ensures the ability for the City to levy assessments to fund improvements throughout the City in the respective zones.

Cons:

- Not all of the assessments for fiscal year 2025-2026 will cover the costs for preferred maintenance for each zone reducing levels of service to the zone, particularly in the LLMD zones.

Commission/Board Recommendation:

Not applicable.

Staff Recommendation:

Staff recommends approval of the Engineer's Report's for fiscal year 2025-2026 and adoption of the resolutions 2025-26 and 2025-27.

Attachments:

- ☒ Resolution: 2025-26 & 2025-27
☐ Ordinance:
☐ Map
☐ Contract
☒ Other
 List: LLMD Engineer's Report
 PFMD Engineer's Report

Review:

- ☒ City Attorney
☒ City Clerk
☒ City Manager
☐ Finance

Date:

07/08/2025
 07/08/2025
 07/08/2025

RESOLUTION NO. 2025-26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
CONFIRMING THE DIAGRAM AND ASSESSMENT OF ANNUAL LEVY
FOR FISCAL YEAR 2025-2026 FOR LANDSCAPE AND LIGHTING
MAINTENANCE DISTRICT NO. 1
ZONES 01, 03, 05, 06, 07, 08A, 08B, 09, 10, 11, 12 AND 13**

WHEREAS, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (“Landscaping & Lighting Act”) and according to the procedures in the Proposition 218 Omnibus Implementation Act (Government Code Sections 53750-53753.5, inclusive) (the “Implementation Act”), and Article XIID of the California Constitution (“Proposition 218”), the City Council of the City of Lemoore declared its intention to form, conducted all proceedings to form and did form Landscaping and Lighting Maintenance District No. 1 of the City of Lemoore (the “District”), and has thereafter levied and collected annual special benefit assessments for maintenance, operation, repair and periodic replacement of certain landscaping, parks, appurtenant facilities and improvements within the District including incidental expenses and fund balances authorized by the Landscaping & Lighting Act that provide particular and distinct special benefits to the various lots and parcels assessed over and above general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, at the direction of the City Council, Willdan Financial Services has prepared and filed with the City Clerk a report entitled “Landscape and Lighting Maintenance District No. 1 Engineer’s Annual Report Fiscal Year 2025-2026, dated June 2025” (the “Engineer’s Report”), to which reference is hereby made, which Engineer’s Report contains a description of the general nature, location and extent of the existing facilities and improvements within Zones 01 – 13 of the District, an estimate of the costs of the maintenance, operation, repair and periodic replacement of the facilities and improvements including incidental expenses and fund balances authorized by the Landscaping & Lighting Act (the Services), a diagram showing the boundaries of the District and Zones 01 – 13 therein, the lines and dimensions of each lot or parcel of land with Zones 01 – 13 and the descriptions of and proposed assessments on the assessable lots and parcels of land within Zones 01 – 13; and

WHEREAS, at a regular meeting on July 1, 2025 the City Council declared its intention to levy and collect the annual assessments for the costs of providing the Services within Zones 01 – 13 for the 2025-2026 fiscal year; and

WHEREAS, the amount of the assessments proposed in the Engineer’s Report for Zones 01 – 13 of the District for the 2025-2026 fiscal year do not exceed the maximum assessment rates

authorized in each Zone; Zones 01, 03, 05, 06, 07, 09, 10, 11, and 13 are unchanged from the previous fiscal year, Zones 8A, 8B, and 12, are being increased; and

WHEREAS, the proceeds of the assessments will be used exclusively to finance the expenses for providing the Services for the 2025-2026 fiscal year, that provide particular and distinct special benefits to the various lots and parcels in each Zone above the general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, no substantial changes are proposed to be made in the existing facilities and improvements, and no new facilities or improvements are proposed in Zones 01 – 13 in fiscal year 2025-2026; and

WHEREAS, the amount of the assessment on each lot or parcel in Zones 01 – 13 is proportional to and no greater than the special benefits conferred on such lot or parcel from the Services; and

WHEREAS, after notice of the hearing was published pursuant to Streets & Highways Code Section 22626(a) and Government Code Section 6061, the City Council conducted a public hearing and heard and considered all objections and protests to the proposed assessments; and

WHEREAS, the City Council has determined that there is not a majority protest to the proposed annual assessments by property owners in Zones 01 – 13;

THEREFORE, the City Council of the City of Lemoore resolves, finds and determines as follows:

1. The recitals in this resolution, above, are true and correct.
2. The territory within Zones 01 – 13 of the District, whose boundaries are set forth in the Engineer's Report, will be the territory particularly, distinctly and specially benefited, over and above the general benefits conferred on such territory and the public at large, from the Services described in the Engineer's Report.
3. The hearing on the annual levy of assessments in Zones 01 – 13 of the District was noticed and held in accordance with law.
4. The Engineer's Report, including the diagram of Zones 01 – 13 and the assessment of the estimated costs of Services contained in the Engineer's Report for the 2025-2026 fiscal year, and each and every part of the Engineer's Report, is adopted, confirmed and approved as submitted or amended herein by direction of the City Council.

5. The assessment diagrams showing Zones 01 – 13 and the lots and parcels of land therein, all as contained in the Engineer’s Report, are approved and confirmed as the diagrams of the lots and parcels within Zones 01 – 13 to be assessed to pay the costs of the Services described in the Engineer’s Report for the 2025-2026 fiscal year.
6. The assessment of the total amount of the costs and the individual assessments thereof on the lots and parcels within Zones 01 – 13 in proportion to the special benefits to be conferred on each such lot or parcel from the Services, and of the expenses incidental thereto, as set forth in the Engineer’s Report as approved, are approved and confirmed as the annual assessments for Zones 01 – 13 for the 2025-2026 fiscal year to pay such costs.
7. The levy of the annual assessments within Zones 01 – 13 of the District for fiscal year 2025-2026, as described in the Engineer’s Report as approved, are hereby ordered.
8. The City Clerk is authorized and directed to file the diagram of Zones 01 – 13 of the District and assessments therein, or a certified copy thereof, as approved and confirmed by the Council and containing all information and statements required by Streets & Highways Code Section 3114, with the Kings County Auditor immediately after adoption of this resolution.
9. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meeting held on the 15th day of July 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Patricia Matthews
Mayor

RESOLUTION NO. 2025-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE CONFIRMING THE DIAGRAM AND ASSESSMENT OF ANNUAL LEVY FOR FISCAL YEAR 2025-2026 FOR PUBLIC FACILITIES MAINTENANCE DISTRICT NO. 1 ZONES 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12

WHEREAS, pursuant to Chapter 10 of Title 7 of the Lemoore Municipal Code, as enacted by Ordinance No. 2006-01 (the “Ordinance”), and according to the procedures in the Proposition 218 Omnibus Implementation Act (Government Code Sections 53750-53753.5, inclusive) (the “Implementation Act”), Article XIID of the California Constitution (“Proposition 218”) and, to the extent not inconsistent with the Ordinance, the procedures in the State Landscaping and Lighting Act of 1972 (Chapter 2 of Part of Division 15 of the California Streets & Highways Code) (the “Landscaping & Lighting Act”), the City Council of the City of Lemoore declared its intention to form, conducted all proceedings to form and did form Public Facilities Maintenance District No. 1 of the City of Lemoore (the “District”), and has thereafter levied and collected annual special benefit assessments for maintenance, operation, repair and periodic replacement of certain landscaping, street lights, local street paving, parks, appurtenant facilities and improvements within the District including incidental expenses and fund balances authorized by the Ordinance and Landscaping & Lighting Act that provide particular and distinct special benefits to the various lots and parcels assessed over and above general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, at the direction of the City Council, Willdan Financial Services has prepared and filed with the City Clerk a report entitled “Public Facilities Maintenance District No. 1, Engineer’s Annual Report Fiscal Year 2025-2026, dated June 2025” (the “Engineer’s Report”), to which reference is hereby made, which Engineer’s Report contains a description of the general nature, location and extent of the existing facilities and improvements within Zones 01 – 12 of the District, an estimate of the costs of the maintenance, operation, repair and periodic replacement of the facilities and improvements including incidental expenses and fund balances authorized by the Ordinance and Landscaping & Lighting Act (the Services), a diagram showing the boundaries of the District and Zones 01 – 12 therein, the lines and dimensions of each lot or parcel of land with Zones 01 – 12 and the descriptions of and proposed assessments on the assessable lots and parcels of land within Zones 01 – 12; and

WHEREAS, at a regular meeting on July 1, 2025, the City Council declared its intention to levy and collect the annual assessments for the costs of providing the Services within Zones 01 – 12 for the 2025-2026 fiscal year; and

WHEREAS, the amount of the assessments proposed in the Engineer's Report for Zones 01 – 12 of the District for the 2025-2026 fiscal year are less than the maximum assessments authorized in each Zone; and

WHEREAS, the proceeds of the assessments will be used exclusively to finance the expenses for providing the Services for the 2025-2026 fiscal year, that provide particular and distinct special benefits to the various lots and parcels in each Zone above the general benefits conferred on such lots and parcels and the public at large; and

WHEREAS, no substantial changes are proposed to be made in the existing facilities and improvements, and no new facilities or improvements are proposed in Zones 01 – 12 in fiscal year 2025-2026; and

WHEREAS, the amount of the assessment on each lot or parcel in Zones 01 – 12 is proportional to and no greater than the special benefits conferred on such lot or parcel from the Services; and

WHEREAS, after notice of the hearing was published pursuant to Streets & Highways Code Section 22626(a) and Government Code Section 6061, the City Council conducted a public hearing and heard and considered all objections and protests to the proposed assessments; and

WHEREAS, the City Council has determined that there is not a majority protest to the proposed annual assessments by property owners in Zones 01 – 12.;

THEREFORE, the City Council of the City of Lemoore resolves, finds and determines as follows:

1. The recitals in this resolution, above, are true and correct.
2. The territory within Zones 01 – 12 of the District, whose boundaries are set forth in the Engineer's Report, will be the territory particularly, distinctly and specially benefited, over and above the general benefits conferred on such territory and the public at large, from the Services described in the Engineer's Report.
3. The hearing on the annual levy of assessments in Zones 01 – 12 of the District was noticed and held in accordance with law.
4. The Engineer's Report, including the diagram of Zones 01 – 12 and the assessment of the estimated costs of Services contained in the Engineer's Report for the 2025-2026 fiscal

year, and each and every part of the Engineer's Report, is adopted, confirmed and approved as submitted or amended herein by direction of the City Council.

5. The assessment diagrams showing Zones 01 – 12 and the lots and parcels of land therein, all as contained in the Engineer's Report, are approved and confirmed as the diagrams of the lots and parcels within Zones 01 – 12 to be assessed to pay the costs of the Services described in the Engineer's Report for the 2025-2026 fiscal year.
6. The assessment of the total amount of the costs and the individual assessments thereof on the lots and parcels within Zones 01 – 12 in proportion to the special benefits to be conferred on each such lot or parcel from the Services, and of the expenses incidental thereto, as set forth in the Engineer's Report as approved, are approved and confirmed as the annual assessments for Zones 01 – 12 for the 2025-2026 fiscal year to pay such costs.
7. The levy of the annual assessments within Zones 01 – 12 of the District for fiscal year 2025-2026, as described in the Engineer's Report as approved, are hereby ordered.
8. The City Clerk is authorized and directed to file the diagram of Zones 01 – 12 of the District and assessments therein, or a certified copy thereof, as approved and confirmed by the Council and containing all information and statements required by Streets & Highways Code Section 3114, with the Kings County Auditor immediately after adoption of this resolution.
9. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Lemoore at a regular meetings held on the 15th day of July 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Marisa Avalos
City Clerk

Patricia Matthews
Mayor



City of Lemoore

Landscape and Lighting Maintenance District No. 1

Annual Engineer's Report **Fiscal Year 2025/2026**

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

**CITY OF LEMOORE
711 W CINNAMON DRIVE
LEMOORE, CA 93245**

JUNE 2025
PREPARED BY
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ENGINEER'S REPORT AFFIDAVIT

**City of Lemoore
Landscape and Lighting Maintenance District No. 1
For
Fiscal Year 2025/2026**

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

This Report and the enclosed descriptions, budgets and diagrams outline the proposed improvements and assessments for Landscape and Lighting Maintenance District No. 1 in the City of Lemoore for Fiscal Year 2025/2026, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Kings County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 17th day of June, 2025.

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

By: 
Susana Hernandez
Senior Project Manager, District Administration Services


By: 
Tyrone Peter
PE # C 81888



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Introduction

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") and in compliance with the substantive and procedural requirements of the California State Constitution, Article XIII D ("California Constitution") annually levies and collects special assessments for the City's maintenance assessment district designated as:

Landscape and Lighting Maintenance District No. 1

(hereafter referred to as "District" or "LLMD") to fund in whole or in part the maintenance and operation of local landscaping and lighting improvements that provide special benefits to properties within the District.

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.

In Fiscal Year 2024/2025 the District was comprised of the following Zones and developments:

Zone 01 - Westfield Park/Windsor Court/Cambridge Park

Zone 03 - Silva Estates 1-9

Zone 05 - Wildflower Meadows

Zone 06 - Capistrano

Zone 07 - Silverado Estates

Zone 08 - County Club Villas and the Greens (08A and 08B)

Zone 09 - Manzanita at Lemoore 1-3 and La Dante Rose Subdivision

Zone 10 - Avalon Phases 1-3

Zone 11 - Self Help

Zone 12 - Summerwind and College Park

Zone 13 - Covington Place

District Changes

For Fiscal Year 2025/2026, no notable or substantial changes to the District and/or the improvements to be maintained by the District have occurred since the adoption of the Fiscal Year 2024/2025 Annual Engineer's Report.

Report Content and Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2025/2026. This Report outlines the District zone structure, improvements, and proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2025/2026. The annual assessments to be levied on properties within the District provide a source of funding to fund in whole or in part, the continued operation and maintenance of the landscaping improvements and the types of improvements and services to be provided by the District for the properties within each specified Zone for which properties in those respective Zones receive special benefits including street lighting in some Zones.

Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the authorized District improvements and based upon available revenues including assessment revenues, fund balances, general benefit contributions and any additional City contributions from available sources. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District 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 benefit Zone and/or benefit Sub-Zone (collectively referred to hereafter as "Zones") are allocated to the benefiting properties within those Zones using a weighted 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 (refer to the Assessment Methodology section in Part II - Method of Apportionment of this Report). 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 Assessor's Parcel Number ("APN") by the Kings County Assessor's Office. The Kings County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the City Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments for Fiscal Year 2025/2026 pursuant to the 1972 Act. The assessments as approved will be submitted to the Kings County Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained, and serviced for the District, an estimate of the annual expenses (budget) for those

improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for Fiscal Year 2025/2026.

This Report consists of five (5) parts:

Part I

Plans and Specifications: This section contains a general description of the District, zones of benefit ("Zones"), and the improvements and services that provide special benefits to the parcels within the District. The improvements and appurtenant facilities that provide special benefits to the properties within the District and for which parcels are assessed may include, but not limited to local landscaping, neighborhood parks, street lights, and related amenities as well as associated operational and incidental expenses, and the collection of 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, a visual depiction of the improvements is provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with the District improvements and maintenance in each Zone may be on file in the Public Works Department and by reference are made part of this Report.

Part II

Method of Apportionment: This section includes a discussion of the general and special benefits associated with the improvements to be provided within the District (Benefit Analysis), which includes a discussion of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the basis upon which the estimated costs to provide such improvements are apportioned to each parcel of land therein in proportion to the special benefits to be received. (the method of calculating each property's proportional special benefit assessment). This method of apportionment is consistent with the previously approved and adopted method of apportionment for the District.

Part III

Estimate of Costs: Identifies the estimated annual funding costs (Budgets) required for the maintenance and operation of the improvements in each Zone of the District, 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 support the improvements, even though not all costs identified in these budgets are necessarily supported by the current assessment revenues. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. In addition to the general benefit costs, the City may provide additional funding to support the maintenance and operation of the improvements considered to be of special benefit, but City staff shall make the determination of which improvements, and the extent of the services and activities that shall be provided based on available revenues.

This section also identifies and outlines an Assessment Range Formula (inflationary adjust) that has been previously approved and adopted for Zone No. 08 (Sub-Zones 08A and 08B), which provides for an annual adjustment to the maximum assessment rates, which establishes limits on future assessments, but also provides for reasonable cost adjustments due to inflation.

Part IV

District/Zone Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the Zones within the District for Fiscal Year 2025/2026 which incorporate the parcels determined to receive special benefits from the District improvements. These diagrams also provide a visual depiction of the location of the improvements being maintained. The lines and dimensions of each lot, parcel, and subdivision of land contained in the Zone diagrams are inclusive of the parcels listed in "Part V - Assessment Rolls" 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 incorporate 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 the District and Zones therein.

Part V

Assessment Roll: The assessment amounts to be levied and collected for each parcel in Fiscal Year 2025/2026 is provided in the Assessment Rolls, and these assessments are based on the parcel's calculated proportional special benefit as outlined in "Part II - Method of Apportionment" and the annual assessment rates established by the estimated budgets outlines in "Part III Estimate of Costs".

If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Engineer's 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 this Engineer's 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

The purpose of this District is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of local landscaping, neighborhood parks, and related appurtenant facilities and services in specified areas of the City. In addition to local landscaping improvements, the assessments for Zone 08B also fund local public street lighting and related appurtenant facilities within the Sub-Zone. The territory within the District consists of the lots or parcels of land within the City of Lemoore that receive special benefits from the maintenance, operation, and servicing of local public improvements and related amenities which are provided through the District.

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone, incorporate various local improvements 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. In accordance with the 1972 Act, 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, playground equipment and play structures, tables, trash receptacles, benches or other recreational facilities, monuments, signage, safety, ornamental, and recreational 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; 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, decomposed granite ("DG"), various 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 needed and based on available Zone funding.

- Street lighting improvements located in the public rights of way within and on the perimeter of the developments and associated with each Zone and/or Sub-Zone and the parcels therein. Street lighting 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. (Although street lights can be found in the various developments and District Zones, the operation and maintenance of the lights are only funded by District assessments in Zone 08B).

Zones of Benefit

In accordance with the 1972 Act, this District utilizes Zones to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels within the District. Each Zone is associated with specific improvements and/or types of improvements that provide special benefit to properties within that Zone.

For Fiscal Year 2025/2026 the District is comprised of the following Zones and developments:

Zone 01 - Westfield Park, Windsor Court, and Cambridge Park:

Zone 01 is comprised of the development areas referred to as Westfield Park and Windsor Court/Cambridge Park, which includes the eighty (80) multi-family residential unit parcel within the Alderwood Apartments; the fifteen (15) non-residential parcels (17.47 acres) of the Lemoore Plaza Shopping Center; and the five hundred fifty (550) 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), Tract No. 707 (Windsor Court Unit No. 5, Phase 1), Tract No. 707 (Windsor Court Unit No. 5, Phase 2), and Tract No. 692 (Cambridge Park Unit No. 3, Phase 2).

Note: Tract No. 707 (Windsor Court Unit No. 5, Phase 2) and Tract No. 692 (Cambridge Park Unit No. 3, Phase 2) were previously identified as Zone 2, but were consolidated with the other parcels in Zone 01 into a single Zone in Fiscal Year 2016/2017.

Zone 03 - Silva Estates:

Zone 03 is comprised of the two hundred sixty-nine (269) 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 ten (10) developed multi-family residential parcels (4-units each) and nine (9) undeveloped multi-family residential parcels (each to be developed as 4-unit multi-family residential properties).

Zone 05 - Wildflower Meadows:

Zone 05 is comprised of twenty-nine (29) single-family residential parcels within Tract No. 668 (Wildflower Meadows).

Zone 06 - Capistrano:

Zone 06 is comprised of one hundred twenty-three (123) single-family residential parcels within Tract No. 700 (Capistrano Phases 1, 2, 3, and 4).

Zone 07 - Silverado Estates:

Zone 07 is comprised of fifty-three (53) single-family residential parcels within Tract No. 687 (Silverado Estates).

Zone 08 - County Club Villas and the Greens:

Zone 08 is comprised of the development areas referred to as Country Club Villas and the Greens. These two development areas receive special benefits from landscaping improvements that are proportionately shared by all properties in the Zone, but properties in Tract Nos. 758 and 752 also receive special benefits and are assessed for a neighborhood park and street light improvements. Therefore, parcels in Zone 08 are further identified as either Zone 08A or Zone 08B.

Zone 08A is comprised of the one hundred thirty-two (132) single-family residential lots within Tract No. 704 (Country Club Villas Phase 1) and Tract No. 783 (Country Club Villas 2 Phase 1).

Zone 08B is comprised of the one hundred forty (140) single-family residential lots within Tract No. 758 (Phases 1 and 2) and Tract No. 752 (the Greens) which was annexed to Zone 08 in May 2017.

Zone 9 - Manzanita at Lemoore and La Dante Rose Subdivision:

Zone 09 is 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:

Zone 10 is 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:

Zone 11 is comprised of thirty-six (36) single-family residential parcels within Tract No. 656 (Self Help).

Zone 12 - Summerwind and College Park:

Zone 12 is comprised of the development area referred to as Summerwind and College Park, which collectively includes five hundred fifty-two (552) 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), and Tract No. 789 (College Park Phases 4, 5, 6, and 7).

Note: Tract No. 789 (College Park Phase 7) was previously identified as Zone 12A but was consolidated with the other parcels in Zone 12 into a single Zone in Fiscal Year 2016/2017.

Zone 13 - Covington Place:

Zone 13 is comprised of thirty-three (33) single-family residential parcels within Tract No. 733 (Covington Place).

Description of Improvements

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone may incorporate various landscaping, local parks, and street lighting that are maintained and serviced for the benefit of real property within the District. The various Zone improvements were either installed in direct connection with the development of properties within each respective Zone of the District or were installed for the benefit of those properties resulting from property development or potential development of those properties. These improvements were considered necessary elements for the development of such properties to their full and best use.

For Fiscal Year 2025/2026 the District includes eleven (11) designated Zones, with Zone 08 having two Sub-Zone (Zone 08A and Zone 08B). The boundaries of each Zone and Sub-Zone are 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. The following is a brief description and summary of the improvements associated within each Zone and for which parcels receive special benefits. A visual depiction of the location of the landscape improvement areas and Zone boundaries are provided on the District Diagrams provided in Part IV of this Report.

Zone 01

The properties within Zone 01, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 376,514 square feet of landscaping and/or related improvement areas that includes the following:

- 948 square feet of median landscaping (turf with trees) on Bennington Avenue;
- 1,107 square feet of parkway landscaping (turf with trees) on Bennington Avenue;
- 97,075 square feet of open space/greenbelt area between Fallenleaf Drive and Cinnamon Avenue, including approximately 11,245 square feet of trail; and 85,830 square feet of landscaping which is mostly turf, but also includes some plant areas and trees;
- 1,053 square feet of median landscaping (turf with trees) on Brentwood Drive;
- 7,811 square feet of parkway and streetscape side-panel landscaping consisting of shrubs, plants, and/or ground cover with trees on Brentwood Drive;
- 2,557 square feet of parkway and streetscape side-panel landscaping on Coventry Drive, including approximately 1,220 square feet of shrubs, plants, and/or ground cover with trees; and 1,337 square feet of turf with trees;
- 1,433 square feet of median landscaping (turf) on Coventry Drive;
- 760 square feet of streetscape landscaping (shrubs, plants, and/or ground cover with trees) on Devon Drive;
- 15,549 square feet of parkway and streetscape side-panel landscaping on Eton Drive, including approximately 2,717 square feet of shrubs, plants, and/or ground cover with trees; and 12,832 square feet of turf with trees;
- 11,906 square feet of medians on Fallenleaf Drive, including approximately 9,766 square feet of turf with trees; and 2,140 square feet of stamped concrete, pavers, or other hardscape surface located;

- 69,492 square feet of parkway and streetscape side-panel landscaping on Fallenleaf Drive, including approximately 11,275 square feet of turf with trees; and 58,217 square feet of shrubs, plants, and/or ground cover with trees;
- 52,375 square feet of parkway and streetscape side-panel landscaping on Fox Street, including approximately 21,924 square feet of turf with trees; and 30,451 square feet of shrubs, plants, and/or ground cover with trees;
- 21,656 square feet of medians on Fox Street, including approximately 16,865 square feet of turf with trees; and 4,791 square feet of stamped concrete, pavers, or other hardscape surface located;
- 907 square feet of median landscaping on Brighton Avenue north of Fallenleaf Drive and south of Sheffield Drive;
- 559 square feet of median landscaping on Brighton Avenue south of Fallenleaf Drive and north of Bristol Court;
- 731 square feet of median landscaping (turf with trees) on Hill Street;
- 22,302 square feet of parkway and streetscape side-panel landscaping on Liberty Drive, including approximately 8,311 square feet of turf with trees; and 13,991 square feet of shrubs, plants, and/or ground cover with trees located;
- 13,106 square feet of parkway and streetscape side-panel landscaping on N Lemoore Avenue, including approximately 9,188 square feet of turf with trees; and 3,918 square feet of minimally landscaped area with trees;
- 30,215 square feet of parkway and streetscape side-panel landscaping on W Cinnamon Drive, including approximately 15,024 square feet of turf with trees; and 15,191 square feet of shrubs, plants, and/or ground cover with trees; and
- 24,972 square feet of parkway and streetscape side-panel landscaping on W Hanford Armona Road, including approximately 10,995 square feet of turf with trees; and 13,977 square feet of shrubs, plants, and/or ground cover with trees.

Zone 03

The properties within Zone 03, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 22,973 square feet of landscaping and/or related improvement areas that includes the following:

- 22,973 square feet of parkway and streetscape side-panel landscaping on Silverado Drive, including approximately 15,698 square feet of a mix of shrubs, plants, and turf with trees; and 7,275 square feet of turf with trees.

Zone 05

The properties within Zone 05, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 8,651 square feet of landscaping and/or related improvement areas that includes the following:

- 8,651 square feet of parkway and streetscape side-panel landscaping on W Cinnamon Drive, including approximately 2,190 square feet of turf; and 6,461 square feet of a mix of shrubs, plants, and turf with trees.

Zone 06

The properties within Zone 06, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 5,570 square feet of landscaping and/or related improvement areas that includes the following:

- Approximately 5,070 square feet of parkway and streetscape side-panel landscaping on East Bush Street consisting of: 3,125 square feet of shrubs, plants, and/or ground cover with trees; and 1,945 square feet of turf with trees. These improvements and the costs associated with the maintenance and operation are proportionately shared by properties within PFMD Zone 07;
- The median island on Bush Place/Barcelona Drive, just south of East Bush Street leading into the development (Approximately 427 square feet). This median and the costs associated with the maintenance and operation are proportionately shared by properties within PFMD Zone 07; and
- 73 square feet of entryway/corner landscaping in front of the block wall at the southeast corner of East Bush Street and Bush Place/Barcelona Drive. This improvement area and the costs associated with the maintenance and operation of the improvements are proportionately shared by properties within PFMD Zone 07.

Zone 07

The properties within Zone 07, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 22,172 square feet of landscaping and/or related improvement areas that includes the following:

- 2,783 square feet of streetscape landscaping (trees) on Cambria Lane;
- 10,555 square feet of parkway and streetscape side-panel landscaping on S 19th Avenue, including approximately 2,117 square feet of turf with trees; and 8,438 square feet of limited plants or bare ground with trees; and
- 8,834 square feet of parkway and streetscape side-panel landscaping on Silverado Drive, including approximately 3,716 square feet of turf; and 5,118 square feet of shrubs, plants, and/or ground cover with trees.

Zone 08

The properties within Zone 08 (Zone 08A and Zone 08B), collectively and proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 34,796 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;
- 17,476 square feet of parkway and streetscape side-panel landscaping on both sides of Golf Links Drive between Iona Avenue and S 18th Avenue, consisting of trees, shrubs, plants, and/or ground cover;

- 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; and
- 450 square feet of parkway 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; and
 - 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.

Zone 09

The properties within Zone 09, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 21,031 square feet of landscaping and/or related improvement areas that includes the following:

- 318 square feet of median landscaping (limited plants or bare ground) on Cinnamon Drive; and
- 20,713 square feet of parkway and streetscape side-panel landscaping on E Hanford Armona Road, including approximately 15,095 square feet of a mix of shrubs, plants, and turf with trees; as well as 5,618 square feet of turf with trees.

Zone 10

The properties within Zone 10, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 70,972 square feet of landscaping and/or related improvement areas that includes the following:

- 2,654 square feet of streetscape landscaping (turf with trees) on Castle Way;
- 32,319 square feet of parkway and streetscape side-panel landscaping on Cinnamon Drive, including approximately 27,788 square feet of shrubs, plants, and/or ground cover with trees; and 4,531 square feet of turf with trees;
- 6,868 square feet of parkway and streetscape side-panel landscaping on Hearth Way, consisting of turf with trees;
- 1,152 square feet of parkway landscaping (turf) on Homestead Way;
- 2,911 square feet of parkway landscaping (shrubs, plants, and/or ground cover with trees) on Welcome Way; and
- 25,068 square feet of parkway and streetscape side-panel landscaping on 19½ Avenue, including approximately 18,223 square feet of shrubs, plants, and/or ground cover with trees; and 6,845 square feet of turf with trees.

Zone 11

The properties within Zone 11, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 10,611 square feet of landscaping and/or related improvement areas that includes the following:

- 1,361 square feet of median/entryway landscaping on Cabrillo Street at Vine Street, which is currently comprised of hardscape material and trees;
- 6,379 square feet of minimally maintained parkway and streetscape side-panel landscaping surrounding the drainage basin, including 1,725 square feet on Vine Street and 4,654 square feet on Cabrillo Street. This landscape area is minimally maintained at present with a few trees; and
- 2,871 square feet of parkway and streetscape side-panel minimal landscaped area with trees Vine Street north of Cabrillo Street.

Zone 12

The properties within Zone 12, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 99,477 square feet of landscaping and/or related improvement areas that includes the following:

- 3,365 square feet of streetscape landscaping (shrubs, plants, and/or ground cover) on Apricot Avenue;
- 52,598 square feet of parkway and streetscape side-panel landscaping on Cinnamon Drive, including approximately 10,820 square feet of turf with trees; and 41,778 square feet of shrubs, plants, and/or ground cover with trees;

- 19,101 square feet of parkway and streetscape side-panel landscaping on Hanford Armona Road, including approximately 11,369 square feet of shrubs, plants, and/or ground cover; and 7,732 square feet of turf with trees;
- 20,128 square feet of parkway and streetscape side-panel landscaping on N 19th Avenue, including approximately 12,428 square feet of shrubs, plants, and/or ground cover; and 7,700 square feet of turf with trees;
- 1,670 square feet of parkway and streetscape side-panel landscaping on N 19th Avenue, consisting of trees and limited plants or bare ground;
- 514 square feet of parkway side-panel landscaping on Noble Street, consisting of shrubs, plants, and/or ground cover;
- 1,783 square feet of parkway landscaping (limited plants or bare ground) on Sunset Avenue; and
- 318 square feet of streetscape landscaping (shrubs, plants, and/or ground cover) on Windy Lane.

Zone 13

The properties within Zone 13, proportionately share and receive special benefit from the maintenance, servicing, and operation of approximately 12,603 square feet of landscaping and/or related improvement areas that includes the following:

- 8,667 square feet of parkway and streetscape side-panel landscaping on Hanford Armona Road, including approximately 2,249 square feet of turf with trees; and 6,418 square feet of shrubs, plants, and/or ground cover with trees; and
- 3,936 square feet of parkway and streetscape side-panel landscaping on Liberty Drive, including approximately 1,817 square feet of turf with trees; and 2,119 square feet of shrubs, plants, and/or ground cover with trees.

Part II - Method of Apportionment

Legislative Requirements for Assessments

The estimated costs to provide the proposed improvements for Fiscal Year 2025/2026 have been identified and allocated to properties within the District based on special benefit, consistent with the requirements 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 are assessed are local public parks, landscaping, and lighting improvements including related amenities. The formulas used for calculating assessments and the designation of Zones herein reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel.

Provisions of the 1972 Act

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

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

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

Section 22574 provides for zones as follows:

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

Provisions of the California Constitution

In addition to the provisions of the 1972 Act, the 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 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. Thus, the maintenance of these landscape 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. For most agencies, the cost to provide this baseline level of service for flat/moderately-sloped street landscaped areas is less than \$560 per acre (approximately \$0.01285 per square foot) including medians, parkway and streetscape side panels; less than \$448 per acre (approximately \$0.01028 per square foot) for non-street public areas such as parks, greenbelts, and trail areas; and less than \$224 per acre (approximately \$0.00514 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. The cost 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 \$0.01349 per square foot (\$0.01285 +5%) is applied to calculate the general benefit costs for the assessed improvements; for non-street public areas a rate of \$0.01080 per square foot (\$0.01028 +5%) is applied to calculate the general benefit costs for the assessed improvements; and for non-street public areas a rate of \$0.00540 per square foot (\$0.00514 +5%) is applied to calculate the general benefit costs for the assessed improvements.

Other Landscaping General Benefits

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

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

Although these types of benefits might best be characterized as indirect consequences of the special benefit of the landscape maintenance provided to parcels served by the District, for the purposes of 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 are 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 — Estimate of Costs" of this Report) as the "Landscaping General Benefit - City Funded".

Street Lighting General Benefit

For Fiscal Year 2025/2026, Sub-Zone 08B is the only Zone that is currently assessed for street light improvements. While only one of the twenty-nine public street lights 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".

Based on the general benefits outlined above and the improvement in each Zone, the following table summarizes the estimated general benefit costs calculated for each Zone:

Fiscal Year 2025/2026 Estimated General Benefit Costs

Zone	Street Lighting General Benefit	Landscaping General Benefit	Total General Benefit Cost
Zone 01	\$ -	\$ (5,332)	\$ (5,332)
Zone 03	\$ -	\$ (405)	\$ (405)
Zone 05	\$ -	\$ (109)	\$ (109)
Zone 06	\$ -	\$ (77)	\$ (77)
Zone 07	\$ -	\$ (291)	\$ (291)
Zone 08A	\$ -	\$ (291)	\$ (291)
Zone 08B	\$ -	\$ (434)	\$ (434)
Zone 09	\$ -	\$ (315)	\$ (315)
Zone 10	\$ -	\$ (924)	\$ (924)
Zone 11	\$ -	\$ (138)	\$ (138)
Zone 12	\$ -	\$ (1,371)	\$ (1,371)
Zone 13	\$ -	\$ (179)	\$ (179)
Total	\$ -	\$ (9,865)	\$ (9,865)

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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 districts formed under the 1972 Act, 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 represents over 98% of the parcels to be assessed in the District. 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 is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that 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. For this District, each parcel is assigned one of the following land use classifications:

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 Multi-Family - This land use classification identifies properties that are used for residential purposes but contain more than a single residential unit on the parcel (parcels with more than one dwelling). These parcels have been assigned a weighted proportional special benefit factor of 1.00 EBU per Unit. Therefore, the EBUs assigned to a multi-residential property are calculated based on the number of dwelling units identified for that parcel.

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.

Planned Residential Subdivision - This land use classification is defined as any property not fully subdivided, but a specific number of proposed lots and/or residential units to be developed on the parcel has been identified as part of an approved Tract Map or Tentative Tract Map. This land use type is assessed at 1.0 EBU per planned (proposed) lot and/or residential unit.

Non-Residential Developed - This land use classification includes developed properties that are identified or zoned for commercial, industrial or other non-residential use which include, but is not limited to commercial uses (such as offices, restaurants, retail stores, parking lots, hotels, and service stations); industrial uses (such as manufacturing, warehousing, and storage facilities); and institutional facilities including hospitals, churches or facilities utilized by other non-profit organizations, whether those facilities are publicly owned (non-taxable) or privately owned. These parcels are assigned a weighted proportional special benefit factor of 3.50 EBU per acre, which is comparable to the average number of single-family residential parcel developed on an acre of land within the City. Therefore, the EBU assigned to each non-residential property is 3.50 EBU per acre (e.g., A 2.50-acre parcel identified as non-residential is assigned 8.75 EBU).

Vacant/Undeveloped - This land use classification is defined as undeveloped property (vacant land) that can be developed (development potential), but a tract map or development plan has not been approved. Although it is recognized that the improvements provided within the various Zones of the District were primarily constructed and installed as the result of property development, it is also recognized that in most cases, these improvements were constructed in part to support the overall development of properties within the District and/or Zone to their full and best use, including undeveloped properties. This land use is assessed at 1.00 EBU per acre. Parcels less than 1 acre are assigned a minimum of 1.00 EBU.

Exempt - Exempt from District assessments are the areas of public streets, private streets, and other roadways, dedicated public easements and open spaces, rights-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 rights-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.

Special Case - In many assessment districts (particularly districts that have a wide range of land uses and property development) there may be one or more parcels that the standard land use classifications and proportionality identified above do not accurately identify the use and special benefit received from the improvements. Properties that are typically classified as Special Case Parcels usually involve some type of development or land restrictions whether those restrictions are temporary or permanent and affect the properties proportional special benefit. Examples of such restrictions may include situations where only a small percentage of the parcel's total acreage can actually be developed. In such a case, the net usable acreage of the parcel rather than the gross acreage of the parcel may be applied to calculate the parcel's proportional special benefit. Each such parcel shall be addressed on a case-by-case basis by the assessment engineer and the EBU assigned to such parcels shall be based on the specific issues related to that parcel and its proportional special benefit compared to other properties that receive special benefits from the improvements.

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

Land Use Classification	Equivalent Benefit Unit Formula
Residential Single-Family	1.00 EBU per Parcel/Lot
Residential Multi-Family	1.00 EBU per Unit
Residential Vacant Lot	1.00 EBU per Parcel/Lot
Planned Residential Subdivision	0.50 EBU per Lot/Unit
Non-Residential Developed	3.50 EBU per Acre
Vacant/Undeveloped	1.00 EBU per Acre (Minimum 1.00 EBU)
Exempt	0.00 EBU per Parcel

Equivalent Benefit Unit Summary

The following is a summary of the land use classifications and Equivalent Benefit Units applicable to each of the District Zones:

Zone 01

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	550	550	550.00	550.000
Residential Multi-Family	1	1	80.00	80.000
Non-Residential Developed	15	15	17.47	61.145
Exempt	24	-	6.29	-
Totals	590	566	653.76	691.145

Zone 03

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	269	269	269.00	269.000
Residential Multi-Family	10	10	40.00	40.000
Residential Vacant Lot	9	9	9.00	9.000
Exempt	7	-	0.62	-
Totals	295	288	318.62	318.000

Zone 05

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	29	29	29.00	29.000
Exempt	3	-	0.15	-
Totals	32	29	29.15	29.000

Zone 06

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	123	123	123.00	123.000
Exempt	4	-	0.68	-
Totals	127	123	123.68	123.000

Zone 07

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	53	53	53.00	53.000
Exempt	3	-	0.36	-
Totals	56	53	53.36	53.000

Zone 08, Sub-Zone 08A

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	131	131	131.00	131.000
Residential Vacant Lot	1	1	1.00	1.000
Exempt	9	-	5.83	-
Totals	141	132	137.83	132.000

Zone 08, Sub-Zone 08B

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	137	137	137.00	137.000
Residential Vacant Lot	3	3	3.00	3.000
Exempt	1	-	0.21	-
Totals	141	140	140.21	140.000

Zone 09

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	134	134	134.00	134.000
Exempt	5	-	0.41	-
Totals	139	134	134.41	134.000

Zone 10

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	151	151	151.00	151.000
Exempt	8	-	1.53	-
Totals	159	151	152.53	151.000

Zone 11

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	36	36	36.00	36.000
Exempt	2	-	1.44	-
Totals	38	36	37.44	36.000

Zone 12

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	552	552	552.00	552.000
Exempt	18	-	2.05	-
Totals	570	552	554.05	552.000

Zone 13

Assessment Land Use	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	33	33	33.00	33.000
Exempt	3	-	0.27	-
Totals	36	33	33.27	33.000

Calculation of Assessments

An assessment amount per EBU in each Zone 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:

- "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. If the City provides an additional City Contribution to support the operation and maintenance for a given fiscal year, that contribution may be carried forward as a deficit applied to the Beginning Fund Balance in the next fiscal year.

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

Annual Inflationary Adjustment (Assessment Range Formula)

The maximum assessment rates identified in this Report for Zones 01, 03, 05, 06, 07, 09, 10, 11, 12, and 13 are fixed maximum assessment rates that do not include any inflationary adjustment. However, for Zone 08 (Zone 08A and Zone 08B) as part of a reorganization of the Zone and annexation of properties, the property owners were balloted for new assessments which included an inflationary adjustment. Based on the results of the protest ballot proceeding for those new assessments, on May 2, 2017 the City Council approved and adopted the new Fiscal Year 2017//2018 maximum assessment rates for Zone 08A and Zone 08B and the inflationary adjustment described below.

Pursuant to Article XIID of the California Constitution (Proposition 218), any "new or increased assessments" require certain noticing and balloting requirements. 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.

For Zone 08A and Zone 08B this inflationary adjustment (assessment range formula) provides for the Fiscal Year 2017/2018 maximum assessments (initial maximum assessment rates) established for Zone 08A 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 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) to the maximum assessment rates established for Zone 08A and Zone 08B in Fiscal Year 2017/2018 and shall be applied in each subsequent fiscal year unless the City Council formally suspends its application.

Part III - Estimate of Costs

The following budgets outline the estimated costs to maintain and service the various landscaping and lighting improvements described in this Report for Fiscal Year 2025/2026.

The budgeted expenses outlined in the following pages for each Zone or Sub-Zone reflect the estimated annual expenses required to support and maintain the improvements to be provided in those Zones for Fiscal Year 2025/2026. The estimated costs for Zone Nos. 03, 08, and 12 are considered to be appropriate full-service level budgets. These full-service expenses, minus the general benefit expenses (Expenses not assessed and identified as the City's financial obligation to support the improvements) result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefit from those improvements ("Special Benefit Expenses").

As previously indicated, Zone Nos. 01, 05, 06, 07, 09, 10, and 11 were balloted for increased assessments in Fiscal Year 2018/2019, but a majority protest existed in each Zone and as a result, the special benefit funding available for those Zones is limited to the assessment revenues that can be collected based on the previously approved maximum assessment rates. Unlike other Zones, the assessment revenues that can be collected annually in Zone Nos. 01, 05, 06, 07, 09, 10, and 11 is far less than the estimated expenses necessary to provide full-service level maintenance and as a result, the City has reduced the maintenance and servicing of the improvements accordingly. Therefore, the estimated costs and expenditures shown in the following budgets for Zone Nos. 01, 05, 06, 07, 09, 10, and 11 have been reduced to a level that can be supported by the available special benefit assessment revenues at the currently authorized maximum assessment rates and the general benefit costs paid by the City.

Although Zone No. 13 has not been balloted for a new or increased assessment, similar to Zone Nos. 01, 05, 06, 07, 09, 10, and 11, the City has reduced the maintenance and servicing of the improvements to a level that can be supported by the available special benefit assessment revenues at the currently authorized maximum assessment rate and the general benefit costs paid by the City. For each of these Zones, as the costs to maintain the improvements continue to increase over the years as a result of inflation, the City at the discretion of the City Council, may choose to contribute additional funds to supplement the maintenance costs, implement further service reductions and/or ballot property owners within the Zones for increased assessments.

Zones 01, 03, & 05 Budgets

BUDGET ITEMS	LLMD Zone 01 Westfield Park, Windsor Court, & Cambridge Park	LLMD Zone 03 Silva Estates	LLMD Zone 05 Wildflower Meadows
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Landscape Contract	\$ 42,996	\$ 5,424	\$ 900
Backflow Testing	405	135	45
Contract Repair Work	8,000	8,200	-
Annual Contract Maintenance Expenses	\$ 51,401	\$ 13,759	\$ 945
PGE	\$ 1,200	\$ 650	\$ -
Water	\$ 34,000	\$ 4,000	\$ 1,800
Utility Expenses	\$ 35,200	\$ 4,650	\$ 1,800
ANNUAL MAINTENANCE EXPENSES	\$ 86,601	\$ 18,409	\$ 2,745
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Rehabilitation/Renovation Fund Collection	\$ -	\$ -	\$ -
Capital Improvement Project Expenditures (For Fiscal Year)	\$ 7,925	\$ 8,000	\$ -
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 7,925	\$ 8,000	\$ -
INCIDENTAL EXPENSES			
Operational Reserve Fund Collection	\$ -	\$ -	\$ 8
Annual Administration Expenses	4,110	839	73
TOTAL INCIDENTAL EXPENSES	\$ 4,110	\$ 839	\$ 81
TOTAL ANNUAL EXPENSES	\$ 98,636	\$ 27,248	\$ 2,826
GENERAL BENEFIT EXPENSES			
Lighting General Benefit — City Funded	\$ -	\$ -	\$ -
Landscaping General Benefit — City Funded	(5,332)	(405)	(109)
TOTAL GENERAL BENEFIT EXPENSES	\$ (5,332)	\$ (405)	\$ (109)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 93,304	\$ 26,843	\$ 2,717
FUNDING ADJUSTMENTS			
Reserve Fund Transfer/Deduction	-	(9,220)	(910)
Additional City Funding and/or Service Reductions*	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ (9,220)	\$ (910)
BALANCE TO LEVY	\$ 93,304	\$ 17,624	\$ 1,807
DISTRICT STATISTICS			
Total Parcels	590	295	32
Assessed Parcels	566	288	29
Equivalent Benefit Units (EBU)	691.15	318.00	29.00
Assessment Per EBU	\$135.00	\$55.42	\$62.32
Maximum Assessment Rate Per EBU	\$135.0000	\$55.4200	\$62.3200
FUND BALANCE			
Estimated Beginning Fund Balance	\$ (61,609)	\$ 63,747	\$ (36,576)
Operational Reserve & Rehabilitation Funding Collected	-	(9,220)	(902)
Estimated Ending Fund Balance	\$ (61,609)	\$ 54,527	\$ (37,478)

Zones 06, 07, & 08A Budgets

BUDGET ITEMS	LLMD Zone 06	LLMD Zone 07	LLMD Zone 08A
	Capistrano	Silverado Estates	Tracts 704 & 783
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Landscape Contract	\$ 972	\$ 3,492	\$ 4,944
Backflow Testing	45	45	45
Contract Repair Work	494	55	899
Annual Contract Maintenance Expenses	\$ 1,511	\$ 3,592	\$ 5,888
PGE	\$ 70	\$ -	\$ -
Water	\$ 570	\$ 570	\$ 3,500
Utility Expenses	\$ 640	\$ 570	\$ 3,500
ANNUAL MAINTENANCE EXPENSES	\$ 2,151	\$ 4,162	\$ 9,388
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Rehabilitation/Renovation Fund Collection	\$ -	\$ -	\$ -
Capital Improvement Project Expenditures (For Fiscal Year)	\$ 230	\$ 60	\$ 2,700
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 230	\$ 60	\$ 2,700
INCIDENTAL EXPENSES			
Operational Reserve Fund Collection	\$ -	\$ 24	\$ -
Annual Administration Expenses	88	191	412
TOTAL INCIDENTAL EXPENSES	\$ 88	\$ 215	\$ 412
TOTAL ANNUAL EXPENSES	\$ 2,469	\$ 4,437	\$ 12,500
GENERAL BENEFIT EXPENSES			
Lighting General Benefit — City Funded	\$ -	\$ -	\$ -
Landscaping General Benefit — City Funded	(80)	(291)	(287)
TOTAL GENERAL BENEFIT EXPENSES	\$ (80)	\$ (291)	\$ (287)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 2,389	\$ 4,146	\$ 12,213
FUNDING ADJUSTMENTS			
Reserve Fund Transfer/Deduction	(448)	-	(1,985)
Additional City Funding and/or Service Reductions*	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ (448)	\$ -	\$ (1,985)
BALANCE TO LEVY	\$ 1,941	\$ 4,146	\$ 10,228
DISTRICT STATISTICS			
Total Parcels	127	56	141
Assessed Parcels	123	53	132
Equivalent Benefit Units (EBU)	123.00	53.00	132.00
Assessment Per EBU	\$15.78	\$78.22	\$77.48
Maximum Assessment Rate Per EBU	\$15.7800	\$78.2200	\$77.4821
FUND BALANCE			
Estimated Beginning Fund Balance	\$ (17,966)	\$ (54,394)	\$ 14,191
Operational Reserve & Rehabilitation Funding Collected	(448)	24	(1,985)
Estimated Ending Fund Balance	\$ (18,414)	\$ (54,370)	\$ 12,206

Zones 08B, 09 & 10 Budgets

BUDGET ITEMS	LLMD Zone 08B Tracts 758 & 752	LLMD Zone 09 Manzanita at Lemoore & La Dante Rose	LLMD Zone 10 Avalon
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Landscape Contract	\$ 5,208	\$ 3,540	\$ 9,804
Backflow Testing	-	135	90
Contract Repair Work	3,500	3,500	2,300
Annual Contract Maintenance Expenses	\$ 8,708	\$ 7,175	\$ 12,194
PGE	\$ 125	\$ -	\$ 250
Water	\$ 9,000	\$ 1,500	\$ 4,000
Utility Expenses	\$ 9,125	\$ 1,500	\$ 4,250
ANNUAL MAINTENANCE EXPENSES	\$ 17,833	\$ 8,675	\$ 16,444
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Rehabilitation/Renovation Fund Collection	\$ -	\$ -	\$ -
Capital Improvement Project Expenditures (For Fiscal Year)	\$ 2,900	\$ 4,000	\$ 2,586
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 2,900	\$ 4,000	\$ 2,586
INCIDENTAL EXPENSES			
Operational Reserve Fund Collection	\$ -	\$ -	\$ 45
Annual Administration Expenses	781	317	837
TOTAL INCIDENTAL EXPENSES	\$ 781	\$ 317	\$ 883
TOTAL ANNUAL EXPENSES	\$ 21,514	\$ 12,992	\$ 19,913
GENERAL BENEFIT EXPENSES			
Lighting General Benefit — City Funded	\$ -	\$ -	\$ -
Landscaping General Benefit — City Funded	(434)	(315)	(924)
TOTAL GENERAL BENEFIT EXPENSES	\$ (434)	\$ (315)	\$ (924)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 21,081	\$ 12,677	\$ 18,989
FUNDING ADJUSTMENTS			
Reserve Fund Transfer/Deduction	269	(6,431)	-
Additional City Funding and/or Service Reductions*	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ 269	\$ (6,431)	\$ -
BALANCE TO LEVY	\$ 21,350	\$ 6,247	\$ 18,989
DISTRICT STATISTICS			
Total Parcels	141	139	159
Assessed Parcels	140	134	151
Equivalent Benefit Units (EBU)	140.00	134.00	151.00
Assessment Per EBU	\$152.50	\$46.62	\$125.76
Maximum Assessment Rate Per EBU	\$152.5043	\$46.6200	\$125.7600
FUND BALANCE			
Estimated Beginning Fund Balance	\$ 41,828	\$ 14,834	\$ (45,151)
Operational Reserve & Rehabilitation Funding Collected	269	(6,431)	45
Estimated Ending Fund Balance	\$ 42,097	\$ 8,403	\$ (45,106)

Zones 11, 12, & 13 Budgets and Total LLMD Budget, FY 2025/2026

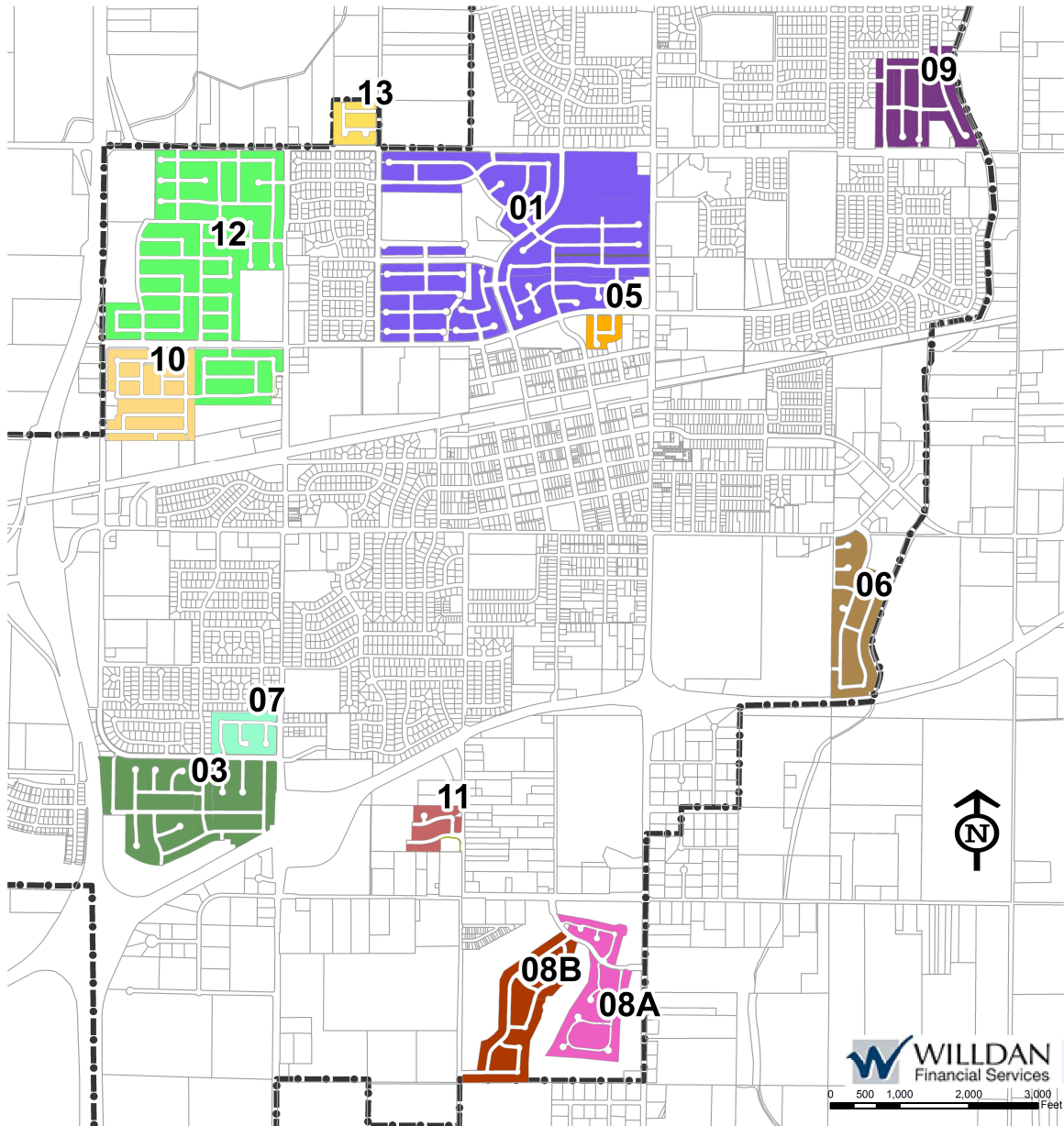
BUDGET ITEMS	LLMD Zone 11 Self Help	LLMD Zone 12 Summerwind & College Park	LLMD Zone 13 Covington Place	TOTAL BUDGET 2025/2026
ANNUAL OPERATION & MAINTENANCE EXPENSES				
Landscape Contract	\$ 1,074	\$ 21,336	\$ 3,024	\$ 102,714
Backflow Testing	23	180	45	1,193
Contract Repair Work	133	1,500	122	28,703
Annual Contract Maintenance Expenses	\$ 1,230	\$ 23,016	\$ 3,191	\$ 132,610
PGE	\$ -	\$ 275	\$ -	\$ 2,570
Water	\$ 600	\$ 21,000	\$ 1,500	\$ 82,040
Utility Expenses	\$ 600	\$ 21,275	\$ 1,500	\$ 84,610
ANNUAL MAINTENANCE EXPENSES	\$ 1,830	\$ 44,291	\$ 4,691	\$ 217,220
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES				
Rehabilitation/Renovation Fund Collection	\$ -	\$ -	\$ -	\$ -
Capital Improvement Project Expenditures (For Fiscal Year)	\$ 125	\$ 4,505	\$ 150	\$ 33,181
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 125	\$ 4,505	\$ 150	\$ 33,181
INCIDENTAL EXPENSES				
Operational Reserve Fund Collection	\$ 6	\$ -	\$ 7	\$ 90
Annual Administration Expenses	97	1,100	281	9,128
TOTAL INCIDENTAL EXPENSES	\$ 103	\$ 1,100	\$ 288	\$ 9,218
TOTAL ANNUAL EXPENSES	\$ 2,058	\$ 49,896	\$ 5,129	\$ 259,619
GENERAL BENEFIT EXPENSES				
Lighting General Benefit — City Funded	\$ -	\$ -	\$ -	\$ -
Landscaping General Benefit — City Funded	(138)	(1,371)	(179)	(9,864)
TOTAL GENERAL BENEFIT EXPENSES	\$ (138)	\$ (1,371)	\$ (179)	\$ (9,864)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 1,919	\$ 48,525	\$ 4,950	\$ 249,754
FUNDING ADJUSTMENTS				
Reserve Fund Transfer/Deduction	-	(4,500)	-	(23,225)
Additional City Funding and/or Service Reductions*	-	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ (4,500)	\$ -	\$ (23,225)
BALANCE TO LEVY	\$ 1,919	\$ 44,025	\$ 4,950	\$ 226,530
DISTRICT STATISTICS				
Total Parcels	38	570	36	2,324
Assessed Parcels	36	552	33	2,237
Equivalent Benefit Units (EBU)	36.00	552.00	33.00	2,392.15
Assessment Per EBU	\$53.32	\$79.76	\$150.00	
Maximum Assessment Rate Per EBU	\$53.3200	\$145.0000	\$150.0000	
FUND BALANCE				
Estimated Beginning Fund Balance	\$ (27,843)	\$ 145,262	\$ (22,845)	\$ 13,478
Operational Reserve & Rehabilitation Funding Collected	6	(4,500)	7	(23,135)
Estimated Ending Fund Balance	\$ (27,837)	\$ 140,762	\$ (22,838)	\$ (9,657)

Part IV - District/Zone Diagrams

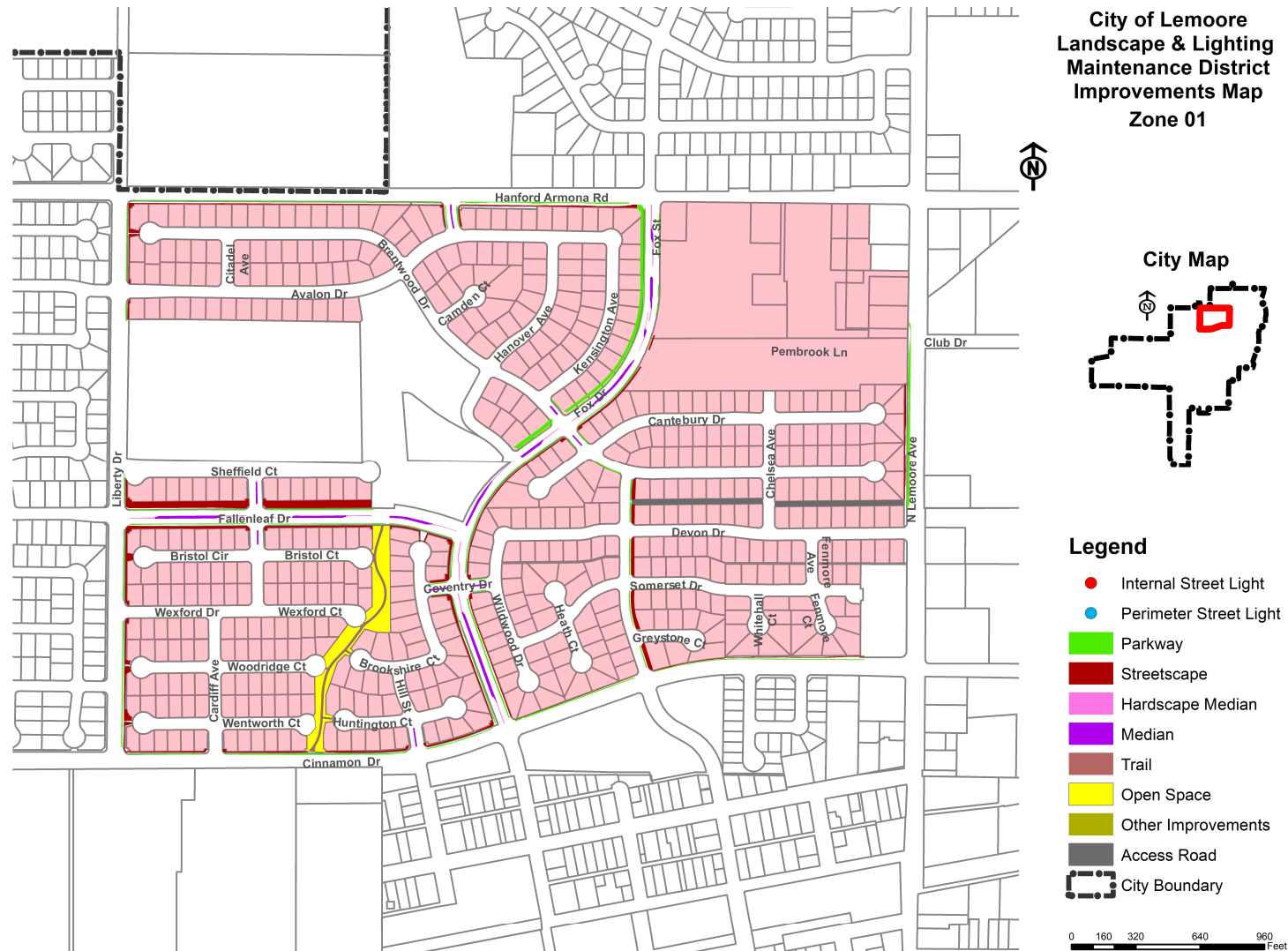
The following section contains a series of diagrams showing the boundaries of the Zones within Lemoore Landscape and Lighting Maintenance District No. 1 for Fiscal Year 2025/2026. Each Zone diagram incorporates the parcels determined to receive special benefits from the District improvements provided in each of those Zones. In addition to depicting the boundaries of the Zones, the diagrams also show the general location of the landscape areas and lighting improvements being funded and maintained within each Zone. All parcels that will receive a special benefit from the improvements provided within each Zone consist of all lots, parcels, and subdivisions of land within the boundaries of those Zones as depicted by these diagrams and the corresponding Assessor's Parcel Numbers listed in "Part V - Assessment Rolls" of this Report. The lines and dimensions of those lots, parcels and subdivisions of land shall be those lines and dimensions shown on the Kings County Assessor's parcel maps for the current year and by reference the Kings County Assessor's parcel maps are incorporated herein and made part of this Report. These diagrams along with the Assessment Roll incorporated in this Report constitute the District Assessment Diagrams for Fiscal Year 2025/2026.

District Zone Overview

**City of Lemoore
Landscape & Lighting
Maintenance District No. 1
Zones 01-13**



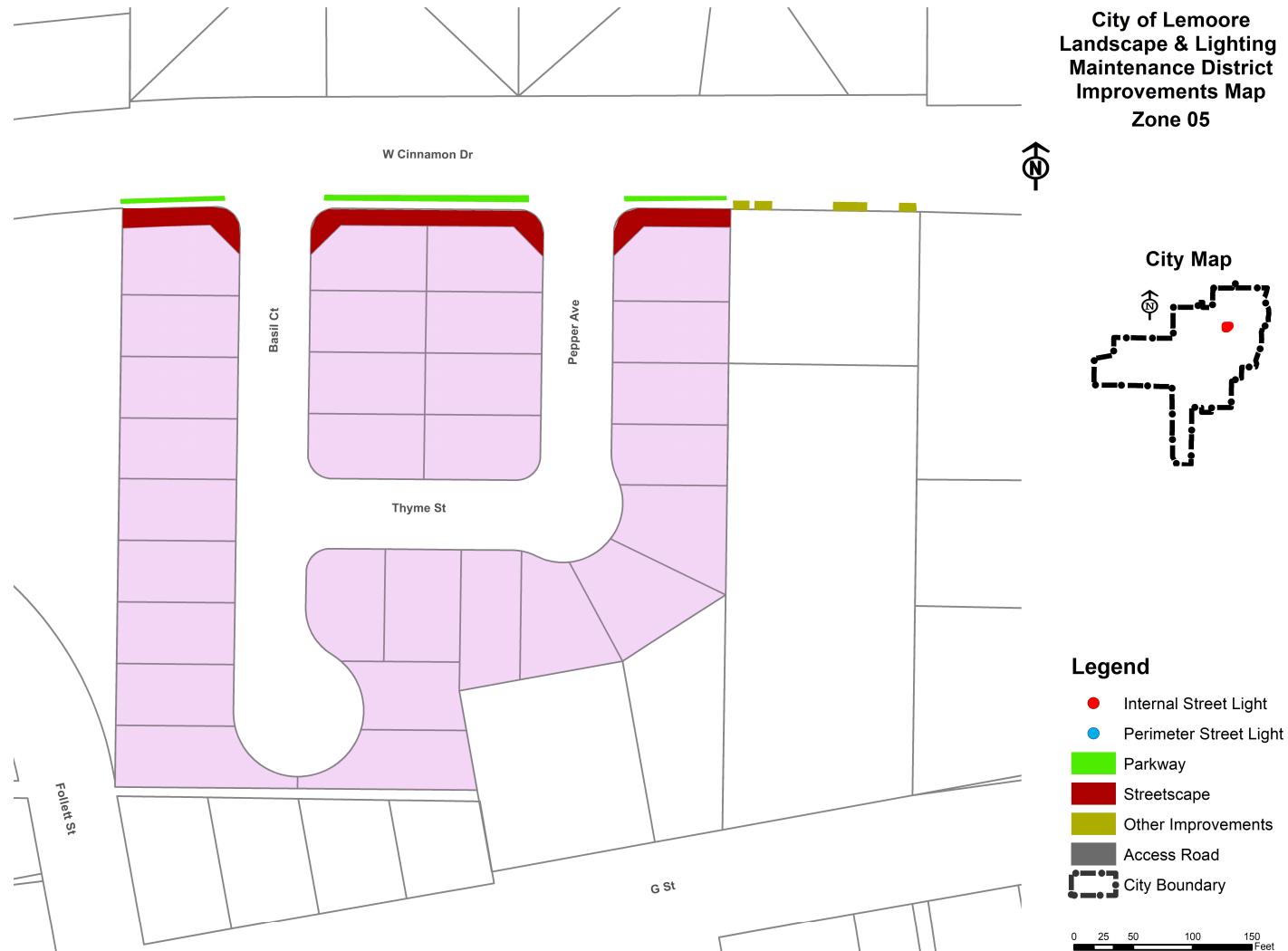
Zone 01 Diagram



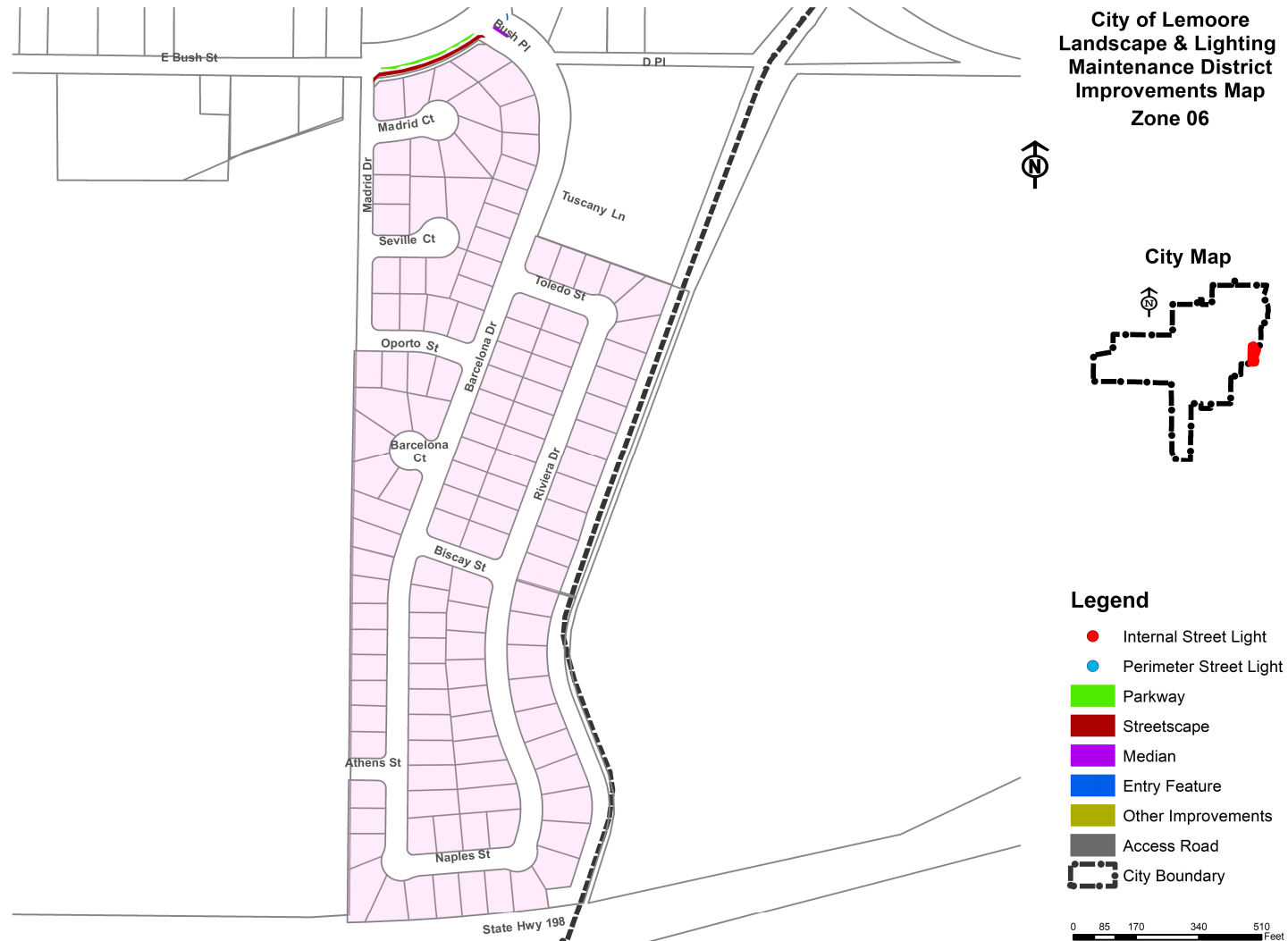
Zone 03 Diagram



Zone 05 Diagram



Zone 06 Diagram



Zone 07 Diagram



Zone 08 Diagram



Zone 09 Diagram



Zone 10 Diagram



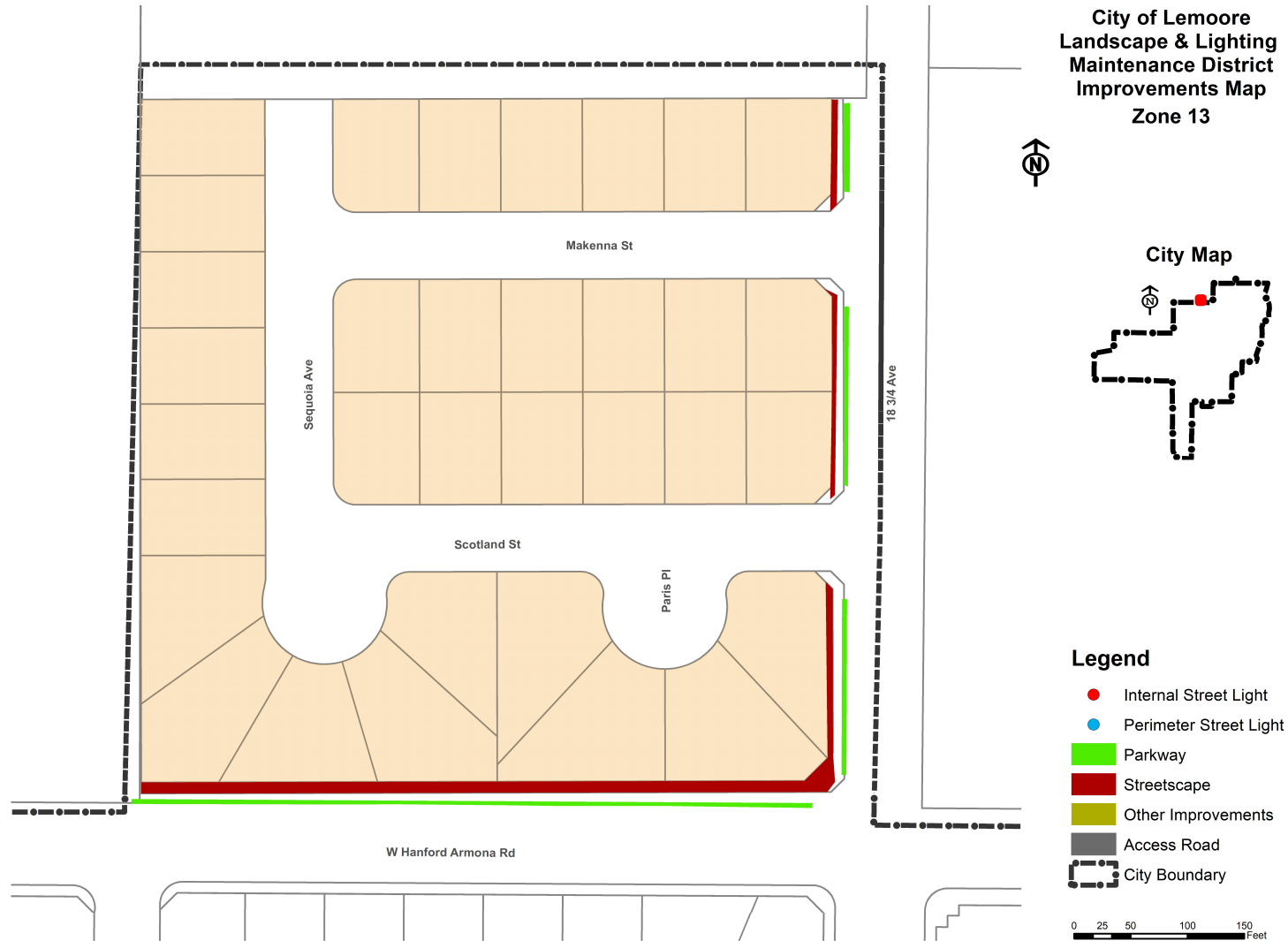
Zone 11 Diagram



Zone 12 Diagram



Zone 13 Diagram



Part V - Assessment Rolls

The following Assessment Rolls incorporate all parcels identified as being within the District and the assessment amount for each parcel for Fiscal Year 2025/2026. Each parcel listed on the Assessment Roll for each Zone is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). 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 the Assessment Rolls 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 2025/2026. The total Fiscal Year 2025/2026 assessment revenue for each Zone may be slightly different than the "Balance to Levy" indicated in the budgets for each Zone depicted in Part III - Estimate of Costs due to rounding.

Zone 01 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-360-001	01	Residential Single-Family	1.00	\$135.00
021-360-002	01	Residential Single-Family	1.00	\$135.00
021-360-003	01	Residential Single-Family	1.00	\$135.00
021-360-004	01	Residential Single-Family	1.00	\$135.00
021-360-005	01	Residential Single-Family	1.00	\$135.00
021-360-006	01	Residential Single-Family	1.00	\$135.00
021-360-007	01	Residential Single-Family	1.00	\$135.00
021-360-008	01	Residential Single-Family	1.00	\$135.00
021-360-052	01	Residential Single-Family	1.00	\$135.00
021-360-053	01	Residential Single-Family	1.00	\$135.00
021-360-054	01	Residential Single-Family	1.00	\$135.00
021-360-055	01	Residential Single-Family	1.00	\$135.00
021-360-056	01	Residential Single-Family	1.00	\$135.00
021-360-057	01	Residential Single-Family	1.00	\$135.00
021-360-058	01	Residential Single-Family	1.00	\$135.00
021-360-059	01	Residential Single-Family	1.00	\$135.00
021-360-060	01	Residential Single-Family	1.00	\$135.00
021-360-061	01	Residential Single-Family	1.00	\$135.00
021-360-062	01	Residential Single-Family	1.00	\$135.00
021-360-063	01	Residential Single-Family	1.00	\$135.00
021-360-064	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-360-065	01	Residential Single-Family	1.00	\$135.00
021-360-066	01	Residential Single-Family	1.00	\$135.00
021-360-067	01	Residential Single-Family	1.00	\$135.00
021-360-068	01	Residential Single-Family	1.00	\$135.00
021-370-001	01	Residential Single-Family	1.00	\$135.00
021-370-002	01	Residential Single-Family	1.00	\$135.00
021-370-003	01	Residential Single-Family	1.00	\$135.00
021-370-004	01	Residential Single-Family	1.00	\$135.00
021-370-005	01	Residential Single-Family	1.00	\$135.00
021-370-006	01	Residential Single-Family	1.00	\$135.00
021-370-007	01	Residential Single-Family	1.00	\$135.00
021-370-008	01	Residential Single-Family	1.00	\$135.00
021-370-009	01	Residential Single-Family	1.00	\$135.00
021-370-010	01	Residential Single-Family	1.00	\$135.00
021-370-011	01	Residential Single-Family	1.00	\$135.00
021-370-012	01	Residential Single-Family	1.00	\$135.00
021-370-013	01	Residential Single-Family	1.00	\$135.00
021-370-014	01	Residential Single-Family	1.00	\$135.00
021-370-015	01	Residential Single-Family	1.00	\$135.00
021-370-016	01	Residential Single-Family	1.00	\$135.00
021-370-017	01	Residential Single-Family	1.00	\$135.00
021-370-018	01	Residential Single-Family	1.00	\$135.00
021-370-019	01	Residential Single-Family	1.00	\$135.00
021-370-020	01	Residential Single-Family	1.00	\$135.00
021-370-021	01	Residential Single-Family	1.00	\$135.00
021-370-022	01	Residential Single-Family	1.00	\$135.00
021-370-023	01	Residential Single-Family	1.00	\$135.00
021-370-024	01	Residential Single-Family	1.00	\$135.00
021-370-025	01	Residential Single-Family	1.00	\$135.00
021-370-026	01	Residential Single-Family	1.00	\$135.00
021-370-027	01	Residential Single-Family	1.00	\$135.00
021-370-028	01	Residential Single-Family	1.00	\$135.00
021-370-029	01	Residential Single-Family	1.00	\$135.00
021-370-030	01	Residential Single-Family	1.00	\$135.00
021-370-031	01	Residential Single-Family	1.00	\$135.00
021-370-032	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-370-033	01	Residential Single-Family	1.00	\$135.00
021-370-034	01	Residential Single-Family	1.00	\$135.00
021-370-035	01	Residential Single-Family	1.00	\$135.00
021-370-036	01	Residential Single-Family	1.00	\$135.00
021-370-037	01	Residential Single-Family	1.00	\$135.00
021-370-038	01	Residential Single-Family	1.00	\$135.00
021-370-039	01	Residential Single-Family	1.00	\$135.00
021-370-040	01	Residential Single-Family	1.00	\$135.00
021-370-041	01	Residential Single-Family	1.00	\$135.00
021-370-042	01	Residential Single-Family	1.00	\$135.00
021-370-043	01	Residential Single-Family	1.00	\$135.00
021-370-044	01	Residential Single-Family	1.00	\$135.00
021-370-045	01	Residential Single-Family	1.00	\$135.00
021-370-046	01	Residential Single-Family	1.00	\$135.00
021-370-047	01	Exempt	-	\$0.00
021-370-048	01	Residential Single-Family	1.00	\$135.00
021-370-049	01	Residential Single-Family	1.00	\$135.00
021-370-050	01	Residential Single-Family	1.00	\$135.00
021-370-051	01	Residential Single-Family	1.00	\$135.00
021-370-052	01	Residential Single-Family	1.00	\$135.00
021-370-053	01	Residential Single-Family	1.00	\$135.00
021-370-054	01	Residential Single-Family	1.00	\$135.00
021-370-055	01	Residential Single-Family	1.00	\$135.00
021-370-056	01	Residential Single-Family	1.00	\$135.00
021-370-057	01	Residential Single-Family	1.00	\$135.00
021-370-058	01	Residential Single-Family	1.00	\$135.00
021-370-059	01	Residential Single-Family	1.00	\$135.00
021-370-060	01	Residential Single-Family	1.00	\$135.00
021-370-061	01	Residential Single-Family	1.00	\$135.00
021-370-062	01	Residential Single-Family	1.00	\$135.00
021-370-063	01	Residential Single-Family	1.00	\$135.00
021-370-064	01	Residential Single-Family	1.00	\$135.00
021-370-065	01	Residential Single-Family	1.00	\$135.00
021-370-066	01	Residential Single-Family	1.00	\$135.00
021-370-067	01	Residential Single-Family	1.00	\$135.00
021-370-068	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-370-069	01	Residential Single-Family	1.00	\$135.00
021-370-070	01	Residential Single-Family	1.00	\$135.00
021-370-071	01	Residential Single-Family	1.00	\$135.00
021-370-072	01	Residential Single-Family	1.00	\$135.00
021-370-073	01	Residential Single-Family	1.00	\$135.00
021-370-074	01	Residential Single-Family	1.00	\$135.00
021-370-075	01	Residential Single-Family	1.00	\$135.00
021-370-076	01	Residential Single-Family	1.00	\$135.00
021-370-077	01	Residential Single-Family	1.00	\$135.00
021-370-078	01	Residential Single-Family	1.00	\$135.00
021-370-079	01	Residential Single-Family	1.00	\$135.00
021-370-080	01	Residential Single-Family	1.00	\$135.00
021-370-081	01	Residential Single-Family	1.00	\$135.00
021-370-082	01	Residential Single-Family	1.00	\$135.00
021-370-083	01	Residential Single-Family	1.00	\$135.00
021-370-084	01	Residential Single-Family	1.00	\$135.00
021-370-085	01	Exempt	-	\$0.00
021-370-086	01	Residential Single-Family	1.00	\$135.00
021-370-087	01	Residential Single-Family	1.00	\$135.00
021-370-088	01	Residential Single-Family	1.00	\$135.00
021-370-089	01	Residential Single-Family	1.00	\$135.00
021-370-090	01	Residential Single-Family	1.00	\$135.00
021-370-091	01	Residential Single-Family	1.00	\$135.00
021-370-092	01	Residential Single-Family	1.00	\$135.00
021-370-093	01	Residential Single-Family	1.00	\$135.00
021-370-094	01	Residential Single-Family	1.00	\$135.00
021-370-095	01	Residential Single-Family	1.00	\$135.00
021-370-096	01	Residential Single-Family	1.00	\$135.00
021-370-097	01	Residential Single-Family	1.00	\$135.00
021-370-098	01	Residential Single-Family	1.00	\$135.00
021-370-099	01	Residential Single-Family	1.00	\$135.00
021-370-100	01	Residential Single-Family	1.00	\$135.00
021-370-101	01	Residential Single-Family	1.00	\$135.00
021-370-102	01	Residential Single-Family	1.00	\$135.00
021-370-103	01	Residential Single-Family	1.00	\$135.00
021-380-001	01	Non-Residential Developed	2.03	\$274.04

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-380-002	01	Non-Residential Developed	26.64	\$3,595.72
021-380-003	01	Non-Residential Developed	2.42	\$326.02
021-380-004	01	Non-Residential Developed	2.66	\$359.10
021-380-005	01	Non-Residential Developed	13.41	\$1,809.66
021-380-006	01	Non-Residential Developed	1.05	\$141.74
021-380-007	01	Non-Residential Developed	1.47	\$198.44
021-380-010	01	Non-Residential Developed	1.51	\$203.16
021-380-011	01	Non-Residential Developed	1.05	\$141.74
021-380-012	01	Non-Residential Developed	0.42	\$56.70
021-380-013	01	Non-Residential Developed	1.05	\$141.74
021-380-014	01	Non-Residential Developed	2.70	\$363.82
021-380-015	01	Non-Residential Developed	2.24	\$302.40
021-380-016	01	Non-Residential Developed	1.82	\$245.70
021-380-017	01	Non-Residential Developed	0.70	\$94.50
021-380-018	01	Residential Multi-Family	80.00	\$10,800.00
021-470-001	01	Residential Single-Family	1.00	\$135.00
021-470-002	01	Residential Single-Family	1.00	\$135.00
021-470-003	01	Residential Single-Family	1.00	\$135.00
021-470-004	01	Residential Single-Family	1.00	\$135.00
021-470-005	01	Residential Single-Family	1.00	\$135.00
021-470-006	01	Residential Single-Family	1.00	\$135.00
021-470-007	01	Residential Single-Family	1.00	\$135.00
021-470-008	01	Residential Single-Family	1.00	\$135.00
021-470-009	01	Residential Single-Family	1.00	\$135.00
021-470-010	01	Residential Single-Family	1.00	\$135.00
021-470-011	01	Residential Single-Family	1.00	\$135.00
021-470-012	01	Residential Single-Family	1.00	\$135.00
021-470-013	01	Residential Single-Family	1.00	\$135.00
021-470-014	01	Residential Single-Family	1.00	\$135.00
021-470-015	01	Residential Single-Family	1.00	\$135.00
021-470-016	01	Residential Single-Family	1.00	\$135.00
021-470-017	01	Residential Single-Family	1.00	\$135.00
021-470-018	01	Residential Single-Family	1.00	\$135.00
021-470-019	01	Residential Single-Family	1.00	\$135.00
021-470-020	01	Residential Single-Family	1.00	\$135.00
021-470-021	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-470-022	01	Residential Single-Family	1.00	\$135.00
021-470-023	01	Residential Single-Family	1.00	\$135.00
021-470-024	01	Residential Single-Family	1.00	\$135.00
021-470-025	01	Residential Single-Family	1.00	\$135.00
021-470-026	01	Residential Single-Family	1.00	\$135.00
021-470-027	01	Residential Single-Family	1.00	\$135.00
021-470-028	01	Residential Single-Family	1.00	\$135.00
021-470-029	01	Residential Single-Family	1.00	\$135.00
021-470-030	01	Residential Single-Family	1.00	\$135.00
021-470-031	01	Residential Single-Family	1.00	\$135.00
021-470-032	01	Residential Single-Family	1.00	\$135.00
021-470-033	01	Residential Single-Family	1.00	\$135.00
021-470-034	01	Residential Single-Family	1.00	\$135.00
021-470-035	01	Residential Single-Family	1.00	\$135.00
021-470-036	01	Residential Single-Family	1.00	\$135.00
021-470-037	01	Residential Single-Family	1.00	\$135.00
021-470-038	01	Residential Single-Family	1.00	\$135.00
021-470-039	01	Residential Single-Family	1.00	\$135.00
021-470-040	01	Residential Single-Family	1.00	\$135.00
021-470-041	01	Residential Single-Family	1.00	\$135.00
021-470-042	01	Residential Single-Family	1.00	\$135.00
021-470-043	01	Residential Single-Family	1.00	\$135.00
021-470-044	01	Residential Single-Family	1.00	\$135.00
021-470-045	01	Residential Single-Family	1.00	\$135.00
021-480-001	01	Residential Single-Family	1.00	\$135.00
021-480-002	01	Residential Single-Family	1.00	\$135.00
021-480-003	01	Residential Single-Family	1.00	\$135.00
021-480-004	01	Residential Single-Family	1.00	\$135.00
021-480-005	01	Residential Single-Family	1.00	\$135.00
021-480-006	01	Residential Single-Family	1.00	\$135.00
021-480-007	01	Residential Single-Family	1.00	\$135.00
021-480-008	01	Residential Single-Family	1.00	\$135.00
021-480-009	01	Residential Single-Family	1.00	\$135.00
021-480-010	01	Residential Single-Family	1.00	\$135.00
021-480-011	01	Residential Single-Family	1.00	\$135.00
021-480-012	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-480-013	01	Residential Single-Family	1.00	\$135.00
021-480-014	01	Residential Single-Family	1.00	\$135.00
021-480-015	01	Residential Single-Family	1.00	\$135.00
021-480-016	01	Residential Single-Family	1.00	\$135.00
021-480-017	01	Residential Single-Family	1.00	\$135.00
021-480-018	01	Residential Single-Family	1.00	\$135.00
021-480-019	01	Residential Single-Family	1.00	\$135.00
021-480-020	01	Residential Single-Family	1.00	\$135.00
021-480-021	01	Residential Single-Family	1.00	\$135.00
021-480-022	01	Residential Single-Family	1.00	\$135.00
021-480-023	01	Residential Single-Family	1.00	\$135.00
021-480-024	01	Residential Single-Family	1.00	\$135.00
021-480-025	01	Residential Single-Family	1.00	\$135.00
021-480-026	01	Residential Single-Family	1.00	\$135.00
021-480-027	01	Residential Single-Family	1.00	\$135.00
021-480-028	01	Residential Single-Family	1.00	\$135.00
021-480-029	01	Residential Single-Family	1.00	\$135.00
021-480-030	01	Residential Single-Family	1.00	\$135.00
021-480-031	01	Residential Single-Family	1.00	\$135.00
021-480-032	01	Residential Single-Family	1.00	\$135.00
021-480-033	01	Residential Single-Family	1.00	\$135.00
021-480-034	01	Residential Single-Family	1.00	\$135.00
021-480-035	01	Residential Single-Family	1.00	\$135.00
021-480-036	01	Residential Single-Family	1.00	\$135.00
021-480-037	01	Residential Single-Family	1.00	\$135.00
021-480-038	01	Residential Single-Family	1.00	\$135.00
021-480-039	01	Residential Single-Family	1.00	\$135.00
021-480-040	01	Residential Single-Family	1.00	\$135.00
021-480-041	01	Residential Single-Family	1.00	\$135.00
021-480-042	01	Residential Single-Family	1.00	\$135.00
021-490-001	01	Residential Single-Family	1.00	\$135.00
021-490-002	01	Residential Single-Family	1.00	\$135.00
021-490-003	01	Residential Single-Family	1.00	\$135.00
021-490-004	01	Residential Single-Family	1.00	\$135.00
021-490-005	01	Residential Single-Family	1.00	\$135.00
021-490-006	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-490-007	01	Residential Single-Family	1.00	\$135.00
021-490-008	01	Residential Single-Family	1.00	\$135.00
021-490-009	01	Residential Single-Family	1.00	\$135.00
021-490-010	01	Residential Single-Family	1.00	\$135.00
021-490-011	01	Residential Single-Family	1.00	\$135.00
021-490-012	01	Residential Single-Family	1.00	\$135.00
021-490-013	01	Residential Single-Family	1.00	\$135.00
021-490-014	01	Residential Single-Family	1.00	\$135.00
021-490-015	01	Residential Single-Family	1.00	\$135.00
021-490-016	01	Residential Single-Family	1.00	\$135.00
021-490-017	01	Residential Single-Family	1.00	\$135.00
021-490-018	01	Residential Single-Family	1.00	\$135.00
021-490-019	01	Residential Single-Family	1.00	\$135.00
021-490-020	01	Residential Single-Family	1.00	\$135.00
021-490-021	01	Residential Single-Family	1.00	\$135.00
021-490-022	01	Residential Single-Family	1.00	\$135.00
021-490-023	01	Residential Single-Family	1.00	\$135.00
021-490-024	01	Residential Single-Family	1.00	\$135.00
021-490-025	01	Residential Single-Family	1.00	\$135.00
021-490-026	01	Residential Single-Family	1.00	\$135.00
021-490-027	01	Residential Single-Family	1.00	\$135.00
021-490-028	01	Residential Single-Family	1.00	\$135.00
021-490-029	01	Residential Single-Family	1.00	\$135.00
021-490-030	01	Residential Single-Family	1.00	\$135.00
021-490-031	01	Residential Single-Family	1.00	\$135.00
021-490-032	01	Residential Single-Family	1.00	\$135.00
021-490-033	01	Residential Single-Family	1.00	\$135.00
021-490-034	01	Residential Single-Family	1.00	\$135.00
021-490-035	01	Residential Single-Family	1.00	\$135.00
021-490-036	01	Residential Single-Family	1.00	\$135.00
021-490-037	01	Residential Single-Family	1.00	\$135.00
021-490-038	01	Residential Single-Family	1.00	\$135.00
021-490-039	01	Residential Single-Family	1.00	\$135.00
021-490-040	01	Residential Single-Family	1.00	\$135.00
021-490-041	01	Residential Single-Family	1.00	\$135.00
021-490-042	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-490-043	01	Residential Single-Family	1.00	\$135.00
021-490-044	01	Residential Single-Family	1.00	\$135.00
021-490-045	01	Residential Single-Family	1.00	\$135.00
021-490-046	01	Residential Single-Family	1.00	\$135.00
021-490-047	01	Residential Single-Family	1.00	\$135.00
021-490-048	01	Residential Single-Family	1.00	\$135.00
021-490-049	01	Residential Single-Family	1.00	\$135.00
021-490-050	01	Residential Single-Family	1.00	\$135.00
021-490-051	01	Residential Single-Family	1.00	\$135.00
021-490-052	01	Residential Single-Family	1.00	\$135.00
021-490-053	01	Residential Single-Family	1.00	\$135.00
021-490-054	01	Residential Single-Family	1.00	\$135.00
021-490-055	01	Residential Single-Family	1.00	\$135.00
021-490-056	01	Residential Single-Family	1.00	\$135.00
021-490-057	01	Residential Single-Family	1.00	\$135.00
021-490-058	01	Residential Single-Family	1.00	\$135.00
021-490-059	01	Residential Single-Family	1.00	\$135.00
021-490-060	01	Residential Single-Family	1.00	\$135.00
021-490-061	01	Residential Single-Family	1.00	\$135.00
021-490-062	01	Residential Single-Family	1.00	\$135.00
021-490-063	01	Residential Single-Family	1.00	\$135.00
021-510-001	01	Exempt	-	\$0.00
021-510-002	01	Residential Single-Family	1.00	\$135.00
021-510-003	01	Exempt	-	\$0.00
021-510-004	01	Residential Single-Family	1.00	\$135.00
021-510-005	01	Residential Single-Family	1.00	\$135.00
021-510-006	01	Residential Single-Family	1.00	\$135.00
021-510-007	01	Exempt	-	\$0.00
021-510-008	01	Residential Single-Family	1.00	\$135.00
021-510-009	01	Residential Single-Family	1.00	\$135.00
021-510-010	01	Residential Single-Family	1.00	\$135.00
021-510-011	01	Residential Single-Family	1.00	\$135.00
021-510-012	01	Residential Single-Family	1.00	\$135.00
021-510-013	01	Residential Single-Family	1.00	\$135.00
021-510-014	01	Residential Single-Family	1.00	\$135.00
021-510-015	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-510-016	01	Residential Single-Family	1.00	\$135.00
021-510-017	01	Residential Single-Family	1.00	\$135.00
021-510-018	01	Residential Single-Family	1.00	\$135.00
021-510-019	01	Residential Single-Family	1.00	\$135.00
021-510-020	01	Residential Single-Family	1.00	\$135.00
021-510-021	01	Exempt	-	\$0.00
021-510-022	01	Residential Single-Family	1.00	\$135.00
021-510-023	01	Residential Single-Family	1.00	\$135.00
021-510-024	01	Residential Single-Family	1.00	\$135.00
021-510-025	01	Residential Single-Family	1.00	\$135.00
021-510-026	01	Residential Single-Family	1.00	\$135.00
021-510-027	01	Residential Single-Family	1.00	\$135.00
021-510-028	01	Residential Single-Family	1.00	\$135.00
021-510-029	01	Residential Single-Family	1.00	\$135.00
021-510-030	01	Residential Single-Family	1.00	\$135.00
021-510-031	01	Residential Single-Family	1.00	\$135.00
021-510-032	01	Exempt	-	\$0.00
021-510-033	01	Residential Single-Family	1.00	\$135.00
021-510-034	01	Residential Single-Family	1.00	\$135.00
021-510-035	01	Residential Single-Family	1.00	\$135.00
021-510-036	01	Residential Single-Family	1.00	\$135.00
021-510-037	01	Residential Single-Family	1.00	\$135.00
021-510-038	01	Residential Single-Family	1.00	\$135.00
021-510-039	01	Residential Single-Family	1.00	\$135.00
021-510-040	01	Residential Single-Family	1.00	\$135.00
021-510-041	01	Residential Single-Family	1.00	\$135.00
021-510-042	01	Exempt	-	\$0.00
021-510-043	01	Residential Single-Family	1.00	\$135.00
021-510-044	01	Residential Single-Family	1.00	\$135.00
021-510-045	01	Residential Single-Family	1.00	\$135.00
021-510-046	01	Residential Single-Family	1.00	\$135.00
021-510-047	01	Residential Single-Family	1.00	\$135.00
021-510-048	01	Residential Single-Family	1.00	\$135.00
021-510-049	01	Residential Single-Family	1.00	\$135.00
021-510-050	01	Residential Single-Family	1.00	\$135.00
021-510-051	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-510-052	01	Residential Single-Family	1.00	\$135.00
021-510-053	01	Residential Single-Family	1.00	\$135.00
021-510-054	01	Exempt	-	\$0.00
021-530-001	01	Residential Single-Family	1.00	\$135.00
021-530-002	01	Residential Single-Family	1.00	\$135.00
021-530-003	01	Residential Single-Family	1.00	\$135.00
021-530-004	01	Residential Single-Family	1.00	\$135.00
021-530-005	01	Residential Single-Family	1.00	\$135.00
021-530-006	01	Residential Single-Family	1.00	\$135.00
021-530-007	01	Exempt	-	\$0.00
021-530-008	01	Exempt	-	\$0.00
021-530-009	01	Residential Single-Family	1.00	\$135.00
021-530-010	01	Residential Single-Family	1.00	\$135.00
021-530-011	01	Residential Single-Family	1.00	\$135.00
021-530-012	01	Residential Single-Family	1.00	\$135.00
021-530-013	01	Residential Single-Family	1.00	\$135.00
021-530-015	01	Residential Single-Family	1.00	\$135.00
021-530-016	01	Residential Single-Family	1.00	\$135.00
021-530-017	01	Residential Single-Family	1.00	\$135.00
021-530-018	01	Residential Single-Family	1.00	\$135.00
021-530-019	01	Residential Single-Family	1.00	\$135.00
021-530-020	01	Residential Single-Family	1.00	\$135.00
021-530-021	01	Residential Single-Family	1.00	\$135.00
021-530-022	01	Residential Single-Family	1.00	\$135.00
021-530-023	01	Residential Single-Family	1.00	\$135.00
021-530-024	01	Residential Single-Family	1.00	\$135.00
021-530-025	01	Residential Single-Family	1.00	\$135.00
021-530-026	01	Residential Single-Family	1.00	\$135.00
021-530-027	01	Residential Single-Family	1.00	\$135.00
021-530-028	01	Residential Single-Family	1.00	\$135.00
021-530-029	01	Residential Single-Family	1.00	\$135.00
021-530-030	01	Residential Single-Family	1.00	\$135.00
021-530-031	01	Residential Single-Family	1.00	\$135.00
021-530-032	01	Residential Single-Family	1.00	\$135.00
021-530-033	01	Residential Single-Family	1.00	\$135.00
021-530-034	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-530-035	01	Residential Single-Family	1.00	\$135.00
021-530-036	01	Residential Single-Family	1.00	\$135.00
021-530-037	01	Residential Single-Family	1.00	\$135.00
021-580-001	01	Residential Single-Family	1.00	\$135.00
021-580-002	01	Residential Single-Family	1.00	\$135.00
021-580-003	01	Residential Single-Family	1.00	\$135.00
021-580-004	01	Residential Single-Family	1.00	\$135.00
021-580-005	01	Residential Single-Family	1.00	\$135.00
021-580-006	01	Residential Single-Family	1.00	\$135.00
021-580-007	01	Residential Single-Family	1.00	\$135.00
021-580-008	01	Residential Single-Family	1.00	\$135.00
021-580-009	01	Residential Single-Family	1.00	\$135.00
021-580-010	01	Residential Single-Family	1.00	\$135.00
021-580-011	01	Residential Single-Family	1.00	\$135.00
021-580-012	01	Residential Single-Family	1.00	\$135.00
021-580-013	01	Residential Single-Family	1.00	\$135.00
021-580-014	01	Residential Single-Family	1.00	\$135.00
021-580-015	01	Residential Single-Family	1.00	\$135.00
021-580-016	01	Residential Single-Family	1.00	\$135.00
021-580-017	01	Residential Single-Family	1.00	\$135.00
021-580-018	01	Residential Single-Family	1.00	\$135.00
021-580-019	01	Residential Single-Family	1.00	\$135.00
021-580-022	01	Residential Single-Family	1.00	\$135.00
021-580-023	01	Residential Single-Family	1.00	\$135.00
021-580-024	01	Residential Single-Family	1.00	\$135.00
021-580-025	01	Residential Single-Family	1.00	\$135.00
021-580-026	01	Residential Single-Family	1.00	\$135.00
021-580-027	01	Residential Single-Family	1.00	\$135.00
021-580-028	01	Residential Single-Family	1.00	\$135.00
021-580-029	01	Residential Single-Family	1.00	\$135.00
021-580-030	01	Residential Single-Family	1.00	\$135.00
021-580-031	01	Residential Single-Family	1.00	\$135.00
021-580-033	01	Residential Single-Family	1.00	\$135.00
021-580-034	01	Residential Single-Family	1.00	\$135.00
021-580-035	01	Residential Single-Family	1.00	\$135.00
021-580-036	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-580-037	01	Residential Single-Family	1.00	\$135.00
021-580-038	01	Residential Single-Family	1.00	\$135.00
021-580-039	01	Residential Single-Family	1.00	\$135.00
021-580-040	01	Residential Single-Family	1.00	\$135.00
021-580-041	01	Residential Single-Family	1.00	\$135.00
021-580-042	01	Residential Single-Family	1.00	\$135.00
021-580-043	01	Residential Single-Family	1.00	\$135.00
021-580-044	01	Residential Single-Family	1.00	\$135.00
021-580-045	01	Residential Single-Family	1.00	\$135.00
021-580-046	01	Residential Single-Family	1.00	\$135.00
021-580-047	01	Residential Single-Family	1.00	\$135.00
021-580-048	01	Exempt	-	\$0.00
021-580-049	01	Exempt	-	\$0.00
021-580-050	01	Residential Single-Family	1.00	\$135.00
021-580-051	01	Residential Single-Family	1.00	\$135.00
021-580-052	01	Residential Single-Family	1.00	\$135.00
021-580-053	01	Residential Single-Family	1.00	\$135.00
021-580-054	01	Residential Single-Family	1.00	\$135.00
021-580-055	01	Residential Single-Family	1.00	\$135.00
021-580-056	01	Residential Single-Family	1.00	\$135.00
021-580-057	01	Residential Single-Family	1.00	\$135.00
021-580-058	01	Residential Single-Family	1.00	\$135.00
021-580-059	01	Residential Single-Family	1.00	\$135.00
021-580-060	01	Residential Single-Family	1.00	\$135.00
021-580-061	01	Residential Single-Family	1.00	\$135.00
021-580-062	01	Residential Single-Family	1.00	\$135.00
021-580-063	01	Residential Single-Family	1.00	\$135.00
021-580-064	01	Residential Single-Family	1.00	\$135.00
021-600-001	01	Exempt	-	\$0.00
021-600-002	01	Residential Single-Family	1.00	\$135.00
021-600-003	01	Residential Single-Family	1.00	\$135.00
021-600-004	01	Residential Single-Family	1.00	\$135.00
021-600-005	01	Residential Single-Family	1.00	\$135.00
021-600-006	01	Residential Single-Family	1.00	\$135.00
021-600-007	01	Residential Single-Family	1.00	\$135.00
021-600-008	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-600-009	01	Residential Single-Family	1.00	\$135.00
021-600-010	01	Exempt	-	\$0.00
021-600-011	01	Exempt	-	\$0.00
021-600-012	01	Exempt	-	\$0.00
021-600-013	01	Residential Single-Family	1.00	\$135.00
021-600-014	01	Residential Single-Family	1.00	\$135.00
021-600-015	01	Residential Single-Family	1.00	\$135.00
021-600-016	01	Residential Single-Family	1.00	\$135.00
021-600-017	01	Residential Single-Family	1.00	\$135.00
021-600-018	01	Residential Single-Family	1.00	\$135.00
021-600-019	01	Residential Single-Family	1.00	\$135.00
021-600-020	01	Residential Single-Family	1.00	\$135.00
021-600-021	01	Exempt	-	\$0.00
021-600-022	01	Exempt	-	\$0.00
021-600-023	01	Residential Single-Family	1.00	\$135.00
021-600-024	01	Residential Single-Family	1.00	\$135.00
021-600-025	01	Residential Single-Family	1.00	\$135.00
021-600-026	01	Residential Single-Family	1.00	\$135.00
021-600-027	01	Residential Single-Family	1.00	\$135.00
021-600-028	01	Residential Single-Family	1.00	\$135.00
021-600-029	01	Residential Single-Family	1.00	\$135.00
021-600-030	01	Residential Single-Family	1.00	\$135.00
021-600-031	01	Residential Single-Family	1.00	\$135.00
021-600-032	01	Residential Single-Family	1.00	\$135.00
021-600-033	01	Residential Single-Family	1.00	\$135.00
021-600-034	01	Residential Single-Family	1.00	\$135.00
021-600-035	01	Residential Single-Family	1.00	\$135.00
021-600-036	01	Residential Single-Family	1.00	\$135.00
021-600-037	01	Residential Single-Family	1.00	\$135.00
021-600-038	01	Residential Single-Family	1.00	\$135.00
021-600-039	01	Residential Single-Family	1.00	\$135.00
021-600-040	01	Residential Single-Family	1.00	\$135.00
021-600-041	01	Residential Single-Family	1.00	\$135.00
021-600-042	01	Residential Single-Family	1.00	\$135.00
021-600-043	01	Residential Single-Family	1.00	\$135.00
021-600-044	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-600-045	01	Residential Single-Family	1.00	\$135.00
021-600-046	01	Residential Single-Family	1.00	\$135.00
021-600-047	01	Residential Single-Family	1.00	\$135.00
021-600-048	01	Residential Single-Family	1.00	\$135.00
021-600-049	01	Residential Single-Family	1.00	\$135.00
021-600-050	01	Residential Single-Family	1.00	\$135.00
021-600-051	01	Residential Single-Family	1.00	\$135.00
021-600-052	01	Residential Single-Family	1.00	\$135.00
021-600-053	01	Residential Single-Family	1.00	\$135.00
021-600-054	01	Residential Single-Family	1.00	\$135.00
021-600-055	01	Residential Single-Family	1.00	\$135.00
021-600-056	01	Residential Single-Family	1.00	\$135.00
021-600-057	01	Residential Single-Family	1.00	\$135.00
021-600-058	01	Residential Single-Family	1.00	\$135.00
021-600-059	01	Residential Single-Family	1.00	\$135.00
021-600-060	01	Residential Single-Family	1.00	\$135.00
021-600-061	01	Residential Single-Family	1.00	\$135.00
021-600-062	01	Exempt	-	\$0.00
021-600-063	01	Exempt	-	\$0.00
021-600-064	01	Residential Single-Family	1.00	\$135.00
021-600-065	01	Residential Single-Family	1.00	\$135.00
021-600-066	01	Residential Single-Family	1.00	\$135.00
021-600-067	01	Residential Single-Family	1.00	\$135.00
021-600-068	01	Residential Single-Family	1.00	\$135.00
021-600-069	01	Residential Single-Family	1.00	\$135.00
021-600-070	01	Residential Single-Family	1.00	\$135.00
021-600-071	01	Residential Single-Family	1.00	\$135.00
021-600-072	01	Residential Single-Family	1.00	\$135.00
021-600-073	01	Residential Single-Family	1.00	\$135.00
021-600-074	01	Residential Single-Family	1.00	\$135.00
021-600-075	01	Residential Single-Family	1.00	\$135.00
021-600-076	01	Residential Single-Family	1.00	\$135.00
021-600-077	01	Residential Single-Family	1.00	\$135.00
021-600-078	01	Residential Single-Family	1.00	\$135.00
021-600-079	01	Residential Single-Family	1.00	\$135.00
021-600-080	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-600-081	01	Residential Single-Family	1.00	\$135.00
021-600-082	01	Residential Single-Family	1.00	\$135.00
021-600-083	01	Residential Single-Family	1.00	\$135.00
021-600-084	01	Residential Single-Family	1.00	\$135.00
021-600-085	01	Residential Single-Family	1.00	\$135.00
021-600-086	01	Residential Single-Family	1.00	\$135.00
021-600-087	01	Residential Single-Family	1.00	\$135.00
021-600-088	01	Residential Single-Family	1.00	\$135.00
021-600-089	01	Residential Single-Family	1.00	\$135.00
021-600-090	01	Residential Single-Family	1.00	\$135.00
021-610-001	01	Residential Single-Family	1.00	\$135.00
021-610-002	01	Residential Single-Family	1.00	\$135.00
021-610-003	01	Residential Single-Family	1.00	\$135.00
021-610-004	01	Residential Single-Family	1.00	\$135.00
021-610-005	01	Residential Single-Family	1.00	\$135.00
021-610-006	01	Residential Single-Family	1.00	\$135.00
021-610-007	01	Residential Single-Family	1.00	\$135.00
021-610-008	01	Residential Single-Family	1.00	\$135.00
021-610-009	01	Residential Single-Family	1.00	\$135.00
021-610-010	01	Residential Single-Family	1.00	\$135.00
021-610-011	01	Residential Single-Family	1.00	\$135.00
021-610-012	01	Residential Single-Family	1.00	\$135.00
021-610-013	01	Residential Single-Family	1.00	\$135.00
021-610-014	01	Residential Single-Family	1.00	\$135.00
021-610-015	01	Exempt	-	\$0.00
021-610-016	01	Residential Single-Family	1.00	\$135.00
021-610-017	01	Residential Single-Family	1.00	\$135.00
021-610-018	01	Residential Single-Family	1.00	\$135.00
021-610-019	01	Residential Single-Family	1.00	\$135.00
021-610-020	01	Residential Single-Family	1.00	\$135.00
021-610-021	01	Residential Single-Family	1.00	\$135.00
021-610-022	01	Residential Single-Family	1.00	\$135.00
021-610-023	01	Residential Single-Family	1.00	\$135.00
021-610-024	01	Residential Single-Family	1.00	\$135.00
021-610-025	01	Residential Single-Family	1.00	\$135.00
021-610-026	01	Residential Single-Family	1.00	\$135.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-610-027	01	Residential Single-Family	1.00	\$135.00
021-610-028	01	Residential Single-Family	1.00	\$135.00
021-610-029	01	Residential Single-Family	1.00	\$135.00
021-610-030	01	Residential Single-Family	1.00	\$135.00
021-610-031	01	Residential Single-Family	1.00	\$135.00
021-610-032	01	Residential Single-Family	1.00	\$135.00
021-610-033	01	Residential Single-Family	1.00	\$135.00
021-610-034	01	Residential Single-Family	1.00	\$135.00
021-610-035	01	Residential Single-Family	1.00	\$135.00
021-610-036	01	Exempt	-	\$0.00
021-610-037	01	Residential Single-Family	1.00	\$135.00
021-610-038	01	Residential Single-Family	1.00	\$135.00
021-610-039	01	Residential Single-Family	1.00	\$135.00
021-610-040	01	Residential Single-Family	1.00	\$135.00
021-610-041	01	Residential Single-Family	1.00	\$135.00
021-610-042	01	Residential Single-Family	1.00	\$135.00
021-610-043	01	Residential Single-Family	1.00	\$135.00
021-610-044	01	Residential Single-Family	1.00	\$135.00
021-610-045	01	Residential Single-Family	1.00	\$135.00
021-610-046	01	Residential Single-Family	1.00	\$135.00
021-610-047	01	Residential Single-Family	1.00	\$135.00
021-610-048	01	Residential Single-Family	1.00	\$135.00
021-610-049	01	Residential Single-Family	1.00	\$135.00
021-610-050	01	Residential Single-Family	1.00	\$135.00
021-610-051	01	Residential Single-Family	1.00	\$135.00
021-610-052	01	Residential Single-Family	1.00	\$135.00
021-610-053	01	Residential Single-Family	1.00	\$135.00
021-610-054	01	Residential Single-Family	1.00	\$135.00
021-610-055	01	Exempt	-	\$0.00
Totals			691.15	\$93,304.48

Zone 03 Assessment Roll

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-330-001	03	Residential Single-Family	1.00	\$55.42
023-330-002	03	Residential Single-Family	1.00	\$55.42
023-330-003	03	Residential Single-Family	1.00	\$55.42
023-330-004	03	Residential Single-Family	1.00	\$55.42
023-330-005	03	Residential Single-Family	1.00	\$55.42
023-330-006	03	Residential Single-Family	1.00	\$55.42
023-330-007	03	Residential Single-Family	1.00	\$55.42
023-330-008	03	Residential Single-Family	1.00	\$55.42
023-330-009	03	Residential Single-Family	1.00	\$55.42
023-330-010	03	Residential Single-Family	1.00	\$55.42
023-330-011	03	Residential Single-Family	1.00	\$55.42
023-330-012	03	Residential Single-Family	1.00	\$55.42
023-330-013	03	Residential Single-Family	1.00	\$55.42
023-330-014	03	Residential Single-Family	1.00	\$55.42
023-330-015	03	Residential Single-Family	1.00	\$55.42
023-330-016	03	Residential Single-Family	1.00	\$55.42
023-330-017	03	Residential Single-Family	1.00	\$55.42
023-330-018	03	Residential Single-Family	1.00	\$55.42
023-330-019	03	Residential Single-Family	1.00	\$55.42
023-330-020	03	Residential Single-Family	1.00	\$55.42
023-330-021	03	Residential Single-Family	1.00	\$55.42
023-330-022	03	Residential Single-Family	1.00	\$55.42
023-330-023	03	Residential Single-Family	1.00	\$55.42
023-330-024	03	Residential Single-Family	1.00	\$55.42
023-330-025	03	Residential Single-Family	1.00	\$55.42
023-330-026	03	Residential Single-Family	1.00	\$55.42
023-330-027	03	Residential Single-Family	1.00	\$55.42
023-330-028	03	Residential Single-Family	1.00	\$55.42
023-330-029	03	Residential Single-Family	1.00	\$55.42
023-330-030	03	Residential Single-Family	1.00	\$55.42
023-330-031	03	Residential Single-Family	1.00	\$55.42
023-330-032	03	Residential Single-Family	1.00	\$55.42
023-330-033	03	Residential Single-Family	1.00	\$55.42
023-330-034	03	Residential Single-Family	1.00	\$55.42
023-330-035	03	Residential Single-Family	1.00	\$55.42

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-330-036	03	Residential Single-Family	1.00	\$55.42
023-330-037	03	Residential Single-Family	1.00	\$55.42
023-330-038	03	Residential Single-Family	1.00	\$55.42
023-330-039	03	Residential Single-Family	1.00	\$55.42
023-330-040	03	Residential Single-Family	1.00	\$55.42
023-330-041	03	Residential Single-Family	1.00	\$55.42
023-330-042	03	Residential Single-Family	1.00	\$55.42
023-330-043	03	Residential Single-Family	1.00	\$55.42
023-330-044	03	Residential Single-Family	1.00	\$55.42
023-330-045	03	Residential Single-Family	1.00	\$55.42
023-330-046	03	Residential Single-Family	1.00	\$55.42
023-330-047	03	Residential Single-Family	1.00	\$55.42
023-330-048	03	Residential Single-Family	1.00	\$55.42
023-330-049	03	Residential Single-Family	1.00	\$55.42
023-330-050	03	Residential Single-Family	1.00	\$55.42
023-330-051	03	Residential Single-Family	1.00	\$55.42
023-330-052	03	Residential Single-Family	1.00	\$55.42
023-330-053	03	Residential Single-Family	1.00	\$55.42
023-330-054	03	Residential Single-Family	1.00	\$55.42
023-330-055	03	Residential Single-Family	1.00	\$55.42
023-330-056	03	Residential Single-Family	1.00	\$55.42
023-330-057	03	Residential Single-Family	1.00	\$55.42
023-330-058	03	Residential Single-Family	1.00	\$55.42
023-330-059	03	Residential Single-Family	1.00	\$55.42
023-330-060	03	Residential Single-Family	1.00	\$55.42
023-330-061	03	Residential Single-Family	1.00	\$55.42
023-330-062	03	Residential Single-Family	1.00	\$55.42
023-330-063	03	Residential Single-Family	1.00	\$55.42
023-330-064	03	Residential Single-Family	1.00	\$55.42
023-330-065	03	Residential Single-Family	1.00	\$55.42
023-330-066	03	Residential Single-Family	1.00	\$55.42
023-330-067	03	Residential Single-Family	1.00	\$55.42
023-330-068	03	Residential Single-Family	1.00	\$55.42
023-330-069	03	Residential Single-Family	1.00	\$55.42
023-330-070	03	Residential Single-Family	1.00	\$55.42
023-330-071	03	Residential Single-Family	1.00	\$55.42

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-330-072	03	Residential Single-Family	1.00	\$55.42
023-330-073	03	Residential Single-Family	1.00	\$55.42
023-330-074	03	Residential Single-Family	1.00	\$55.42
023-330-075	03	Residential Single-Family	1.00	\$55.42
023-330-076	03	Residential Single-Family	1.00	\$55.42
023-330-077	03	Residential Single-Family	1.00	\$55.42
023-330-078	03	Residential Single-Family	1.00	\$55.42
023-330-079	03	Residential Single-Family	1.00	\$55.42
023-330-080	03	Residential Single-Family	1.00	\$55.42
023-330-081	03	Residential Single-Family	1.00	\$55.42
023-330-082	03	Residential Single-Family	1.00	\$55.42
023-330-083	03	Residential Single-Family	1.00	\$55.42
023-330-084	03	Residential Single-Family	1.00	\$55.42
023-330-085	03	Residential Single-Family	1.00	\$55.42
023-330-086	03	Residential Single-Family	1.00	\$55.42
023-330-087	03	Residential Single-Family	1.00	\$55.42
023-330-088	03	Residential Single-Family	1.00	\$55.42
023-330-089	03	Residential Single-Family	1.00	\$55.42
023-330-090	03	Residential Single-Family	1.00	\$55.42
023-330-091	03	Residential Single-Family	1.00	\$55.42
023-330-092	03	Residential Single-Family	1.00	\$55.42
023-330-093	03	Residential Single-Family	1.00	\$55.42
023-330-094	03	Residential Single-Family	1.00	\$55.42
023-330-095	03	Residential Single-Family	1.00	\$55.42
023-340-001	03	Exempt	-	\$0.00
023-340-002	03	Exempt	-	\$0.00
023-340-003	03	Residential Single-Family	1.00	\$55.42
023-340-004	03	Residential Single-Family	1.00	\$55.42
023-340-005	03	Residential Single-Family	1.00	\$55.42
023-340-006	03	Residential Single-Family	1.00	\$55.42
023-340-007	03	Residential Single-Family	1.00	\$55.42
023-340-008	03	Residential Single-Family	1.00	\$55.42
023-340-009	03	Residential Single-Family	1.00	\$55.42
023-340-010	03	Residential Single-Family	1.00	\$55.42
023-340-011	03	Residential Single-Family	1.00	\$55.42
023-340-012	03	Residential Single-Family	1.00	\$55.42

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-340-013	03	Residential Single-Family	1.00	\$55.42
023-340-014	03	Residential Single-Family	1.00	\$55.42
023-340-015	03	Residential Single-Family	1.00	\$55.42
023-340-016	03	Residential Single-Family	1.00	\$55.42
023-340-017	03	Residential Single-Family	1.00	\$55.42
023-340-018	03	Residential Single-Family	1.00	\$55.42
023-340-019	03	Residential Single-Family	1.00	\$55.42
023-340-020	03	Residential Single-Family	1.00	\$55.42
023-340-021	03	Residential Single-Family	1.00	\$55.42
023-340-022	03	Residential Single-Family	1.00	\$55.42
023-340-023	03	Residential Single-Family	1.00	\$55.42
023-340-024	03	Residential Single-Family	1.00	\$55.42
023-350-003	03	Residential Single-Family	1.00	\$55.42
023-350-004	03	Residential Single-Family	1.00	\$55.42
023-350-005	03	Residential Single-Family	1.00	\$55.42
023-350-006	03	Residential Single-Family	1.00	\$55.42
023-350-007	03	Residential Single-Family	1.00	\$55.42
023-350-008	03	Residential Single-Family	1.00	\$55.42
023-350-009	03	Residential Single-Family	1.00	\$55.42
023-350-010	03	Residential Single-Family	1.00	\$55.42
023-350-011	03	Residential Single-Family	1.00	\$55.42
023-350-012	03	Residential Single-Family	1.00	\$55.42
023-350-013	03	Residential Single-Family	1.00	\$55.42
023-350-014	03	Residential Single-Family	1.00	\$55.42
023-350-015	03	Residential Single-Family	1.00	\$55.42
023-350-016	03	Residential Single-Family	1.00	\$55.42
023-350-017	03	Residential Single-Family	1.00	\$55.42
023-350-018	03	Residential Single-Family	1.00	\$55.42
023-350-019	03	Residential Single-Family	1.00	\$55.42
023-350-020	03	Residential Single-Family	1.00	\$55.42
023-350-021	03	Residential Single-Family	1.00	\$55.42
023-350-022	03	Residential Single-Family	1.00	\$55.42
023-350-023	03	Residential Single-Family	1.00	\$55.42
023-350-024	03	Exempt	-	\$0.00
023-350-028	03	Residential Single-Family	1.00	\$55.42
023-350-029	03	Residential Single-Family	1.00	\$55.42

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-350-030	03	Residential Single-Family	1.00	\$55.42
023-350-031	03	Residential Single-Family	1.00	\$55.42
023-350-032	03	Residential Single-Family	1.00	\$55.42
023-350-033	03	Residential Single-Family	1.00	\$55.42
023-350-034	03	Residential Single-Family	1.00	\$55.42
023-350-035	03	Residential Single-Family	1.00	\$55.42
023-350-036	03	Residential Single-Family	1.00	\$55.42
023-350-037	03	Residential Single-Family	1.00	\$55.42
023-350-038	03	Residential Single-Family	1.00	\$55.42
023-350-039	03	Residential Single-Family	1.00	\$55.42
023-350-040	03	Residential Single-Family	1.00	\$55.42
023-350-041	03	Residential Single-Family	1.00	\$55.42
023-350-042	03	Residential Single-Family	1.00	\$55.42
023-350-043	03	Residential Single-Family	1.00	\$55.42
023-350-045	03	Exempt	-	\$0.00
023-350-046	03	Residential Single-Family	1.00	\$55.42
023-350-047	03	Residential Single-Family	1.00	\$55.42
023-350-048	03	Residential Single-Family	1.00	\$55.42
023-350-049	03	Residential Single-Family	1.00	\$55.42
023-350-050	03	Residential Single-Family	1.00	\$55.42
023-350-051	03	Residential Single-Family	1.00	\$55.42
023-350-052	03	Residential Single-Family	1.00	\$55.42
023-350-053	03	Residential Single-Family	1.00	\$55.42
023-350-054	03	Residential Single-Family	1.00	\$55.42
023-350-055	03	Residential Single-Family	1.00	\$55.42
023-350-056	03	Residential Single-Family	1.00	\$55.42
023-350-057	03	Residential Single-Family	1.00	\$55.42
023-350-058	03	Residential Single-Family	1.00	\$55.42
023-350-059	03	Residential Single-Family	1.00	\$55.42
023-350-060	03	Residential Single-Family	1.00	\$55.42
023-350-061	03	Residential Single-Family	1.00	\$55.42
023-350-062	03	Residential Single-Family	1.00	\$55.42
023-350-063	03	Residential Single-Family	1.00	\$55.42
023-350-064	03	Residential Single-Family	1.00	\$55.42
023-350-065	03	Residential Single-Family	1.00	\$55.42
023-350-066	03	Residential Single-Family	1.00	\$55.42

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-350-067	03	Residential Single-Family	1.00	\$55.42
023-350-068	03	Residential Single-Family	1.00	\$55.42
023-350-069	03	Residential Single-Family	1.00	\$55.42
023-350-070	03	Residential Single-Family	1.00	\$55.42
023-350-071	03	Residential Single-Family	1.00	\$55.42
023-350-072	03	Residential Single-Family	1.00	\$55.42
023-350-073	03	Exempt	-	\$0.00
023-350-077	03	Residential Single-Family	1.00	\$55.42
023-530-001	03	Residential Single-Family	1.00	\$55.42
023-530-002	03	Residential Single-Family	1.00	\$55.42
023-530-003	03	Residential Single-Family	1.00	\$55.42
023-530-004	03	Residential Single-Family	1.00	\$55.42
023-530-005	03	Residential Single-Family	1.00	\$55.42
023-530-006	03	Residential Single-Family	1.00	\$55.42
023-530-007	03	Residential Single-Family	1.00	\$55.42
023-530-008	03	Residential Single-Family	1.00	\$55.42
023-530-009	03	Residential Single-Family	1.00	\$55.42
023-530-010	03	Residential Single-Family	1.00	\$55.42
023-530-011	03	Residential Single-Family	1.00	\$55.42
023-530-012	03	Residential Single-Family	1.00	\$55.42
023-530-013	03	Exempt	-	\$0.00
023-530-014	03	Residential Single-Family	1.00	\$55.42
023-530-015	03	Residential Single-Family	1.00	\$55.42
023-530-016	03	Residential Single-Family	1.00	\$55.42
023-530-017	03	Residential Single-Family	1.00	\$55.42
023-530-018	03	Residential Single-Family	1.00	\$55.42
023-530-019	03	Residential Single-Family	1.00	\$55.42
023-530-020	03	Residential Single-Family	1.00	\$55.42
023-530-021	03	Residential Single-Family	1.00	\$55.42
023-530-022	03	Residential Single-Family	1.00	\$55.42
023-530-023	03	Residential Single-Family	1.00	\$55.42
023-530-024	03	Residential Single-Family	1.00	\$55.42
023-530-025	03	Residential Single-Family	1.00	\$55.42
023-530-026	03	Residential Single-Family	1.00	\$55.42
023-570-001	03	Residential Single-Family	1.00	\$55.42
023-570-002	03	Residential Single-Family	1.00	\$55.42

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-570-003	03	Residential Single-Family	1.00	\$55.42
023-570-004	03	Residential Single-Family	1.00	\$55.42
023-570-005	03	Residential Single-Family	1.00	\$55.42
023-570-006	03	Residential Single-Family	1.00	\$55.42
023-570-007	03	Residential Single-Family	1.00	\$55.42
023-570-008	03	Residential Single-Family	1.00	\$55.42
023-570-009	03	Residential Single-Family	1.00	\$55.42
023-570-010	03	Residential Single-Family	1.00	\$55.42
023-580-001	03	Residential Single-Family	1.00	\$55.42
023-580-002	03	Residential Single-Family	1.00	\$55.42
023-580-003	03	Residential Single-Family	1.00	\$55.42
023-580-004	03	Residential Single-Family	1.00	\$55.42
023-580-005	03	Residential Single-Family	1.00	\$55.42
023-580-006	03	Residential Single-Family	1.00	\$55.42
023-580-007	03	Residential Single-Family	1.00	\$55.42
023-580-008	03	Residential Single-Family	1.00	\$55.42
023-580-009	03	Residential Single-Family	1.00	\$55.42
023-580-010	03	Residential Single-Family	1.00	\$55.42
023-580-011	03	Residential Single-Family	1.00	\$55.42
023-580-012	03	Residential Single-Family	1.00	\$55.42
023-580-013	03	Residential Single-Family	1.00	\$55.42
023-580-014	03	Residential Single-Family	1.00	\$55.42
023-580-015	03	Residential Single-Family	1.00	\$55.42
023-580-016	03	Residential Single-Family	1.00	\$55.42
023-580-017	03	Residential Single-Family	1.00	\$55.42
023-580-018	03	Residential Single-Family	1.00	\$55.42
023-580-019	03	Residential Single-Family	1.00	\$55.42
023-580-020	03	Residential Single-Family	1.00	\$55.42
023-580-021	03	Residential Single-Family	1.00	\$55.42
023-580-022	03	Residential Single-Family	1.00	\$55.42
023-580-023	03	Residential Single-Family	1.00	\$55.42
023-580-024	03	Residential Single-Family	1.00	\$55.42
023-580-025	03	Residential Single-Family	1.00	\$55.42
023-580-026	03	Residential Single-Family	1.00	\$55.42
023-580-027	03	Residential Single-Family	1.00	\$55.42
023-580-028	03	Residential Single-Family	1.00	\$55.42

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-580-029	03	Residential Single-Family	1.00	\$55.42
023-580-030	03	Residential Single-Family	1.00	\$55.42
023-580-031	03	Residential Single-Family	1.00	\$55.42
023-580-032	03	Residential Single-Family	1.00	\$55.42
023-580-033	03	Residential Single-Family	1.00	\$55.42
023-580-034	03	Residential Single-Family	1.00	\$55.42
023-580-035	03	Residential Single-Family	1.00	\$55.42
023-580-036	03	Residential Single-Family	1.00	\$55.42
023-580-037	03	Residential Single-Family	1.00	\$55.42
023-580-038	03	Residential Single-Family	1.00	\$55.42
023-580-039	03	Residential Single-Family	1.00	\$55.42
023-580-040	03	Residential Single-Family	1.00	\$55.42
023-580-041	03	Residential Single-Family	1.00	\$55.42
023-580-042	03	Residential Single-Family	1.00	\$55.42
023-580-043	03	Residential Single-Family	1.00	\$55.42
023-580-044	03	Residential Single-Family	1.00	\$55.42
023-580-045	03	Residential Single-Family	1.00	\$55.42
023-580-046	03	Residential Single-Family	1.00	\$55.42
023-580-047	03	Residential Single-Family	1.00	\$55.42
023-580-048	03	Residential Single-Family	1.00	\$55.42
023-580-049	03	Residential Single-Family	1.00	\$55.42
023-580-050	03	Residential Single-Family	1.00	\$55.42
023-580-051	03	Residential Single-Family	1.00	\$55.42
023-580-052	03	Residential Single-Family	1.00	\$55.42
023-590-002	03	Exempt	-	\$0.00
023-590-003	03	Residential Multi-Family	4.00	\$221.68
023-590-004	03	Residential Multi-Family	4.00	\$221.68
023-590-005	03	Residential Multi-Family	4.00	\$221.68
023-590-006	03	Residential Multi-Family	4.00	\$221.68
023-590-007	03	Residential Multi-Family	4.00	\$221.68
023-590-008	03	Residential Multi-Family	4.00	\$221.68
023-590-009	03	Residential Multi-Family	4.00	\$221.68
023-590-010	03	Residential Multi-Family	4.00	\$221.68
023-590-011	03	Residential Multi-Family	4.00	\$221.68
023-590-012	03	Residential Vacant Lot	1.00	\$55.42
023-590-013	03	Residential Vacant Lot	1.00	\$55.42

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
023-590-014	03	Residential Vacant Lot	1.00	\$55.42
023-590-015	03	Residential Vacant Lot	1.00	\$55.42
023-590-016	03	Residential Vacant Lot	1.00	\$55.42
023-590-017	03	Residential Vacant Lot	1.00	\$55.42
023-590-018	03	Residential Vacant Lot	1.00	\$55.42
023-590-019	03	Residential Vacant Lot	1.00	\$55.42
023-590-020	03	Residential Vacant Lot	1.00	\$55.42
023-590-021	03	Residential Multi-Family	4.00	\$221.68
Totals			318.00	\$17,623.56

Zone 05 Assessment Roll

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
021-360-018	05	Exempt	-	
021-360-019	05	Residential Single-Family	1.00	\$62.32
021-360-020	05	Residential Single-Family	1.00	\$62.32
021-360-021	05	Residential Single-Family	1.00	\$62.32
021-360-022	05	Residential Single-Family	1.00	\$62.32
021-360-023	05	Residential Single-Family	1.00	\$62.32
021-360-024	05	Residential Single-Family	1.00	\$62.32
021-360-027	05	Residential Single-Family	1.00	\$62.32
021-360-028	05	Residential Single-Family	1.00	\$62.32
021-360-029	05	Residential Single-Family	1.00	\$62.32
021-360-030	05	Residential Single-Family	1.00	\$62.32
021-360-031	05	Residential Single-Family	1.00	\$62.32
021-360-032	05	Residential Single-Family	1.00	\$62.32
021-360-033	05	Residential Single-Family	1.00	\$62.32
021-360-034	05	Residential Single-Family	1.00	\$62.32
21-360-035	05	Residential Single-Family	1.00	\$62.32
021-360-036	05	Residential Single-Family	1.00	\$62.32
021-360-037	05	Residential Single-Family	1.00	\$62.32
021-360-038	05	Residential Single-Family	1.00	\$62.32
021-360-039	05	Residential Single-Family	1.00	\$62.32
021-360-040	05	Residential Single-Family	1.00	\$62.32
021-360-041	05	Residential Single-Family	1.00	\$62.32

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
021-360-042	05	Exempt	-	\$0.00
021-360-043	05	Residential Single-Family	1.00	\$62.32
021-360-044	05	Residential Single-Family	1.00	\$62.32
021-360-045	05	Residential Single-Family	1.00	\$62.32
021-360-046	05	Residential Single-Family	1.00	\$62.32
021-360-047	05	Residential Single-Family	1.00	\$62.32
021-360-048	05	Residential Single-Family	1.00	\$62.32
021-360-049	05	Residential Single-Family	1.00	\$62.32
021-360-050	05	Residential Single-Family	1.00	\$62.32
021-360-051	05	Exempt	-	\$0.00
Totals			29.00	\$1,807.28

Zone 06 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-050-001	06	Exempt	-	\$0.00
023-050-002	06	Residential Single-Family	1.00	\$15.78
023-050-003	06	Residential Single-Family	1.00	\$15.78
023-050-004	06	Residential Single-Family	1.00	\$15.78
023-050-005	06	Residential Single-Family	1.00	\$15.78
023-050-006	06	Residential Single-Family	1.00	\$15.78
023-050-007	06	Residential Single-Family	1.00	\$15.78
023-050-008	06	Residential Single-Family	1.00	\$15.78
023-050-009	06	Residential Single-Family	1.00	\$15.78
023-050-010	06	Residential Single-Family	1.00	\$15.78
023-050-011	06	Residential Single-Family	1.00	\$15.78
023-050-012	06	Residential Single-Family	1.00	\$15.78
023-050-013	06	Residential Single-Family	1.00	\$15.78
023-050-014	06	Residential Single-Family	1.00	\$15.78
023-050-015	06	Residential Single-Family	1.00	\$15.78
023-050-016	06	Residential Single-Family	1.00	\$15.78
023-050-017	06	Residential Single-Family	1.00	\$15.78
023-050-018	06	Residential Single-Family	1.00	\$15.78
023-050-019	06	Residential Single-Family	1.00	\$15.78
023-050-020	06	Residential Single-Family	1.00	\$15.78
023-050-021	06	Residential Single-Family	1.00	\$15.78

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-050-022	06	Residential Single-Family	1.00	\$15.78
023-050-023	06	Residential Single-Family	1.00	\$15.78
023-050-024	06	Residential Single-Family	1.00	\$15.78
023-050-025	06	Residential Single-Family	1.00	\$15.78
023-050-026	06	Residential Single-Family	1.00	\$15.78
023-050-027	06	Residential Single-Family	1.00	\$15.78
023-050-028	06	Residential Single-Family	1.00	\$15.78
023-050-029	06	Residential Single-Family	1.00	\$15.78
023-050-030	06	Residential Single-Family	1.00	\$15.78
023-060-001	06	Residential Single-Family	1.00	\$15.78
023-060-002	06	Residential Single-Family	1.00	\$15.78
023-060-003	06	Residential Single-Family	1.00	\$15.78
023-060-004	06	Residential Single-Family	1.00	\$15.78
023-060-005	06	Residential Single-Family	1.00	\$15.78
023-060-006	06	Residential Single-Family	1.00	\$15.78
023-060-007	06	Residential Single-Family	1.00	\$15.78
023-060-008	06	Residential Single-Family	1.00	\$15.78
023-060-009	06	Residential Single-Family	1.00	\$15.78
023-060-010	06	Residential Single-Family	1.00	\$15.78
023-060-011	06	Residential Single-Family	1.00	\$15.78
023-060-012	06	Residential Single-Family	1.00	\$15.78
023-060-013	06	Residential Single-Family	1.00	\$15.78
023-060-014	06	Residential Single-Family	1.00	\$15.78
023-060-015	06	Residential Single-Family	1.00	\$15.78
023-060-016	06	Residential Single-Family	1.00	\$15.78
023-060-017	06	Residential Single-Family	1.00	\$15.78
023-060-018	06	Residential Single-Family	1.00	\$15.78
023-060-019	06	Residential Single-Family	1.00	\$15.78
023-060-020	06	Residential Single-Family	1.00	\$15.78
023-060-021	06	Residential Single-Family	1.00	\$15.78
023-060-022	06	Residential Single-Family	1.00	\$15.78
023-060-023	06	Residential Single-Family	1.00	\$15.78
023-060-024	06	Residential Single-Family	1.00	\$15.78
023-060-025	06	Residential Single-Family	1.00	\$15.78
023-060-026	06	Residential Single-Family	1.00	\$15.78
023-060-027	06	Residential Single-Family	1.00	\$15.78
023-060-028	06	Residential Single-Family	1.00	\$15.78
023-060-029	06	Residential Single-Family	1.00	\$15.78
023-060-030	06	Residential Single-Family	1.00	\$15.78
023-060-031	06	Residential Single-Family	1.00	\$15.78

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-060-032	06	Residential Single-Family	1.00	\$15.78
023-060-033	06	Residential Single-Family	1.00	\$15.78
023-060-034	06	Residential Single-Family	1.00	\$15.78
023-060-035	06	Residential Single-Family	1.00	\$15.78
023-060-036	06	Residential Single-Family	1.00	\$15.78
023-060-037	06	Residential Single-Family	1.00	\$15.78
023-060-038	06	Residential Single-Family	1.00	\$15.78
023-060-039	06	Residential Single-Family	1.00	\$15.78
023-060-040	06	Residential Single-Family	1.00	\$15.78
023-060-041	06	Residential Single-Family	1.00	\$15.78
023-060-042	06	Residential Single-Family	1.00	\$15.78
023-060-043	06	Residential Single-Family	1.00	\$15.78
023-060-044	06	Residential Single-Family	1.00	\$15.78
023-060-045	06	Residential Single-Family	1.00	\$15.78
023-060-046	06	Residential Single-Family	1.00	\$15.78
023-070-002	06	Residential Single-Family	1.00	\$15.78
023-070-003	06	Residential Single-Family	1.00	\$15.78
023-070-004	06	Residential Single-Family	1.00	\$15.78
023-070-005	06	Residential Single-Family	1.00	\$15.78
023-070-006	06	Residential Single-Family	1.00	\$15.78
023-070-007	06	Residential Single-Family	1.00	\$15.78
023-070-008	06	Residential Single-Family	1.00	\$15.78
023-070-009	06	Residential Single-Family	1.00	\$15.78
023-070-010	06	Residential Single-Family	1.00	\$15.78
023-070-011	06	Residential Single-Family	1.00	\$15.78
023-070-012	06	Exempt	-	\$0.00
023-070-013	06	Exempt	-	\$0.00
023-070-014	06	Exempt	-	\$0.00
023-070-015	06	Residential Single-Family	1.00	\$15.78
023-070-016	06	Residential Single-Family	1.00	\$15.78
023-070-017	06	Residential Single-Family	1.00	\$15.78
023-070-018	06	Residential Single-Family	1.00	\$15.78
023-070-019	06	Residential Single-Family	1.00	\$15.78
023-070-020	06	Residential Single-Family	1.00	\$15.78
023-070-021	06	Residential Single-Family	1.00	\$15.78
023-070-022	06	Residential Single-Family	1.00	\$15.78
023-070-023	06	Residential Single-Family	1.00	\$15.78
023-070-024	06	Residential Single-Family	1.00	\$15.78
023-070-025	06	Residential Single-Family	1.00	\$15.78
023-070-026	06	Residential Single-Family	1.00	\$15.78

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-070-027	06	Residential Single-Family	1.00	\$15.78
023-070-028	06	Residential Single-Family	1.00	\$15.78
023-070-029	06	Residential Single-Family	1.00	\$15.78
023-070-030	06	Residential Single-Family	1.00	\$15.78
023-070-031	06	Residential Single-Family	1.00	\$15.78
023-070-032	06	Residential Single-Family	1.00	\$15.78
023-070-033	06	Residential Single-Family	1.00	\$15.78
023-070-034	06	Residential Single-Family	1.00	\$15.78
023-070-035	06	Residential Single-Family	1.00	\$15.78
023-070-036	06	Residential Single-Family	1.00	\$15.78
023-070-037	06	Residential Single-Family	1.00	\$15.78
023-070-038	06	Residential Single-Family	1.00	\$15.78
023-070-039	06	Residential Single-Family	1.00	\$15.78
023-070-040	06	Residential Single-Family	1.00	\$15.78
023-070-041	06	Residential Single-Family	1.00	\$15.78
023-070-042	06	Residential Single-Family	1.00	\$15.78
023-070-043	06	Residential Single-Family	1.00	\$15.78
023-070-044	06	Residential Single-Family	1.00	\$15.78
023-070-045	06	Residential Single-Family	1.00	\$15.78
023-070-046	06	Residential Single-Family	1.00	\$15.78
023-070-047	06	Residential Single-Family	1.00	\$15.78
023-070-048	06	Residential Single-Family	1.00	\$15.78
023-070-049	06	Residential Single-Family	1.00	\$15.78
023-070-050	06	Residential Single-Family	1.00	\$15.78
023-070-051	06	Residential Single-Family	1.00	\$15.78
023-070-052	06	Residential Single-Family	1.00	\$15.78
Totals			123.00	\$1,940.94

Zone 07 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-370-001	07	Exempt	-	\$0.00
023-370-002	07	Residential Single-Family	1.00	\$78.22
023-370-003	07	Residential Single-Family	1.00	\$78.22
023-370-004	07	Residential Single-Family	1.00	\$78.22
023-370-005	07	Residential Single-Family	1.00	\$78.22

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-370-006	07	Residential Single-Family	1.00	\$78.22
023-370-007	07	Residential Single-Family	1.00	\$78.22
023-370-008	07	Residential Single-Family	1.00	\$78.22
023-370-009	07	Residential Single-Family	1.00	\$78.22
023-370-010	07	Residential Single-Family	1.00	\$78.22
023-370-011	07	Residential Single-Family	1.00	\$78.22
023-370-012	07	Residential Single-Family	1.00	\$78.22
023-370-013	07	Residential Single-Family	1.00	\$78.22
023-370-014	07	Residential Single-Family	1.00	\$78.22
023-370-015	07	Residential Single-Family	1.00	\$78.22
023-370-016	07	Residential Single-Family	1.00	\$78.22
023-370-017	07	Residential Single-Family	1.00	\$78.22
023-370-018	07	Residential Single-Family	1.00	\$78.22
023-370-019	07	Residential Single-Family	1.00	\$78.22
023-370-020	07	Residential Single-Family	1.00	\$78.22
023-370-021	07	Residential Single-Family	1.00	\$78.22
023-370-022	07	Exempt	-	\$0.00
023-370-023	07	Residential Single-Family	1.00	\$78.22
023-370-024	07	Residential Single-Family	1.00	\$78.22
023-370-025	07	Residential Single-Family	1.00	\$78.22
023-370-026	07	Residential Single-Family	1.00	\$78.22
023-370-027	07	Residential Single-Family	1.00	\$78.22
023-370-028	07	Residential Single-Family	1.00	\$78.22
023-370-029	07	Residential Single-Family	1.00	\$78.22
023-370-030	07	Residential Single-Family	1.00	\$78.22
023-370-031	07	Residential Single-Family	1.00	\$78.22
023-370-032	07	Residential Single-Family	1.00	\$78.22
023-370-033	07	Residential Single-Family	1.00	\$78.22
023-370-034	07	Residential Single-Family	1.00	\$78.22
023-370-035	07	Residential Single-Family	1.00	\$78.22
023-370-036	07	Residential Single-Family	1.00	\$78.22
023-370-037	07	Residential Single-Family	1.00	\$78.22
023-370-038	07	Residential Single-Family	1.00	\$78.22
023-370-039	07	Residential Single-Family	1.00	\$78.22
023-370-040	07	Residential Single-Family	1.00	\$78.22
023-370-041	07	Residential Single-Family	1.00	\$78.22
023-370-042	07	Residential Single-Family	1.00	\$78.22
023-370-043	07	Residential Single-Family	1.00	\$78.22
023-370-044	07	Residential Single-Family	1.00	\$78.22
023-370-045	07	Residential Single-Family	1.00	\$78.22

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-370-046	07	Residential Single-Family	1.00	\$78.22
023-370-047	07	Residential Single-Family	1.00	\$78.22
023-370-048	07	Residential Single-Family	1.00	\$78.22
023-370-049	07	Residential Single-Family	1.00	\$78.22
023-370-050	07	Residential Single-Family	1.00	\$78.22
023-370-051	07	Residential Single-Family	1.00	\$78.22
023-370-052	07	Residential Single-Family	1.00	\$78.22
023-370-053	07	Residential Single-Family	1.00	\$78.22
023-370-054	07	Residential Single-Family	1.00	\$78.22
023-370-055	07	Residential Single-Family	1.00	\$78.22
023-370-056	07	Exempt	-	\$0.00
Totals			53.00	\$4,145.66

Zone 08A Assessment Roll

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-340-001	08A	Residential Single-Family	1.00	\$77.48
024-340-002	08A	Residential Single-Family	1.00	\$77.48
024-340-003	08A	Residential Single-Family	1.00	\$77.48
024-340-004	08A	Residential Single-Family	1.00	\$77.48
024-340-005	08A	Residential Single-Family	1.00	\$77.48
024-340-006	08A	Residential Single-Family	1.00	\$77.48
024-340-007	08A	Residential Single-Family	1.00	\$77.48
024-340-008	08A	Residential Single-Family	1.00	\$77.48
024-340-009	08A	Residential Single-Family	1.00	\$77.48
024-340-010	08A	Residential Single-Family	1.00	\$77.48
024-340-011	08A	Residential Single-Family	1.00	\$77.48
024-340-012	08A	Residential Single-Family	1.00	\$77.48
024-340-013	08A	Residential Single-Family	1.00	\$77.48
024-340-014	08A	Residential Single-Family	1.00	\$77.48
024-340-015	08A	Residential Single-Family	1.00	\$77.48
024-340-016	08A	Residential Single-Family	1.00	\$77.48
024-340-017	08A	Residential Single-Family	1.00	\$77.48
024-340-018	08A	Residential Single-Family	1.00	\$77.48
024-340-019	08A	Residential Single-Family	1.00	\$77.48

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-340-020	08A	Residential Single-Family	1.00	\$77.48
024-340-021	08A	Residential Single-Family	1.00	\$77.48
024-340-022	08A	Residential Single-Family	1.00	\$77.48
024-340-023	08A	Residential Single-Family	1.00	\$77.48
024-340-024	08A	Residential Single-Family	1.00	\$77.48
024-340-025	08A	Residential Single-Family	1.00	\$77.48
024-340-026	08A	Residential Single-Family	1.00	\$77.48
024-340-027	08A	Residential Single-Family	1.00	\$77.48
024-340-028	08A	Residential Single-Family	1.00	\$77.48
024-340-029	08A	Residential Single-Family	1.00	\$77.48
024-340-030	08A	Residential Single-Family	1.00	\$77.48
024-340-031	08A	Residential Single-Family	1.00	\$77.48
024-340-032	08A	Residential Single-Family	1.00	\$77.48
024-340-033	08A	Residential Single-Family	1.00	\$77.48
024-340-034	08A	Residential Single-Family	1.00	\$77.48
024-340-035	08A	Residential Single-Family	1.00	\$77.48
024-340-036	08A	Residential Single-Family	1.00	\$77.48
024-340-037	08A	Residential Single-Family	1.00	\$77.48
024-340-038	08A	Residential Single-Family	1.00	\$77.48
024-340-039	08A	Residential Single-Family	1.00	\$77.48
024-340-040	08A	Residential Single-Family	1.00	\$77.48
024-340-041	08A	Residential Single-Family	1.00	\$77.48
024-340-042	08A	Residential Single-Family	1.00	\$77.48
024-340-043	08A	Residential Single-Family	1.00	\$77.48
024-340-044	08A	Residential Single-Family	1.00	\$77.48
024-340-045	08A	Residential Single-Family	1.00	\$77.48
024-340-046	08A	Residential Single-Family	1.00	\$77.48
024-340-047	08A	Residential Single-Family	1.00	\$77.48
024-340-048	08A	Residential Single-Family	1.00	\$77.48
024-340-049	08A	Residential Single-Family	1.00	\$77.48
024-340-050	08A	Residential Single-Family	1.00	\$77.48
024-370-001	08A	Exempt	-	\$0.00
024-370-002	08A	Residential Single-Family	1.00	\$77.48
024-370-003	08A	Residential Single-Family	1.00	\$77.48
024-370-004	08A	Residential Single-Family	1.00	\$77.48
024-370-005	08A	Residential Single-Family	1.00	\$77.48
024-370-006	08A	Residential Single-Family	1.00	\$77.48

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-370-007	08A	Residential Single-Family	1.00	\$77.48
024-370-008	08A	Residential Single-Family	1.00	\$77.48
024-370-009	08A	Residential Single-Family	1.00	\$77.48
024-370-010	08A	Residential Single-Family	1.00	\$77.48
024-370-011	08A	Residential Single-Family	1.00	\$77.48
024-370-012	08A	Residential Single-Family	1.00	\$77.48
024-370-013	08A	Residential Single-Family	1.00	\$77.48
024-370-014	08A	Residential Single-Family	1.00	\$77.48
024-370-015	08A	Residential Single-Family	1.00	\$77.48
024-370-016	08A	Residential Single-Family	1.00	\$77.48
024-370-017	08A	Exempt	-	\$0.00
024-370-018	08A	Residential Single-Family	1.00	\$77.48
024-370-019	08A	Residential Single-Family	1.00	\$77.48
024-370-020	08A	Residential Single-Family	1.00	\$77.48
024-370-021	08A	Residential Single-Family	1.00	\$77.48
024-370-022	08A	Residential Single-Family	1.00	\$77.48
024-370-023	08A	Residential Single-Family	1.00	\$77.48
024-370-024	08A	Residential Single-Family	1.00	\$77.48
024-370-025	08A	Residential Single-Family	1.00	\$77.48
024-370-026	08A	Residential Single-Family	1.00	\$77.48
024-370-027	08A	Residential Single-Family	1.00	\$77.48
024-370-028	08A	Residential Single-Family	1.00	\$77.48
024-370-029	08A	Residential Single-Family	1.00	\$77.48
024-370-030	08A	Exempt	-	\$0.00
024-370-031	08A	Residential Single-Family	1.00	\$77.48
024-370-032	08A	Residential Single-Family	1.00	\$77.48
024-370-033	08A	Residential Single-Family	1.00	\$77.48
024-370-034	08A	Residential Single-Family	1.00	\$77.48
024-370-035	08A	Residential Single-Family	1.00	\$77.48
024-370-036	08A	Exempt	-	\$0.00
024-370-037	08A	Residential Single-Family	1.00	\$77.48
024-370-038	08A	Residential Single-Family	1.00	\$77.48
024-370-039	08A	Residential Single-Family	1.00	\$77.48
024-370-040	08A	Residential Single-Family	1.00	\$77.48
024-370-041	08A	Residential Single-Family	1.00	\$77.48
024-370-042	08A	Exempt	-	\$0.00
024-370-043	08A	Exempt	-	\$0.00

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-380-001	08A	Exempt	-	\$0.00
024-380-002	08A	Residential Single-Family	1.00	\$77.48
024-380-003	08A	Residential Single-Family	1.00	\$77.48
024-380-004	08A	Residential Single-Family	1.00	\$77.48
024-380-005	08A	Residential Single-Family	1.00	\$77.48
024-380-006	08A	Residential Single-Family	1.00	\$77.48
024-380-007	08A	Residential Single-Family	1.00	\$77.48
024-380-008	08A	Residential Vacant Lot	1.00	\$77.48
024-380-009	08A	Residential Single-Family	1.00	\$77.48
024-380-010	08A	Residential Single-Family	1.00	\$77.48
024-380-011	08A	Residential Single-Family	1.00	\$77.48
024-380-012	08A	Residential Single-Family	1.00	\$77.48
024-380-013	08A	Residential Single-Family	1.00	\$77.48
024-380-014	08A	Residential Single-Family	1.00	\$77.48
024-380-015	08A	Residential Single-Family	1.00	\$77.48
024-380-016	08A	Residential Single-Family	1.00	\$77.48
024-380-017	08A	Residential Single-Family	1.00	\$77.48
024-380-018	08A	Residential Single-Family	1.00	\$77.48
024-380-019	08A	Residential Single-Family	1.00	\$77.48
024-380-020	08A	Residential Single-Family	1.00	\$75.22
024-380-021	08A	Residential Single-Family	1.00	\$77.48
024-380-022	08A	Residential Single-Family	1.00	\$77.48
024-380-023	08A	Residential Single-Family	1.00	\$77.48
024-380-024	08A	Residential Single-Family	1.00	\$77.48
024-380-025	08A	Residential Single-Family	1.00	\$77.48
024-380-026	08A	Residential Single-Family	1.00	\$77.48
024-380-027	08A	Residential Single-Family	1.00	\$77.48
024-380-028	08A	Residential Single-Family	1.00	\$77.48
024-380-029	08A	Exempt	-	\$0.00
024-380-030	08A	Residential Single-Family	1.00	\$77.48
024-380-031	08A	Residential Single-Family	1.00	\$77.48
024-380-032	08A	Residential Single-Family	1.00	\$77.48
024-380-033	08A	Residential Single-Family	1.00	\$77.48
024-380-034	08A	Residential Single-Family	1.00	\$77.48
024-380-035	08A	Residential Single-Family	1.00	\$77.48
024-380-036	08A	Residential Single-Family	1.00	\$77.48
024-380-037	08A	Residential Single-Family	1.00	\$77.48

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-380-038	08A	Residential Single-Family	1.00	\$77.48
024-380-039	08A	Residential Single-Family	1.00	\$77.48
024-380-040	08A	Residential Single-Family	1.00	\$77.48
024-380-041	08A	Residential Single-Family	1.00	\$77.48
024-380-042	08A	Residential Single-Family	1.00	\$77.48
024-380-043	08A	Residential Single-Family	1.00	\$77.48
024-380-044	08A	Residential Single-Family	1.00	\$77.48
024-380-045	08A	Residential Single-Family	1.00	\$77.48
024-380-046	08A	Residential Single-Family	1.00	\$77.48
024-380-047	08A	Residential Single-Family	1.00	\$77.48
024-380-048	08A	Exempt	-	\$0.00
Totals			132.00	\$10,227.36

Zone 08B Assessment Roll

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-350-001	08B	Residential Single-Family	1.00	\$152.50
024-350-002	08B	Residential Single-Family	1.00	\$152.50
024-350-003	08B	Residential Single-Family	1.00	\$152.50
024-350-004	08B	Residential Single-Family	1.00	\$152.50
024-350-005	08B	Residential Single-Family	1.00	\$152.50
024-350-006	08B	Residential Single-Family	1.00	\$152.50
024-350-007	08B	Residential Single-Family	1.00	\$152.50
024-350-008	08B	Residential Single-Family	1.00	\$152.50
024-350-009	08B	Residential Single-Family	1.00	\$152.50
024-350-010	08B	Residential Single-Family	1.00	\$152.50
024-350-011	08B	Residential Single-Family	1.00	\$152.50
024-350-012	08B	Residential Single-Family	1.00	\$152.50
024-350-013	08B	Residential Single-Family	1.00	\$152.50
024-350-014	08B	Residential Single-Family	1.00	\$152.50
024-350-015	08B	Residential Single-Family	1.00	\$152.50
024-350-016	08B	Residential Single-Family	1.00	\$152.50
024-350-017	08B	Residential Single-Family	1.00	\$152.50
024-350-018	08B	Residential Single-Family	1.00	\$152.50

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-350-019	08B	Residential Single-Family	1.00	\$152.50
024-350-020	08B	Residential Single-Family	1.00	\$152.50
024-350-021	08B	Residential Single-Family	1.00	\$152.50
024-350-022	08B	Residential Single-Family	1.00	\$152.50
024-350-023	08B	Residential Single-Family	1.00	\$152.50
024-350-024	08B	Residential Single-Family	1.00	\$152.50
024-350-025	08B	Residential Single-Family	1.00	\$152.50
024-350-026	08B	Residential Single-Family	1.00	\$152.50
024-350-027	08B	Residential Single-Family	1.00	\$152.50
024-350-029	08B	Residential Single-Family	1.00	\$152.50
024-350-030	08B	Residential Single-Family	1.00	\$152.50
024-350-031	08B	Residential Single-Family	1.00	\$152.50
024-350-032	08B	Residential Single-Family	1.00	\$152.50
024-350-033	08B	Residential Single-Family	1.00	\$152.50
024-350-034	08B	Residential Single-Family	1.00	\$152.50
024-360-002	08B	Residential Single-Family	1.00	\$152.50
024-360-003	08B	Residential Single-Family	1.00	\$152.50
024-360-004	08B	Residential Single-Family	1.00	\$152.50
024-360-005	08B	Residential Single-Family	1.00	\$152.50
024-360-006	08B	Residential Single-Family	1.00	\$152.50
024-360-007	08B	Residential Single-Family	1.00	\$152.50
024-360-008	08B	Residential Single-Family	1.00	\$152.50
024-360-009	08B	Residential Single-Family	1.00	\$152.50
024-360-010	08B	Residential Single-Family	1.00	\$152.50
024-360-011	08B	Residential Single-Family	1.00	\$152.50
024-360-012	08B	Residential Single-Family	1.00	\$152.50
024-360-013	08B	Residential Single-Family	1.00	\$152.50
024-360-014	08B	Residential Single-Family	1.00	\$152.50
024-360-017	08B	Residential Single-Family	1.00	\$152.50
024-360-018	08B	Residential Single-Family	1.00	\$152.50
024-360-019	08B	Residential Single-Family	1.00	\$152.50
024-360-020	08B	Residential Single-Family	1.00	\$152.50
024-360-021	08B	Residential Single-Family	1.00	\$152.50
024-360-024	08B	Residential Single-Family	1.00	\$152.50
024-360-025	08B	Residential Single-Family	1.00	\$152.50
024-360-026	08B	Residential Single-Family	1.00	\$152.50
024-360-027	08B	Residential Single-Family	1.00	\$152.50

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-360-028	08B	Residential Single-Family	1.00	\$152.50
024-360-029	08B	Residential Single-Family	1.00	\$152.50
024-360-030	08B	Residential Single-Family	1.00	\$152.50
024-360-031	08B	Residential Single-Family	1.00	\$152.50
024-360-032	08B	Residential Single-Family	1.00	\$152.50
024-360-033	08B	Residential Single-Family	1.00	\$152.50
024-360-034	08B	Residential Single-Family	1.00	\$152.50
024-360-036	08B	Residential Single-Family	1.00	\$152.50
024-410-001	08B	Residential Single-Family	1.00	\$152.50
024-410-002	08B	Residential Single-Family	1.00	\$152.50
024-410-003	08B	Residential Single-Family	1.00	\$152.50
024-410-004	08B	Residential Single-Family	1.00	\$152.50
024-410-005	08B	Residential Single-Family	1.00	\$152.50
024-410-006	08B	Residential Single-Family	1.00	\$152.50
024-410-007	08B	Residential Single-Family	1.00	\$152.50
024-410-008	08B	Residential Single-Family	1.00	\$152.50
024-410-009	08B	Residential Single-Family	1.00	\$152.50
024-410-010	08B	Residential Single-Family	1.00	\$152.50
024-410-011	08B	Residential Single-Family	1.00	\$152.50
024-410-012	08B	Residential Single-Family	1.00	\$152.50
024-410-013	08B	Residential Single-Family	1.00	\$152.50
024-410-014	08B	Residential Single-Family	1.00	\$152.50
024-410-015	08B	Residential Single-Family	1.00	\$152.50
024-410-016	08B	Residential Single-Family	1.00	\$152.50
024-410-017	08B	Residential Single-Family	1.00	\$152.50
024-410-018	08B	Residential Single-Family	1.00	\$152.50
024-410-019	08B	Residential Single-Family	1.00	\$152.50
024-410-020	08B	Residential Vacant Lot	1.00	\$152.50
024-410-021	08B	Residential Single-Family	1.00	\$152.50
024-410-022	08B	Residential Single-Family	1.00	\$152.50
024-410-023	08B	Residential Single-Family	1.00	\$152.50
024-410-024	08B	Residential Single-Family	1.00	\$152.50
024-410-025	08B	Residential Single-Family	1.00	\$152.50
024-410-026	08B	Residential Single-Family	1.00	\$152.50
024-410-027	08B	Residential Single-Family	1.00	\$152.50
024-410-028	08B	Residential Single-Family	1.00	\$152.50
024-410-029	08B	Residential Single-Family	1.00	\$152.50

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-410-030	08B	Residential Single-Family	1.00	\$152.50
024-410-031	08B	Residential Vacant Lot	1.00	\$152.50
024-410-032	08B	Residential Vacant Lot	1.00	\$152.50
024-420-001	08B	Residential Single-Family	1.00	\$152.50
024-420-002	08B	Residential Single-Family	1.00	\$152.50
024-420-003	08B	Residential Single-Family	1.00	\$152.50
024-420-004	08B	Residential Single-Family	1.00	\$152.50
024-420-005	08B	Residential Single-Family	1.00	\$152.50
024-420-006	08B	Residential Single-Family	1.00	\$152.50
024-420-007	08B	Residential Single-Family	1.00	\$152.50
024-420-008	08B	Residential Single-Family	1.00	\$152.50
024-420-009	08B	Residential Single-Family	1.00	\$152.50
024-420-010	08B	Residential Single-Family	1.00	\$152.50
024-420-011	08B	Residential Single-Family	1.00	\$152.50
024-420-012	08B	Residential Single-Family	1.00	\$152.50
024-420-013	08B	Residential Single-Family	1.00	\$152.50
024-420-014	08B	Residential Single-Family	1.00	\$152.50
024-420-015	08B	Residential Single-Family	1.00	\$152.50
024-420-016	08B	Residential Single-Family	1.00	\$152.50
024-420-017	08B	Residential Single-Family	1.00	\$152.50
024-420-018	08B	Residential Single-Family	1.00	\$152.50
024-420-019	08B	Residential Single-Family	1.00	\$152.50
024-420-020	08B	Residential Single-Family	1.00	\$152.50
024-420-021	08B	Residential Single-Family	1.00	\$152.50
024-420-022	08B	Residential Single-Family	1.00	\$152.50
024-420-023	08B	Residential Single-Family	1.00	\$152.50
024-420-024	08B	Residential Single-Family	1.00	\$152.50
024-420-025	08B	Residential Single-Family	1.00	\$152.50
024-420-026	08B	Residential Single-Family	1.00	\$152.50
024-420-027	08B	Residential Single-Family	1.00	\$152.50
024-420-028	08B	Residential Single-Family	1.00	\$152.50
024-420-029	08B	Residential Single-Family	1.00	\$152.50
024-420-030	08B	Residential Single-Family	1.00	\$152.50
024-420-031	08B	Residential Single-Family	1.00	\$152.50
024-420-032	08B	Residential Single-Family	1.00	\$152.50
024-420-033	08B	Residential Single-Family	1.00	\$152.50
024-420-034	08B	Residential Single-Family	1.00	\$152.50

Assessor Parcel Number	Zone	Land Use	Maximum EBU	Fiscal Year 2025/2026 Assessment
024-420-035	08B	Residential Single-Family	1.00	\$152.50
024-420-036	08B	Residential Single-Family	1.00	\$152.50
024-420-037	08B	Residential Single-Family	1.00	\$152.50
024-420-038	08B	Residential Single-Family	1.00	\$152.50
024-420-039	08B	Residential Single-Family	1.00	\$152.50
024-420-040	08B	Residential Single-Family	1.00	\$152.50
024-420-041	08B	Residential Single-Family	1.00	\$152.50
024-420-042	08B	Residential Single-Family	1.00	\$152.50
024-420-043	08B	Residential Single-Family	1.00	\$152.50
024-420-044	08B	Residential Single-Family	1.00	\$152.50
024-420-045	08B	Residential Single-Family	1.00	\$152.50
024-420-046	08B	Exempt	-	\$0.00
Totals			140.00	\$21,350.00

Zone 09 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-080-053	09	Residential Single-Family	1.00	\$46.62
021-080-054	09	Residential Single-Family	1.00	\$46.62
021-080-055	09	Residential Single-Family	1.00	\$46.62
021-080-056	09	Residential Single-Family	1.00	\$46.62
021-080-057	09	Residential Single-Family	1.00	\$46.62
021-080-058	09	Residential Single-Family	1.00	\$46.62
021-080-059	09	Residential Single-Family	1.00	\$46.62
021-080-060	09	Residential Single-Family	1.00	\$46.62
021-080-061	09	Residential Single-Family	1.00	\$46.62
021-080-062	09	Residential Single-Family	1.00	\$46.62
021-080-063	09	Residential Single-Family	1.00	\$46.62
021-080-064	09	Residential Single-Family	1.00	\$46.62
021-080-065	09	Residential Single-Family	1.00	\$46.62
021-080-066	09	Residential Single-Family	1.00	\$46.62
021-080-067	09	Residential Single-Family	1.00	\$46.62
021-080-068	09	Residential Single-Family	1.00	\$46.62
021-080-069	09	Residential Single-Family	1.00	\$46.62
021-080-070	09	Exempt	-	\$0.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-080-071	09	Residential Single-Family	1.00	\$46.62
021-080-072	09	Residential Single-Family	1.00	\$46.62
021-080-073	09	Residential Single-Family	1.00	\$46.62
021-080-074	09	Residential Single-Family	1.00	\$46.62
021-080-075	09	Residential Single-Family	1.00	\$46.62
021-080-076	09	Residential Single-Family	1.00	\$46.62
021-080-077	09	Residential Single-Family	1.00	\$46.62
021-080-078	09	Residential Single-Family	1.00	\$46.62
021-080-079	09	Residential Single-Family	1.00	\$46.62
021-080-080	09	Residential Single-Family	1.00	\$46.62
021-080-081	09	Residential Single-Family	1.00	\$46.62
021-080-082	09	Residential Single-Family	1.00	\$46.62
021-080-083	09	Residential Single-Family	1.00	\$46.62
021-080-084	09	Residential Single-Family	1.00	\$46.62
021-080-085	09	Residential Single-Family	1.00	\$46.62
021-080-086	09	Residential Single-Family	1.00	\$46.62
021-080-087	09	Residential Single-Family	1.00	\$46.62
021-080-088	09	Residential Single-Family	1.00	\$46.62
021-080-089	09	Residential Single-Family	1.00	\$46.62
021-080-090	09	Residential Single-Family	1.00	\$46.62
021-080-091	09	Residential Single-Family	1.00	\$46.62
021-080-092	09	Residential Single-Family	1.00	\$46.62
021-170-001	09	Residential Single-Family	1.00	\$46.62
021-170-002	09	Residential Single-Family	1.00	\$46.62
021-170-003	09	Residential Single-Family	1.00	\$46.62
021-170-004	09	Residential Single-Family	1.00	\$46.62
021-170-005	09	Residential Single-Family	1.00	\$46.62
021-170-006	09	Residential Single-Family	1.00	\$46.62
021-170-007	09	Residential Single-Family	1.00	\$46.62
021-170-008	09	Residential Single-Family	1.00	\$46.62
021-170-009	09	Residential Single-Family	1.00	\$46.62
021-170-010	09	Residential Single-Family	1.00	\$46.62
021-170-011	09	Residential Single-Family	1.00	\$46.62
021-170-012	09	Residential Single-Family	1.00	\$46.62
021-170-013	09	Residential Single-Family	1.00	\$46.62
021-170-014	09	Residential Single-Family	1.00	\$46.62
021-170-015	09	Residential Single-Family	1.00	\$46.62
021-170-016	09	Exempt	-	\$0.00
021-170-034	09	Residential Single-Family	1.00	\$46.62

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-170-035	09	Residential Single-Family	1.00	\$46.62
021-170-036	09	Residential Single-Family	1.00	\$46.62
021-170-037	09	Residential Single-Family	1.00	\$46.62
021-170-038	09	Residential Single-Family	1.00	\$46.62
021-170-039	09	Residential Single-Family	1.00	\$46.62
021-170-040	09	Residential Single-Family	1.00	\$46.62
021-170-041	09	Residential Single-Family	1.00	\$46.62
021-170-042	09	Residential Single-Family	1.00	\$46.62
021-170-043	09	Residential Single-Family	1.00	\$46.62
021-170-044	09	Residential Single-Family	1.00	\$46.62
021-170-045	09	Residential Single-Family	1.00	\$46.62
021-170-046	09	Residential Single-Family	1.00	\$46.62
021-170-047	09	Residential Single-Family	1.00	\$46.62
021-170-048	09	Residential Single-Family	1.00	\$46.62
021-170-049	09	Residential Single-Family	1.00	\$46.62
021-170-050	09	Residential Single-Family	1.00	\$46.62
021-170-051	09	Exempt	-	\$0.00
021-680-001	09	Residential Single-Family	1.00	\$46.62
021-680-002	09	Residential Single-Family	1.00	\$46.62
021-680-003	09	Residential Single-Family	1.00	\$46.62
021-680-004	09	Residential Single-Family	1.00	\$46.62
021-680-006	09	Residential Single-Family	1.00	\$46.62
021-680-007	09	Residential Single-Family	1.00	\$46.62
021-680-008	09	Residential Single-Family	1.00	\$46.62
021-680-009	09	Residential Single-Family	1.00	\$46.62
021-680-010	09	Residential Single-Family	1.00	\$46.62
021-680-011	09	Residential Single-Family	1.00	\$46.62
021-680-012	09	Residential Single-Family	1.00	\$46.62
021-680-013	09	Residential Single-Family	1.00	\$46.62
021-680-014	09	Residential Single-Family	1.00	\$46.62
021-680-015	09	Residential Single-Family	1.00	\$46.62
021-680-016	09	Residential Single-Family	1.00	\$46.62
021-680-017	09	Residential Single-Family	1.00	\$46.62
021-680-018	09	Residential Single-Family	1.00	\$46.62
021-680-019	09	Residential Single-Family	1.00	\$46.62
021-680-020	09	Residential Single-Family	1.00	\$46.62
021-680-021	09	Residential Single-Family	1.00	\$46.62
021-680-022	09	Residential Single-Family	1.00	\$46.62
021-680-023	09	Residential Single-Family	1.00	\$46.62

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-680-024	09	Residential Single-Family	1.00	\$46.62
021-680-025	09	Residential Single-Family	1.00	\$46.62
021-680-026	09	Residential Single-Family	1.00	\$46.62
021-680-027	09	Residential Single-Family	1.00	\$46.62
021-680-028	09	Residential Single-Family	1.00	\$46.62
021-680-029	09	Residential Single-Family	1.00	\$46.62
021-680-030	09	Residential Single-Family	1.00	\$46.62
021-680-031	09	Residential Single-Family	1.00	\$46.62
021-680-032	09	Residential Single-Family	1.00	\$46.62
021-680-033	09	Residential Single-Family	1.00	\$46.62
021-680-034	09	Exempt	-	\$0.00
021-680-035	09	Residential Single-Family	1.00	\$46.62
021-680-036	09	Residential Single-Family	1.00	\$46.62
021-680-037	09	Residential Single-Family	1.00	\$46.62
021-680-038	09	Residential Single-Family	1.00	\$46.62
021-680-039	09	Residential Single-Family	1.00	\$46.62
021-680-040	09	Residential Single-Family	1.00	\$46.62
021-680-041	09	Residential Single-Family	1.00	\$46.62
021-680-042	09	Residential Single-Family	1.00	\$46.62
021-680-043	09	Residential Single-Family	1.00	\$46.62
021-680-044	09	Residential Single-Family	1.00	\$46.62
021-680-045	09	Residential Single-Family	1.00	\$46.62
021-680-046	09	Residential Single-Family	1.00	\$46.62
021-680-047	09	Residential Single-Family	1.00	\$46.62
021-680-048	09	Residential Single-Family	1.00	\$46.62
021-680-049	09	Residential Single-Family	1.00	\$46.62
021-680-050	09	Residential Single-Family	1.00	\$46.62
021-680-051	09	Residential Single-Family	1.00	\$46.62
021-680-052	09	Residential Single-Family	1.00	\$46.62
021-680-053	09	Residential Single-Family	1.00	\$46.62
021-680-054	09	Residential Single-Family	1.00	\$46.62
021-680-055	09	Residential Single-Family	1.00	\$46.62
021-680-056	09	Residential Single-Family	1.00	\$46.62
021-680-057	09	Residential Single-Family	1.00	\$46.62
021-680-058	09	Residential Single-Family	1.00	\$46.62
021-680-059	09	Residential Single-Family	1.00	\$46.62
021-680-060	09	Residential Single-Family	1.00	\$46.62
021-680-061	09	Residential Single-Family	1.00	\$46.62
021-680-062	09	Residential Single-Family	1.00	\$46.62

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-680-063	09	Residential Single-Family	1.00	\$46.62
021-680-064	09	Residential Single-Family	1.00	\$46.62
021-680-065	09	Residential Single-Family	1.00	\$46.62
021-680-066	09	Exempt	-	\$0.00
Totals			134.00	\$6,247.08

Zone 10 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-440-001	10	Residential Single-Family	1.00	\$125.76
023-440-002	10	Residential Single-Family	1.00	\$125.76
023-440-003	10	Residential Single-Family	1.00	\$125.76
023-440-004	10	Residential Single-Family	1.00	\$125.76
023-440-005	10	Residential Single-Family	1.00	\$125.76
023-440-006	10	Residential Single-Family	1.00	\$125.76
023-440-007	10	Residential Single-Family	1.00	\$125.76
023-440-008	10	Residential Single-Family	1.00	\$125.76
023-440-009	10	Residential Single-Family	1.00	\$125.76
023-440-010	10	Residential Single-Family	1.00	\$125.76
023-440-011	10	Residential Single-Family	1.00	\$125.76
023-440-012	10	Residential Single-Family	1.00	\$125.76
023-440-013	10	Residential Single-Family	1.00	\$125.76
023-440-014	10	Residential Single-Family	1.00	\$125.76
023-440-015	10	Residential Single-Family	1.00	\$125.76
023-440-018	10	Residential Single-Family	1.00	\$125.76
023-440-019	10	Residential Single-Family	1.00	\$125.76
023-440-020	10	Residential Single-Family	1.00	\$125.76
023-440-021	10	Residential Single-Family	1.00	\$125.76
023-440-022	10	Residential Single-Family	1.00	\$125.76
023-440-023	10	Residential Single-Family	1.00	\$125.76
023-440-024	10	Residential Single-Family	1.00	\$125.76
023-440-025	10	Residential Single-Family	1.00	\$125.76
023-440-026	10	Residential Single-Family	1.00	\$125.76
023-440-027	10	Residential Single-Family	1.00	\$125.76
023-440-028	10	Residential Single-Family	1.00	\$125.76
023-440-029	10	Residential Single-Family	1.00	\$125.76
023-440-030	10	Residential Single-Family	1.00	\$125.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-440-031	10	Residential Single-Family	1.00	\$125.76
023-440-032	10	Residential Single-Family	1.00	\$125.76
023-440-033	10	Residential Single-Family	1.00	\$125.76
023-440-034	10	Residential Single-Family	1.00	\$125.76
023-440-035	10	Residential Single-Family	1.00	\$125.76
023-440-036	10	Residential Single-Family	1.00	\$125.76
023-440-037	10	Residential Single-Family	1.00	\$125.76
023-440-038	10	Residential Single-Family	1.00	\$125.76
023-440-039	10	Residential Single-Family	1.00	\$125.76
023-440-040	10	Residential Single-Family	1.00	\$125.76
023-440-041	10	Residential Single-Family	1.00	\$125.76
023-440-042	10	Residential Single-Family	1.00	\$125.76
023-440-043	10	Residential Single-Family	1.00	\$125.76
023-440-044	10	Exempt	-	\$0.00
023-440-045	10	Residential Single-Family	1.00	\$125.76
023-440-046	10	Residential Single-Family	1.00	\$125.76
023-440-047	10	Residential Single-Family	1.00	\$125.76
023-440-048	10	Residential Single-Family	1.00	\$125.76
023-440-049	10	Residential Single-Family	1.00	\$125.76
023-440-050	10	Residential Single-Family	1.00	\$125.76
023-440-051	10	Residential Single-Family	1.00	\$125.76
023-440-052	10	Residential Single-Family	1.00	\$125.76
023-440-053	10	Residential Single-Family	1.00	\$125.76
023-440-054	10	Residential Single-Family	1.00	\$125.76
023-440-055	10	Residential Single-Family	1.00	\$125.76
023-440-056	10	Exempt	-	\$0.00
023-440-057	10	Exempt	-	\$0.00
023-440-058	10	Exempt	-	\$0.00
023-440-059	10	Residential Single-Family	1.00	\$125.76
023-440-060	10	Residential Single-Family	1.00	\$125.76
023-550-001	10	Residential Single-Family	1.00	\$125.76
023-550-002	10	Residential Single-Family	1.00	\$125.76
023-550-003	10	Residential Single-Family	1.00	\$125.76
023-550-004	10	Residential Single-Family	1.00	\$125.76
023-550-005	10	Residential Single-Family	1.00	\$125.76
023-550-006	10	Residential Single-Family	1.00	\$125.76
023-550-007	10	Residential Single-Family	1.00	\$125.76
023-550-008	10	Residential Single-Family	1.00	\$125.76
023-550-009	10	Residential Single-Family	1.00	\$125.76
023-550-010	10	Residential Single-Family	1.00	\$125.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-550-011	10	Residential Single-Family	1.00	\$125.76
023-550-012	10	Residential Single-Family	1.00	\$125.76
023-550-013	10	Residential Single-Family	1.00	\$125.76
023-550-014	10	Residential Single-Family	1.00	\$125.76
023-550-015	10	Residential Single-Family	1.00	\$125.76
023-550-016	10	Residential Single-Family	1.00	\$125.76
023-550-017	10	Residential Single-Family	1.00	\$125.76
023-550-018	10	Residential Single-Family	1.00	\$125.76
023-550-019	10	Residential Single-Family	1.00	\$125.76
023-550-020	10	Residential Single-Family	1.00	\$125.76
023-550-021	10	Residential Single-Family	1.00	\$125.76
023-550-022	10	Residential Single-Family	1.00	\$125.76
023-550-023	10	Residential Single-Family	1.00	\$125.76
023-550-024	10	Residential Single-Family	1.00	\$125.76
023-550-025	10	Residential Single-Family	1.00	\$125.76
023-550-026	10	Residential Single-Family	1.00	\$125.76
023-550-027	10	Residential Single-Family	1.00	\$125.76
023-550-028	10	Residential Single-Family	1.00	\$125.76
023-550-029	10	Residential Single-Family	1.00	\$125.76
023-550-030	10	Residential Single-Family	1.00	\$125.76
023-550-031	10	Residential Single-Family	1.00	\$125.76
023-550-032	10	Residential Single-Family	1.00	\$125.76
023-550-033	10	Residential Single-Family	1.00	\$125.76
023-550-034	10	Exempt	-	\$0.00
023-550-035	10	Residential Single-Family	1.00	\$125.76
023-550-036	10	Residential Single-Family	1.00	\$125.76
023-550-037	10	Residential Single-Family	1.00	\$125.76
023-550-038	10	Residential Single-Family	1.00	\$125.76
023-550-039	10	Residential Single-Family	1.00	\$125.76
023-550-040	10	Residential Single-Family	1.00	\$125.76
023-550-041	10	Residential Single-Family	1.00	\$125.76
023-550-042	10	Residential Single-Family	1.00	\$125.76
023-550-043	10	Residential Single-Family	1.00	\$125.76
023-550-044	10	Residential Single-Family	1.00	\$125.76
023-550-045	10	Residential Single-Family	1.00	\$125.76
023-550-046	10	Residential Single-Family	1.00	\$125.76
023-550-047	10	Residential Single-Family	1.00	\$125.76
023-550-048	10	Residential Single-Family	1.00	\$125.76
023-550-049	10	Residential Single-Family	1.00	\$125.76
023-550-050	10	Residential Single-Family	1.00	\$125.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-550-051	10	Residential Single-Family	1.00	\$125.76
023-550-052	10	Residential Single-Family	1.00	\$125.76
023-550-053	10	Residential Single-Family	1.00	\$125.76
023-550-054	10	Residential Single-Family	1.00	\$125.76
023-550-055	10	Residential Single-Family	1.00	\$125.76
023-550-056	10	Residential Single-Family	1.00	\$125.76
023-550-057	10	Residential Single-Family	1.00	\$125.76
023-550-058	10	Residential Single-Family	1.00	\$125.76
023-550-059	10	Residential Single-Family	1.00	\$125.76
023-550-060	10	Residential Single-Family	1.00	\$125.76
023-550-061	10	Residential Single-Family	1.00	\$125.76
023-550-062	10	Residential Single-Family	1.00	\$125.76
023-560-001	10	Residential Single-Family	1.00	\$125.76
023-560-002	10	Residential Single-Family	1.00	\$125.76
023-560-003	10	Residential Single-Family	1.00	\$125.76
023-560-004	10	Residential Single-Family	1.00	\$125.76
023-560-005	10	Exempt	-	\$0.00
023-560-006	10	Exempt	-	\$0.00
023-560-007	10	Residential Single-Family	1.00	\$125.76
023-560-008	10	Residential Single-Family	1.00	\$125.76
023-560-009	10	Residential Single-Family	1.00	\$125.76
023-560-010	10	Residential Single-Family	1.00	\$125.76
023-560-011	10	Residential Single-Family	1.00	\$125.76
023-560-012	10	Residential Single-Family	1.00	\$125.76
023-560-013	10	Residential Single-Family	1.00	\$125.76
023-560-014	10	Residential Single-Family	1.00	\$125.76
023-560-015	10	Residential Single-Family	1.00	\$125.76
023-560-016	10	Residential Single-Family	1.00	\$125.76
023-560-017	10	Residential Single-Family	1.00	\$125.76
023-560-018	10	Residential Single-Family	1.00	\$125.76
023-560-019	10	Residential Single-Family	1.00	\$125.76
023-560-020	10	Residential Single-Family	1.00	\$125.76
023-560-021	10	Residential Single-Family	1.00	\$125.76
023-560-022	10	Residential Single-Family	1.00	\$125.76
023-560-024	10	Exempt	-	\$0.00
023-560-025	10	Residential Single-Family	1.00	\$125.76
023-560-026	10	Residential Single-Family	1.00	\$125.76
023-560-027	10	Residential Single-Family	1.00	\$125.76
023-560-028	10	Residential Single-Family	1.00	\$125.76
023-560-029	10	Residential Single-Family	1.00	\$125.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-560-030	10	Residential Single-Family	1.00	\$125.76
023-560-031	10	Residential Single-Family	1.00	\$125.76
023-560-032	10	Residential Single-Family	1.00	\$125.76
023-560-033	10	Residential Single-Family	1.00	\$125.76
023-560-034	10	Residential Single-Family	1.00	\$125.76
023-560-035	10	Residential Single-Family	1.00	\$125.76
023-560-036	10	Residential Single-Family	1.00	\$125.76
023-560-037	10	Residential Single-Family	1.00	\$125.76
023-560-038	10	Residential Single-Family	1.00	\$125.76
023-560-039	10	Residential Single-Family	1.00	\$125.76
023-560-040	10	Residential Single-Family	1.00	\$125.76
Totals			151.00	\$18,989.76

Zone 11 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-160-001	11	Residential Single-Family	1.00	\$53.32
023-160-002	11	Residential Single-Family	1.00	\$53.32
023-160-003	11	Residential Single-Family	1.00	\$53.32
023-160-004	11	Residential Single-Family	1.00	\$53.32
023-160-005	11	Residential Single-Family	1.00	\$53.32
023-160-006	11	Residential Single-Family	1.00	\$53.32
023-160-007	11	Residential Single-Family	1.00	\$53.32
023-160-008	11	Residential Single-Family	1.00	\$53.32
023-160-009	11	Residential Single-Family	1.00	\$53.32
023-160-010	11	Residential Single-Family	1.00	\$53.32
023-160-011	11	Exempt	-	\$0.00
023-160-012	11	Residential Single-Family	1.00	\$53.32
023-160-013	11	Residential Single-Family	1.00	\$53.32
023-160-014	11	Residential Single-Family	1.00	\$53.32
023-160-015	11	Exempt	-	\$0.00
023-160-016	11	Residential Single-Family	1.00	\$53.32
023-160-017	11	Residential Single-Family	1.00	\$53.32
023-160-018	11	Residential Single-Family	1.00	\$53.32
023-160-019	11	Residential Single-Family	1.00	\$53.32
023-160-020	11	Residential Single-Family	1.00	\$53.32
023-160-021	11	Residential Single-Family	1.00	\$53.32

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-160-022	11	Residential Single-Family	1.00	\$53.32
023-160-023	11	Residential Single-Family	1.00	\$53.32
023-160-024	11	Residential Single-Family	1.00	\$53.32
023-160-025	11	Residential Single-Family	1.00	\$53.32
023-160-026	11	Residential Single-Family	1.00	\$53.32
023-160-027	11	Residential Single-Family	1.00	\$53.32
023-160-028	11	Residential Single-Family	1.00	\$53.32
023-160-029	11	Residential Single-Family	1.00	\$53.32
023-160-030	11	Residential Single-Family	1.00	\$53.32
023-160-031	11	Residential Single-Family	1.00	\$53.32
023-160-032	11	Residential Single-Family	1.00	\$53.32
023-160-033	11	Residential Single-Family	1.00	\$53.32
023-160-034	11	Residential Single-Family	1.00	\$53.32
023-160-035	11	Residential Single-Family	1.00	\$53.32
023-160-036	11	Residential Single-Family	1.00	\$53.32
023-160-037	11	Residential Single-Family	1.00	\$53.32
023-160-038	11	Residential Single-Family	1.00	\$53.32
Totals			36.00	\$1,919.52

Zone 12 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-690-001	12	Exempt	-	\$0.00
021-690-002	12	Residential Single-Family	1.00	\$79.76
021-690-003	12	Residential Single-Family	1.00	\$79.76
021-690-004	12	Residential Single-Family	1.00	\$79.76
021-690-005	12	Residential Single-Family	1.00	\$79.76
021-690-006	12	Residential Single-Family	1.00	\$79.76
021-690-007	12	Residential Single-Family	1.00	\$79.76
021-690-008	12	Residential Single-Family	1.00	\$79.76
021-690-009	12	Residential Single-Family	1.00	\$79.76
021-690-010	12	Residential Single-Family	1.00	\$79.76
021-690-011	12	Residential Single-Family	1.00	\$79.76
021-690-012	12	Residential Single-Family	1.00	\$79.76
021-690-013	12	Residential Single-Family	1.00	\$79.76
021-690-014	12	Residential Single-Family	1.00	\$79.76
021-690-015	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-690-016	12	Residential Single-Family	1.00	\$79.76
021-690-017	12	Residential Single-Family	1.00	\$79.76
021-690-018	12	Residential Single-Family	1.00	\$79.76
021-690-019	12	Residential Single-Family	1.00	\$79.76
021-690-020	12	Residential Single-Family	1.00	\$79.76
021-690-021	12	Residential Single-Family	1.00	\$79.76
021-690-022	12	Residential Single-Family	1.00	\$79.76
021-690-023	12	Residential Single-Family	1.00	\$79.76
021-690-024	12	Residential Single-Family	1.00	\$79.76
021-690-025	12	Residential Single-Family	1.00	\$79.76
021-690-026	12	Residential Single-Family	1.00	\$79.76
021-690-027	12	Exempt	-	\$0.00
021-690-028	12	Exempt	-	\$0.00
021-690-029	12	Residential Single-Family	1.00	\$79.76
021-690-030	12	Residential Single-Family	1.00	\$79.76
021-690-031	12	Residential Single-Family	1.00	\$79.76
021-690-032	12	Residential Single-Family	1.00	\$79.76
021-690-033	12	Residential Single-Family	1.00	\$79.76
021-690-034	12	Residential Single-Family	1.00	\$79.76
021-690-035	12	Residential Single-Family	1.00	\$79.76
021-690-036	12	Residential Single-Family	1.00	\$79.76
021-690-037	12	Residential Single-Family	1.00	\$79.76
021-690-038	12	Residential Single-Family	1.00	\$79.76
021-690-039	12	Residential Single-Family	1.00	\$79.76
021-690-040	12	Residential Single-Family	1.00	\$79.76
021-690-041	12	Residential Single-Family	1.00	\$79.76
021-690-042	12	Residential Single-Family	1.00	\$79.76
021-690-043	12	Residential Single-Family	1.00	\$79.76
021-690-044	12	Residential Single-Family	1.00	\$79.76
021-690-045	12	Residential Single-Family	1.00	\$79.76
021-690-046	12	Residential Single-Family	1.00	\$79.76
021-690-047	12	Residential Single-Family	1.00	\$79.76
021-690-048	12	Residential Single-Family	1.00	\$79.76
021-690-049	12	Residential Single-Family	1.00	\$79.76
021-690-050	12	Residential Single-Family	1.00	\$79.76
021-690-051	12	Residential Single-Family	1.00	\$79.76
021-690-052	12	Residential Single-Family	1.00	\$79.76
021-690-053	12	Residential Single-Family	1.00	\$79.76
021-700-001	12	Residential Single-Family	1.00	\$79.76
021-700-002	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-700-003	12	Residential Single-Family	1.00	\$79.76
021-700-004	12	Residential Single-Family	1.00	\$79.76
021-700-005	12	Residential Single-Family	1.00	\$79.76
021-700-006	12	Residential Single-Family	1.00	\$79.76
021-700-007	12	Residential Single-Family	1.00	\$79.76
021-700-008	12	Residential Single-Family	1.00	\$79.76
021-700-009	12	Residential Single-Family	1.00	\$79.76
021-700-010	12	Residential Single-Family	1.00	\$79.76
021-700-011	12	Residential Single-Family	1.00	\$79.76
021-700-012	12	Residential Single-Family	1.00	\$79.76
021-700-013	12	Residential Single-Family	1.00	\$79.76
021-700-014	12	Residential Single-Family	1.00	\$79.76
021-700-015	12	Residential Single-Family	1.00	\$79.76
021-700-016	12	Residential Single-Family	1.00	\$79.76
021-700-017	12	Residential Single-Family	1.00	\$79.76
021-700-018	12	Residential Single-Family	1.00	\$79.76
021-700-019	12	Residential Single-Family	1.00	\$79.76
021-700-020	12	Residential Single-Family	1.00	\$79.76
021-700-021	12	Residential Single-Family	1.00	\$79.76
021-700-022	12	Residential Single-Family	1.00	\$79.76
021-700-023	12	Residential Single-Family	1.00	\$79.76
021-700-024	12	Residential Single-Family	1.00	\$79.76
021-700-025	12	Residential Single-Family	1.00	\$79.76
021-700-026	12	Residential Single-Family	1.00	\$79.76
021-700-027	12	Residential Single-Family	1.00	\$79.76
021-700-028	12	Residential Single-Family	1.00	\$79.76
021-700-029	12	Residential Single-Family	1.00	\$79.76
021-700-030	12	Residential Single-Family	1.00	\$79.76
021-700-031	12	Residential Single-Family	1.00	\$79.76
021-700-032	12	Residential Single-Family	1.00	\$79.76
021-700-033	12	Residential Single-Family	1.00	\$79.76
021-700-034	12	Residential Single-Family	1.00	\$79.76
021-700-035	12	Residential Single-Family	1.00	\$79.76
021-700-036	12	Residential Single-Family	1.00	\$79.76
021-700-037	12	Residential Single-Family	1.00	\$79.76
021-700-038	12	Residential Single-Family	1.00	\$79.76
021-700-039	12	Residential Single-Family	1.00	\$79.76
021-700-040	12	Residential Single-Family	1.00	\$79.76
021-700-041	12	Residential Single-Family	1.00	\$79.76
021-700-042	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-700-043	12	Residential Single-Family	1.00	\$79.76
021-700-044	12	Residential Single-Family	1.00	\$79.76
021-700-046	12	Residential Single-Family	1.00	\$79.76
021-700-047	12	Residential Single-Family	1.00	\$79.76
021-700-048	12	Residential Single-Family	1.00	\$79.76
021-700-049	12	Residential Single-Family	1.00	\$79.76
021-700-050	12	Residential Single-Family	1.00	\$79.76
021-700-051	12	Residential Single-Family	1.00	\$79.76
021-710-001	12	Residential Single-Family	1.00	\$79.76
021-710-002	12	Residential Single-Family	1.00	\$79.76
021-710-003	12	Residential Single-Family	1.00	\$79.76
021-710-004	12	Residential Single-Family	1.00	\$79.76
021-710-005	12	Residential Single-Family	1.00	\$79.76
021-710-006	12	Residential Single-Family	1.00	\$79.76
021-710-007	12	Residential Single-Family	1.00	\$79.76
021-710-008	12	Residential Single-Family	1.00	\$79.76
021-710-009	12	Residential Single-Family	1.00	\$79.76
021-710-010	12	Residential Single-Family	1.00	\$79.76
021-710-011	12	Residential Single-Family	1.00	\$79.76
021-710-012	12	Residential Single-Family	1.00	\$79.76
021-710-013	12	Residential Single-Family	1.00	\$79.76
021-710-014	12	Residential Single-Family	1.00	\$79.76
021-710-015	12	Residential Single-Family	1.00	\$79.76
021-710-016	12	Residential Single-Family	1.00	\$79.76
021-710-017	12	Residential Single-Family	1.00	\$79.76
021-710-018	12	Residential Single-Family	1.00	\$79.76
021-710-019	12	Residential Single-Family	1.00	\$79.76
021-710-020	12	Residential Single-Family	1.00	\$79.76
021-710-021	12	Residential Single-Family	1.00	\$79.76
021-710-022	12	Residential Single-Family	1.00	\$79.76
021-710-023	12	Residential Single-Family	1.00	\$79.76
021-710-024	12	Residential Single-Family	1.00	\$79.76
021-710-025	12	Residential Single-Family	1.00	\$79.76
021-710-026	12	Residential Single-Family	1.00	\$79.76
021-710-027	12	Residential Single-Family	1.00	\$79.76
021-710-028	12	Residential Single-Family	1.00	\$79.76
021-710-029	12	Residential Single-Family	1.00	\$79.76
021-710-030	12	Residential Single-Family	1.00	\$79.76
021-710-031	12	Residential Single-Family	1.00	\$79.76
021-710-032	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-710-033	12	Residential Single-Family	1.00	\$79.76
021-710-034	12	Residential Single-Family	1.00	\$79.76
021-710-035	12	Residential Single-Family	1.00	\$79.76
021-710-036	12	Residential Single-Family	1.00	\$79.76
021-710-037	12	Residential Single-Family	1.00	\$79.76
021-710-038	12	Residential Single-Family	1.00	\$79.76
021-710-039	12	Residential Single-Family	1.00	\$79.76
021-710-040	12	Residential Single-Family	1.00	\$79.76
021-710-041	12	Residential Single-Family	1.00	\$79.76
021-710-042	12	Residential Single-Family	1.00	\$79.76
021-710-043	12	Exempt	-	\$0.00
021-720-001	12	Residential Single-Family	1.00	\$79.76
021-720-002	12	Residential Single-Family	1.00	\$79.76
021-720-003	12	Residential Single-Family	1.00	\$79.76
021-720-004	12	Residential Single-Family	1.00	\$79.76
021-720-005	12	Residential Single-Family	1.00	\$79.76
021-720-006	12	Residential Single-Family	1.00	\$79.76
021-720-007	12	Residential Single-Family	1.00	\$79.76
021-720-008	12	Residential Single-Family	1.00	\$79.76
021-720-009	12	Residential Single-Family	1.00	\$79.76
021-720-010	12	Residential Single-Family	1.00	\$79.76
021-720-011	12	Residential Single-Family	1.00	\$79.76
021-720-012	12	Residential Single-Family	1.00	\$79.76
021-720-013	12	Residential Single-Family	1.00	\$79.76
021-720-014	12	Residential Single-Family	1.00	\$79.76
021-720-015	12	Residential Single-Family	1.00	\$79.76
021-720-016	12	Residential Single-Family	1.00	\$79.76
021-720-017	12	Residential Single-Family	1.00	\$79.76
021-720-018	12	Residential Single-Family	1.00	\$79.76
021-720-019	12	Residential Single-Family	1.00	\$79.76
021-720-020	12	Residential Single-Family	1.00	\$79.76
021-720-021	12	Exempt	-	\$0.00
021-730-001	12	Residential Single-Family	1.00	\$79.76
021-730-002	12	Residential Single-Family	1.00	\$79.76
021-730-003	12	Residential Single-Family	1.00	\$79.76
021-730-004	12	Residential Single-Family	1.00	\$79.76
021-730-005	12	Residential Single-Family	1.00	\$79.76
021-730-006	12	Residential Single-Family	1.00	\$79.76
021-730-007	12	Residential Single-Family	1.00	\$79.76
021-730-008	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-730-009	12	Residential Single-Family	1.00	\$79.76
021-730-010	12	Residential Single-Family	1.00	\$79.76
021-730-011	12	Residential Single-Family	1.00	\$79.76
021-730-012	12	Residential Single-Family	1.00	\$79.76
021-730-013	12	Residential Single-Family	1.00	\$79.76
021-730-014	12	Residential Single-Family	1.00	\$79.76
021-730-015	12	Residential Single-Family	1.00	\$79.76
021-730-016	12	Residential Single-Family	1.00	\$79.76
021-730-017	12	Residential Single-Family	1.00	\$79.76
021-730-018	12	Residential Single-Family	1.00	\$79.76
021-730-019	12	Residential Single-Family	1.00	\$79.76
021-730-020	12	Residential Single-Family	1.00	\$79.76
021-730-021	12	Residential Single-Family	1.00	\$79.76
021-730-022	12	Residential Single-Family	1.00	\$79.76
021-730-023	12	Residential Single-Family	1.00	\$79.76
021-730-024	12	Residential Single-Family	1.00	\$79.76
021-730-025	12	Residential Single-Family	1.00	\$79.76
021-730-026	12	Residential Single-Family	1.00	\$79.76
021-730-027	12	Residential Single-Family	1.00	\$79.76
021-730-028	12	Residential Single-Family	1.00	\$79.76
021-730-029	12	Residential Single-Family	1.00	\$79.76
021-730-030	12	Residential Single-Family	1.00	\$79.76
021-730-031	12	Residential Single-Family	1.00	\$79.76
021-730-032	12	Residential Single-Family	1.00	\$79.76
021-730-033	12	Residential Single-Family	1.00	\$79.76
021-730-034	12	Residential Single-Family	1.00	\$79.76
021-730-035	12	Residential Single-Family	1.00	\$79.76
021-730-036	12	Residential Single-Family	1.00	\$79.76
021-730-037	12	Residential Single-Family	1.00	\$79.76
021-730-038	12	Residential Single-Family	1.00	\$79.76
021-730-039	12	Residential Single-Family	1.00	\$79.76
021-730-040	12	Residential Single-Family	1.00	\$79.76
021-730-041	12	Residential Single-Family	1.00	\$79.76
021-730-042	12	Residential Single-Family	1.00	\$79.76
021-730-043	12	Residential Single-Family	1.00	\$79.76
021-730-044	12	Residential Single-Family	1.00	\$79.76
021-730-045	12	Residential Single-Family	1.00	\$79.76
021-730-046	12	Residential Single-Family	1.00	\$79.76
021-730-047	12	Residential Single-Family	1.00	\$79.76
021-730-048	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-730-049	12	Exempt	-	\$0.00
021-730-050	12	Exempt	-	\$0.00
021-730-051	12	Exempt	-	\$0.00
021-740-001	12	Residential Single-Family	1.00	\$79.76
021-740-002	12	Residential Single-Family	1.00	\$79.76
021-740-003	12	Residential Single-Family	1.00	\$79.76
021-740-004	12	Residential Single-Family	1.00	\$79.76
021-740-005	12	Residential Single-Family	1.00	\$79.76
021-740-006	12	Residential Single-Family	1.00	\$79.76
021-740-007	12	Residential Single-Family	1.00	\$79.76
021-740-008	12	Residential Single-Family	1.00	\$79.76
021-740-009	12	Residential Single-Family	1.00	\$79.76
021-740-010	12	Residential Single-Family	1.00	\$79.76
021-740-011	12	Residential Single-Family	1.00	\$79.76
021-740-012	12	Residential Single-Family	1.00	\$79.76
021-740-013	12	Residential Single-Family	1.00	\$79.76
021-740-014	12	Residential Single-Family	1.00	\$79.76
021-740-015	12	Residential Single-Family	1.00	\$79.76
021-740-016	12	Residential Single-Family	1.00	\$79.76
021-740-017	12	Residential Single-Family	1.00	\$79.76
021-740-018	12	Residential Single-Family	1.00	\$79.76
021-740-019	12	Residential Single-Family	1.00	\$79.76
021-740-020	12	Residential Single-Family	1.00	\$79.76
021-740-021	12	Residential Single-Family	1.00	\$79.76
021-740-022	12	Residential Single-Family	1.00	\$79.76
021-740-023	12	Residential Single-Family	1.00	\$79.76
021-740-024	12	Residential Single-Family	1.00	\$79.76
021-740-025	12	Residential Single-Family	1.00	\$79.76
021-740-026	12	Residential Single-Family	1.00	\$79.76
021-740-027	12	Residential Single-Family	1.00	\$79.76
021-740-028	12	Residential Single-Family	1.00	\$79.76
021-740-029	12	Residential Single-Family	1.00	\$79.76
021-740-030	12	Residential Single-Family	1.00	\$79.76
021-740-031	12	Residential Single-Family	1.00	\$79.76
021-740-032	12	Residential Single-Family	1.00	\$79.76
021-740-033	12	Residential Single-Family	1.00	\$79.76
021-740-034	12	Residential Single-Family	1.00	\$79.76
021-740-035	12	Residential Single-Family	1.00	\$79.76
021-740-036	12	Residential Single-Family	1.00	\$79.76
021-740-037	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-740-038	12	Residential Single-Family	1.00	\$79.76
021-740-039	12	Residential Single-Family	1.00	\$79.76
021-740-040	12	Residential Single-Family	1.00	\$79.76
021-740-041	12	Residential Single-Family	1.00	\$79.76
021-740-042	12	Residential Single-Family	1.00	\$79.76
021-740-043	12	Residential Single-Family	1.00	\$79.76
021-740-044	12	Residential Single-Family	1.00	\$79.76
021-740-045	12	Residential Single-Family	1.00	\$79.76
021-740-046	12	Residential Single-Family	1.00	\$79.76
021-740-047	12	Residential Single-Family	1.00	\$79.76
021-740-048	12	Residential Single-Family	1.00	\$79.76
021-740-049	12	Residential Single-Family	1.00	\$79.76
021-740-050	12	Residential Single-Family	1.00	\$79.76
021-740-051	12	Residential Single-Family	1.00	\$79.76
021-740-052	12	Residential Single-Family	1.00	\$79.76
021-750-001	12	Exempt	-	\$0.00
021-750-002	12	Residential Single-Family	1.00	\$79.76
021-750-003	12	Residential Single-Family	1.00	\$79.76
021-750-004	12	Residential Single-Family	1.00	\$79.76
021-750-005	12	Residential Single-Family	1.00	\$79.76
021-750-006	12	Residential Single-Family	1.00	\$79.76
021-750-007	12	Residential Single-Family	1.00	\$79.76
021-750-008	12	Residential Single-Family	1.00	\$79.76
021-750-009	12	Residential Single-Family	1.00	\$79.76
021-750-010	12	Residential Single-Family	1.00	\$79.76
021-750-011	12	Residential Single-Family	1.00	\$79.76
021-750-012	12	Residential Single-Family	1.00	\$79.76
021-750-013	12	Residential Single-Family	1.00	\$79.76
021-750-014	12	Residential Single-Family	1.00	\$79.76
021-750-015	12	Residential Single-Family	1.00	\$79.76
021-750-016	12	Residential Single-Family	1.00	\$79.76
021-750-017	12	Residential Single-Family	1.00	\$79.76
021-750-018	12	Residential Single-Family	1.00	\$79.76
021-750-019	12	Residential Single-Family	1.00	\$79.76
021-750-020	12	Residential Single-Family	1.00	\$79.76
021-750-021	12	Residential Single-Family	1.00	\$79.76
021-750-022	12	Exempt	-	\$0.00
021-750-023	12	Exempt	-	\$0.00
021-750-024	12	Residential Single-Family	1.00	\$79.76
021-750-025	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-750-026	12	Residential Single-Family	1.00	\$79.76
021-750-027	12	Residential Single-Family	1.00	\$79.76
021-750-028	12	Residential Single-Family	1.00	\$79.76
021-750-029	12	Residential Single-Family	1.00	\$79.76
021-750-030	12	Residential Single-Family	1.00	\$79.76
021-750-031	12	Residential Single-Family	1.00	\$79.76
021-750-032	12	Residential Single-Family	1.00	\$79.76
021-750-033	12	Residential Single-Family	1.00	\$79.76
021-750-034	12	Residential Single-Family	1.00	\$79.76
021-750-035	12	Residential Single-Family	1.00	\$79.76
021-750-036	12	Residential Single-Family	1.00	\$79.76
021-750-037	12	Residential Single-Family	1.00	\$79.76
021-750-038	12	Residential Single-Family	1.00	\$79.76
021-750-039	12	Residential Single-Family	1.00	\$79.76
021-750-040	12	Residential Single-Family	1.00	\$79.76
021-750-041	12	Residential Single-Family	1.00	\$79.76
021-750-042	12	Residential Single-Family	1.00	\$79.76
021-750-043	12	Residential Single-Family	1.00	\$79.76
021-750-044	12	Residential Single-Family	1.00	\$79.76
021-750-045	12	Residential Single-Family	1.00	\$79.76
021-750-046	12	Residential Single-Family	1.00	\$79.76
021-750-047	12	Residential Single-Family	1.00	\$79.76
021-750-048	12	Residential Single-Family	1.00	\$79.76
021-750-049	12	Residential Single-Family	1.00	\$79.76
021-750-050	12	Residential Single-Family	1.00	\$79.76
021-750-051	12	Residential Single-Family	1.00	\$79.76
021-750-052	12	Residential Single-Family	1.00	\$79.76
021-750-053	12	Residential Single-Family	1.00	\$79.76
021-750-054	12	Residential Single-Family	1.00	\$79.76
021-750-055	12	Residential Single-Family	1.00	\$79.76
021-750-056	12	Residential Single-Family	1.00	\$79.76
021-750-057	12	Residential Single-Family	1.00	\$79.76
021-750-058	12	Residential Single-Family	1.00	\$79.76
021-750-059	12	Residential Single-Family	1.00	\$79.76
021-750-060	12	Residential Single-Family	1.00	\$79.76
021-750-061	12	Residential Single-Family	1.00	\$79.76
021-750-062	12	Residential Single-Family	1.00	\$79.76
021-750-063	12	Residential Single-Family	1.00	\$79.76
021-750-064	12	Residential Single-Family	1.00	\$79.76
021-750-065	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-750-066	12	Residential Single-Family	1.00	\$79.76
021-750-067	12	Residential Single-Family	1.00	\$79.76
021-750-068	12	Residential Single-Family	1.00	\$79.76
021-750-069	12	Residential Single-Family	1.00	\$79.76
021-750-070	12	Residential Single-Family	1.00	\$79.76
021-750-071	12	Residential Single-Family	1.00	\$79.76
021-750-072	12	Residential Single-Family	1.00	\$79.76
021-750-073	12	Residential Single-Family	1.00	\$79.76
021-750-074	12	Residential Single-Family	1.00	\$79.76
021-750-075	12	Residential Single-Family	1.00	\$79.76
021-750-076	12	Residential Single-Family	1.00	\$79.76
021-750-077	12	Residential Single-Family	1.00	\$79.76
021-750-078	12	Residential Single-Family	1.00	\$79.76
021-750-079	12	Residential Single-Family	1.00	\$79.76
021-750-080	12	Residential Single-Family	1.00	\$79.76
021-750-081	12	Residential Single-Family	1.00	\$79.76
021-750-082	12	Residential Single-Family	1.00	\$79.76
021-750-083	12	Residential Single-Family	1.00	\$79.76
021-750-084	12	Residential Single-Family	1.00	\$79.76
021-760-001	12	Residential Single-Family	1.00	\$79.76
021-760-002	12	Residential Single-Family	1.00	\$79.76
021-760-003	12	Residential Single-Family	1.00	\$79.76
021-760-004	12	Residential Single-Family	1.00	\$79.76
021-760-005	12	Residential Single-Family	1.00	\$79.76
021-760-006	12	Residential Single-Family	1.00	\$79.76
021-760-007	12	Residential Single-Family	1.00	\$79.76
021-760-008	12	Residential Single-Family	1.00	\$79.76
021-760-009	12	Residential Single-Family	1.00	\$79.76
021-760-010	12	Residential Single-Family	1.00	\$79.76
021-760-011	12	Residential Single-Family	1.00	\$79.76
021-760-012	12	Residential Single-Family	1.00	\$79.76
021-760-013	12	Residential Single-Family	1.00	\$79.76
021-760-014	12	Residential Single-Family	1.00	\$79.76
021-760-015	12	Residential Single-Family	1.00	\$79.76
021-760-016	12	Residential Single-Family	1.00	\$79.76
021-760-017	12	Residential Single-Family	1.00	\$79.76
021-760-018	12	Residential Single-Family	1.00	\$79.76
021-760-019	12	Residential Single-Family	1.00	\$79.76
021-760-020	12	Residential Single-Family	1.00	\$79.76
021-760-021	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-760-022	12	Residential Single-Family	1.00	\$79.76
021-760-023	12	Residential Single-Family	1.00	\$79.76
021-760-024	12	Residential Single-Family	1.00	\$79.76
021-760-025	12	Residential Single-Family	1.00	\$79.76
021-760-026	12	Residential Single-Family	1.00	\$79.76
021-760-027	12	Residential Single-Family	1.00	\$79.76
021-760-028	12	Residential Single-Family	1.00	\$79.76
021-760-029	12	Residential Single-Family	1.00	\$79.76
021-760-030	12	Residential Single-Family	1.00	\$79.76
021-760-031	12	Residential Single-Family	1.00	\$79.76
021-760-032	12	Residential Single-Family	1.00	\$79.76
021-760-033	12	Residential Single-Family	1.00	\$79.76
021-760-034	12	Residential Single-Family	1.00	\$79.76
021-760-035	12	Residential Single-Family	1.00	\$79.76
021-760-036	12	Residential Single-Family	1.00	\$79.76
021-760-037	12	Residential Single-Family	1.00	\$79.76
021-760-038	12	Residential Single-Family	1.00	\$79.76
021-760-039	12	Residential Single-Family	1.00	\$79.76
021-760-040	12	Residential Single-Family	1.00	\$79.76
021-760-041	12	Residential Single-Family	1.00	\$79.76
021-760-042	12	Residential Single-Family	1.00	\$79.76
021-760-043	12	Residential Single-Family	1.00	\$79.76
021-760-044	12	Residential Single-Family	1.00	\$79.76
021-760-045	12	Residential Single-Family	1.00	\$79.76
021-760-046	12	Residential Single-Family	1.00	\$79.76
021-760-047	12	Residential Single-Family	1.00	\$79.76
021-760-048	12	Residential Single-Family	1.00	\$79.76
021-760-049	12	Residential Single-Family	1.00	\$79.76
021-760-050	12	Residential Single-Family	1.00	\$79.76
021-760-051	12	Residential Single-Family	1.00	\$79.76
021-770-001	12	Residential Single-Family	1.00	\$79.76
021-770-002	12	Residential Single-Family	1.00	\$79.76
021-770-003	12	Residential Single-Family	1.00	\$79.76
021-770-004	12	Residential Single-Family	1.00	\$79.76
021-770-005	12	Residential Single-Family	1.00	\$79.76
021-770-006	12	Residential Single-Family	1.00	\$79.76
021-770-007	12	Residential Single-Family	1.00	\$79.76
021-770-008	12	Residential Single-Family	1.00	\$79.76
021-770-009	12	Residential Single-Family	1.00	\$79.76
021-770-010	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-770-011	12	Residential Single-Family	1.00	\$79.76
021-770-012	12	Residential Single-Family	1.00	\$79.76
021-770-013	12	Residential Single-Family	1.00	\$79.76
021-770-014	12	Residential Single-Family	1.00	\$79.76
021-770-015	12	Residential Single-Family	1.00	\$79.76
021-770-016	12	Residential Single-Family	1.00	\$79.76
021-770-017	12	Residential Single-Family	1.00	\$79.76
021-770-018	12	Residential Single-Family	1.00	\$79.76
021-770-019	12	Residential Single-Family	1.00	\$79.76
021-770-020	12	Residential Single-Family	1.00	\$79.76
021-770-021	12	Residential Single-Family	1.00	\$79.76
021-770-022	12	Residential Single-Family	1.00	\$79.76
021-770-023	12	Residential Single-Family	1.00	\$79.76
021-770-024	12	Residential Single-Family	1.00	\$79.76
021-770-025	12	Residential Single-Family	1.00	\$79.76
021-770-026	12	Residential Single-Family	1.00	\$79.76
021-770-027	12	Residential Single-Family	1.00	\$79.76
021-770-028	12	Residential Single-Family	1.00	\$79.76
021-770-029	12	Residential Single-Family	1.00	\$79.76
021-770-030	12	Residential Single-Family	1.00	\$79.76
021-770-031	12	Residential Single-Family	1.00	\$79.76
021-770-032	12	Residential Single-Family	1.00	\$79.76
021-770-033	12	Residential Single-Family	1.00	\$79.76
021-770-034	12	Residential Single-Family	1.00	\$79.76
021-770-035	12	Residential Single-Family	1.00	\$79.76
021-770-036	12	Residential Single-Family	1.00	\$79.76
021-770-037	12	Residential Single-Family	1.00	\$79.76
021-770-038	12	Residential Single-Family	1.00	\$79.76
021-770-039	12	Residential Single-Family	1.00	\$79.76
021-770-040	12	Residential Single-Family	1.00	\$79.76
021-770-041	12	Residential Single-Family	1.00	\$79.76
021-770-042	12	Residential Single-Family	1.00	\$79.76
021-770-043	12	Residential Single-Family	1.00	\$79.76
021-770-044	12	Residential Single-Family	1.00	\$79.76
021-770-045	12	Residential Single-Family	1.00	\$79.76
021-770-046	12	Residential Single-Family	1.00	\$79.76
021-770-047	12	Residential Single-Family	1.00	\$79.76
021-770-048	12	Residential Single-Family	1.00	\$79.76
021-770-049	12	Residential Single-Family	1.00	\$79.76
021-770-050	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-770-051	12	Residential Single-Family	1.00	\$79.76
021-770-052	12	Residential Single-Family	1.00	\$79.76
021-770-053	12	Residential Single-Family	1.00	\$79.76
021-770-054	12	Residential Single-Family	1.00	\$79.76
021-770-055	12	Residential Single-Family	1.00	\$79.76
021-770-056	12	Residential Single-Family	1.00	\$79.76
021-770-057	12	Residential Single-Family	1.00	\$79.76
021-770-058	12	Residential Single-Family	1.00	\$79.76
021-770-059	12	Residential Single-Family	1.00	\$79.76
021-770-060	12	Exempt	-	\$0.00
021-770-061	12	Exempt	-	\$0.00
023-540-001	12	Residential Single-Family	1.00	\$79.76
023-540-002	12	Residential Single-Family	1.00	\$79.76
023-540-003	12	Residential Single-Family	1.00	\$79.76
023-540-004	12	Residential Single-Family	1.00	\$79.76
023-540-005	12	Residential Single-Family	1.00	\$79.76
023-540-006	12	Residential Single-Family	1.00	\$79.76
023-540-007	12	Residential Single-Family	1.00	\$79.76
023-540-008	12	Residential Single-Family	1.00	\$79.76
023-540-009	12	Residential Single-Family	1.00	\$79.76
023-540-010	12	Residential Single-Family	1.00	\$79.76
023-540-011	12	Residential Single-Family	1.00	\$79.76
023-540-012	12	Residential Single-Family	1.00	\$79.76
023-540-013	12	Exempt	-	\$0.00
023-540-014	12	Exempt	-	\$0.00
023-540-015	12	Residential Single-Family	1.00	\$79.76
023-540-016	12	Residential Single-Family	1.00	\$79.76
023-540-017	12	Residential Single-Family	1.00	\$79.76
023-540-018	12	Residential Single-Family	1.00	\$79.76
023-540-019	12	Residential Single-Family	1.00	\$79.76
023-540-020	12	Residential Single-Family	1.00	\$79.76
023-540-021	12	Residential Single-Family	1.00	\$79.76
023-540-022	12	Residential Single-Family	1.00	\$79.76
023-540-023	12	Residential Single-Family	1.00	\$79.76
023-540-024	12	Residential Single-Family	1.00	\$79.76
023-540-025	12	Residential Single-Family	1.00	\$79.76
023-540-026	12	Residential Single-Family	1.00	\$79.76
023-540-027	12	Residential Single-Family	1.00	\$79.76
023-540-028	12	Exempt	-	\$0.00
023-540-029	12	Exempt	-	\$0.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-540-030	12	Exempt	-	\$0.00
023-540-031	12	Residential Single-Family	1.00	\$79.76
023-540-032	12	Residential Single-Family	1.00	\$79.76
023-540-033	12	Residential Single-Family	1.00	\$79.76
023-540-034	12	Residential Single-Family	1.00	\$79.76
023-540-035	12	Residential Single-Family	1.00	\$79.76
023-540-036	12	Residential Single-Family	1.00	\$79.76
023-540-037	12	Residential Single-Family	1.00	\$79.76
023-540-038	12	Residential Single-Family	1.00	\$79.76
023-540-039	12	Residential Single-Family	1.00	\$79.76
023-540-040	12	Residential Single-Family	1.00	\$79.76
023-540-041	12	Residential Single-Family	1.00	\$79.76
023-540-042	12	Residential Single-Family	1.00	\$79.76
023-540-043	12	Residential Single-Family	1.00	\$79.76
023-540-044	12	Residential Single-Family	1.00	\$79.76
023-540-045	12	Residential Single-Family	1.00	\$79.76
023-540-046	12	Residential Single-Family	1.00	\$79.76
023-540-047	12	Residential Single-Family	1.00	\$79.76
023-540-048	12	Residential Single-Family	1.00	\$79.76
023-540-049	12	Residential Single-Family	1.00	\$79.76
023-540-050	12	Residential Single-Family	1.00	\$79.76
023-540-051	12	Residential Single-Family	1.00	\$79.76
023-540-052	12	Residential Single-Family	1.00	\$79.76
023-540-053	12	Residential Single-Family	1.00	\$79.76
023-540-054	12	Residential Single-Family	1.00	\$79.76
023-540-055	12	Residential Single-Family	1.00	\$79.76
023-540-056	12	Residential Single-Family	1.00	\$79.76
023-540-057	12	Residential Single-Family	1.00	\$79.76
023-540-058	12	Residential Single-Family	1.00	\$79.76
023-540-059	12	Residential Single-Family	1.00	\$79.76
023-540-060	12	Residential Single-Family	1.00	\$79.76
023-540-061	12	Residential Single-Family	1.00	\$79.76
023-540-062	12	Residential Single-Family	1.00	\$79.76
023-540-063	12	Residential Single-Family	1.00	\$79.76
023-540-064	12	Residential Single-Family	1.00	\$79.76
023-540-065	12	Residential Single-Family	1.00	\$79.76
023-540-066	12	Residential Single-Family	1.00	\$79.76
023-540-067	12	Residential Single-Family	1.00	\$79.76
023-540-068	12	Residential Single-Family	1.00	\$79.76
023-540-069	12	Residential Single-Family	1.00	\$79.76

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-540-070	12	Residential Single-Family	1.00	\$79.76
023-540-071	12	Residential Single-Family	1.00	\$79.76
023-540-072	12	Residential Single-Family	1.00	\$79.76
023-540-073	12	Residential Single-Family	1.00	\$79.76
023-540-074	12	Residential Single-Family	1.00	\$79.76
023-540-075	12	Residential Single-Family	1.00	\$79.76
023-540-076	12	Residential Single-Family	1.00	\$79.76
023-540-077	12	Residential Single-Family	1.00	\$79.76
023-540-078	12	Residential Single-Family	1.00	\$79.76
023-540-079	12	Residential Single-Family	1.00	\$79.76
023-540-080	12	Residential Single-Family	1.00	\$79.76
023-540-081	12	Residential Single-Family	1.00	\$79.76
023-540-082	12	Residential Single-Family	1.00	\$79.76
023-540-083	12	Residential Single-Family	1.00	\$79.76
023-540-084	12	Residential Single-Family	1.00	\$79.76
023-540-085	12	Residential Single-Family	1.00	\$79.76
023-540-086	12	Residential Single-Family	1.00	\$79.76
023-540-087	12	Residential Single-Family	1.00	\$79.76
023-540-088	12	Residential Single-Family	1.00	\$79.76
023-540-089	12	Residential Single-Family	1.00	\$79.76
023-540-090	12	Residential Single-Family	1.00	\$79.76
023-540-091	12	Residential Single-Family	1.00	\$79.76
023-540-092	12	Residential Single-Family	1.00	\$79.76
023-540-093	12	Residential Single-Family	1.00	\$79.76
023-540-094	12	Residential Single-Family	1.00	\$79.76
023-540-095	12	Residential Single-Family	1.00	\$79.76
023-540-096	12	Residential Single-Family	1.00	\$79.76
023-540-097	12	Residential Single-Family	1.00	\$79.76
023-540-098	12	Residential Single-Family	1.00	\$79.76
023-540-099	12	Residential Single-Family	1.00	\$79.76
023-540-100	12	Residential Single-Family	1.00	\$79.76
023-540-101	12	Residential Single-Family	1.00	\$79.76
023-540-102	12	Residential Single-Family	1.00	\$79.76
023-540-103	12	Residential Single-Family	1.00	\$79.76
023-540-104	12	Residential Single-Family	1.00	\$79.76
Totals			552.00	\$44,027.52

Zone 13 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-630-003	13	Residential Single-Family	1.00	\$150.00
021-630-004	13	Residential Single-Family	1.00	\$150.00
021-630-005	13	Residential Single-Family	1.00	\$150.00
021-630-006	13	Residential Single-Family	1.00	\$150.00
021-630-007	13	Residential Single-Family	1.00	\$150.00
021-630-008	13	Residential Single-Family	1.00	\$150.00
021-630-009	13	Residential Single-Family	1.00	\$150.00
021-630-010	13	Residential Single-Family	1.00	\$150.00
021-630-011	13	Residential Single-Family	1.00	\$150.00
021-630-012	13	Residential Single-Family	1.00	\$150.00
021-630-013	13	Residential Single-Family	1.00	\$150.00
021-630-014	13	Residential Single-Family	1.00	\$150.00
021-630-015	13	Residential Single-Family	1.00	\$150.00
021-630-016	13	Residential Single-Family	1.00	\$150.00
021-630-017	13	Residential Single-Family	1.00	\$150.00
021-630-018	13	Residential Single-Family	1.00	\$150.00
021-630-019	13	Residential Single-Family	1.00	\$150.00
021-630-020	13	Residential Single-Family	1.00	\$150.00
021-630-021	13	Residential Single-Family	1.00	\$150.00
021-630-022	13	Residential Single-Family	1.00	\$150.00
021-630-023	13	Residential Single-Family	1.00	\$150.00
021-630-024	13	Residential Single-Family	1.00	\$150.00
021-630-025	13	Residential Single-Family	1.00	\$150.00
021-630-026	13	Residential Single-Family	1.00	\$150.00
021-630-027	13	Residential Single-Family	1.00	\$150.00
021-630-028	13	Residential Single-Family	1.00	\$150.00
021-630-029	13	Residential Single-Family	1.00	\$150.00
021-630-030	13	Residential Single-Family	1.00	\$150.00
021-630-031	13	Residential Single-Family	1.00	\$150.00
021-630-032	13	Residential Single-Family	1.00	\$150.00
021-630-033	13	Residential Single-Family	1.00	\$150.00
021-630-034	13	Residential Single-Family	1.00	\$150.00
021-630-035	13	Residential Single-Family	1.00	\$150.00
021-630-036	13	Exempt	-	\$0.00
021-630-037	13	Exempt	-	\$0.00
021-630-038	13	Exempt	-	\$0.00
Totals			33.00	\$4,950.00



City of Lemoore

Public Facilities Maintenance District No. 1

Annual Engineer's Report Fiscal Year 2025/2026

Intent Meeting: July 1, 2025

Public Hearing: July 15, 2025

**CITY OF LEMOORE
711 W CINNAMON DRIVE
LEMOORE, CA 93245**

**JUNE 2025
PREPARED BY
WILLDAN FINANCIAL SERVICES**

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ENGINEER'S REPORT AFFIDAVIT

**City of Lemoore
Public Facilities Maintenance District No. 1
For
Fiscal Year 2025/2026**

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

This Report and the enclosed descriptions, budgets and diagrams outline the proposed improvements and assessments for the Public Facilities Maintenance District No. 1 in the City of Lemoore for Fiscal Year 2025/2026, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Kings County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 19th day of June, 2025.

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

By: 
Susana Hernandez
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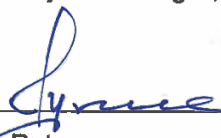
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Introduction

The City of Lemoore ("City"), pursuant to Chapter 10 of Title 7 of the Lemoore Municipal Code, ("Municipal Code") as enacted by Ordinance No. 2006-01 (the "Ordinance"), and to the extent not inconsistent with the Ordinance, the provisions and procedures of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") and in compliance with the substantive and procedural requirements of the California State Constitution, Article XIII D ("California Constitution") established the assessment district designated as the:

Public Facilities Maintenance District No. 1

Pursuant to the provisions of the Municipal Code, the Ordinance, and 1972 Act (hereafter referred to collectively as "City Maintenance District Codes"), and in compliance with the substantive and procedural requirements of the California Constitution, the City has annually levied special benefit assessments within the Public Facilities Maintenance District No. 1 ("District") in order to fund in whole or in part the maintenance, operation, repair and periodic replacement of certain public improvements including landscaping, street lights, street paving, parks and appurtenant facilities that provide special benefits to properties within the District.

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, street paving, 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 street lights and related equipment and fixtures; street paving that may include curbs, gutters and sidewalks; 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, local street paving, parks and appurtenant facilities in turn become the financial responsibility of the properties that specially benefit from the facilities. Prior to the establishment of the District, the City recognized that the required ongoing maintenance, periodic repair, and replacement of the facilities installed in connection with new developments could not feasibly be funded by the City and that such maintenance, operation, repair, and replacement should be funded through special benefit assessments on properties within the boundaries of the District.

In accordance with the City Maintenance District Code, the District has been established utilizing 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 benefits to properties within that Zone.

For Fiscal Year 2025/2026, the District is comprised of the following Zones and developments:

Zone 01 – The Landing, Phases 1, 2, and 3

Zone 02 – Liberty, Phases 1 and 2

Zone 03 – Silva Estates, Phase 10

Zone 04 – Parkview Estates / Heritage Park – Laredo

Zone 05 – East Village Park/Aniston Place

Zone 06 – Heritage Acres

Zone 07 – Capistrano

Zone 08 – Woodside

Zone 09 – Lennar Homes

Zone 10 – Energy Homes

Zone 11 – Tract No. 848

Zone 12 – Tract No. 820

District Changes

In Fiscal Year 2023/2024, Tract 848 was annexed to the District as Zone 11 (Annexation No. 2023-1) and Tract 820 was annexed to the District as Zone 12 (Annexation No. 2023-2), but the proceedings for annexing these two developments to the District were addressed in separate reports and only referenced in the Fiscal Year 2023/2024 Annual Engineer's Report for the District. Although both Zones were incorporated into the Fiscal Year 2024/2025 Annual Engineer's Report, these two Zones were not assessed because the planned improvements were not anticipated to be accepted for maintenance that fiscal year. For Fiscal Year 2025/2026, all or a portion of the planned improvements for Zone 11 and Zone 12 are anticipated to be accepted for maintenance, and the parcels in these Zones will be assessed for the first time in Fiscal Year 2025/2026.

No other notable or substantial changes to the District and/or improvements have occurred since the adoption of the Fiscal Year 2024/2025 Annual Engineer's Report.

Report Content and Annual Proceedings

This Report has been prepared pursuant to the City Maintenance District Code and Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2025/2026. This Report outlines the District zone structure, improvements, and proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the District improvements for Fiscal Year 2025/2026. The annual assessments to be levied on properties within the District provide a source of funding for the continued operation, maintenance and servicing of the landscaping, parks, streetlights, street paving, and appurtenant facilities (improvements) to be provided by the District for the properties within each specified Zone for which properties in those respective Zones receive special benefits.

Each fiscal year, the City establishes the District's assessments based on an estimate of the costs to maintain, operate and service the authorized District improvements and based upon available revenues including assessment revenues, fund balances, general benefit contributions and any additional City contributions from available sources. The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District 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 City Maintenance District Code. The net annual cost to provide the improvements for each Zone are allocated to the benefiting properties within that Zone using a weighted method of apportionment (refer to Assessment Methodology in Part II, Method of Apportionment) that calculates the proportional special benefits 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 Assessor's Parcel Number ("APN") by the Kings County Assessor's Office. The Kings County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to the City Maintenance District Code. The assessments as approved will be submitted to the Kings County Auditor/Controller to be included on the property tax roll for each parcel.

This Report consists of five (5) parts:

Part I

Plans and Specifications: This section contains a general description of the District, zones of benefit ("Zones"), and the improvements and services that provide special benefits to the parcels within the District. The improvements and appurtenant facilities that provide special benefits to the properties within the District and for which parcels are assessed may include, but not limited to local landscaping, neighborhood parks, street lights, street paving, sidewalks, curbs, gutters, and related amenities as well as associated operational and incidental expenses, and the collection of fund balances authorized by the City Maintenance District Code. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. In conjunction with these general descriptions, a visual depiction of the improvements is provided in the District Diagrams contained in Part IV of this Report. More detailed information regarding the specific plans and specifications associated with the District improvements in each Zone may be on file in the Public Works Department and by reference are made part of this Report.

Part II

Method of Apportionment: This section outlines the special and general benefits associated with the improvements to be provided within the District (Benefit Analysis), which includes a discussion of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section also outlines the method of calculating each property's proportional special benefit and the basis upon which the estimated special benefit costs have been apportioned to each parcel of land within the District. This method of apportionment is consistent with the previously approved and adopted method of apportionment for the District.

Part III

Estimate of Costs: Identifies the estimated annual funding costs (Budget) required for the maintenance and operation of the improvements in each Zone including, but not limited to, annual maintenance and service expenses, utility costs, related incidental expenses, and fund balances authorized by the City Maintenance District Code and deemed appropriate to support the ongoing operation and maintenance of the improvements. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution.

Part IV

District/Zone Diagrams: This section of the Report contains a series of diagrams showing the boundaries of the Zones within the District for Fiscal Year 2025/2026 which incorporate the parcels determined to receive special benefits from the District improvements. These diagrams also provide a visual depiction of the location of the improvements being maintained. The lines and dimensions of each lot, parcel, and subdivision of land contained in the Zone diagrams are inclusive of the parcels referenced in "Part V - Assessment Roll" of this Report and the corresponding County Assessor's Parcel Maps as they existed at the time this Report was prepared and shall incorporate 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 the District and Zones therein.

Part V

Assessment Rolls: The assessment amounts to be levied and collected in Fiscal Year 2025/2026 for each parcel is based on the parcel's calculated proportional special benefits as outlined in the Method of Apportionment (Part II of this Report) and the annual assessment rates established by the estimated budgets (Part III of this Report).

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

The purpose of this District is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of improvements that include but are not limited to local landscaping, neighborhood parks, street lighting, street paving, 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 and services local improvements installed in connection with or would otherwise be necessary for the development of those properties and for the benefit of those lots or parcels. Improvements currently 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 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 needed 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 and the parcels therein. Streetlight 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.
- Street paving on the local streets within each respective Zone that may include but is not limited to the repair and servicing of street surfaces, curbs, gutters, driveway approaches, walkways, delineation, signage, or other facilities within the public street right of ways. The street paving program may include but is not limited to the repair of potholes, cracks, or other failures in the asphalt surface; repair or partial segment replacement of curbs, gutters, and driveway approaches as needed to ensure pedestrian and vehicle safety or the integrity of the street; repair or installation of street signs; slurry sealing, overlays, and re-striping of the street surfaces. The specific activities and timing of various street and road maintenance services shall be determined by the City's Public Works Department as necessary to extend the life of the streets or to improve traffic circulation and safety as available funding permits.

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

Not included as part of the street paving program are the costs associated with major replacements or reconstruction of the street surfaces, curbs, gutters, driveway approaches, or walkways. Although the District assessments will provide funding for regular maintenance of the improvements and scheduled slurry and resurfacing projects on a periodic basis that will extend the useful life of the street improvements, and also as needed, repair and replacement of small sections of street surfaces, or curbs and gutters to ensure the overall integrity of the streets, the District assessments are not intended to fund a full replacement or reconstruction of the street surfaces or adjacent improvements such as curbs, gutters or driveway approaches. The costs of extensive replacement or reconstruction activities such as full or substantial replacement of curbs, gutters and driveway approaches are significantly more than the amount that is typically collected annually. When such repairs or activities are deemed necessary, the City may consider various financing options including new or increased assessments for property owner approval.

Zones of Benefit

In accordance with the City Maintenance District Code and the 1972 Act, the District utilizes 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 benefits to properties within that Zone.

For Fiscal Year 2025/2026 the District is comprised of the following Zones and developments:

Zone 01 – The Landing:

Comprised of one hundred twelve (112) single-family residential parcels and three (3) exempt lettered lots within Tract No. 817 (The Landing, Phases 1 and 2).

Zone 02 – Liberty:

Comprised of two hundred forty-two (242) single-family residential parcels and eleven (11) exempt lettered lots within Tract No. 821 (Liberty, Phases 1 and 2).

Zone 03 – Silva Estates, Phase 10:

Comprised of seventy-four (74) single-family residential parcels and three (3) exempt lettered lots within Tract No. 838 (Silva Estates, Phase 10).

Zone 04 – Parkview Estates / Heritage Park - Laredo:

A total of ninety (90) residential lots comprised of the thirty-nine (39) single-family residential parcels within Tract No. 797 Phase 1 (Parkview Estates) and the fifty-one (51) single-family residential parcels within Tract No. 797 Phase 2 (Heritage Park - Laredo).

Zone 05 – East Village Park/Aniston Place:

A total of one hundred twenty (120) residential lots and four (4) exempt lettered lots which include the eighty-one (81) single-family residential parcels and three (3) lettered lots within Tract No. 791 (East Village Park) and the thirty-nine (39) single-family residential parcels and one (1) lettered lot within Tract No. 910 (Aniston Place).

Zone 06 – Heritage Acres:

Comprised of ninety-seven (97) single-family residential parcels within Tract No. 872 (Heritage Acres, Phases 1 and 2).

Zone 07 – Capistrano, Phase 5:

Comprised of twenty (20) single-family residential parcels within Tract No. 908 (Capistrano, Phase 5).

Zone 08 – Woodside:

Comprised of sixty-four (64) single-family residential parcels and two (2) exempt lettered lots within Tract No. 921 (Woodside).

Zone 09 – Lennar:

Comprised of eighty-seven (87) single-family residential parcels and two (2) exempt lettered lots and a currently exempt remainder lot (future development area) of Tract No. 920 (Lennar).

Zone 10 – Energy Homes:

Comprised of thirty-six (36) single-family residential parcels within Tract No. 839 (Energy Homes).

Zone 11 – Tract No. 848:

Currently comprised of one hundred sixty-four (164) developed single-family residential lots and three (3) unassessed letter lots of Phase 1; ninety-five (95) planned single-family residential lots identified as Phase 2 (currently parcels 023-510-071 and 023-510-073); and one hundred one (101) planned single-family residential lots identified as Phase 3 (currently parcels 023-480-043 and 023-510-070). Collectively, at buildout, it is anticipated that Zone 11 will incorporate a total of 360 single-family residential lots, a park site, and various landscape easements.

Zone 12 – Tract No. 820:

Comprised of the twenty-nine (29) developed single-family residential lots and three (3) unassessed parcels including, a drainage basin; a neighborhood park; and a common area that incorporates a park/open space and extra parking.

Description of Improvements

As authorized by the City Maintenance District Code, the improvements provided by the District and associated with each Zone incorporate various local landscaping, neighborhood parks, street lights, street paving, and related amenities installed in connection with the development of those properties and are maintained and serviced for the benefit of real property within the Zone. 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, curbs, gutters, street lighting fixtures, 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.

The boundaries of the twelve (12) Zones are 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. The following is a brief description and summary of the improvements that are or may be associated within each Zone and for which parcels receive special benefits. A visual depiction of the location of the improvement areas and Zone boundaries is provided on the District Diagrams provided in Part IV of this Report.

The improvements listed for each Zone incorporate those improvements currently maintained within the Zone and/or improvements anticipated to be installed and maintained at build-out. It is not anticipated that all improvements associated with Zones 08, 09, 10, 11, or 12 will be installed and maintained by the District for the fiscal year, or the improvements may be maintained for only a portion of the fiscal year.

Zone 01 – The Landing

The properties within Zone 01 proportionately share and receive special benefits from the maintenance, servicing, and operation of:

- Approximately 31,989 square feet of landscaping and/or related improvement areas that include the following:
 - 669 square feet of median landscaping (shrubs with trees) on Acacia Drive;
 - 833 square feet of median landscaping (shrubs with trees) on Atlantic Avenue;
 - 871 square feet of parkway landscaping (trees) on Atlantic Avenue;
 - 14,485 square feet of parkway and streetscape side-panel landscaping located on S 19Th Avenue, including approximately 4,073 square feet of turf with trees; and 10,412 square feet of shrubs with trees; and
 - 15,131 square feet of park improvement area located on Augusta Drive. generally, site generally includes 2,103 square feet of concrete or other hardscape surfaces; 2,870 square feet of shrubs and ground cover; and 10,158 square feet of turf with trees.
- Thirty-four (34) streetlights including:
 - 29 streetlights within the Zone located on, but not limited to: Acacia Drive, Atlantic Avenue, Augusta Drive, National Drive, Seminole Way, and Spyglass Drive; and

- 5 streetlights on the perimeter of the Zone located on S 19th Avenue.
- Approximately 219,254 square feet of pavement surface area within the Zone located on but not limited to Acacia Drive, Atlantic Avenue, Meadow Brook Way, National Drive, Seminole Way, and Spyglass Drive.

Zone 02 – Liberty

The properties within Zone 02 proportionately share and receive special benefits from the maintenance, servicing, and operation of:

- Approximately 113,816 square feet of landscaping and/or related improvement areas that include the following:
 - 4,934 square feet of parkway and streetscape side-panel landscaping located on Cinnamon Drive, including approximately 3,571 square feet of turf with trees; and 1,363 square feet of shrubs with trees;
 - 1,392 square feet of streetscape landscaping (shrubs with trees) on Cinnamon Drive at American Avenue;
 - 429 square feet of streetscape landscaping (turf) on Cinnamon Drive at Arlington Place;
 - 409 square feet of streetscape landscaping (turf) on Cinnamon Drive at Patriot Place;
 - 24,708 square feet of parkway and streetscape side-panel landscaping located on Liberty Drive, including approximately 11,810 square feet of turf with trees; and 12,898 square feet of shrubs with trees;
 - 1,644 square feet of streetscape landscaping (turf with trees) on Liberty Drive at Tranquility Court;
 - 7,789 square feet of parkway and streetscape side-panel landscaping located on N 19Th Avenue, including approximately 4,734 square feet of turf with trees; and 3,055 square feet of shrubs with trees;
 - 1,194 square feet of streetscape landscaping (turf with trees) on N 19Th Avenue at Tranquility Circle;
 - 12,810 square feet of parkway and streetscape side-panel landscaping located on W Hanford Armona Road, including approximately 5,512 square feet of turf with trees; and 7,298 square feet of shrubs with trees; and
 - 58,507 square feet of park improvement area located on Constitution Avenue between Jubilee Circle and Fallenleaf Drive. This park site generally includes 6,612 square feet of concrete or other hardscape surfaces; 197 square feet of shrubs; and 51,698 square feet of turf with trees.
- Ninety-three (93) streetlights including:
 - 58 streetlights within the Zone located on, but not limited to: American Avenue, Arlington Place, Avalon Drive, Clawson Way, Columbus Way, Constitution Avenue, Fallenleaf Drive, Freedom Drive, Jubilee Court, Liberty Way, Nation Way, Patriot Place, Privilege Way, Prosperity Drive, Revere Way, Tranquility Circle, and Tranquility Court;
 - 35 streetlights on the perimeter of the Zone located on: Cinnamon Drive, Liberty Drive, N 19th Avenue, and W Hanford Armona Road; and

- Approximately 443,157 square feet of pavement surface area within the Zone located on but not limited to American Avenue, Arlington Place, Avalon Drive, Clawson Way, Columbus Way, Constitution Avenue, Fallenleaf Drive, Freedom Drive, Jubilee Circle, Liberation Way, Nation Way, Patriot Place, Privilege Way, Prosperity Drive, Revere Way, Tranquility Circle, and Tranquility Court.

Zone 03 – Silva Estates, Phase 10

The properties within Zone 03 proportionately share and receive special benefits from the maintenance, servicing, and operation of:

- Approximately 22,256 square feet of parkway and streetscape side-panel landscaping located on Silverado Drive, which includes approximately 9,703 square feet of turf with trees; and 12,553 square feet of shrubs with trees;
- Twenty-six (26) streetlights including:
 - 12 streetlights within the Zone located on, but not limited to: Big Sur Drive, Cayucos Street, and Morro Lane; and
 - 14 streetlights on the perimeter of the Zone located on Acacia Drive and Silverado Drive.
- Approximately 129,688 square feet of pavement surface area within the Zone located on but not limited to Acacia Drive, Big Sur Drive, Cayucos Street, Morro Lane, and Santa Cruz Street.

Zone 04 – Parkview Estates / Heritage Park - Laredo

The properties within Zone 04 proportionately share and receive special benefits from the maintenance, servicing, and operation of:

- Approximately 20,386 square feet of landscaping and/or related improvement areas on the perimeter of the developments that includes, but is not limited to the following:
 - Approximately 11,924 square feet of median landscaping located between East Hanford Armona Road and the frontage road that is used to access the properties within the Zone;
 - Approximately 4,657 square feet of parkway/streetscape side-panel landscaping adjacent to the development located on the south side of the frontage road along East Hanford Armona Road, extending from Opal Drive, west to the western boundary of Tract No. 797 Phase 1 and the Zone; and
 - Approximately 3,805 square feet of parkway/streetscape side-panel landscaping, located on the west side of Opal Drive, extending from Ruby Drive, south to the southern boundary of Tract No. 797 Phase 2 and the Zone.
- Twenty (20) streetlights including:
 - 6 streetlights on the perimeter of the Zone located on Opal Drive; and
 - 14 streetlights within the tracts located on, but not limited to: Jade Way, Pebble Drive, Ruby Drive, Pearl Drive, Granite Drive, Topaz Avenue, and Ivory Street.
- Approximately 195,599 square feet of pavement surface area within the Zone located on but not limited to East Hanford Armona Road frontage road and Opal Drive (perimeter streets); and Jade Way, Pebble Drive, Ruby Drive, Pearl Drive, Granite Drive, Topaz Avenue, and Ivory Street (internal streets).

Zone 05 – East Village Park/Aniston Place

The properties within Zone 05 proportionately share and receive special benefits from the maintenance, servicing, and operation of:

- Approximately 61,882 square feet of landscaping and/or related improvement areas that include the following:
 - 957 square feet of streetscape landscaping (shrubs with trees) on Cantera Avenue;
 - 15,716 square feet of parkway and streetscape side-panel landscaping located on D Street, including approximately 7,005 square feet of shrubs, plants, and/or ground cover with trees; and 8,711 square feet of shrubs;
 - 1,034 square feet of streetscape landscaping (shrubs) on Smith Avenue north of Siena Way;
 - 1,723 square feet of parkway and streetscape side-panel landscaping located on Smith Avenue between D Street and Siena Way, including approximately 1,300 square feet of turf with trees; and 423 square feet of shrubs, plants, and/or ground cover with trees; and
 - 42,452 square feet of park improvement area located on Montego Way. This park site includes approximately 7,210 square feet of concrete or other hardscape surfaces; 850 square feet of shrubs and planters; and 34,392 square feet of turf with trees.
- Thirty (30) streetlights including:
 - 8 streetlights on the perimeter of Zone 05 located on D Street and Smith Avenue;
 - 15 streetlights within Tract No. 791 located on, but not limited to: Cantera Avenue, Firenze Street, Montego Way, Siena Way, and Visconti Street; and
 - 7 streetlights within Tract No. 910 located on, but not limited to: Cantera Avenue, Portola Street, and Montego Way.
- Approximately 146,606 square feet of pavement surface area including 178,225 square feet within Tract No. 791 and 93,680 square feet within Tract No. 910 which collectively include Cantera Avenue, Firenze Street, Montego Way, Siena Way, Visconti Street, and Portola Street.

Zone 06 – Heritage Acres

The properties within Zone 06 proportionately share and receive special benefits from the maintenance, servicing, and operation of:

- Approximately 10,760 square feet of landscaping and/or related improvement areas that include the following:
 - 1,571 square feet of parkway and streetscape side-panel landscaping (shrubs and trees) located on the southeast side of the eastern cul-de-sac on Legend Place;
 - 3,747 square feet of parkway and streetscape side-panel landscaping (shrubs and trees) located along the western cul-de-sac on Legend Place situated between Legend Place and the intersection of Daphne Lane and Legacy Drive; and
 - 5,442 square feet of parkway side-panel landscaping (shrubs and trees) located on the south side of Legend Place between the two cul-de-sacs.
- Twenty-seven (27) streetlights within the Zone located on, but not limited to: Heirloom Way; Himalaya Lane; Legacy Drive; Tradition Drive; and Geneva Drive;

- Approximately 253,324 square feet of pavement surface area within the Zone located on but not limited to Geneva Drive, Heirloom Way, Himalaya Drive, Himalaya Lane, Legacy Drive, Legend Drive, and Tradition Drive.

Zone 07 – Capistrano, Phase 5

The properties within Zone 07 proportionately share and receive or will receive special benefits from the maintenance, servicing, and operation of:

- Approximately 5,070 square feet of parkway and streetscape side-panel landscaping on East Bush Street consisting of: 3,125 square feet of shrubs, plants, and/or ground cover with trees; and 1,945 square feet of turf with trees. These improvements and the costs associated with the maintenance and operation are proportionately shared by properties within LLMD Zone 06;
- The median island on Bush Place/Barcelona Drive, just south of East Bush Street leading into the development (Approximately 427 square feet). This median and the costs associated with the maintenance and operation are proportionately shared by properties within LLMD Zone 06;
- 73 square feet of entryway/corner landscaping in front of the block wall at the southeast corner of East Bush Street and Bush Place/Barcelona Drive. This improvement area and the costs associated with the maintenance and operation of the improvements are proportionately shared by properties within LLMD Zone 06;
- Eight (8) streetlights including:
 - Two (2) streetlights located on Bush place/Barcelona Drive directly adjacent to the perimeter of the development and one (1) street light at the southeast corner of East Bush Street and Bush Place. These three street lights also benefit properties within LLMD Zone 06 and are therefore partially funded by other revenue sources; and
 - 5 streetlights within Tract 908 located on Tuscany Court.
- Approximately 20,792 square feet of pavement surface area are located on Tuscany Court.

Zone 08 – Woodside

The properties within Zone 08 proportionately share and receive or will receive special benefits from the maintenance, servicing, and operation of:

- 12,206 square foot neighborhood park site located at the corner of Daphne Lane and Sydney Way that may include, but is not limited to, turf, shrubs, trees, plants, and/or ground cover areas; and concrete paths, play structures, tables, benches, and trash receptacles;
- 4,340 square feet of paved access roads providing access to the drainage basin and the Lemoore Canal from Daphne Lane;
- 350 linear feet of block wall on the perimeter of the development along the Southern Pacific Railroad right-of-way and the Lemoore Canal;
- Nineteen (19) streetlights within Tract No. 921 located on Daphne Lane, Melbourne Way, Newcastle Street, and Sydney Way; and

- Approximately 131,827 square feet of pavement surface area located on but not limited to Daphne Lane, Melbourne Way, Newcastle Street, and Sydney Way.

Zone 09 – Lennar

The properties within Zone 09 proportionately share and receive or will receive special benefits from the maintenance, servicing, and operation of:

- Approximately 28,193 square feet of perimeter streetscape landscaping:
 - 3,482 square feet of streetscape landscaping on the east side of Liberty Drive north of Hana Way, up to the northern lot line of lot 87 (designated as that part of Lot A within Phase 1 of Tract No. 920). This landscape area incorporates the area between the curb and sidewalk and the area between the sidewalk and residential property lines;
 - 482 square feet on the north side of Hana Way between Liberty Drive and Narwhal Avenue. This landscape area incorporates the area between the curb and sidewalk. The landscaping behind the sidewalk (if any) will be privately maintained and is not a part of the Zone improvements;
 - 482 square feet on the south side of Hana Way between Liberty Drive and Narwhal Avenue. This landscape area incorporates the area between the curb and sidewalk. The landscaping behind the sidewalk (if any) will be privately maintained and is not a part of the Zone improvements;
 - 4,971 square feet on the east side of Liberty Drive south of Hana Way and north of Hanford-Armona Road (designated as part of Lot B). This landscape area incorporates the area between the curb and sidewalk and the area between the sidewalk and residential property lines; and
 - 18,776 square feet on the north side of Hanford-Armona Road from Liberty Drive, to the eastern boundary of Tract No. 920 which is also the eastern lot line of Lot 60 (designated as part of Lot B). This landscape area incorporates the area between the curb and sidewalk and the area between the sidewalk and residential property lines.
- 32,972 square foot neighborhood park site/greenbelt area to be installed on the east side of Obsidian Avenue as part of Phase 2. This area may include, but is not limited to, turf, shrubs, trees, plants, and/or ground cover areas; and concrete paths, play structures, tables, benches, and trash receptacles;
- 94,090 square foot drainage basin site to be installed to the east of the neighborhood park site/greenbelt area (east of Obsidian Avenue) as part of Phase 2. It is anticipated that approximately 20% of this area will be irrigated improvements and the remainder non-irrigated improvements;
- Twenty-four (24) streetlights including:
 - Nine (9) streetlights on the perimeter of Tract No. 920 Phase 1 located on Hanford-Armona Road (8 Lights) and on Liberty Drive (1 Light); and
 - Fifteen (15) streetlights within Tract No. 920 Phase 1 located on, but not limited to: Castellina Street, Fire Fall Avenue, Hana Way, Narwhal Avenue, Obsidian Avenue, Pisa Way, and Strada Street.

- Approximately 187,346 square feet of pavement surface area located on but not limited to the perimeter of the Zone including half of Hanford-Armona Road and Liberty Drive, and the internal streets of the Zone including Castellina Street, Fire Fall Avenue, Hana Way, Narwhal Avenue, Obsidian Avenue, Pisa Way, and Strada Street.

Note: The neighborhood park site/greenbelt area and drainage basin site improvements identified above will eventually be installed as part of Phase 2 of Tract No. 920, which is currently not a part of Zone 09. When those improvements are installed as part of Phase 2 of Tract No. 920, the cost of maintaining those improvements will be proportionately shared by the residential parcels in both phases of Tract No. 920. Likewise, the perimeter landscaping, street lighting, and pavement improvements being installed on Hanford-Armona Road and Liberty Drive as part of Tract No. 920 Phase 1 will proportionately benefit properties in both phases and the costs associated with those improvements will be proportionately shared by the residential parcels in both phases of Tract No. 920. However, when Phase 2 is developed, it is also anticipated that additional perimeter landscaping, street lighting, and pavement improvements will be installed and proportionately shared. Ultimately at build-out, all the Zone improvements installed as part of Phase 1 and Phase 2 of Tract No 920 will be proportionately shared by parcels in both phases.

Zone 10 – Energy Homes

The thirty-six (36) residential properties within Zone 10 proportionately share and receive or will receive special benefits from the maintenance, servicing, and operation of:

- Approximately 10,611 square feet of landscaping and/or related improvement areas that include:
 - 1,361 square feet of median/entryway landscaping on Cabrillo Street at Vine Street, which is currently comprised of hardscape material and trees;
 - 6,379 square feet of minimally maintained parkway and streetscape side-panel landscaping surrounding the drainage basin, including 1,725 square feet on Vine Street and 4,654 square feet on Cabrillo Street. This landscape area is comprised of turf and trees but is minimally maintained at present; and
 - 2,871 square feet of parkway and streetscape side-panel minimal landscaped area with trees Vine Street north of Cabrillo Street.

The special benefits and costs associated with the landscaping improvements listed above are allocated and shared by the parcels within Tract No. 656 (Zone No. 11 of Landscape and Lighting Maintenance District No. 1).

- The four (4) street lights on the west side of Vine Street, three north of Cabrillo Street, and one south of Cabrillo Street, which serve as the entryway to Tract 839 and Tract 656. The special benefits associate with these four street lights are shared by the parcels within Tract No. 656 (Zone No. 11 of Landscape and Lighting Maintenance District No. 1) and PFMD Zone No. 10 is proportionately allocated the special benefit cost to operate and maintain these four street lights.

In addition to the above shared improvements, the 36 single-family residential parcels within Tract No. 839 (PFMD Zone No. 10) will proportionately share and receive special benefit from the maintenance, servicing, and operation of:

- The eight (8) local street lights within Tract 839 are located on Aliso Street, Otero Street, Lazo Court, and Cabrillo Street; and
- Approximately 63,386 square feet of pavement surface area are located on Aliso Street, Otero Street, Lazo Court, and Cabrillo Street within Tract 839.

Zone 11 – Tract No. 848

The planned three hundred sixty (360) single-family residential lots of Tract No. 848 (Phases 1, 2 & 3) that will comprise PFMD Zone No. 11 proportionately share and receive or will receive special benefits from the maintenance, servicing, and operation of:

- Approximately 73,315 square feet of perimeter streetscape landscaping, including an estimated:
 - 4,390 square feet of streetscape landscaping on the south side of Bush Street from Semas Drive west approximately 240 feet to the western boundary of Tract No. 848 Phase 2 being the eastern lot line of Assessor Parcel Number 023-510-069, which is not a part of the Annexation Territory but identified as the Designated Remainder on the tract map for Tract No. 848 Unit 1. This landscape area is a portion of Tract No. 848 Phase 1 Lot C and the estimated square footage includes half of the return at the southwest corner of Bush Street and Semas Drive. The landscaping is situated in both the area between the curb and sidewalk and the area between the sidewalk and residential property lines;
 - 7,790 square feet of streetscape landscaping on the west side of Semas Drive between Bush Street and Harvard Drive. This landscape area is a portion of Tract No. 848 Phase 1 Lot C and the estimated square footage includes half of the return at the southwest corner of Bush Street and Semas Drive and the entire return at the northwest corner Semas Drive and Harvard Drive. The landscaping is situated in both the area between the curb and sidewalk and the area between the sidewalk and residential property lines;
 - 14,175 square feet of streetscape landscaping on the west side of Semas Drive between Harvard Drive and Rice Street including the returns at both the southwest corner of Semas Drive and Harvard Drive and the northwest corner of Semas Drive and Rice Street. This landscape area includes the entire area identified as Tract No. 848 Phase 1 Lot B that extends from Harvard Drive south only to the southern boundary of Phase 1, but the overall improvement area extends south of Phase 1 to Rice Street which is incorporated as part of the future Phase 3 development. The landscaping is situated in both the area between the curb and sidewalk and the area between the sidewalk and residential property lines;
 - 9,915 square feet of streetscape landscaping on the west side of Semas Drive between Rice Street and Pedersen Street (the southern boundary of Tract No. 848 and the Zone). This landscape area is part of Tract No. 848 Phase 3 and the estimated square footage includes the entire return at the southwest corner of Semas Drive and Rice Street, and half of the return at the northwest corner of Semas Drive and Pedersen Street. The landscaping is situated in both the area between the curb and sidewalk and the area between the sidewalk and residential property lines;

- 13,015 square feet of streetscape landscaping on the north side of Pedersen Street between Semas Drive and Clemson Avenue. This landscape area is part of Tract No. 848 Phases 2 and 3 and the estimated square footage includes half of the return at the northwest corner of Semas Drive and Pedersen Street, and the entire return at the northeast corner of Pedersen Street and Clemson Avenue. The landscaping is situated in both the area between the curb and sidewalk and the area between the sidewalk and residential property lines;
 - 14,360 square feet of streetscape landscaping on the north side of Pedersen Street between Clemson Avenue and College Avenue. This landscape area is part of Tract No. 848 Phases 2 and the estimated square footage includes the entire return at the northwest corner of Pedersen Street and Clemson Avenue, but not the return at the northeast corner of Pedersen Street and College Avenue. The landscaping is situated in both the area between the curb and sidewalk and the area between the sidewalk and residential property lines;
 - 2,185 square feet of streetscape landscaping on the northeast corner of Pedersen Street and College Avenue. The landscaping is situated in the area between the sidewalk and residential property lines;
 - 4,050 square feet of streetscape landscaping on the east side of College Avenue from Boston Way north approximately 235 feet to the southern lot line of Assessor Parcel Number 023-510-013, which is not a part of the Annexation Territory. This lot line is also the northern boundary line of Tract No. 848 Phase 1 at this location. This landscape area is identified as Tract No. 848, Phases 1, Lot A, and the estimated square footage includes the entire return at the northeast corner of College Avenue and Boston Way. The landscaping is situated in both the area between the curb and sidewalk and the area between the sidewalk and residential property lines; and
 - 3,435 square feet of streetscape landscaping on the east side of College Avenue between Pedersen Street and Boston Way. This landscape area is part of Tract No. 848 Phases 2 and the estimated square footage includes the entire return at the southeast corner of College Avenue and Boston Way, but not the corner return at the northeast corner of Pedersen Street and College Avenue. The landscaping is situated in both the area between the curb and sidewalk and the area between the sidewalk and residential property lines.
- Approximately 7,885 square feet of entryway landscaping, including an estimated:
- 1,365 square feet of entryway streetscape landscaping on the north side of Harvard Drive between Semas Drive and Vanderbilt Drive. The landscaping is situated in the area between the sidewalk and residential property lines;
 - 600 square feet of entryway median landscaping on Harvard Drive between Semas Drive and Vanderbilt Drive;
 - 1,295 square feet of entryway streetscape landscaping on the south side of Harvard Drive between Semas Drive and Vanderbilt Drive. The landscaping is situated in the area between the sidewalk and residential property lines;
 - 1,050 square feet of entryway streetscape landscaping on the south side of Rice Street between Semas Drive and Georgetown Avenue. The landscaping is situated in the area between the sidewalk and residential property lines;

- 1,270 square feet of entryway streetscape landscaping on the west side of Clemson Avenue between Pedersen Street and Purdue Street. The landscaping is situated in the area between the sidewalk and residential property lines;
 - 450 square feet of entryway streetscape landscaping on the south side of Boston Way between College Avenue and Northwestern Way. The landscaping is situated in the area between the sidewalk and residential property lines;
 - 600 square feet of entryway median landscaping on Boston Way between College Avenue and Northwestern Way; and
 - 1,255 square feet of entryway streetscape landscaping on the north side of Boston Way between College Avenue and Northwestern Way. The landscaping is situated in the area between the sidewalk and residential property lines.
- 45,730 square foot neighborhood park site to be installed on the south side of West Hills Way between Biola Way and Clemson Avenue. This area may include, but is not limited to, turf, shrubs, trees, plants, and/or ground cover areas; and concrete paths, play structures, tables, benches, and trash receptacles. The initial design for this park incorporates approximately 36,110 square feet of turf, 1,910 square feet of planter areas, 5,270 square feet of hardscape area, and 2,440 square feet of playground area.
- An estimated seventy-one (71) street lights including:
- Eighteen (18) street lights on the perimeter of Tract No. 848 including Bush Street (2 Light), Semas Drive (10 Lights), Pedersen Street (5 Lights), and on College Avenue (1 Light); and
 - Fifty-three (53) street lights within Tract No. 848 located on, but not limited to: Harvard Drive, Vanderbilt Drive, University Drive, Yale Drive, Yale Circle, Pepperdine Street, Rice Street, Gonzaga Avenue, Hillsdale Street, Cornell Street, Duke Street, Ozark Way, Clemson Avenue, Purdue Street, Northwestern Way, Boston Way, Auburn Street, Biola Way, and West Hills Way.
- Approximately 784,375 square feet of pavement surface area within Tract No. 848; 145,650 square feet of sidewalks (123,110 square feet within the development and 22,540 square feet on the perimeter of the development); and 32,370 linear feet of curbs and gutters of which 27,360 linear feet are part of the internal streets including Auburn Street, Baylor Drive, Biola Way, Boston Way, Clemson Avenue, Cornell Street, Duke Street, Georgetown Avenue, Gonzaga Avenue, Harvard Drive, Hillsdale Street, Northwestern Way, Ozark Way, Pepperdine Street, Purdue Street, Rice Street, University Drive, Vanderbilt Drive, West Hills Way, Yale Circle, and Yale Drive within Tract No. 848, and 5,010 linear feet of curbs and gutters are located on the perimeter streets including Bush Street, Semas Drive, Pedersen Street, and College Avenue.

Zone 12 – Tract No. 820

The twenty-nine (29) approved single-family residential properties within Zone 12, proportionately share and receive or will receive special benefits from the maintenance, servicing, and operation of:

- Approximately 7,810 square feet of streetscape landscaping, including an estimated:
 - 1,535 square feet of perimeter streetscape landscaping on the east side of Vine Street between Sandtrap Lane and Green Lane. The landscaping is situated in the area between the sidewalk and residential property lines;
 - 970 square feet of perimeter streetscape landscaping on the east side of Vine Street south of Green Lane to the southern border of Tract No. 820. The landscaping is situated in the area between the sidewalk and residential property lines; and
 - 5,305 square feet of internal streetscape landscaping on the north side of Sandtrap Lane from Vine Street east to and including the cul-de-sac wrap around. The landscaping is situated in the area between the curb and the block wall and then between the curb and the drainage basin at the end of the cul-de-sac.
- Approximately 4,895 square feet of landscape maintenance area in and around the drainage basin located at the east end of Tract No. 820 at the end of Sandtrap Lane;
- 3,010 square foot neighborhood park site on the north side of Green Lane between Vine Street and Sandtrap Lane. This area is planned to include primarily an area of shrubs, trees, plants, and other ground covers (2,350 square feet); a decomposed granite pathway (430 square feet); a play structure (230 square feet); and various park amenities that may include but is not limited to, tables, benches, and trash receptacles;
- 3,920 square feet of additional common area parking and park/open space. This area included 2,590 square feet of landscaped park/open space that surrounds 1,330 square feet of paved parking stalls for the neighborhood located at the southwest corner of Green Lane and Sandtrap Lane. The landscape area incorporates shrubs, trees, plants, and other ground covers;
- A planned ten (10) street lights including:
 - Three (3) street lights on the perimeter of Tract No. 820 on Vine Street; and
 - Seven (7) street lights within Tract No. 820 located on Green Lane and Sandtrap Lane.
- Approximately 52,535 square feet of pavement surface area within Tract No. 820; 11,610 square feet of sidewalks (9,800 square feet within the development and 1,810 square feet on the perimeter of the development); and 2,995 linear feet of curbs and gutters of which 2,635 linear feet are part of the internal streets (Green Lane and Sandtrap Lane) and 360 linear feet of curbs and gutters are located on the perimeter street (Vine Street).

Part II - Method of Apportionment

Legislative Requirements for Assessments

The costs of the proposed improvements for Fiscal Year 2025/2026 have been identified and allocated to properties within the District based on special benefit, consistent with the provisions of the City Maintenance District Code, 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 for which properties may be assessed are identified as local landscaping, neighborhood parks, street lights, street paving, and related amenities that were either installed in direct connection with the development of properties within each Zone 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 herein reflect the composition of parcels within the District and the improvements and activities to be provided and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel within those respective Zones.

Provisions of the California Constitution

In addition to the provisions of the City Maintenance District Code, 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 provides aesthetic benefits to the properties within each respective Zone and a more pleasant environment to walk, drive, live, and 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 the Zones. These improvements are an integral part of the physical environment associated with the parcels in each Zone and while some of these 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 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 serves as a pleasant aesthetic amenity that enhances the approach to the parcels. Likewise, in some of the zones, the landscaped areas may include green space areas (neighborhood parks, greenbelts, open space and/or trails) that provide a physical buffer and open space between properties and these areas serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards. These green space areas may also provide a greater opportunity for recreation. Thus, the maintenance of these landscape improvements and the related amenities provide particular and distinct benefits to the properties and developments within each Zone.

Street Lighting Special Benefit

The street lighting in the District (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 the District. 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 the District 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 the District and that the vehicular traffic within the internal streets of a Zone is primarily for accessing the properties within that Zone. 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 it is recognized that such lighting may benefit pass-through traffic as well and inherently there are some general benefits associated with those streetlights.

In addition, the streetlights within the District are consistent with the City's typical intensity and spacing standards for areas zoned for residential development areas 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 within the District receives substantially similar benefit from the

streetlight improvements and the only notable distinctions in proportional special benefits to each parcel is related to the specific quantity of lights associated with each development (Zone) and the overall location of those lights (internal development lights or perimeter lights).

Street Paving Special Benefit

Like street lighting in the District, the streets and parking lanes on the streets that are to be maintained through the District are exclusively within the boundaries of each Zone and those streets were specifically constructed to access those properties. Furthermore, the maintenance of these streets or the lack thereof, only has an impact on the properties within the District. Because traffic on these streets is almost exclusively limited to the residents and residents' guests associated with the District parcels, it is reasonable to conclude that essentially all utilization of these streets is primarily for accessing the properties within each respective Zone. Therefore, the maintenance and preservation of these streets is entirely a special benefit to those properties.

General Benefit

Landscaping General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed, it is evident these improvements were primarily installed in connection with the development of properties in each respective Zone or are improvements that would otherwise be shared by and required for development of properties in those Zones. 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 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. For most agencies, the cost to provide this baseline level of service for flat/moderately-sloped street landscaped areas is estimated to be less than \$560 per acre (approximately \$0.01285 per square foot) including medians, parkway and streetscape side panels; less than \$448 per acre (approximately \$0.01028 per square foot) for non-street public areas such as parks, greenbelts, and trail areas; and less than \$224 per acre (approximately \$0.00514 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. The cost 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 \$0.01349 per square foot ($\$0.01285 + 5\%$) is applied to calculate the general benefit costs for the assessed improvements; for non-street public areas a rate of \$0.01080 per square foot ($\$0.01028 + 5\%$) is applied to

calculate the general benefit costs for the assessed improvements; and for non-street public areas a rate of \$0.00540 per square foot (\$0.00514 +5%) is applied to calculate the general benefit costs for the assessed improvements.

Other Landscaping General Benefits

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

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

Although these types of benefits might best be characterized as indirect consequences of the special benefits 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 have 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 for each Zone (Part III of this Report) as the "General Benefit Expenses (City Funded)".

Street Lighting General Benefit

Collectively at build out, it is estimated there will be a total of 370.50 streetlights to be operated and maintained through the District of which approximately 30% of those lights (27.40%) are located on the perimeter of the Zones, the remainder being internal residential streetlights.

These residential perimeter lights, in contrast to the internal residential lights funded by the District, 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, which is no more than 8% of the total benefit from all residential lights operated and maintained by the District (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 District street lights does not exceed 8% of the direct annual operating expenses for all combined residential streetlights. The following table provides a summary of the proportional general benefit costs (amount not to be assessed as special benefit) for each of the Zones for streetlights.

Based on the general benefits outlined above and the improvement being maintained in each Zone for Fiscal Year 2025/2026, the following table summarizes the estimated general benefit costs calculated for each Zone:

Fiscal Year 2025/2026 Estimated General Benefit Costs

Zone	Street Lighting General Benefit	Landscaping General Benefit	Street Paving General Benefit	Total General Benefit Cost
Zone 01	\$ (513)	\$ (485)	\$ -	\$ (998)
Zone 02	\$ (1,402)	\$ (1,814)	\$ -	\$ (3,217)
Zone 03	\$ (392)	\$ (531)	\$ -	\$ (923)
Zone 04	\$ (302)	\$ (468)	\$ -	\$ (769)
Zone 05	\$ (452)	\$ (842)	\$ -	\$ (1,294)
Zone 06	\$ (407)	\$ (52)	\$ -	\$ (459)
Zone 07	\$ (98)	\$ (25)	\$ -	\$ (123)
Zone 08	\$ (287)	\$ (209)	\$ -	\$ (496)
Zone 09	\$ (362)	\$ (907)	\$ -	\$ (1,269)
Zone 10	\$ (151)	\$ (100)	\$ -	\$ (252)
Zone 11	\$ (535)	\$ (1,185)	\$ -	\$ (1,720)
Zone 12	\$ (151)	\$ (328)	\$ -	\$ (479)
Totals	\$ (5,052)	\$ (6,946)	\$ -	\$ (11,998)

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" or "base value" 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 is assigned a land use classification based on available parcel information obtained from the County Assessor's Office. It has been determined that 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.

As of Fiscal Year 2025/2026, the parcels within the District are each identified as Residential Single-Family parcels or Exempt parcels. However, it is anticipated that as properties and developments are annexed into the District in subsequent fiscal years other land use classifications will be incorporated into the District. Therefore, in addition to the land uses currently applicable to parcels in the District, the following identifies other common land uses and assignment of proportional Equivalent Benefit Units anticipated for such land uses as compared to that of a Residential Single Family parcel. These land uses may be expanded to include additional land use classifications as developments are annexed to the District in the future and/or modified to ensure that the Equivalent Benefit Units assigned to each land use and parcel accurately reflects the proportional special benefits received.

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 (base value) 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.

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

Planned Residential Subdivision -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, zoned for residential

use, and the number of residential units to be developed on the property has been determined or identified as part of an approved Tract Map or Tentative Tract Map.

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

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

Developed Non-Residential -- This land use is defined as a parcel and/or development (group of parcels) that has been developed primarily with a non-residential use including, but not limited to (both publicly owned and privately owned) commercial retail or service, office or professional service, hotel or motel, manufacturing, warehousing, parking lot, and/or institutional facilities including hospitals or other medical facilities, schools or education centers, churches or other non-profit organizations. Based on the single-family residential developments within Zones 01 through 06 of this District, it has been determined that on average there are approximately five dwelling units (residential lots) per acre within these residential developments. The calculated residential development density is approximately 5.24 lots per acre. Therefore, since the single-family residential parcel (the base value for calculation of assessments) is assigned 1.0 Equivalent Benefit Unit, it is reasonable and appropriate to assign a developed non-residential property a weighted special benefit that reflects a similar and proportional development density. Therefore, the EBU assigned to each developed non-residential property is established by multiplying the parcel's applied acreage by 5.0 EBU per acre (e.g., a developed non-residential parcel of 4.25-acres would be assigned 21.25 EBU, $4.25 \text{ acres} \times 5.0 \text{ EBU/acre} = 21.25 \text{ EBU}$).

Vacant Undeveloped Property -- This land use classification includes undeveloped properties that were originally identified as Planned Residential Subdivision parcels but have not yet been developed or subdivided. While many of the improvements within a Zone are considered shared improvements that collectively support the overall development of properties within a Zone to their full and best use and benefit each of the properties in the Zone, including the vacant undeveloped properties, some improvements are constructed and accepted for maintenance only when the properties are subdivided and/or developed. It is also recognized that some of the shared improvements within a Zone have a more direct and particular benefit to those developed properties directly adjacent to the improvements or in close proximity to those improvements than do the vacant undeveloped properties that are not actively being developed or are further from those shared improvements. Therefore, it has been determined that parcels identified as Vacant Undeveloped Property shall be assigned a proportional EBU that is 20% of that assigned to developed properties, which is 1.0 EBU per acre (20% of the 5.0 EBU per acre assigned to

Developed Non-Residential property). (e.g., a Vacant Undeveloped Property which is 7.00-acres would be assigned 7.00 EBU [7.0 acres x 1.0 EBU/acre]).

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

Special Case -- In many assessment districts (particularly districts that have a wide range of land uses, phased developments, and/or diversity in the location and type of improvements) there may be one or more parcels that the standard land use classifications and proportionality identified above do not accurately identify the use and special benefits received from the improvements. Properties that are typically classified as Special Case parcels usually involve partial or mixed-use development of the property, or development restrictions whether those restrictions are temporary or permanent and affect the property's proportional special benefit. Examples of such restrictions may include situations where only a portion of the parcel's total acreage is or can be developed. In such a case, the net acreage of the parcel is utilized rather than the gross acreage of the parcel to calculate the parcel's proportional special. Likewise, in a case where a parcel which was identified as a Planned Residential Subdivision as part of an annexation proceeding and balloting is not anticipated to be subdivided for the upcoming fiscal year, the parcel may be assessed as Vacant Undeveloped Property or as a Special Case depending on the improvements that directly benefit the property. Each such parcel shall be addressed on a case-by-case basis by the Assessment Engineer and the EBU assigned to such parcels shall be based on the specific issues related to that parcel and its proportional special benefit compared to other properties that receive special benefits from the improvements.

A summary of the Equivalent Benefit Units (EBUs) that may be applied to land use classifications within the District 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
Residential Multi-Family	1.00 EBU per Unit
Planned Residential Subdivision	1.00 EBU per Planned Lot/Unit
Non-Residential Developed	5.00 EBU per Acre
Vacant Undeveloped Property	1.00 EBU per Acre
Exempt	0.00 EBU per Parcel
Special Case	Varied EBU per Adjusted Acre or Planned Units

Equivalent Benefit Unit Summary

The following tables provide a summary of the land use classifications and Equivalent Benefit Units applicable to each of the District Zones for Fiscal Year 2025/2026:

Zone 01

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	112	112	112.000	112.0000
Exempt	3	-	0.472	-
Totals	115	112	112.472	112.0000

Zone 02

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	242	242	242.000	242.0000
Exempt	11	-	2.895	-
Totals	253	242	244.895	242.0000

Zone 03

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	74	74	74.000	74.0000
Exempt	3	-	0.433	-
Totals	77	74	74.433	74.0000

Zone 04

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	90	90	90.000	90.0000
Totals	90	90	90.000	90.0000

Zone 05

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	120	120	120.000	120.0000
Exempt	4	-	1.217	-
Totals	124	120	121.217	120.0000

Zone 06

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	97	97	97.000	97.0000
Totals	97	97	97.000	97.0000

Zone 07

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	20	20	20.000	20.0000
Totals	20	20	20.000	20.0000

Zone 08

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	64	64	64.000	64.0000
Exempt	2	-	2.527	-
Totals	66	64	66.527	64.0000

Zone 09

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	87	87	87.000	87.0000
Exempt	3	-	0.943	-
Totals	90	87	87.943	87.0000

Zone 10

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	36	36	36.000	36.0000
Totals	36	36	36.000	36.0000

Zone 11

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	164	164	164.000	164.0000
Planned Residential Subdivision	4	4	196.000	196.0000
Exempt	4	-	1.521	-
Totals	172	168	361.521	360.0000

Zone 12

Land Use Classification	Total Parcels	Assessed Parcels	Applied Acres/Units	Equivalent Benefit Units (EBU)
Residential Single-Family	29	29	29.000	29.0000
Exempt	3	-	0.274	-
Totals	32	29	29.274	29.0000

Calculation of Assessments

An assessment amount per EBU in each Zone 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:

- "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. If the City provides an additional City Contribution to support the operation and maintenance for a given fiscal year, that contribution may be carried forward as a deficit applied to the Beginning Fund Balance in the next fiscal year.

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 benefits and assessment for the improvements.

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

Assessment per EBU x Parcel EBU = Parcel Assessment Amount

Annual Inflationary Adjustment (Assessment Range Formula)

To assure continued adequacy of the financing of the improvement costs, when the District Zones were established, the assessments presented to the property owners included an annual inflationary adjustment (assessment range formula). This inflationary adjustment formula established that the Maximum Annual Assessment (maximum assessment rates) shall be comparably and automatically increased each fiscal year to cover the maintenance and replacement cost increases that naturally occur over time. The annual increase in the Maximum Annual Assessments shall be in accordance with the annual percentage increase (March to March) in the Employment Cost Index for Total Compensation for State and Local Government Workers (all Workers), published quarterly by the U.S. Bureau of Labor and Statistics (the "Index"). Increases in the Index will track comparably to increases in the costs of annual maintenance and periodic replacement of the described facilities and improvements, since the majority of the maintenance and replacement work is and will be done by City employees.

Each year, the percentage difference between the Index for March of the current year and the Index for the previous March shall be identified. This percentage difference shall then establish the range of increased assessments allowed based on the Index. If the percentage change from March to March is not available at the time the Engineer's Report is prepared a similar time period may be utilized. For Fiscal Year 2025/2026 the annual percentage change in the Index (March 2024 to March 2025) was 4.31 percent.

The Maximum Assessment Rates shall be calculated independent of the District's annual budget and proposed assessments. Any proposed annual assessment (rate per EBU) less than or equal to the calculated (adjusted) Maximum Assessment Rates is not considered an increased assessment, even if the proposed assessment is significantly greater than the assessment applied in the prior fiscal year.

The District is not required to adjust the assessments levied each year, nor does it restrict the assessments to the adjustment amount. If the budget and assessments for a given Zone does not require an increase or the increase is less than the allowed adjusted maximum assessment rate, then the budget and assessments shall be applied. If the budget and assessments for a given Zone require an increase greater than the allowed maximum assessment rate, then the proposed assessment is considered an increased assessment. In such cases, mailed notices and balloting to the property owners would be required pursuant to the provisions of Article XIII D prior to the imposition of that assessment.

Part III - Estimate of Costs

The following budgets outline the estimated costs to maintain and service the various improvements described in this Report for Fiscal Year 2025/2026.

The budgeted expenses outlined in the following pages for each Zone reflect the estimated annual expenses needed to support and maintain the improvements provided in those Zone at an appropriate full-service level. These full-service expenses, minus the City's general benefit costs (the City's financial obligation to support the improvements) result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefits from those improvements ("Special Benefit Expenses"). However, if the maximum allowed assessment revenue (assessments being applied at the maximum assessment rate) that can be collected annually is less than the Special Benefit Expenses, various "Funding Adjustments/Contributions" may be applied to reduce the amount to be assessed for the fiscal year ("Balance to Levy") to a dollar amount that can be supported at the allowed maximum assessment rate.

These Funding Adjustments/Contributions may include an amount identified as "Additional City Contribution and/or Service Reductions" which represents the amount of funding that needs to be eliminated from the budgeted expenses through service reductions and/or additional funding that the City would need to contribute to supplement the Zone's Special Benefit Expenses (excluding funding for operational reserves and rehabilitation) to sustain full service maintenance. Whether the City chooses to contribute additional funds or implement service reductions is entirely at the discretion of the City Council.

Zones 01, 02, & 03 Budgets

BUDGET ITEMS	PFMD Zone 01 The Landing	PFMD Zone 02 Liberty	PFMD Zone 03 Silva Estates Phase 10
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Landscape Contract	\$ 7,188	\$ 21,252	\$ 6,300
Backflow Testing	45	225	45
Contract Repair Work	5,000	30,000	20,000
Annual Contract Maintenance Expenses	\$ 12,233	\$ 51,477	\$ 26,345
PGE	\$ 450	\$ 950	\$ 150
Water	\$ 3,000	\$ 17,000	\$ 6,000
Utility Expenses	\$ 3,450	\$ 17,950	\$ 6,150
ANNUAL MAINTENANCE EXPENSES	\$ 15,683	\$ 69,427	\$ 32,495
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Rehabilitation/Renovation Fund Collection	\$ 46,249	\$ 54,518	\$ 6,603
Capital Improvement Project Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 46,249	\$ 54,518	\$ 6,603
INCIDENTAL EXPENSES			
Operational Reserve Fund Collection	\$ -	\$ -	\$ -
Annual Administration Expenses	855	1,848	565
TOTAL INCIDENTAL EXPENSES	\$ 855	\$ 1,848	\$ 565
TOTAL ANNUAL EXPENSES	\$ 62,788	\$ 125,793	\$ 39,663
GENERAL BENEFIT EXPENSES			
	513	1,402	392
Lighting General Benefit — City Funded	\$ (513)	\$ (1,402)	\$ (392)
Landscaping General Benefit — City Funded	(485)	(1,814)	(531)
TOTAL GENERAL BENEFIT EXPENSES	\$ (998)	\$ (3,217)	\$ (923)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 61,790	\$ 122,576	\$ 38,740
FUNDING ADJUSTMENTS			
Reserve Fund Transfer/Deduction	-	-	-
Additional City Funding and/or Service Reductions*	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ -	\$ -
BALANCE TO LEVY	\$ 61,790	\$ 122,576	\$ 38,740
DISTRICT STATISTICS			
Total Parcels	115	253	77
Assessed Parcels	112	242	74
Equivalent Benefit Units (EBU)	112.00	242.00	74.00
Assessment Per EBU	\$551.70	\$506.52	\$523.52
Maximum Assessment Rate Per EBU	\$1,050.9115	\$1,489.2677	\$1,398.1132
FUND BALANCE			
Estimated Beginning Fund Balance	\$ 775,390	\$ 1,918,115	\$ 591,090
Operational Reserve & Rehabilitation Funding Collected	46,249	54,518	6,603
Estimated Ending Fund Balance	\$ 821,639	\$ 1,972,633	\$ 597,693

Zones 04, 05, & 06 Budgets

BUDGET ITEMS	PFMD Zone 04 Parkview Estates & Heritage Park - Laredo	PFMD Zone 05 East Village Park/Aniston Place	PFMD Zone 06 Heritage Acres
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Landscape Contract	\$ 5,268	\$ 8,544	\$ 3,184
Backflow Testing	-	90	-
Contract Repair Work	14,000	5,000	2,000
Annual Contract Maintenance Expenses	\$ 19,268	\$ 13,634	\$ 5,184
PGE	\$ 450	\$ 1,200	\$ 3,500
Water	\$ 4,000	\$ 10,000	\$ 600
Utility Expenses	\$ 4,450	\$ 11,200	\$ 4,100
ANNUAL MAINTENANCE EXPENSES	\$ 23,718	\$ 24,834	\$ 9,284
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Rehabilitation/Renovation Fund Collection	\$ 40,518	\$ 41,391	\$ 57,281
Capital Improvement Project Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 40,518	\$ 41,391	\$ 57,281
INCIDENTAL EXPENSES			
Operational Reserve Fund Collection	\$ -	\$ -	\$ -
Annual Administration Expenses	687	917	741
TOTAL INCIDENTAL EXPENSES	\$ 687	\$ 917	\$ 741
TOTAL ANNUAL EXPENSES	\$ 64,923	\$ 67,142	\$ 67,306
GENERAL BENEFIT EXPENSES	302	452	407
Lighting General Benefit — City Funded	\$ (302)	\$ (452)	\$ (407)
Landscaping General Benefit — City Funded	(468)	(842)	(52)
TOTAL GENERAL BENEFIT EXPENSES	\$ (769)	\$ (1,294)	\$ (459)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 64,154	\$ 65,847	\$ 66,847
FUNDING ADJUSTMENTS			
Reserve Fund Transfer/Deduction	-	-	-
Additional City Funding and/or Service Reductions*	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ -	\$ -
BALANCE TO LEVY	\$ 64,154	\$ 65,847	\$ 66,847
DISTRICT STATISTICS			
Total Parcels	90	124	97
Assessed Parcels	90	120	97
Equivalent Benefit Units (EBU)	90.00	120.00	97.00
Assessment Per EBU	\$712.82	\$548.72	\$689.14
Maximum Assessment Rate Per EBU	\$837.0122	\$1,780.8578	\$880.1073
FUND BALANCE			
Estimated Beginning Fund Balance	\$ 334,934	\$ 611,364	\$ 479,335
Operational Reserve & Rehabilitation Funding Collected	40,518	41,391	57,281
Estimated Ending Fund Balance	\$ 375,452	\$ 652,755	\$ 536,616

Zones 07, 08, & 09 Budgets

BUDGET ITEMS	PFMD Zone 07 Capistrano	PFMD Zone 08 Woodside	PFMD Zone 09 Lennar
ANNUAL OPERATION & MAINTENANCE EXPENSES			
Landscape Contract	\$ 972	\$ 6,684	\$ 6,948
Backflow Testing	-	45	90
Contract Repair Work	500	1,000	750
Annual Contract Maintenance Expenses	\$ 1,472	\$ 7,729	\$ 7,788
PGE	\$ 70	\$ 1,000	\$ 180
Water	\$ 550	\$ 800	\$ 800
Utility Expenses	\$ 620	\$ 1,800	\$ 980
ANNUAL MAINTENANCE EXPENSES	\$ 2,092	\$ 9,529	\$ 8,768
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES			
Rehabilitation/Renovation Fund Collection	\$ 5,438	\$ 40,400	\$ 49,132
Capital Improvement Project Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 5,438	\$ 40,400	\$ 49,132
INCIDENTAL EXPENSES			
Operational Reserve Fund Collection	\$ -	\$ -	\$ -
Annual Administration Expenses	153	489	664
TOTAL INCIDENTAL EXPENSES	\$ 153	\$ 489	\$ 664
TOTAL ANNUAL EXPENSES	\$ 7,683	\$ 50,418	\$ 58,564
GENERAL BENEFIT EXPENSES			
	98	286.5200	361.9200
Lighting General Benefit — City Funded	\$ (98)	\$ (287)	\$ (362)
Landscaping General Benefit — City Funded	(25)	(209)	(907)
TOTAL GENERAL BENEFIT EXPENSES	\$ (123)	\$ (496)	\$ (1,269)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 7,560	\$ 49,922	\$ 57,296
FUNDING ADJUSTMENTS			
Reserve Fund Transfer/Deduction	-	-	-
Additional City Funding and/or Service Reductions*	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ -	\$ -
BALANCE TO LEVY	\$ 7,560	\$ 49,922	\$ 57,296
DISTRICT STATISTICS			
Total Parcels	20	66	90
Assessed Parcels	20	64	87
Equivalent Benefit Units (EBU)	20.00	64.00	87.00
Assessment Per EBU	\$378.00	\$780.04	\$658.58
Maximum Assessment Rate Per EBU	\$433.2016	\$894.5169	\$918.3570
FUND BALANCE			
Estimated Beginning Fund Balance	\$ 44,629	\$ 234,350	\$ 279,546
Operational Reserve & Rehabilitation Funding Collected	5,438	40,400	49,132
Estimated Ending Fund Balance	\$ 50,067	\$ 274,750	\$ 328,678

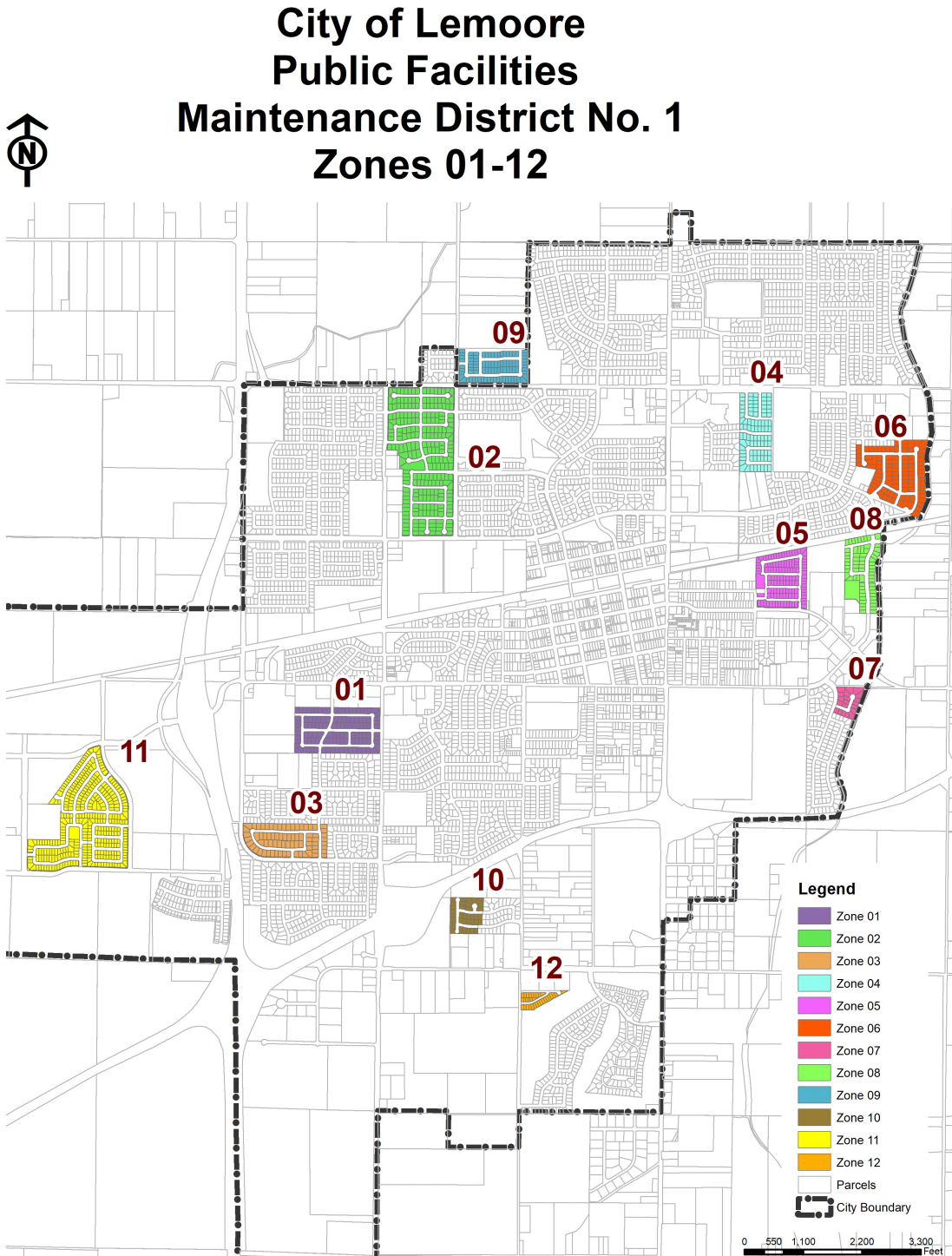
Zones 10, 11, & 12 Budgets and Total PFMD Budget, FY 2025/2026

BUDGET ITEMS	PFMD Zone 10 Energy Homes	PFMD Zone 11 Tract 848	PFMD Zone 12 Tract 820	TOTAL BUDGET FISCAL YEAR 2025/2026
ANNUAL OPERATION & MAINTENANCE EXPENSES				
Landscape Contract	\$ 1,074	\$ 28,800	\$ 10,500	\$ 106,714
Backflow Testing	23	195	65	823
Contract Repair Work	125	10,000	3,000	91,375
Annual Contract Maintenance Expenses	\$ 1,222	\$ 38,995	\$ 13,565	\$ 198,912
PGE	\$ 2,020	\$ 550	\$ 200	\$ 10,720
Water	\$ 600	\$ 5,000	\$ 2,000	\$ 50,350
Utility Expenses	\$ 2,620	\$ 5,550	\$ 2,200	\$ 61,070
ANNUAL MAINTENANCE EXPENSES	\$ 3,842	\$ 44,545	\$ 15,765	\$ 259,982
REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES				
Rehabilitation/Renovation Fund Collection	\$ 14,965	\$ 28,000	\$ 3,000	\$ 387,495
Capital Improvement Project Expenditures (For Fiscal Year)	\$ -	\$ -	\$ -	\$ -
ANNUAL REHABILITATION/RENOVATION FUNDING & CAPITAL EXPENDITURES	\$ 14,965	\$ 28,000	\$ 3,000	\$ 387,495
INCIDENTAL EXPENSES				
Operational Reserve Fund Collection	\$ -	\$ -	\$ -	\$ -
Annual Administration Expenses	275	2,654	221	10,070
TOTAL INCIDENTAL EXPENSES	\$ 275	\$ 2,654	\$ 221	\$ 10,070
TOTAL ANNUAL EXPENSES	\$ 19,082	\$ 75,199	\$ 18,986	\$ 657,547
GENERAL BENEFIT EXPENSES	150.8000	535	151	5,051.8000
Lighting General Benefit — City Funded	\$ (151)	\$ (535)	\$ (151)	\$ (5,052)
Landscaping General Benefit — City Funded	(100)	(1,185)	(328)	(6,946)
TOTAL GENERAL BENEFIT EXPENSES	\$ (252)	\$ (1,720)	\$ (479)	\$ (11,998)
TOTAL SPECIAL BENEFIT EXPENSES	\$ 18,830	\$ 73,479	\$ 18,508	\$ 645,549
FUNDING ADJUSTMENTS				
Reserve Fund Transfer/Deduction	-	-	-	-
Additional City Funding and/or Service Reductions*	-	-	-	-
TOTAL FUNDING ADJUSTMENTS / CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -
BALANCE TO LEVY	\$ 18,830	\$ 73,479	\$ 18,508	\$ 645,549
DISTRICT STATISTICS				
Total Parcels	36	172	32	1,172
Assessed Parcels	36	168	29	1,139
Equivalent Benefit Units (EBU)	36.00	360.00	29.00	1,331.00
Assessment Per EBU	\$523.06	\$204.10	\$638.20	
Maximum Assessment Rate Per EBU	\$599.9304	\$671.3978	\$693.2674	
FUND BALANCE				
Estimated Beginning Fund Balance	\$ 85,208	\$ -	\$ -	\$ 5,353,961
Operational Reserve & Rehabilitation Funding Collected	14,965	28,000	3,000	387,495
Estimated Ending Fund Balance	\$ 100,173	\$ 28,000	\$ 3,000	\$ 5,741,456

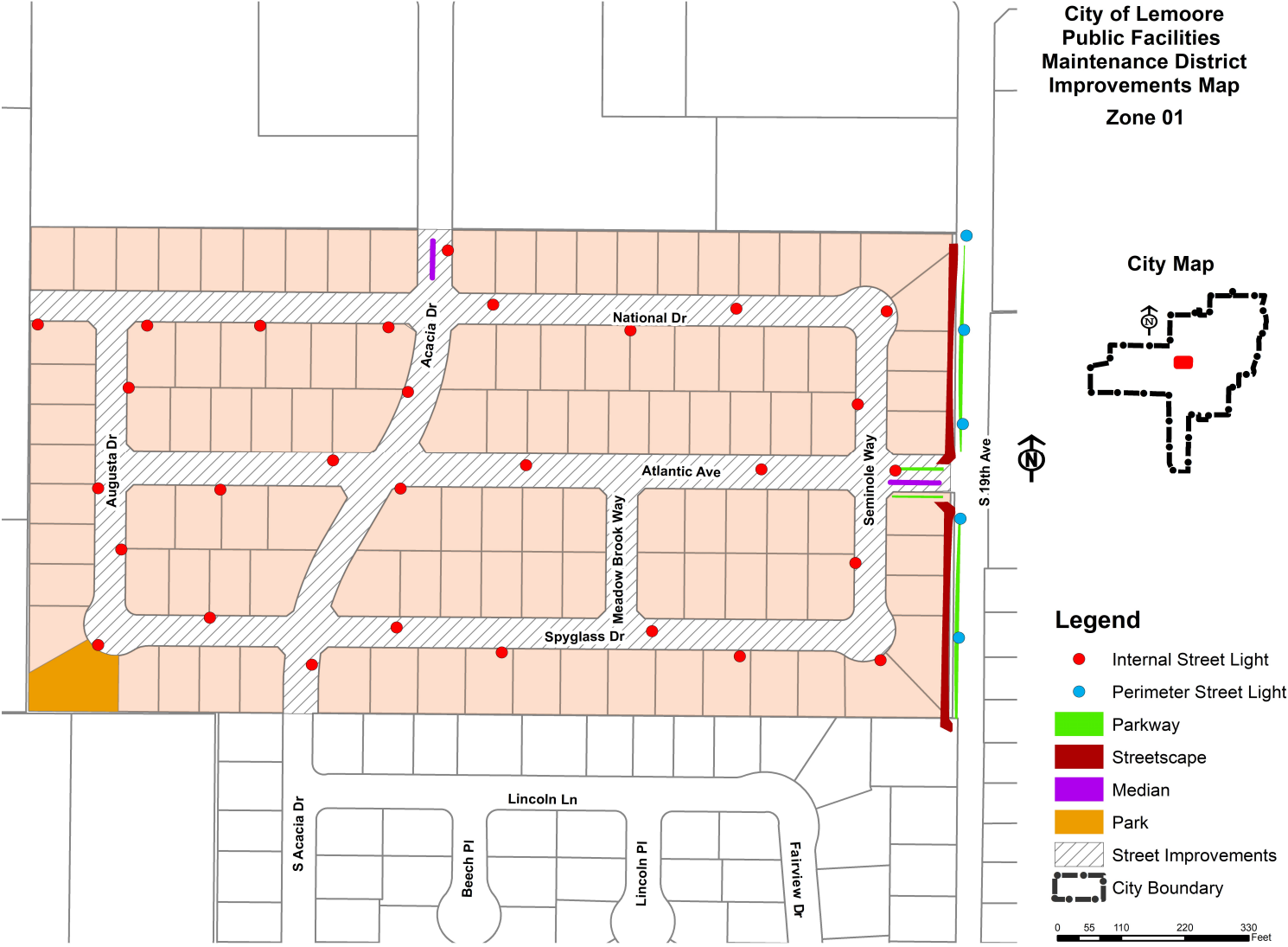
Part IV - District Diagrams

The following section contains a series of diagrams showing the boundaries of the Zones within the Lemoore Public Facilities Maintenance District No. 1 District for Fiscal Year 2025/2026 which incorporates the parcels determined to receive special benefits from District improvements. In addition to depicting the boundaries of the Zones, the diagrams also show the location of the improvements within the Zones. The parcels within each Zone consist of all lots, parcels, and subdivisions of land within the boundaries as depicted by these diagrams and shall consist of and be dictated by the lines and dimensions as those lots, parcels and subdivisions of land shown on the Kings County Assessor's parcel maps for the current year and by reference the Kings County Assessor's parcel maps are incorporated herein and made part of this Report. These diagrams along with the Assessment Roll incorporated in this Report constitute the District Assessment Diagram for Fiscal Year 2025/2026.

District Zone Overview



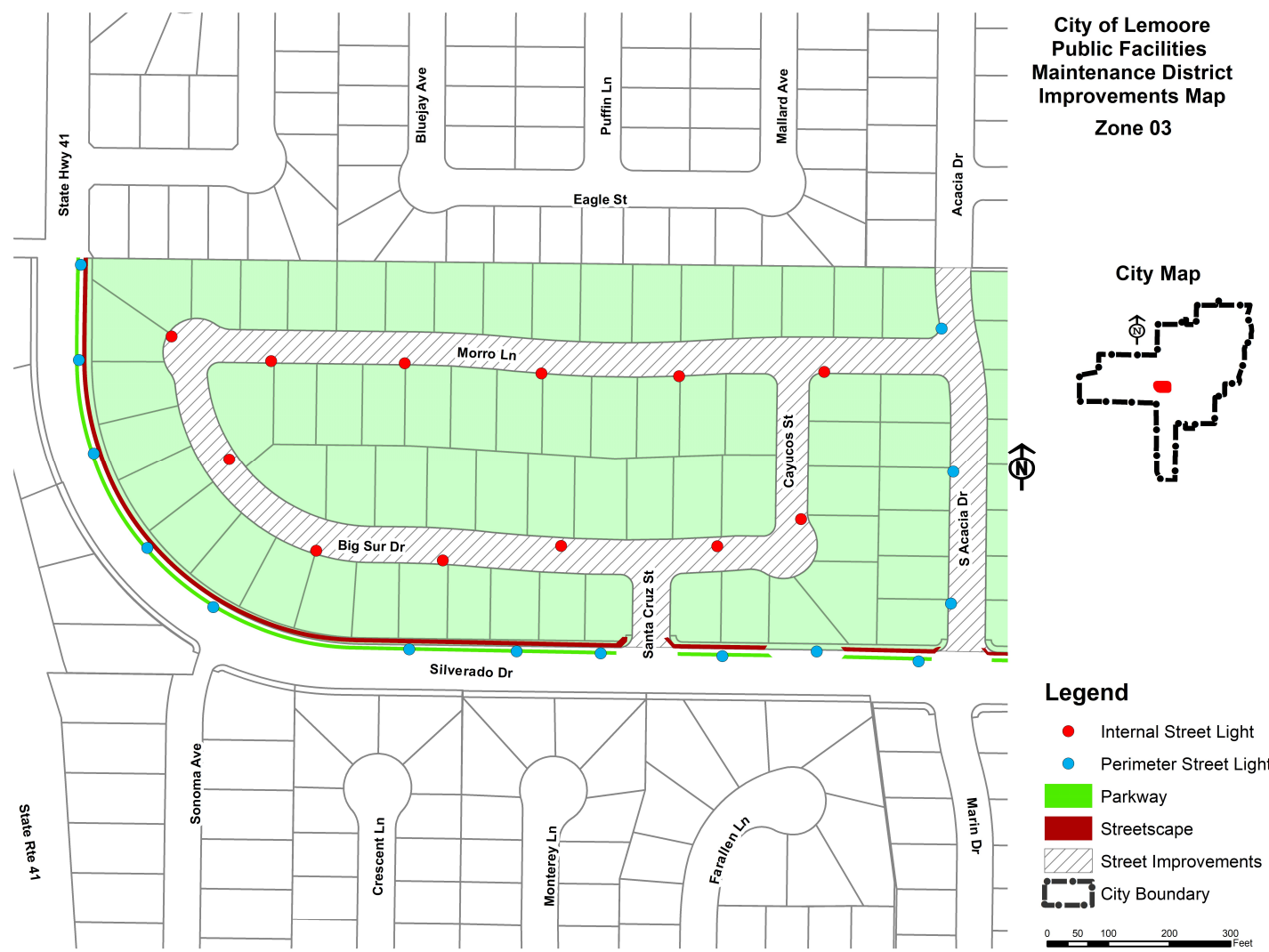
Zone 01 Diagram



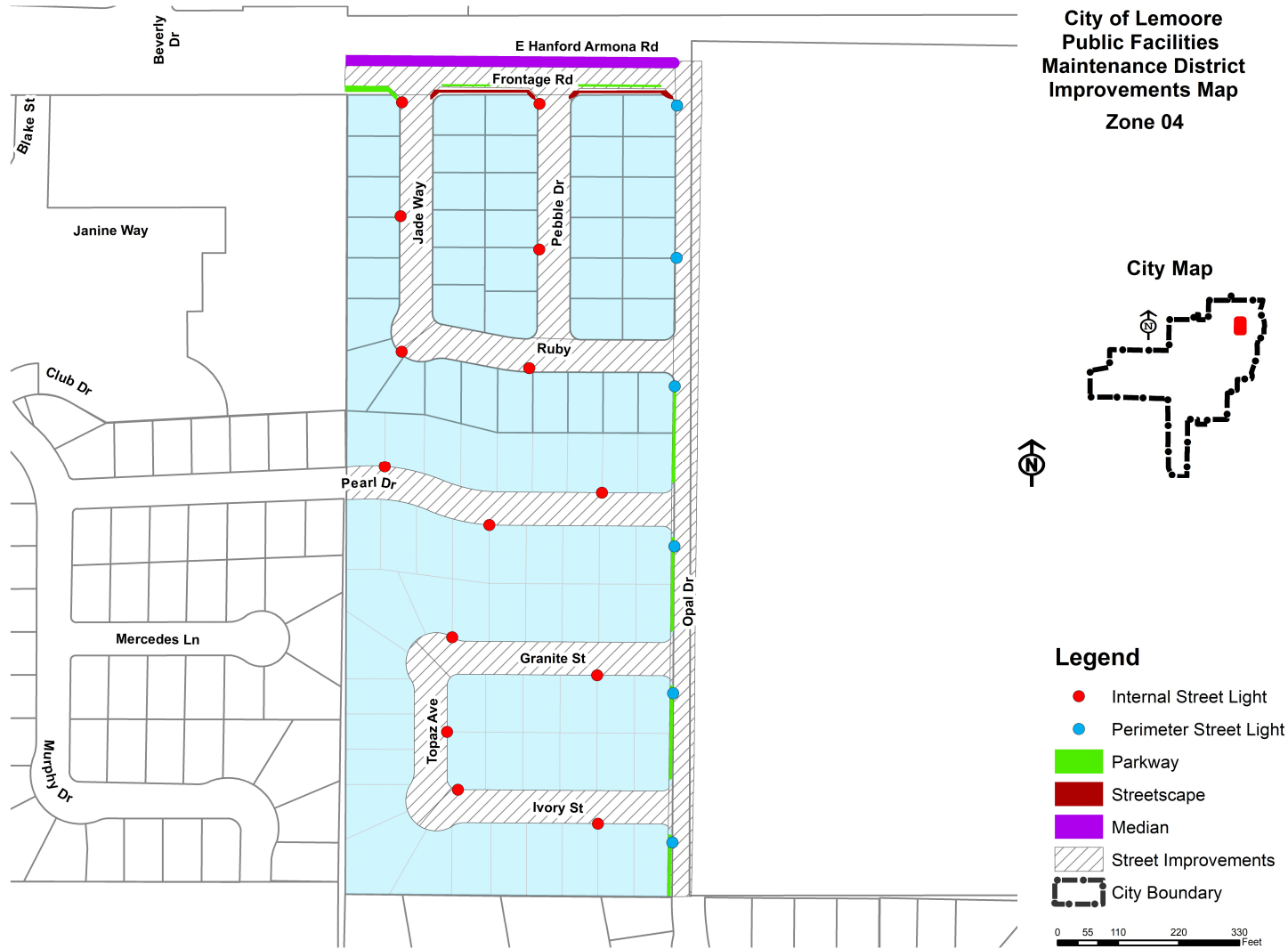
Zone 02 Diagram



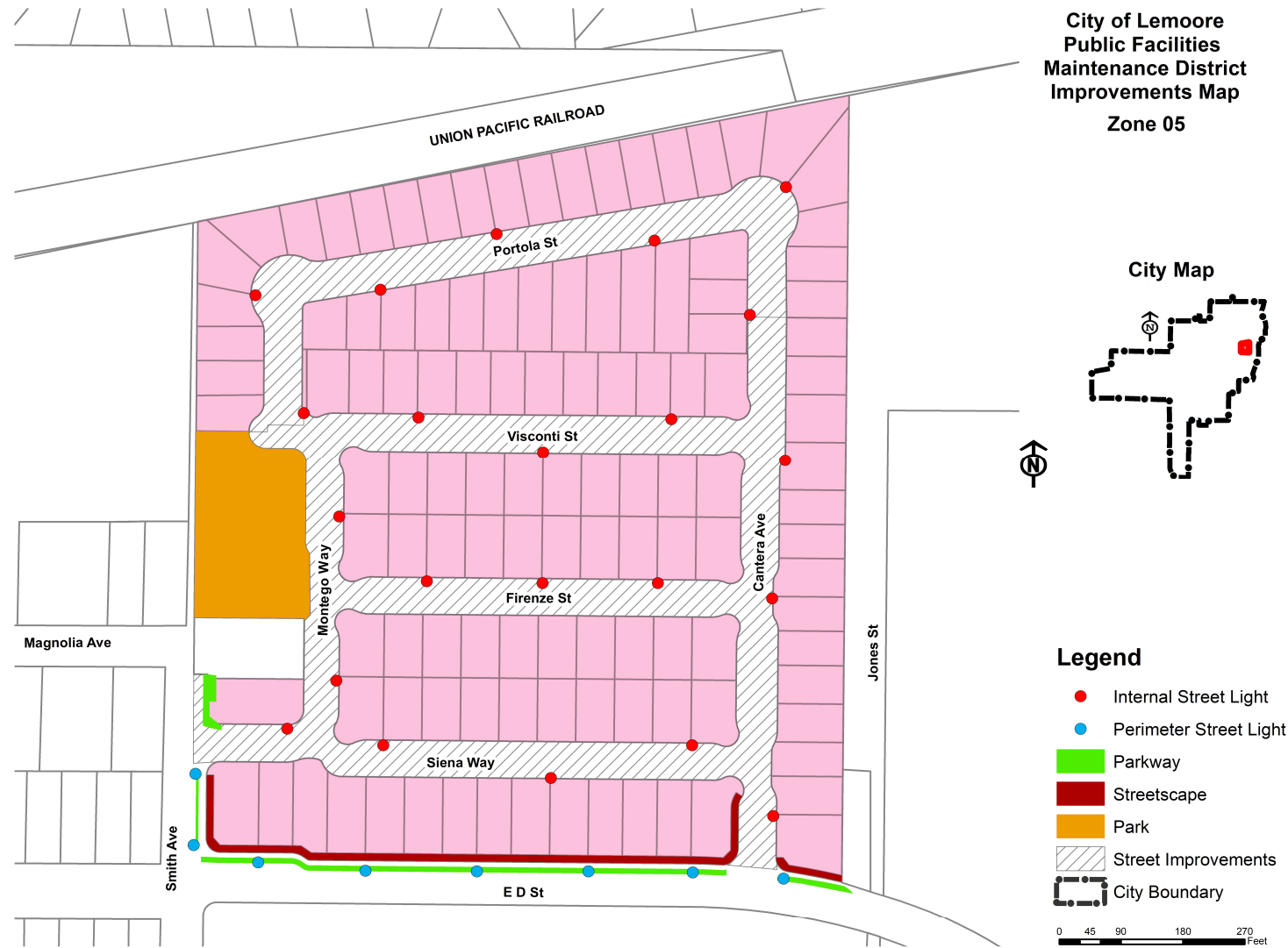
Zone 03 Diagram



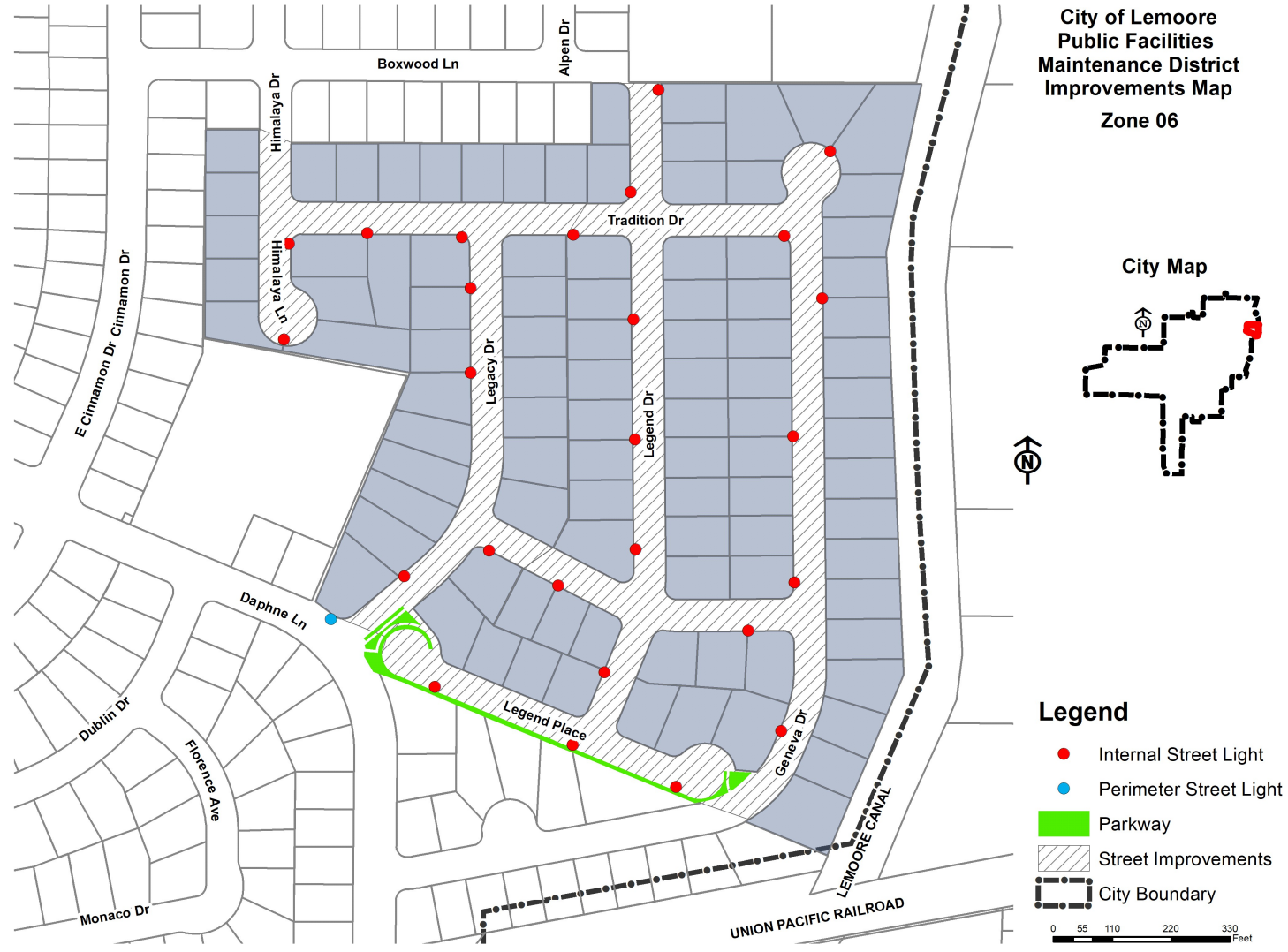
Zone 04 Diagram



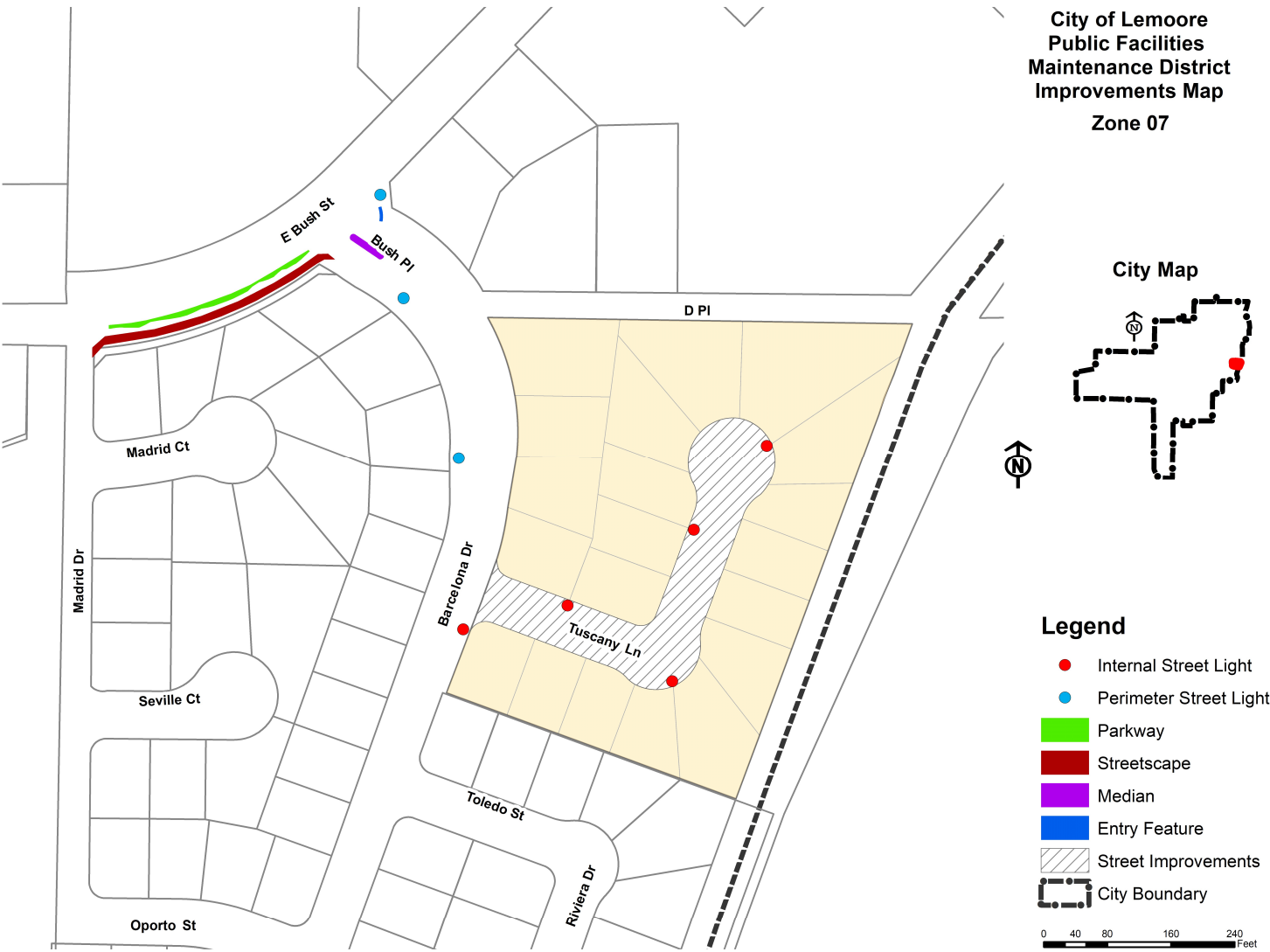
Zone 05 Diagram



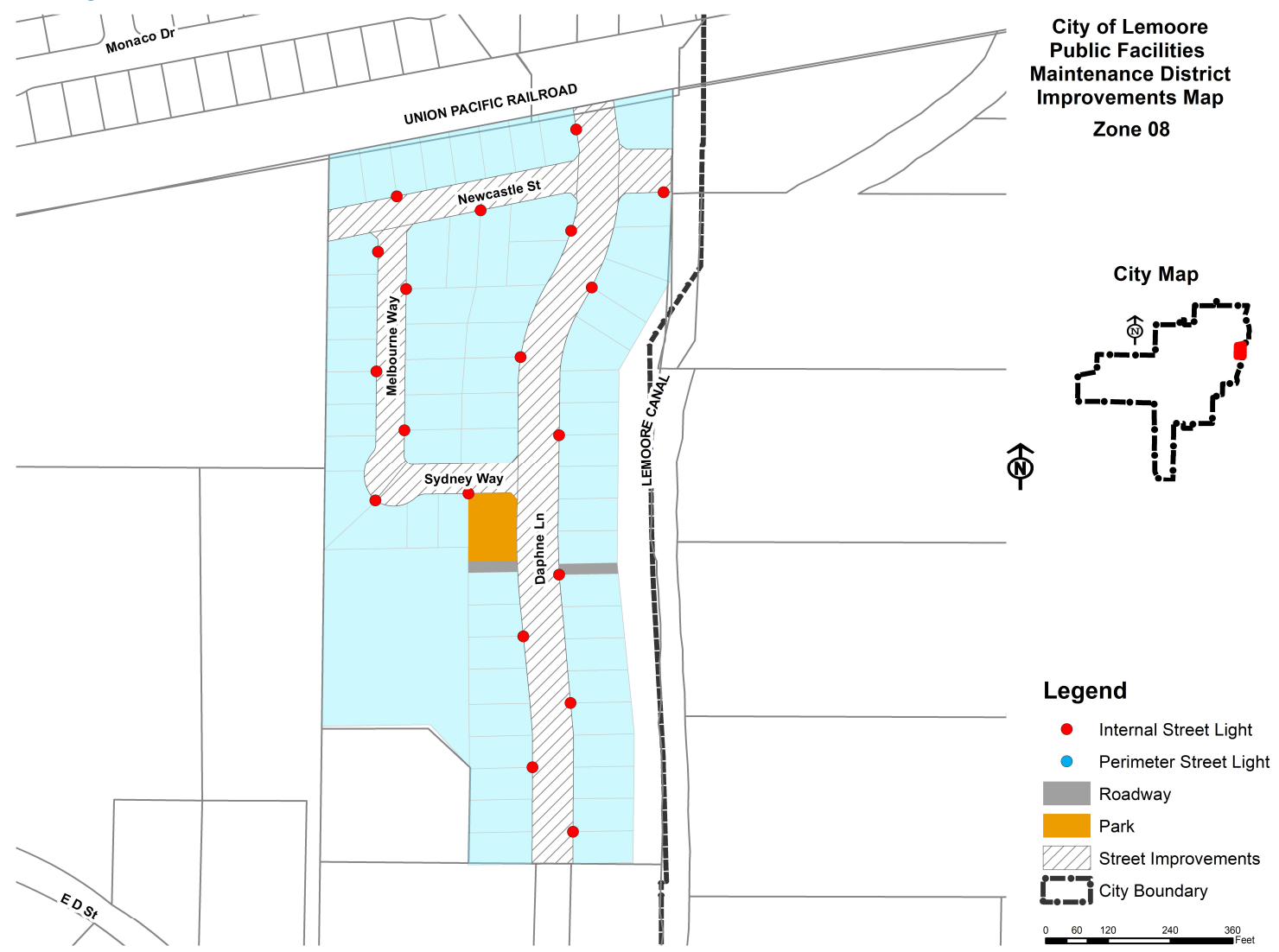
Zone 06 Diagram



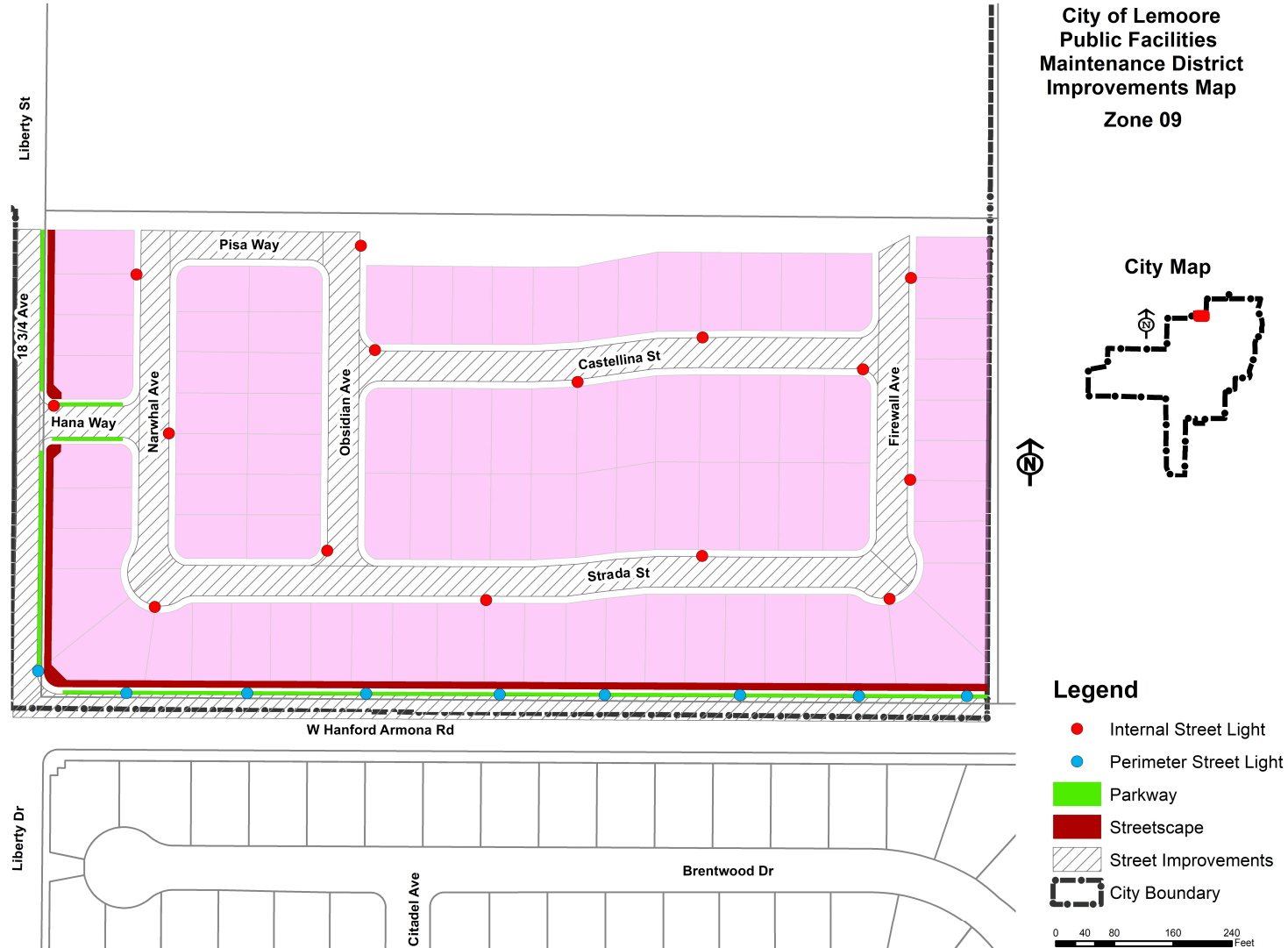
Zone 07 Diagram



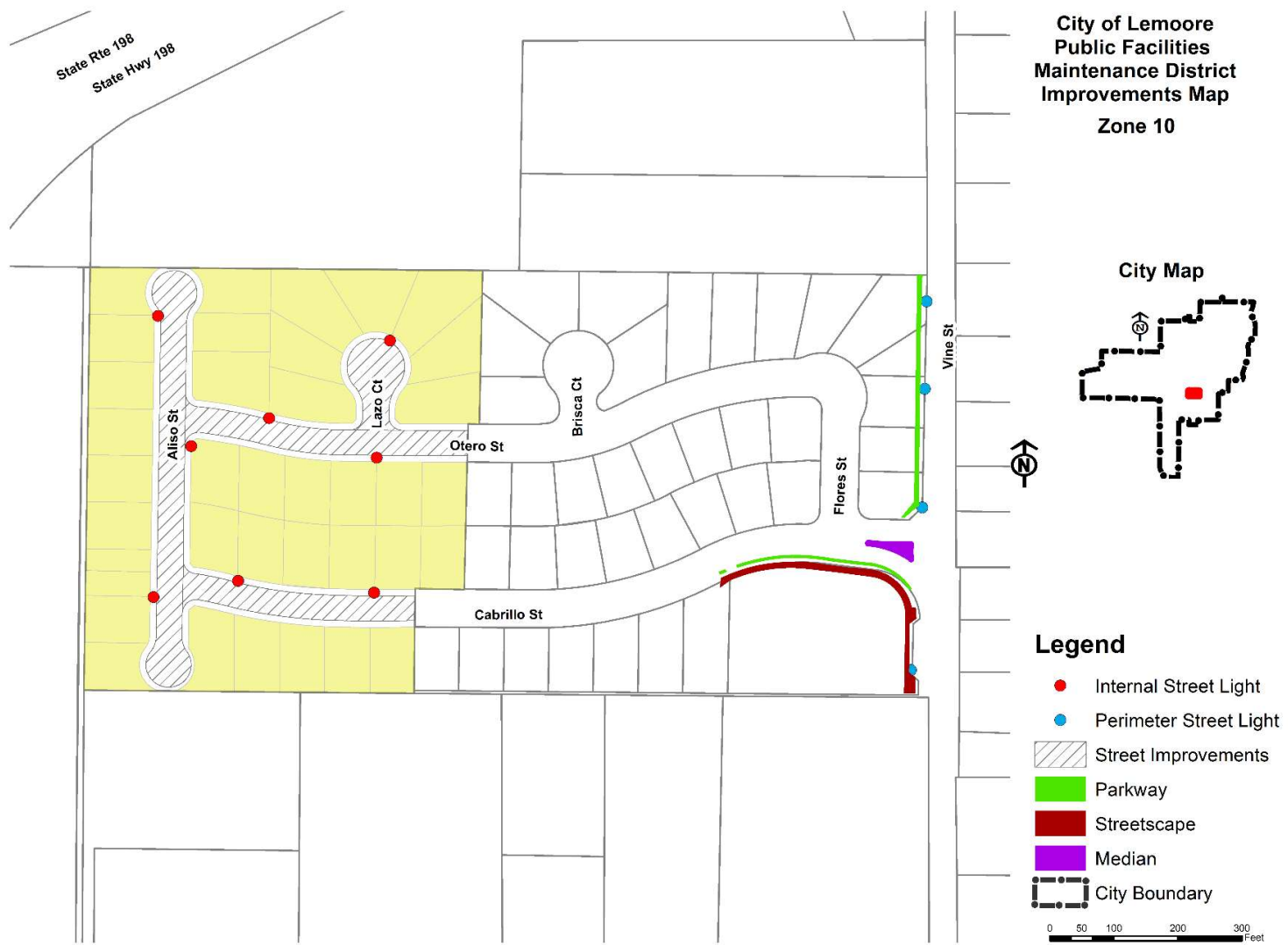
Zone No. 08 Diagram



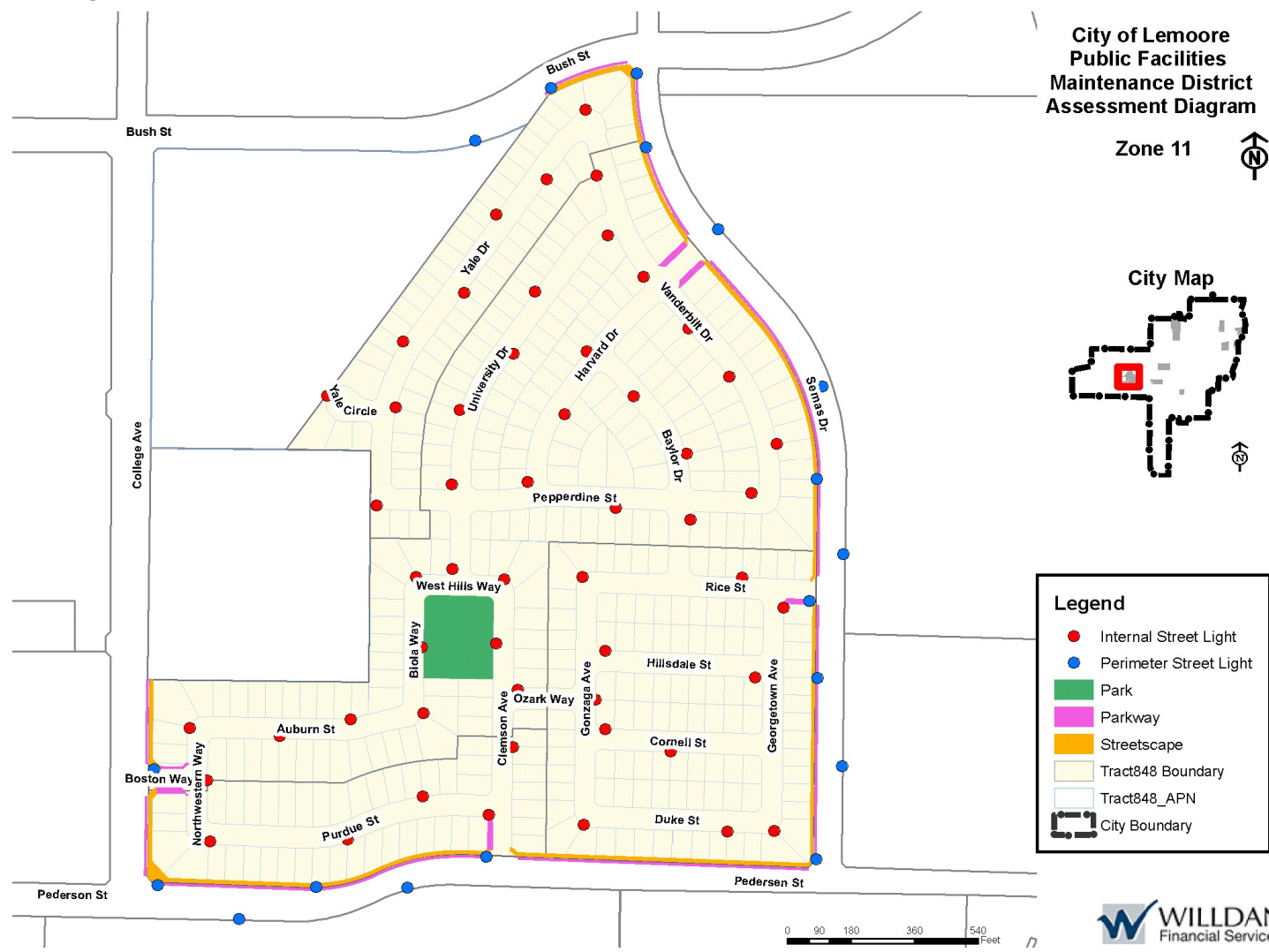
Zone No. 09 Diagram



Zone No. 10 Diagram



Zone No. 11 Diagram



Zone No. 12 Diagram



Part V - Assessment Rolls

The following Assessment Rolls incorporate all parcels identified as being within the District and the assessment amount for each parcel for Fiscal Year 2025/2026. Each parcel listed on the Assessment Roll for each Zone is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment rolls 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 2025/2026. The total Fiscal Year 2025/2026 Assessment revenue for each Zone may be slightly different than the "Balance to Levy" indicated for the Zone in Part III - Estimate of Costs due to rounding.

Zone 01 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-600-001	01	Residential Single-Family	1.00	\$551.70
023-600-002	01	Residential Single-Family	1.00	\$551.70
023-600-003	01	Residential Single-Family	1.00	\$551.70
023-600-004	01	Residential Single-Family	1.00	\$551.70
023-600-005	01	Residential Single-Family	1.00	\$551.70
023-600-006	01	Residential Single-Family	1.00	\$551.70
023-600-007	01	Residential Single-Family	1.00	\$551.70
023-600-008	01	Residential Single-Family	1.00	\$551.70
023-600-009	01	Residential Single-Family	1.00	\$551.70
023-600-010	01	Exempt	-	\$0.00
023-600-011	01	Exempt	-	\$0.00
023-600-012	01	Residential Single-Family	1.00	\$551.70
023-600-013	01	Residential Single-Family	1.00	\$551.70
023-600-014	01	Residential Single-Family	1.00	\$551.70
023-600-015	01	Residential Single-Family	1.00	\$551.70
023-600-016	01	Residential Single-Family	1.00	\$551.70
023-600-017	01	Residential Single-Family	1.00	\$551.70
023-600-018	01	Residential Single-Family	1.00	\$551.70
023-600-019	01	Residential Single-Family	1.00	\$551.70
023-600-020	01	Residential Single-Family	1.00	\$551.70
023-600-021	01	Residential Single-Family	1.00	\$551.70
023-600-022	01	Residential Single-Family	1.00	\$551.70

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-600-023	01	Residential Single-Family	1.00	\$551.70
023-600-024	01	Residential Single-Family	1.00	\$551.70
023-600-025	01	Residential Single-Family	1.00	\$551.70
023-600-026	01	Residential Single-Family	1.00	\$551.70
023-600-027	01	Residential Single-Family	1.00	\$551.70
023-600-028	01	Residential Single-Family	1.00	\$551.70
023-600-029	01	Residential Single-Family	1.00	\$551.70
023-600-030	01	Residential Single-Family	1.00	\$551.70
023-600-031	01	Residential Single-Family	1.00	\$551.70
023-600-032	01	Residential Single-Family	1.00	\$551.70
023-600-033	01	Residential Single-Family	1.00	\$551.70
023-600-034	01	Residential Single-Family	1.00	\$551.70
023-600-035	01	Residential Single-Family	1.00	\$551.70
023-600-036	01	Residential Single-Family	1.00	\$551.70
023-600-037	01	Residential Single-Family	1.00	\$551.70
023-600-038	01	Residential Single-Family	1.00	\$551.70
023-600-039	01	Residential Single-Family	1.00	\$551.70
023-600-040	01	Residential Single-Family	1.00	\$551.70
023-600-041	01	Residential Single-Family	1.00	\$551.70
023-600-043	01	Residential Single-Family	1.00	\$551.70
023-600-044	01	Residential Single-Family	1.00	\$551.70
023-600-045	01	Residential Single-Family	1.00	\$551.70
023-600-046	01	Residential Single-Family	1.00	\$551.70
023-600-047	01	Residential Single-Family	1.00	\$551.70
023-600-048	01	Residential Single-Family	1.00	\$551.70
023-600-049	01	Residential Single-Family	1.00	\$551.70
023-600-050	01	Residential Single-Family	1.00	\$551.70
023-600-051	01	Residential Single-Family	1.00	\$551.70
023-600-052	01	Residential Single-Family	1.00	\$551.70
023-600-053	01	Residential Single-Family	1.00	\$551.70
023-600-054	01	Residential Single-Family	1.00	\$551.70
023-600-055	01	Residential Single-Family	1.00	\$551.70
023-600-056	01	Residential Single-Family	1.00	\$551.70
023-600-057	01	Residential Single-Family	1.00	\$551.70
023-600-058	01	Residential Single-Family	1.00	\$551.70
023-600-059	01	Residential Single-Family	1.00	\$551.70

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-600-060	01	Residential Single-Family	1.00	\$551.70
023-600-061	01	Residential Single-Family	1.00	\$551.70
023-600-062	01	Residential Single-Family	1.00	\$551.70
023-600-063	01	Residential Single-Family	1.00	\$551.70
023-600-064	01	Residential Single-Family	1.00	\$551.70
023-600-065	01	Residential Single-Family	1.00	\$551.70
023-600-066	01	Residential Single-Family	1.00	\$551.70
023-600-067	01	Residential Single-Family	1.00	\$551.70
023-600-068	01	Residential Single-Family	1.00	\$551.70
023-600-069	01	Residential Single-Family	1.00	\$551.70
023-600-070	01	Residential Single-Family	1.00	\$551.70
023-600-071	01	Residential Single-Family	1.00	\$551.70
023-600-072	01	Residential Single-Family	1.00	\$551.70
023-600-073	01	Residential Single-Family	1.00	\$551.70
023-600-074	01	Residential Single-Family	1.00	\$551.70
023-620-001	01	Residential Single-Family	1.00	\$551.70
023-620-002	01	Residential Single-Family	1.00	\$551.70
023-620-003	01	Residential Single-Family	1.00	\$551.70
023-620-004	01	Residential Single-Family	1.00	\$551.70
023-620-005	01	Residential Single-Family	1.00	\$551.70
023-620-006	01	Residential Single-Family	1.00	\$551.70
023-620-007	01	Residential Single-Family	1.00	\$551.70
023-620-008	01	Residential Single-Family	1.00	\$551.70
023-620-009	01	Residential Single-Family	1.00	\$551.70
023-620-010	01	Residential Single-Family	1.00	\$551.70
023-620-011	01	Residential Single-Family	1.00	\$551.70
023-620-012	01	Residential Single-Family	1.00	\$551.70
023-620-013	01	Residential Single-Family	1.00	\$551.70
023-620-014	01	Residential Single-Family	1.00	\$551.70
023-620-015	01	Residential Single-Family	1.00	\$551.70
023-620-016	01	Residential Single-Family	1.00	\$551.70
023-620-017	01	Residential Single-Family	1.00	\$551.70
023-620-018	01	Exempt	-	\$0.00
023-620-019	01	Residential Single-Family	1.00	\$551.70
023-620-020	01	Residential Single-Family	1.00	\$551.70
023-620-021	01	Residential Single-Family	1.00	\$551.70

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-620-022	01	Residential Single-Family	1.00	\$551.70
023-620-023	01	Residential Single-Family	1.00	\$551.70
023-620-024	01	Residential Single-Family	1.00	\$551.70
023-620-025	01	Residential Single-Family	1.00	\$551.70
023-620-026	01	Residential Single-Family	1.00	\$551.70
023-620-027	01	Residential Single-Family	1.00	\$551.70
023-620-028	01	Residential Single-Family	1.00	\$551.70
023-620-029	01	Residential Single-Family	1.00	\$551.70
023-620-030	01	Residential Single-Family	1.00	\$551.70
023-620-031	01	Residential Single-Family	1.00	\$551.70
023-620-032	01	Residential Single-Family	1.00	\$551.70
023-620-033	01	Residential Single-Family	1.00	\$551.70
023-620-034	01	Residential Single-Family	1.00	\$551.70
023-620-035	01	Residential Single-Family	1.00	\$551.70
023-620-036	01	Residential Single-Family	1.00	\$551.70
023-620-037	01	Residential Single-Family	1.00	\$551.70
023-620-038	01	Residential Single-Family	1.00	\$551.70
023-620-039	01	Residential Single-Family	1.00	\$551.70
023-620-040	01	Residential Single-Family	1.00	\$551.70
023-620-041	01	Residential Single-Family	1.00	\$551.70
023-620-042	01	Residential Single-Family	1.00	\$551.70
Total			112.00	\$61,790.40

Zone 02 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-780-001	02	Residential Single-Family	1.00	\$506.52
021-780-002	02	Residential Single-Family	1.00	\$506.52
021-780-003	02	Residential Single-Family	1.00	\$506.52
021-780-004	02	Residential Single-Family	1.00	\$506.52
021-780-005	02	Residential Single-Family	1.00	\$506.52
021-780-006	02	Residential Single-Family	1.00	\$506.52
021-780-007	02	Residential Single-Family	1.00	\$506.52

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-780-008	02	Residential Single-Family	1.00	\$506.52
021-780-009	02	Residential Single-Family	1.00	\$506.52
021-780-010	02	Residential Single-Family	1.00	\$506.52
021-780-011	02	Residential Single-Family	1.00	\$506.52
021-780-012	02	Residential Single-Family	1.00	\$506.52
021-780-013	02	Residential Single-Family	1.00	\$506.52
021-780-014	02	Residential Single-Family	1.00	\$506.52
021-780-015	02	Residential Single-Family	1.00	\$506.52
021-780-016	02	Residential Single-Family	1.00	\$506.52
021-780-017	02	Exempt	-	\$0.00
021-780-018	02	Residential Single-Family	1.00	\$506.52
021-780-019	02	Residential Single-Family	1.00	\$506.52
021-780-020	02	Residential Single-Family	1.00	\$506.52
021-780-021	02	Residential Single-Family	1.00	\$506.52
021-780-022	02	Residential Single-Family	1.00	\$506.52
021-780-023	02	Residential Single-Family	1.00	\$506.52
021-780-024	02	Residential Single-Family	1.00	\$506.52
021-780-025	02	Residential Single-Family	1.00	\$506.52
021-780-026	02	Residential Single-Family	1.00	\$506.52
021-780-027	02	Residential Single-Family	1.00	\$506.52
021-780-028	02	Residential Single-Family	1.00	\$506.52
021-780-029	02	Residential Single-Family	1.00	\$506.52
021-780-030	02	Residential Single-Family	1.00	\$506.52
021-780-031	02	Residential Single-Family	1.00	\$506.52
021-780-032	02	Residential Single-Family	1.00	\$506.52
021-780-033	02	Residential Single-Family	1.00	\$506.52
021-780-034	02	Exempt	-	\$0.00
021-780-035	02	Residential Single-Family	1.00	\$506.52
021-780-036	02	Residential Single-Family	1.00	\$506.52
021-780-037	02	Residential Single-Family	1.00	\$506.52
021-780-038	02	Residential Single-Family	1.00	\$506.52
021-780-039	02	Residential Single-Family	1.00	\$506.52
021-780-040	02	Residential Single-Family	1.00	\$506.52
021-780-041	02	Residential Single-Family	1.00	\$506.52
021-780-042	02	Residential Single-Family	1.00	\$506.52
021-780-043	02	Residential Single-Family	1.00	\$506.52
021-780-044	02	Residential Single-Family	1.00	\$506.52
021-780-045	02	Residential Single-Family	1.00	\$506.52
021-780-046	02	Residential Single-Family	1.00	\$506.52

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-780-047	02	Residential Single-Family	1.00	\$506.52
021-780-048	02	Residential Single-Family	1.00	\$506.52
021-780-049	02	Residential Single-Family	1.00	\$506.52
021-780-050	02	Residential Single-Family	1.00	\$506.52
021-780-051	02	Residential Single-Family	1.00	\$506.52
021-780-052	02	Residential Single-Family	1.00	\$506.52
021-780-053	02	Exempt	-	\$0.00
021-780-054	02	Residential Single-Family	1.00	\$506.52
021-780-055	02	Residential Single-Family	1.00	\$506.52
021-780-056	02	Residential Single-Family	1.00	\$506.52
021-780-057	02	Residential Single-Family	1.00	\$506.52
021-780-058	02	Residential Single-Family	1.00	\$506.52
021-780-059	02	Residential Single-Family	1.00	\$506.52
021-780-060	02	Residential Single-Family	1.00	\$506.52
021-780-061	02	Residential Single-Family	1.00	\$506.52
021-780-062	02	Residential Single-Family	1.00	\$506.52
021-780-063	02	Residential Single-Family	1.00	\$506.52
021-780-064	02	Residential Single-Family	1.00	\$506.52
021-780-065	02	Residential Single-Family	1.00	\$506.52
021-780-066	02	Residential Single-Family	1.00	\$506.52
021-780-067	02	Exempt	-	\$0.00
021-780-068	02	Residential Single-Family	1.00	\$506.52
021-780-069	02	Residential Single-Family	1.00	\$506.52
021-780-070	02	Residential Single-Family	1.00	\$506.52
021-780-071	02	Residential Single-Family	1.00	\$506.52
021-780-072	02	Residential Single-Family	1.00	\$506.52
021-780-073	02	Residential Single-Family	1.00	\$506.52
021-780-074	02	Residential Single-Family	1.00	\$506.52
021-780-075	02	Residential Single-Family	1.00	\$506.52
021-780-076	02	Residential Single-Family	1.00	\$506.52
021-780-077	02	Residential Single-Family	1.00	\$506.52
021-780-078	02	Residential Single-Family	1.00	\$506.52
021-780-079	02	Residential Single-Family	1.00	\$506.52
021-780-080	02	Residential Single-Family	1.00	\$506.52
021-790-001	02	Residential Single-Family	1.00	\$506.52
021-790-002	02	Residential Single-Family	1.00	\$506.52
021-790-003	02	Residential Single-Family	1.00	\$506.52
021-790-004	02	Residential Single-Family	1.00	\$506.52
021-790-005	02	Residential Single-Family	1.00	\$506.52

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-790-006	02	Residential Single-Family	1.00	\$506.52
021-790-007	02	Residential Single-Family	1.00	\$506.52
021-790-008	02	Residential Single-Family	1.00	\$506.52
021-790-009	02	Residential Single-Family	1.00	\$506.52
021-790-010	02	Residential Single-Family	1.00	\$506.52
021-790-011	02	Residential Single-Family	1.00	\$506.52
021-790-012	02	Residential Single-Family	1.00	\$506.52
021-790-013	02	Residential Single-Family	1.00	\$506.52
021-790-014	02	Residential Single-Family	1.00	\$506.52
021-790-015	02	Residential Single-Family	1.00	\$506.52
021-790-016	02	Residential Single-Family	1.00	\$506.52
021-790-017	02	Residential Single-Family	1.00	\$506.52
021-790-018	02	Residential Single-Family	1.00	\$506.52
021-790-019	02	Residential Single-Family	1.00	\$506.52
021-790-020	02	Exempt	-	\$0.00
021-790-021	02	Residential Single-Family	1.00	\$506.52
021-790-022	02	Residential Single-Family	1.00	\$506.52
021-790-023	02	Residential Single-Family	1.00	\$506.52
021-790-024	02	Residential Single-Family	1.00	\$506.52
021-790-025	02	Residential Single-Family	1.00	\$506.52
021-790-026	02	Residential Single-Family	1.00	\$506.52
021-790-027	02	Residential Single-Family	1.00	\$506.52
021-790-028	02	Residential Single-Family	1.00	\$506.52
021-790-029	02	Residential Single-Family	1.00	\$506.52
021-790-030	02	Residential Single-Family	1.00	\$506.52
021-790-031	02	Residential Single-Family	1.00	\$506.52
021-790-032	02	Residential Single-Family	1.00	\$506.52
021-790-033	02	Exempt	-	\$0.00
021-790-034	02	Exempt	-	\$0.00
021-790-035	02	Residential Single-Family	1.00	\$506.52
021-790-036	02	Residential Single-Family	1.00	\$506.52
021-790-037	02	Residential Single-Family	1.00	\$506.52
021-790-038	02	Residential Single-Family	1.00	\$506.52
021-790-039	02	Residential Single-Family	1.00	\$506.52
021-790-040	02	Residential Single-Family	1.00	\$506.52
021-790-041	02	Residential Single-Family	1.00	\$506.52
021-790-042	02	Residential Single-Family	1.00	\$506.52
021-790-043	02	Residential Single-Family	1.00	\$506.52
021-790-044	02	Residential Single-Family	1.00	\$506.52

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-790-045	02	Residential Single-Family	1.00	\$506.52
021-790-046	02	Residential Single-Family	1.00	\$506.52
021-790-047	02	Residential Single-Family	1.00	\$506.52
021-790-048	02	Residential Single-Family	1.00	\$506.52
021-790-049	02	Residential Single-Family	1.00	\$506.52
021-790-050	02	Residential Single-Family	1.00	\$506.52
021-790-051	02	Residential Single-Family	1.00	\$506.52
021-790-052	02	Residential Single-Family	1.00	\$506.52
021-790-053	02	Residential Single-Family	1.00	\$506.52
021-790-054	02	Residential Single-Family	1.00	\$506.52
021-790-055	02	Residential Single-Family	1.00	\$506.52
021-790-056	02	Residential Single-Family	1.00	\$506.52
021-790-057	02	Residential Single-Family	1.00	\$506.52
021-790-058	02	Residential Single-Family	1.00	\$506.52
021-790-059	02	Residential Single-Family	1.00	\$506.52
021-790-060	02	Residential Single-Family	1.00	\$506.52
021-790-061	02	Residential Single-Family	1.00	\$506.52
021-790-062	02	Residential Single-Family	1.00	\$506.52
021-790-063	02	Exempt	-	\$0.00
021-790-064	02	Residential Single-Family	1.00	\$506.52
021-790-065	02	Residential Single-Family	1.00	\$506.52
021-790-066	02	Residential Single-Family	1.00	\$506.52
021-790-067	02	Residential Single-Family	1.00	\$506.52
021-790-068	02	Residential Single-Family	1.00	\$506.52
021-790-069	02	Residential Single-Family	1.00	\$506.52
021-790-070	02	Residential Single-Family	1.00	\$506.52
021-790-071	02	Residential Single-Family	1.00	\$506.52
021-790-072	02	Residential Single-Family	1.00	\$506.52
021-790-073	02	Residential Single-Family	1.00	\$506.52
021-790-074	02	Residential Single-Family	1.00	\$506.52
021-790-075	02	Residential Single-Family	1.00	\$506.52
021-800-001	02	Residential Single-Family	1.00	\$506.52
021-800-002	02	Residential Single-Family	1.00	\$506.52
021-800-003	02	Residential Single-Family	1.00	\$506.52
021-800-004	02	Residential Single-Family	1.00	\$506.52
021-800-005	02	Residential Single-Family	1.00	\$506.52
021-800-006	02	Residential Single-Family	1.00	\$506.52
021-800-007	02	Residential Single-Family	1.00	\$506.52
021-800-008	02	Residential Single-Family	1.00	\$506.52

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-800-009	02	Residential Single-Family	1.00	\$506.52
021-800-010	02	Residential Single-Family	1.00	\$506.52
021-800-011	02	Residential Single-Family	1.00	\$506.52
021-800-012	02	Residential Single-Family	1.00	\$506.52
021-800-013	02	Residential Single-Family	1.00	\$506.52
021-800-014	02	Residential Single-Family	1.00	\$506.52
021-800-015	02	Residential Single-Family	1.00	\$506.52
021-800-016	02	Residential Single-Family	1.00	\$506.52
021-800-017	02	Residential Single-Family	1.00	\$506.52
021-800-018	02	Residential Single-Family	1.00	\$506.52
021-800-019	02	Residential Single-Family	1.00	\$506.52
021-800-020	02	Residential Single-Family	1.00	\$506.52
021-800-021	02	Residential Single-Family	1.00	\$506.52
021-800-022	02	Residential Single-Family	1.00	\$506.52
021-800-023	02	Residential Single-Family	1.00	\$506.52
021-800-024	02	Residential Single-Family	1.00	\$506.52
021-800-025	02	Residential Single-Family	1.00	\$506.52
021-800-026	02	Residential Single-Family	1.00	\$506.52
021-800-027	02	Residential Single-Family	1.00	\$506.52
021-800-028	02	Residential Single-Family	1.00	\$506.52
021-800-029	02	Residential Single-Family	1.00	\$506.52
021-800-030	02	Residential Single-Family	1.00	\$506.52
021-800-031	02	Residential Single-Family	1.00	\$506.52
021-800-032	02	Residential Single-Family	1.00	\$506.52
021-800-033	02	Residential Single-Family	1.00	\$506.52
021-800-034	02	Residential Single-Family	1.00	\$506.52
021-800-035	02	Residential Single-Family	1.00	\$506.52
021-800-036	02	Residential Single-Family	1.00	\$506.52
021-800-037	02	Residential Single-Family	1.00	\$506.52
021-800-038	02	Residential Single-Family	1.00	\$506.52
021-800-039	02	Residential Single-Family	1.00	\$506.52
021-800-040	02	Residential Single-Family	1.00	\$506.52
021-800-041	02	Residential Single-Family	1.00	\$506.52
021-800-042	02	Residential Single-Family	1.00	\$506.52
021-800-043	02	Residential Single-Family	1.00	\$506.52
021-800-044	02	Residential Single-Family	1.00	\$506.52
021-800-045	02	Residential Single-Family	1.00	\$506.52
021-800-046	02	Residential Single-Family	1.00	\$506.52
021-800-047	02	Residential Single-Family	1.00	\$506.52

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-800-048	02	Residential Single-Family	1.00	\$506.52
021-800-049	02	Residential Single-Family	1.00	\$506.52
021-800-050	02	Residential Single-Family	1.00	\$506.52
021-800-051	02	Residential Single-Family	1.00	\$506.52
021-800-052	02	Residential Single-Family	1.00	\$506.52
021-800-053	02	Residential Single-Family	1.00	\$506.52
021-800-054	02	Residential Single-Family	1.00	\$506.52
021-800-055	02	Residential Single-Family	1.00	\$506.52
021-800-056	02	Residential Single-Family	1.00	\$506.52
021-800-057	02	Residential Single-Family	1.00	\$506.52
021-800-058	02	Residential Single-Family	1.00	\$506.52
021-800-059	02	Residential Single-Family	1.00	\$506.52
021-800-060	02	Residential Single-Family	1.00	\$506.52
021-800-061	02	Residential Single-Family	1.00	\$506.52
021-800-062	02	Residential Single-Family	1.00	\$506.52
021-800-063	02	Residential Single-Family	1.00	\$506.52
021-800-064	02	Residential Single-Family	1.00	\$506.52
021-800-065	02	Residential Single-Family	1.00	\$506.52
021-800-066	02	Residential Single-Family	1.00	\$506.52
021-800-067	02	Residential Single-Family	1.00	\$506.52
021-800-068	02	Residential Single-Family	1.00	\$506.52
021-800-069	02	Residential Single-Family	1.00	\$506.52
021-800-070	02	Residential Single-Family	1.00	\$506.52
021-800-071	02	Exempt	-	\$0.00
021-810-001	02	Residential Single-Family	1.00	\$506.52
021-810-002	02	Residential Single-Family	1.00	\$506.52
021-810-003	02	Residential Single-Family	1.00	\$506.52
021-810-004	02	Residential Single-Family	1.00	\$506.52
021-810-005	02	Residential Single-Family	1.00	\$506.52
021-810-006	02	Exempt	-	\$0.00
021-810-007	02	Residential Single-Family	1.00	\$506.52
021-810-008	02	Residential Single-Family	1.00	\$506.52
021-810-009	02	Residential Single-Family	1.00	\$506.52
021-810-010	02	Residential Single-Family	1.00	\$506.52
021-810-011	02	Residential Single-Family	1.00	\$506.52
021-810-012	02	Residential Single-Family	1.00	\$506.52
021-810-013	02	Residential Single-Family	1.00	\$506.52
021-810-014	02	Residential Single-Family	1.00	\$506.52
021-810-015	02	Exempt	-	\$0.00

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-810-016	02	Residential Single-Family	1.00	\$506.52
021-810-017	02	Residential Single-Family	1.00	\$506.52
021-810-018	02	Residential Single-Family	1.00	\$506.52
021-810-019	02	Residential Single-Family	1.00	\$506.52
021-810-020	02	Residential Single-Family	1.00	\$506.52
021-810-021	02	Residential Single-Family	1.00	\$506.52
021-810-022	02	Residential Single-Family	1.00	\$506.52
021-810-023	02	Residential Single-Family	1.00	\$506.52
021-810-024	02	Residential Single-Family	1.00	\$506.52
021-810-025	02	Residential Single-Family	1.00	\$506.52
021-810-026	02	Residential Single-Family	1.00	\$506.52
021-810-027	02	Residential Single-Family	1.00	\$506.52
Total			242.00	\$122,577.84

Zone 03 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-360-008	03	Residential Single-Family	1.00	\$523.52
023-360-009	03	Residential Single-Family	1.00	\$523.52
023-360-010	03	Residential Single-Family	1.00	\$523.52
023-360-011	03	Residential Single-Family	1.00	\$523.52
023-360-012	03	Residential Single-Family	1.00	\$523.52
023-360-013	03	Residential Single-Family	1.00	\$523.52
023-360-014	03	Residential Single-Family	1.00	\$523.52
023-360-015	03	Residential Single-Family	1.00	\$523.52
023-360-016	03	Residential Single-Family	1.00	\$523.52
023-360-017	03	Residential Single-Family	1.00	\$523.52
023-360-018	03	Residential Single-Family	1.00	\$523.52
023-360-019	03	Residential Single-Family	1.00	\$523.52
023-360-020	03	Residential Single-Family	1.00	\$523.52
023-360-021	03	Residential Single-Family	1.00	\$523.52
023-360-022	03	Residential Single-Family	1.00	\$523.52
023-360-023	03	Residential Single-Family	1.00	\$523.52
023-360-024	03	Residential Single-Family	1.00	\$523.52

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-360-025	03	Residential Single-Family	1.00	\$523.52
023-360-026	03	Residential Single-Family	1.00	\$523.52
023-360-027	03	Residential Single-Family	1.00	\$523.52
023-360-028	03	Residential Single-Family	1.00	\$523.52
023-360-029	03	Residential Single-Family	1.00	\$523.52
023-360-030	03	Residential Single-Family	1.00	\$523.52
023-360-031	03	Residential Single-Family	1.00	\$523.52
023-360-032	03	Residential Single-Family	1.00	\$523.52
023-360-033	03	Residential Single-Family	1.00	\$523.52
023-360-034	03	Residential Single-Family	1.00	\$523.52
023-360-035	03	Residential Single-Family	1.00	\$523.52
023-360-036	03	Residential Single-Family	1.00	\$523.52
023-360-037	03	Residential Single-Family	1.00	\$523.52
023-360-043	03	Residential Single-Family	1.00	\$523.52
023-360-044	03	Residential Single-Family	1.00	\$523.52
023-360-045	03	Residential Single-Family	1.00	\$523.52
023-360-046	03	Residential Single-Family	1.00	\$523.52
023-360-047	03	Residential Single-Family	1.00	\$523.52
023-360-048	03	Residential Single-Family	1.00	\$523.52
023-360-049	03	Residential Single-Family	1.00	\$523.52
023-360-050	03	Residential Single-Family	1.00	\$523.52
023-360-051	03	Residential Single-Family	1.00	\$523.52
023-360-052	03	Residential Single-Family	1.00	\$523.52
023-360-053	03	Residential Single-Family	1.00	\$523.52
023-360-054	03	Residential Single-Family	1.00	\$523.52
023-360-055	03	Residential Single-Family	1.00	\$523.52
023-360-056	03	Residential Single-Family	1.00	\$523.52
023-360-057	03	Residential Single-Family	1.00	\$523.52
023-360-058	03	Residential Single-Family	1.00	\$523.52
023-360-059	03	Residential Single-Family	1.00	\$523.52
023-360-060	03	Residential Single-Family	1.00	\$523.52
023-360-061	03	Residential Single-Family	1.00	\$523.52
023-360-062	03	Residential Single-Family	1.00	\$523.52
023-360-063	03	Residential Single-Family	1.00	\$523.52
023-360-064	03	Residential Single-Family	1.00	\$523.52
023-360-065	03	Residential Single-Family	1.00	\$523.52

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-360-066	03	Residential Single-Family	1.00	\$523.52
023-360-067	03	Residential Single-Family	1.00	\$523.52
023-360-068	03	Residential Single-Family	1.00	\$523.52
023-360-069	03	Residential Single-Family	1.00	\$523.52
023-360-070	03	Residential Single-Family	1.00	\$523.52
023-360-071	03	Residential Single-Family	1.00	\$523.52
023-360-072	03	Residential Single-Family	1.00	\$523.52
023-360-073	03	Residential Single-Family	1.00	\$523.52
023-360-074	03	Residential Single-Family	1.00	\$523.52
023-360-075	03	Residential Single-Family	1.00	\$523.52
023-360-076	03	Residential Single-Family	1.00	\$523.52
023-360-077	03	Residential Single-Family	1.00	\$523.52
023-360-078	03	Residential Single-Family	1.00	\$523.52
023-360-079	03	Residential Single-Family	1.00	\$523.52
023-360-080	03	Residential Single-Family	1.00	\$523.52
023-360-081	03	Residential Single-Family	1.00	\$523.52
023-360-082	03	Residential Single-Family	1.00	\$523.52
023-360-083	03	Residential Single-Family	1.00	\$523.52
023-360-084	03	Residential Single-Family	1.00	\$523.52
023-360-085	03	Residential Single-Family	1.00	\$523.52
023-360-086	03	Residential Single-Family	1.00	\$523.52
023-360-087	03	Exempt	-	\$0.00
023-360-088	03	Exempt	-	\$0.00
023-360-089	03	Exempt	-	\$0.00
Total			74.00	\$38,740.48

Zone 04 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-260-004	04	Residential Single-Family	1.00	\$712.82
021-260-005	04	Residential Single-Family	1.00	\$712.82
021-260-006	04	Residential Single-Family	1.00	\$712.82
021-260-007	04	Residential Single-Family	1.00	\$712.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-260-008	04	Residential Single-Family	1.00	\$712.82
021-260-009	04	Residential Single-Family	1.00	\$712.82
021-260-010	04	Residential Single-Family	1.00	\$712.82
021-260-011	04	Residential Single-Family	1.00	\$712.82
021-260-012	04	Residential Single-Family	1.00	\$712.82
021-260-013	04	Residential Single-Family	1.00	\$712.82
021-260-014	04	Residential Single-Family	1.00	\$712.82
021-260-015	04	Residential Single-Family	1.00	\$712.82
021-260-016	04	Residential Single-Family	1.00	\$712.82
021-260-017	04	Residential Single-Family	1.00	\$712.82
021-260-018	04	Residential Single-Family	1.00	\$712.82
021-260-019	04	Residential Single-Family	1.00	\$712.82
021-260-020	04	Residential Single-Family	1.00	\$712.82
021-260-021	04	Residential Single-Family	1.00	\$712.82
021-260-022	04	Residential Single-Family	1.00	\$712.82
021-260-023	04	Residential Single-Family	1.00	\$712.82
021-260-024	04	Residential Single-Family	1.00	\$712.82
021-260-025	04	Residential Single-Family	1.00	\$712.82
021-260-026	04	Residential Single-Family	1.00	\$712.82
021-260-027	04	Residential Single-Family	1.00	\$712.82
021-260-028	04	Residential Single-Family	1.00	\$712.82
021-260-029	04	Residential Single-Family	1.00	\$712.82
021-260-030	04	Residential Single-Family	1.00	\$712.82
021-260-031	04	Residential Single-Family	1.00	\$712.82
021-260-032	04	Residential Single-Family	1.00	\$712.82
021-260-033	04	Residential Single-Family	1.00	\$712.82
021-260-034	04	Residential Single-Family	1.00	\$712.82
021-260-035	04	Residential Single-Family	1.00	\$712.82
021-260-036	04	Residential Single-Family	1.00	\$712.82
021-260-037	04	Residential Single-Family	1.00	\$712.82
021-260-038	04	Residential Single-Family	1.00	\$712.82
021-260-039	04	Residential Single-Family	1.00	\$712.82
021-260-040	04	Residential Single-Family	1.00	\$712.82
021-260-041	04	Residential Single-Family	1.00	\$712.82
021-260-042	04	Residential Single-Family	1.00	\$712.82
021-260-044	04	Residential Single-Family	1.00	\$712.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-260-045	04	Residential Single-Family	1.00	\$712.82
021-260-046	04	Residential Single-Family	1.00	\$712.82
021-260-047	04	Residential Single-Family	1.00	\$712.82
021-260-048	04	Residential Single-Family	1.00	\$712.82
021-260-049	04	Residential Single-Family	1.00	\$712.82
021-260-050	04	Residential Single-Family	1.00	\$712.82
021-260-051	04	Residential Single-Family	1.00	\$712.82
021-260-052	04	Residential Single-Family	1.00	\$712.82
021-260-053	04	Residential Single-Family	1.00	\$712.82
021-260-054	04	Residential Single-Family	1.00	\$712.82
021-260-055	04	Residential Single-Family	1.00	\$712.82
021-260-056	04	Residential Single-Family	1.00	\$712.82
021-260-057	04	Residential Single-Family	1.00	\$712.82
021-260-058	04	Residential Single-Family	1.00	\$712.82
021-260-059	04	Residential Single-Family	1.00	\$712.82
021-260-060	04	Residential Single-Family	1.00	\$712.82
021-260-061	04	Residential Single-Family	1.00	\$712.82
021-260-062	04	Residential Single-Family	1.00	\$712.82
021-260-063	04	Residential Single-Family	1.00	\$712.82
021-260-064	04	Residential Single-Family	1.00	\$712.82
021-260-065	04	Residential Single-Family	1.00	\$712.82
021-260-066	04	Residential Single-Family	1.00	\$712.82
021-260-067	04	Residential Single-Family	1.00	\$712.82
021-260-068	04	Residential Single-Family	1.00	\$712.82
021-260-069	04	Residential Single-Family	1.00	\$712.82
021-260-070	04	Residential Single-Family	1.00	\$712.82
021-260-071	04	Residential Single-Family	1.00	\$712.82
021-260-072	04	Residential Single-Family	1.00	\$712.82
021-260-073	04	Residential Single-Family	1.00	\$712.82
021-260-074	04	Residential Single-Family	1.00	\$712.82
021-260-075	04	Residential Single-Family	1.00	\$712.82
021-260-076	04	Residential Single-Family	1.00	\$712.82
021-260-077	04	Residential Single-Family	1.00	\$712.82
021-260-078	04	Residential Single-Family	1.00	\$712.82
021-260-079	04	Residential Single-Family	1.00	\$712.82
021-260-080	04	Residential Single-Family	1.00	\$712.82

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-260-081	04	Residential Single-Family	1.00	\$712.82
021-260-082	04	Residential Single-Family	1.00	\$712.82
021-260-083	04	Residential Single-Family	1.00	\$712.82
021-260-084	04	Residential Single-Family	1.00	\$712.82
021-260-085	04	Residential Single-Family	1.00	\$712.82
021-260-086	04	Residential Single-Family	1.00	\$712.82
021-260-087	04	Residential Single-Family	1.00	\$712.82
021-260-088	04	Residential Single-Family	1.00	\$712.82
021-260-089	04	Residential Single-Family	1.00	\$712.82
021-260-090	04	Residential Single-Family	1.00	\$712.82
021-260-091	04	Residential Single-Family	1.00	\$712.82
021-260-092	04	Residential Single-Family	1.00	\$712.82
021-260-093	04	Residential Single-Family	1.00	\$712.82
021-260-094	04	Residential Single-Family	1.00	\$712.82
Total			90.00	\$64,153.80

Zone 05 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-610-001	05	Residential Single-Family	1.00	\$548.72
023-610-002	05	Residential Single-Family	1.00	\$548.72
023-610-003	05	Residential Single-Family	1.00	\$548.72
023-610-004	05	Residential Single-Family	1.00	\$548.72
023-610-005	05	Residential Single-Family	1.00	\$548.72
023-610-006	05	Residential Single-Family	1.00	\$548.72
023-610-007	05	Residential Single-Family	1.00	\$548.72
023-610-008	05	Residential Single-Family	1.00	\$548.72
023-610-009	05	Residential Single-Family	1.00	\$548.72
023-610-010	05	Residential Single-Family	1.00	\$548.72
023-610-011	05	Residential Single-Family	1.00	\$548.72
023-610-012	05	Residential Single-Family	1.00	\$548.72

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-610-013	05	Residential Single-Family	1.00	\$548.72
023-610-014	05	Residential Single-Family	1.00	\$548.72
023-610-015	05	Residential Single-Family	1.00	\$548.72
023-610-016	05	Residential Single-Family	1.00	\$548.72
023-610-017	05	Residential Single-Family	1.00	\$548.72
023-610-018	05	Residential Single-Family	1.00	\$548.72
023-610-019	05	Residential Single-Family	1.00	\$548.72
023-610-020	05	Residential Single-Family	1.00	\$548.72
023-610-021	05	Residential Single-Family	1.00	\$548.72
023-610-022	05	Residential Single-Family	1.00	\$548.72
023-610-023	05	Residential Single-Family	1.00	\$548.72
023-610-024	05	Residential Single-Family	1.00	\$548.72
023-610-025	05	Residential Single-Family	1.00	\$548.72
023-610-026	05	Residential Single-Family	1.00	\$548.72
023-610-027	05	Exempt	-	\$0.00
023-610-028	05	Exempt	-	\$0.00
023-610-033	05	Residential Single-Family	1.00	\$548.72
023-610-034	05	Residential Single-Family	1.00	\$548.72
023-610-035	05	Residential Single-Family	1.00	\$548.72
023-610-036	05	Residential Single-Family	1.00	\$548.72
023-610-037	05	Residential Single-Family	1.00	\$548.72
023-610-038	05	Residential Single-Family	1.00	\$548.72
023-610-039	05	Residential Single-Family	1.00	\$548.72
023-610-040	05	Residential Single-Family	1.00	\$548.72
023-610-041	05	Residential Single-Family	1.00	\$548.72
023-610-042	05	Residential Single-Family	1.00	\$548.72
023-610-044	05	Residential Single-Family	1.00	\$548.72
023-610-045	05	Residential Single-Family	1.00	\$548.72
023-610-046	05	Residential Single-Family	1.00	\$548.72
023-610-047	05	Residential Single-Family	1.00	\$548.72
023-610-048	05	Residential Single-Family	1.00	\$548.72
023-610-049	05	Residential Single-Family	1.00	\$548.72
023-610-050	05	Residential Single-Family	1.00	\$548.72
023-610-051	05	Residential Single-Family	1.00	\$548.72
023-610-052	05	Residential Single-Family	1.00	\$548.72
023-610-053	05	Residential Single-Family	1.00	\$548.72

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-610-054	05	Residential Single-Family	1.00	\$548.72
023-610-055	05	Residential Single-Family	1.00	\$548.72
023-610-056	05	Residential Single-Family	1.00	\$548.72
023-610-057	05	Residential Single-Family	1.00	\$548.72
023-610-058	05	Residential Single-Family	1.00	\$548.72
023-610-059	05	Residential Single-Family	1.00	\$548.72
023-610-060	05	Residential Single-Family	1.00	\$548.72
023-610-061	05	Residential Single-Family	1.00	\$548.72
023-610-062	05	Residential Single-Family	1.00	\$548.72
023-610-063	05	Residential Single-Family	1.00	\$548.72
023-610-065	05	Residential Single-Family	1.00	\$548.72
023-610-066	05	Residential Single-Family	1.00	\$548.72
023-610-067	05	Residential Single-Family	1.00	\$548.72
023-610-068	05	Residential Single-Family	1.00	\$548.72
023-610-069	05	Residential Single-Family	1.00	\$548.72
023-610-070	05	Residential Single-Family	1.00	\$548.72
023-610-071	05	Residential Single-Family	1.00	\$548.72
023-610-072	05	Residential Single-Family	1.00	\$548.72
023-610-073	05	Residential Single-Family	1.00	\$548.72
023-610-074	05	Residential Single-Family	1.00	\$548.72
023-610-075	05	Residential Single-Family	1.00	\$548.72
023-610-076	05	Residential Single-Family	1.00	\$548.72
023-610-077	05	Residential Single-Family	1.00	\$548.72
023-610-078	05	Residential Single-Family	1.00	\$548.72
023-610-079	05	Residential Single-Family	1.00	\$548.72
023-610-080	05	Residential Single-Family	1.00	\$548.72
023-610-081	05	Residential Single-Family	1.00	\$548.72
023-610-082	05	Residential Single-Family	1.00	\$548.72
023-610-083	05	Residential Single-Family	1.00	\$548.72
023-610-084	05	Residential Single-Family	1.00	\$548.72
023-610-090	05	Residential Single-Family	1.00	\$548.72
023-610-091	05	Residential Single-Family	1.00	\$548.72
023-610-092	05	Residential Single-Family	1.00	\$548.72
023-610-093	05	Residential Single-Family	1.00	\$548.72
023-610-095	05	Exempt	-	\$0.00
023-610-097	05	Residential Single-Family	1.00	\$548.72

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-630-001	05	Residential Single-Family	1.00	\$548.72
023-630-002	05	Residential Single-Family	1.00	\$548.72
023-630-003	05	Residential Single-Family	1.00	\$548.72
023-630-004	05	Residential Single-Family	1.00	\$548.72
023-630-005	05	Residential Single-Family	1.00	\$548.72
023-630-006	05	Residential Single-Family	1.00	\$548.72
023-630-007	05	Residential Single-Family	1.00	\$548.72
023-630-008	05	Residential Single-Family	1.00	\$548.72
023-630-009	05	Residential Single-Family	1.00	\$548.72
023-630-010	05	Residential Single-Family	1.00	\$548.72
023-630-011	05	Residential Single-Family	1.00	\$548.72
023-630-012	05	Residential Single-Family	1.00	\$548.72
023-630-013	05	Residential Single-Family	1.00	\$548.72
023-630-014	05	Residential Single-Family	1.00	\$548.72
023-630-015	05	Residential Single-Family	1.00	\$548.72
023-630-016	05	Residential Single-Family	1.00	\$548.72
023-630-017	05	Residential Single-Family	1.00	\$548.72
023-630-018	05	Residential Single-Family	1.00	\$548.72
023-630-019	05	Residential Single-Family	1.00	\$548.72
023-630-020	05	Residential Single-Family	1.00	\$548.72
023-630-021	05	Residential Single-Family	1.00	\$548.72
023-630-022	05	Residential Single-Family	1.00	\$548.72
023-630-023	05	Residential Single-Family	1.00	\$548.72
023-630-024	05	Residential Single-Family	1.00	\$548.72
023-630-025	05	Residential Single-Family	1.00	\$548.72
023-630-026	05	Residential Single-Family	1.00	\$548.72
023-630-027	05	Residential Single-Family	1.00	\$548.72
023-630-028	05	Residential Single-Family	1.00	\$548.72
023-630-029	05	Residential Single-Family	1.00	\$548.72
023-630-030	05	Residential Single-Family	1.00	\$548.72
023-630-031	05	Residential Single-Family	1.00	\$548.72
023-630-032	05	Residential Single-Family	1.00	\$548.72
023-630-033	05	Residential Single-Family	1.00	\$548.72
023-630-034	05	Residential Single-Family	1.00	\$548.72
023-630-035	05	Residential Single-Family	1.00	\$548.72
023-630-036	05	Residential Single-Family	1.00	\$548.72

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-630-037	05	Residential Single-Family	1.00	\$548.72
023-630-038	05	Residential Single-Family	1.00	\$548.72
023-630-039	05	Residential Single-Family	1.00	\$548.72
023-630-040	05	Exempt	-	\$0.00
Total			120.00	\$65,846.40

Zone 06 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-820-001	06	Residential Single-Family	1.00	\$689.14
021-820-002	06	Residential Single-Family	1.00	\$689.14
021-820-003	06	Residential Single-Family	1.00	\$689.14
021-820-004	06	Residential Single-Family	1.00	\$689.14
021-820-005	06	Residential Single-Family	1.00	\$689.14
021-820-006	06	Residential Single-Family	1.00	\$689.14
021-820-007	06	Residential Single-Family	1.00	\$689.14
021-820-008	06	Residential Single-Family	1.00	\$689.14
021-820-009	06	Residential Single-Family	1.00	\$689.14
021-820-010	06	Residential Single-Family	1.00	\$689.14
021-820-011	06	Residential Single-Family	1.00	\$689.14
021-820-012	06	Residential Single-Family	1.00	\$689.14
021-820-013	06	Residential Single-Family	1.00	\$689.14
021-820-014	06	Residential Single-Family	1.00	\$689.14
021-820-015	06	Residential Single-Family	1.00	\$689.14
021-820-016	06	Residential Single-Family	1.00	\$689.14
021-820-017	06	Residential Single-Family	1.00	\$689.14
021-820-018	06	Residential Single-Family	1.00	\$689.14
021-820-019	06	Residential Single-Family	1.00	\$689.14
021-820-020	06	Residential Single-Family	1.00	\$689.14
021-820-021	06	Residential Single-Family	1.00	\$689.14
021-820-022	06	Residential Single-Family	1.00	\$689.14
021-820-023	06	Residential Single-Family	1.00	\$689.14
021-820-024	06	Residential Single-Family	1.00	\$689.14

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-820-025	06	Residential Single-Family	1.00	\$689.14
021-820-026	06	Residential Single-Family	1.00	\$689.14
021-820-027	06	Residential Single-Family	1.00	\$689.14
021-820-028	06	Residential Single-Family	1.00	\$689.14
021-820-029	06	Residential Single-Family	1.00	\$689.14
021-820-030	06	Residential Single-Family	1.00	\$689.14
021-820-031	06	Residential Single-Family	1.00	\$689.14
021-820-032	06	Residential Single-Family	1.00	\$689.14
021-820-033	06	Residential Single-Family	1.00	\$689.14
021-830-002	06	Residential Single-Family	1.00	\$689.14
021-830-003	06	Residential Single-Family	1.00	\$689.14
021-830-004	06	Residential Single-Family	1.00	\$689.14
021-830-005	06	Residential Single-Family	1.00	\$689.14
021-830-006	06	Residential Single-Family	1.00	\$689.14
021-830-007	06	Residential Single-Family	1.00	\$689.14
021-830-008	06	Residential Single-Family	1.00	\$689.14
021-830-009	06	Residential Single-Family	1.00	\$689.14
021-830-010	06	Residential Single-Family	1.00	\$689.14
021-830-011	06	Residential Single-Family	1.00	\$689.14
021-830-012	06	Residential Single-Family	1.00	\$689.14
021-830-013	06	Residential Single-Family	1.00	\$689.14
021-830-014	06	Residential Single-Family	1.00	\$689.14
021-830-015	06	Residential Single-Family	1.00	\$689.14
021-830-016	06	Residential Single-Family	1.00	\$689.14
021-830-017	06	Residential Single-Family	1.00	\$689.14
021-830-018	06	Residential Single-Family	1.00	\$689.14
021-830-019	06	Residential Single-Family	1.00	\$689.14
021-830-020	06	Residential Single-Family	1.00	\$689.14
021-830-021	06	Residential Single-Family	1.00	\$689.14
021-830-022	06	Residential Single-Family	1.00	\$689.14
021-830-023	06	Residential Single-Family	1.00	\$689.14
021-830-024	06	Residential Single-Family	1.00	\$689.14
021-830-025	06	Residential Single-Family	1.00	\$689.14
021-830-026	06	Residential Single-Family	1.00	\$689.14
021-830-027	06	Residential Single-Family	1.00	\$689.14
021-830-028	06	Residential Single-Family	1.00	\$689.14
021-830-029	06	Residential Single-Family	1.00	\$689.14
021-830-030	06	Residential Single-Family	1.00	\$689.14
021-830-031	06	Residential Single-Family	1.00	\$689.14

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-830-032	06	Residential Single-Family	1.00	\$689.14
021-830-033	06	Residential Single-Family	1.00	\$689.14
021-830-034	06	Residential Single-Family	1.00	\$689.14
021-830-036	06	Residential Single-Family	1.00	\$689.14
021-830-037	06	Residential Single-Family	1.00	\$689.14
021-830-038	06	Residential Single-Family	1.00	\$689.14
021-830-039	06	Residential Single-Family	1.00	\$689.14
021-830-040	06	Residential Single-Family	1.00	\$689.14
021-830-041	06	Residential Single-Family	1.00	\$689.14
021-830-042	06	Residential Single-Family	1.00	\$689.14
021-830-043	06	Residential Single-Family	1.00	\$689.14
021-830-044	06	Residential Single-Family	1.00	\$689.14
021-830-045	06	Residential Single-Family	1.00	\$689.14
021-830-046	06	Residential Single-Family	1.00	\$689.14
021-830-047	06	Residential Single-Family	1.00	\$689.14
021-830-048	06	Residential Single-Family	1.00	\$689.14
021-830-049	06	Residential Single-Family	1.00	\$689.14
021-830-050	06	Residential Single-Family	1.00	\$689.14
021-830-051	06	Residential Single-Family	1.00	\$689.14
021-830-052	06	Residential Single-Family	1.00	\$689.14
021-830-053	06	Residential Single-Family	1.00	\$689.14
021-830-054	06	Residential Single-Family	1.00	\$689.14
021-830-055	06	Residential Single-Family	1.00	\$689.14
021-830-056	06	Residential Single-Family	1.00	\$689.14
021-830-057	06	Residential Single-Family	1.00	\$689.14
021-830-058	06	Residential Single-Family	1.00	\$689.14
021-830-059	06	Residential Single-Family	1.00	\$689.14
021-830-060	06	Residential Single-Family	1.00	\$689.14
021-830-061	06	Residential Single-Family	1.00	\$689.14
021-830-062	06	Residential Single-Family	1.00	\$689.14
021-830-063	06	Residential Single-Family	1.00	\$689.14
021-830-064	06	Residential Single-Family	1.00	\$689.14
021-830-065	06	Residential Single-Family	1.00	\$689.14
021-830-066	06	Residential Single-Family	1.00	\$689.14
Total			97.00	\$66,846.58

Zone 07 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-640-001	07	Residential Single-Family	1.00	\$378.00
023-640-002	07	Residential Single-Family	1.00	\$378.00
023-640-003	07	Residential Single-Family	1.00	\$378.00
023-640-004	07	Residential Single-Family	1.00	\$378.00
023-640-005	07	Residential Single-Family	1.00	\$378.00
023-640-006	07	Residential Single-Family	1.00	\$378.00
023-640-007	07	Residential Single-Family	1.00	\$378.00
023-640-008	07	Residential Single-Family	1.00	\$378.00
023-640-009	07	Residential Single-Family	1.00	\$378.00
023-640-010	07	Residential Single-Family	1.00	\$378.00
023-640-011	07	Residential Single-Family	1.00	\$378.00
023-640-012	07	Residential Single-Family	1.00	\$378.00
023-640-013	07	Residential Single-Family	1.00	\$378.00
023-640-014	07	Residential Single-Family	1.00	\$378.00
023-640-015	07	Residential Single-Family	1.00	\$378.00
023-640-016	07	Residential Single-Family	1.00	\$378.00
023-640-017	07	Residential Single-Family	1.00	\$378.00
023-640-018	07	Residential Single-Family	1.00	\$378.00
023-640-019	07	Residential Single-Family	1.00	\$378.00
023-640-020	07	Residential Single-Family	1.00	\$378.00
Total			20.00	\$7,560.00

Zone 08 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-650-001	08	Residential Single-Family	1.00	\$780.04
023-650-002	08	Residential Single-Family	1.00	\$780.04
023-650-003	08	Residential Single-Family	1.00	\$780.04
023-650-004	08	Residential Single-Family	1.00	\$780.04
023-650-005	08	Residential Single-Family	1.00	\$780.04

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-650-006	08	Residential Single-Family	1.00	\$780.04
023-650-007	08	Residential Single-Family	1.00	\$780.04
023-650-008	08	Residential Single-Family	1.00	\$780.04
023-650-009	08	Residential Single-Family	1.00	\$780.04
023-650-010	08	Residential Single-Family	1.00	\$780.04
023-650-011	08	Residential Single-Family	1.00	\$780.04
023-650-012	08	Residential Single-Family	1.00	\$780.04
023-650-013	08	Residential Single-Family	1.00	\$780.04
023-650-014	08	Residential Single-Family	1.00	\$780.04
023-650-015	08	Residential Single-Family	1.00	\$780.04
023-650-016	08	Residential Single-Family	1.00	\$780.04
023-650-017	08	Residential Single-Family	1.00	\$780.04
023-650-018	08	Residential Single-Family	1.00	\$780.04
023-650-019	08	Residential Single-Family	1.00	\$780.04
023-650-020	08	Residential Single-Family	1.00	\$780.04
023-650-021	08	Residential Single-Family	1.00	\$780.04
023-650-022	08	Residential Single-Family	1.00	\$780.04
023-650-023	08	Residential Single-Family	1.00	\$780.04
023-650-024	08	Residential Single-Family	1.00	\$780.04
023-650-025	08	Residential Single-Family	1.00	\$780.04
023-650-026	08	Residential Single-Family	1.00	\$780.04
023-650-027	08	Residential Single-Family	1.00	\$780.04
023-650-028	08	Residential Single-Family	1.00	\$780.04
023-650-029	08	Residential Single-Family	1.00	\$780.04
023-650-030	08	Residential Single-Family	1.00	\$780.04
023-650-031	08	Residential Single-Family	1.00	\$780.04
023-650-032	08	Residential Single-Family	1.00	\$780.04
023-650-033	08	Residential Single-Family	1.00	\$780.04
023-650-034	08	Residential Single-Family	1.00	\$780.04
023-650-035	08	Residential Single-Family	1.00	\$780.04
023-650-036	08	Residential Single-Family	1.00	\$780.04
023-650-037	08	Residential Single-Family	1.00	\$780.04
023-650-038	08	Residential Single-Family	1.00	\$780.04
023-650-039	08	Residential Single-Family	1.00	\$780.04
023-650-040	08	Residential Single-Family	1.00	\$780.04
023-650-041	08	Residential Single-Family	1.00	\$780.04
023-650-042	08	Residential Single-Family	1.00	\$780.04
023-650-043	08	Residential Single-Family	1.00	\$780.04
023-650-044	08	Residential Single-Family	1.00	\$780.04

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-650-045	08	Residential Single-Family	1.00	\$780.04
023-650-046	08	Residential Single-Family	1.00	\$780.04
023-650-047	08	Residential Single-Family	1.00	\$780.04
023-650-048	08	Residential Single-Family	1.00	\$780.04
023-650-049	08	Residential Single-Family	1.00	\$780.04
023-650-050	08	Residential Single-Family	1.00	\$780.04
023-650-051	08	Residential Single-Family	1.00	\$780.04
023-650-052	08	Residential Single-Family	1.00	\$780.04
023-650-053	08	Residential Single-Family	1.00	\$780.04
023-650-054	08	Residential Single-Family	1.00	\$780.04
023-650-055	08	Residential Single-Family	1.00	\$780.04
023-650-056	08	Residential Single-Family	1.00	\$780.04
023-650-057	08	Residential Single-Family	1.00	\$780.04
023-650-058	08	Residential Single-Family	1.00	\$780.04
023-650-059	08	Residential Single-Family	1.00	\$780.04
023-650-060	08	Residential Single-Family	1.00	\$780.04
023-650-061	08	Residential Single-Family	1.00	\$780.04
023-650-062	08	Residential Single-Family	1.00	\$780.04
023-650-063	08	Residential Single-Family	1.00	\$780.04
023-650-064	08	Residential Single-Family	1.00	\$780.04
023-650-065	08	Exempt	-	\$0.00
023-650-066	08	Exempt	-	\$0.00
Total			64.00	\$49,922.56

Zone 09 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-570-002	09	Residential Single-Family	1.00	\$658.58
021-570-003	09	Residential Single-Family	1.00	\$658.58
021-570-004	09	Residential Single-Family	1.00	\$658.58
021-570-005	09	Residential Single-Family	1.00	\$658.58
021-570-006	09	Residential Single-Family	1.00	\$658.58
021-570-007	09	Residential Single-Family	1.00	\$658.58

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-570-008	09	Residential Single-Family	1.00	\$658.58
021-570-009	09	Residential Single-Family	1.00	\$658.58
021-570-010	09	Residential Single-Family	1.00	\$658.58
021-570-011	09	Residential Single-Family	1.00	\$658.58
021-570-012	09	Residential Single-Family	1.00	\$658.58
021-570-013	09	Residential Single-Family	1.00	\$658.58
021-570-014	09	Residential Single-Family	1.00	\$658.58
021-570-015	09	Residential Single-Family	1.00	\$658.58
021-570-016	09	Residential Single-Family	1.00	\$658.58
021-570-017	09	Residential Single-Family	1.00	\$658.58
021-570-018	09	Residential Single-Family	1.00	\$658.58
021-570-019	09	Residential Single-Family	1.00	\$658.58
021-570-020	09	Residential Single-Family	1.00	\$658.58
021-570-021	09	Residential Single-Family	1.00	\$658.58
021-570-022	09	Residential Single-Family	1.00	\$658.58
021-570-023	09	Residential Single-Family	1.00	\$658.58
021-570-024	09	Residential Single-Family	1.00	\$658.58
021-570-025	09	Residential Single-Family	1.00	\$658.58
021-570-026	09	Residential Single-Family	1.00	\$658.58
021-570-027	09	Residential Single-Family	1.00	\$658.58
021-570-028	09	Residential Single-Family	1.00	\$658.58
021-570-029	09	Residential Single-Family	1.00	\$658.58
021-570-030	09	Residential Single-Family	1.00	\$658.58
021-570-031	09	Residential Single-Family	1.00	\$658.58
021-570-032	09	Residential Single-Family	1.00	\$658.58
021-570-033	09	Residential Single-Family	1.00	\$658.58
021-570-034	09	Residential Single-Family	1.00	\$658.58
021-570-035	09	Residential Single-Family	1.00	\$658.58
021-570-036	09	Residential Single-Family	1.00	\$658.58
021-570-037	09	Residential Single-Family	1.00	\$658.58
021-570-038	09	Residential Single-Family	1.00	\$658.58
021-570-039	09	Residential Single-Family	1.00	\$658.58
021-570-040	09	Residential Single-Family	1.00	\$658.58
021-570-041	09	Residential Single-Family	1.00	\$658.58
021-570-042	09	Residential Single-Family	1.00	\$658.58
021-570-043	09	Residential Single-Family	1.00	\$658.58

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-570-044	09	Residential Single-Family	1.00	\$658.58
021-570-045	09	Residential Single-Family	1.00	\$658.58
021-570-046	09	Residential Single-Family	1.00	\$658.58
021-570-047	09	Residential Single-Family	1.00	\$658.58
021-570-048	09	Residential Single-Family	1.00	\$658.58
021-570-049	09	Residential Single-Family	1.00	\$658.58
021-570-050	09	Residential Single-Family	1.00	\$658.58
021-570-051	09	Residential Single-Family	1.00	\$658.58
021-570-052	09	Residential Single-Family	1.00	\$658.58
021-570-053	09	Residential Single-Family	1.00	\$658.58
021-570-054	09	Residential Single-Family	1.00	\$658.58
021-570-055	09	Residential Single-Family	1.00	\$658.58
021-570-056	09	Residential Single-Family	1.00	\$658.58
021-570-057	09	Residential Single-Family	1.00	\$658.58
021-570-058	09	Residential Single-Family	1.00	\$658.58
021-570-059	09	Residential Single-Family	1.00	\$658.58
021-570-060	09	Residential Single-Family	1.00	\$658.58
021-570-061	09	Residential Single-Family	1.00	\$658.58
021-570-062	09	Residential Single-Family	1.00	\$658.58
021-570-063	09	Residential Single-Family	1.00	\$658.58
021-570-064	09	Residential Single-Family	1.00	\$658.58
021-570-065	09	Residential Single-Family	1.00	\$658.58
021-570-066	09	Residential Single-Family	1.00	\$658.58
021-570-067	09	Residential Single-Family	1.00	\$658.58
021-570-068	09	Residential Single-Family	1.00	\$658.58
021-570-069	09	Residential Single-Family	1.00	\$658.58
021-570-070	09	Residential Single-Family	1.00	\$658.58
021-570-071	09	Residential Single-Family	1.00	\$658.58
021-570-072	09	Residential Single-Family	1.00	\$658.58
021-570-073	09	Residential Single-Family	1.00	\$658.58
021-570-074	09	Residential Single-Family	1.00	\$658.58
021-570-075	09	Residential Single-Family	1.00	\$658.58
021-570-076	09	Residential Single-Family	1.00	\$658.58
021-570-077	09	Residential Single-Family	1.00	\$658.58
021-570-078	09	Residential Single-Family	1.00	\$658.58
021-570-079	09	Residential Single-Family	1.00	\$658.58

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
021-570-080	09	Residential Single-Family	1.00	\$658.58
021-570-081	09	Residential Single-Family	1.00	\$658.58
021-570-082	09	Residential Single-Family	1.00	\$658.58
021-570-083	09	Residential Single-Family	1.00	\$658.58
021-570-084	09	Residential Single-Family	1.00	\$658.58
021-570-085	09	Residential Single-Family	1.00	\$658.58
021-570-086	09	Residential Single-Family	1.00	\$658.58
021-570-087	09	Residential Single-Family	1.00	\$658.58
021-570-088	09	Residential Single-Family	1.00	\$658.58
021-570-089	09	Exempt	-	\$0.00
021-570-090	09	Exempt	-	\$0.00
021-570-091	09	Exempt	-	\$0.00
Total			87.00	\$57,296.46

Zone 10 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-160-039	10	Residential Single-Family	1.00	\$523.06
023-160-040	10	Residential Single-Family	1.00	\$523.06
023-160-041	10	Residential Single-Family	1.00	\$523.06
023-160-042	10	Residential Single-Family	1.00	\$523.06
023-160-043	10	Residential Single-Family	1.00	\$523.06
023-160-044	10	Residential Single-Family	1.00	\$523.06
023-160-045	10	Residential Single-Family	1.00	\$523.06
023-160-046	10	Residential Single-Family	1.00	\$523.06
023-160-047	10	Residential Single-Family	1.00	\$523.06
023-160-048	10	Residential Single-Family	1.00	\$523.06
023-160-049	10	Residential Single-Family	1.00	\$523.06
023-160-050	10	Residential Single-Family	1.00	\$523.06
023-160-051	10	Residential Single-Family	1.00	\$523.06
023-160-052	10	Residential Single-Family	1.00	\$523.06
023-160-053	10	Residential Single-Family	1.00	\$523.06

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-160-054	10	Residential Single-Family	1.00	\$523.06
023-160-055	10	Residential Single-Family	1.00	\$523.06
023-160-056	10	Residential Single-Family	1.00	\$523.06
023-160-057	10	Residential Single-Family	1.00	\$523.06
023-160-058	10	Residential Single-Family	1.00	\$523.06
023-160-059	10	Residential Single-Family	1.00	\$523.06
023-160-060	10	Residential Single-Family	1.00	\$523.06
023-160-061	10	Residential Single-Family	1.00	\$523.06
023-160-062	10	Residential Single-Family	1.00	\$523.06
023-160-063	10	Residential Single-Family	1.00	\$523.06
023-160-064	10	Residential Single-Family	1.00	\$523.06
023-160-065	10	Residential Single-Family	1.00	\$523.06
023-160-066	10	Residential Single-Family	1.00	\$523.06
023-160-067	10	Residential Single-Family	1.00	\$523.06
023-160-068	10	Residential Single-Family	1.00	\$523.06
023-160-069	10	Residential Single-Family	1.00	\$523.06
023-160-070	10	Residential Single-Family	1.00	\$523.06
023-160-071	10	Residential Single-Family	1.00	\$523.06
023-160-072	10	Residential Single-Family	1.00	\$523.06
023-160-073	10	Residential Single-Family	1.00	\$523.06
023-160-074	10	Residential Single-Family	1.00	\$523.06
Total			36.00	\$18,830.16

Zone 11 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-480-043	11	Planned Residential Subdivision	78.00	\$15,919.80
023-510-070	11	Planned Residential Subdivision	23.00	\$4,694.30
023-510-071	11	Planned Residential Subdivision	44.00	\$8,980.40
023-510-072	11	Exempt	-	\$0.00
023-510-073	11	Planned Residential Subdivision	51.00	\$10,409.10
023-660-001	11	Residential Single-Family	1.00	\$204.10

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-660-002	11	Residential Single-Family	1.00	\$204.10
023-660-003	11	Residential Single-Family	1.00	\$204.10
023-660-004	11	Residential Single-Family	1.00	\$204.10
023-660-005	11	Residential Single-Family	1.00	\$204.10
023-660-006	11	Residential Single-Family	1.00	\$204.10
023-660-007	11	Residential Single-Family	1.00	\$204.10
023-660-008	11	Residential Single-Family	1.00	\$204.10
023-660-009	11	Residential Single-Family	1.00	\$204.10
023-660-010	11	Residential Single-Family	1.00	\$204.10
023-660-011	11	Residential Single-Family	1.00	\$204.10
023-660-012	11	Residential Single-Family	1.00	\$204.10
023-660-013	11	Residential Single-Family	1.00	\$204.10
023-660-014	11	Residential Single-Family	1.00	\$204.10
023-660-015	11	Residential Single-Family	1.00	\$204.10
023-660-016	11	Residential Single-Family	1.00	\$204.10
023-660-017	11	Residential Single-Family	1.00	\$204.10
023-660-018	11	Residential Single-Family	1.00	\$204.10
023-660-019	11	Residential Single-Family	1.00	\$204.10
023-660-020	11	Residential Single-Family	1.00	\$204.10
023-660-023	11	Residential Single-Family	1.00	\$204.10
023-660-024	11	Residential Single-Family	1.00	\$204.10
023-660-025	11	Residential Single-Family	1.00	\$204.10
023-660-026	11	Residential Single-Family	1.00	\$204.10
023-660-027	11	Residential Single-Family	1.00	\$204.10
023-660-028	11	Residential Single-Family	1.00	\$204.10
023-660-029	11	Residential Single-Family	1.00	\$204.10
023-660-030	11	Residential Single-Family	1.00	\$204.10
023-660-031	11	Residential Single-Family	1.00	\$204.10
023-660-032	11	Residential Single-Family	1.00	\$204.10
023-660-033	11	Residential Single-Family	1.00	\$204.10
023-660-034	11	Residential Single-Family	1.00	\$204.10
023-660-045	11	Residential Single-Family	1.00	\$204.10
023-660-050	11	Residential Single-Family	1.00	\$204.10
023-660-051	11	Residential Single-Family	1.00	\$204.10
023-660-052	11	Residential Single-Family	1.00	\$204.10
023-660-053	11	Residential Single-Family	1.00	\$204.10

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-660-054	11	Residential Single-Family	1.00	\$204.10
023-660-055	11	Residential Single-Family	1.00	\$204.10
023-660-056	11	Residential Single-Family	1.00	\$204.10
023-660-057	11	Residential Single-Family	1.00	\$204.10
023-660-058	11	Residential Single-Family	1.00	\$204.10
023-660-059	11	Residential Single-Family	1.00	\$204.10
023-660-060	11	Residential Single-Family	1.00	\$204.10
023-660-061	11	Residential Single-Family	1.00	\$204.10
023-660-062	11	Residential Single-Family	1.00	\$204.10
023-660-063	11	Residential Single-Family	1.00	\$204.10
023-660-064	11	Residential Single-Family	1.00	\$204.10
023-660-065	11	Residential Single-Family	1.00	\$204.10
023-660-066	11	Residential Single-Family	1.00	\$204.10
023-660-067	11	Exempt	-	\$0.00
023-660-068	11	Residential Single-Family	1.00	\$204.10
023-660-069	11	Residential Single-Family	1.00	\$204.10
023-660-070	11	Residential Single-Family	1.00	\$204.10
023-660-071	11	Residential Single-Family	1.00	\$204.10
023-660-072	11	Residential Single-Family	1.00	\$204.10
023-660-073	11	Residential Single-Family	1.00	\$204.10
023-660-074	11	Residential Single-Family	1.00	\$204.10
023-660-075	11	Residential Single-Family	1.00	\$204.10
023-670-011	11	Residential Single-Family	1.00	\$204.10
023-670-014	11	Residential Single-Family	1.00	\$204.10
023-670-015	11	Residential Single-Family	1.00	\$204.10
023-670-016	11	Residential Single-Family	1.00	\$204.10
023-670-017	11	Residential Single-Family	1.00	\$204.10
023-670-018	11	Residential Single-Family	1.00	\$204.10
023-670-019	11	Residential Single-Family	1.00	\$204.10
023-670-020	11	Residential Single-Family	1.00	\$204.10
023-670-021	11	Residential Single-Family	1.00	\$204.10
023-670-022	11	Residential Single-Family	1.00	\$204.10
023-670-023	11	Residential Single-Family	1.00	\$204.10
023-670-024	11	Residential Single-Family	1.00	\$204.10
023-670-025	11	Residential Single-Family	1.00	\$204.10
023-670-026	11	Residential Single-Family	1.00	\$204.10

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-670-027	11	Residential Single-Family	1.00	\$204.10
023-670-028	11	Residential Single-Family	1.00	\$204.10
023-670-029	11	Residential Single-Family	1.00	\$204.10
023-670-030	11	Residential Single-Family	1.00	\$204.10
023-670-031	11	Residential Single-Family	1.00	\$204.10
023-670-032	11	Residential Single-Family	1.00	\$204.10
023-670-033	11	Residential Single-Family	1.00	\$204.10
023-670-034	11	Residential Single-Family	1.00	\$204.10
023-670-035	11	Residential Single-Family	1.00	\$204.10
023-670-036	11	Residential Single-Family	1.00	\$204.10
023-670-037	11	Residential Single-Family	1.00	\$204.10
023-670-038	11	Residential Single-Family	1.00	\$204.10
023-670-039	11	Residential Single-Family	1.00	\$204.10
023-670-040	11	Residential Single-Family	1.00	\$204.10
023-670-041	11	Residential Single-Family	1.00	\$204.10
023-670-042	11	Residential Single-Family	1.00	\$204.10
023-670-043	11	Residential Single-Family	1.00	\$204.10
023-670-044	11	Residential Single-Family	1.00	\$204.10
023-670-045	11	Residential Single-Family	1.00	\$204.10
023-670-046	11	Residential Single-Family	1.00	\$204.10
023-670-047	11	Residential Single-Family	1.00	\$204.10
023-670-048	11	Residential Single-Family	1.00	\$204.10
023-670-049	11	Residential Single-Family	1.00	\$204.10
023-670-050	11	Residential Single-Family	1.00	\$204.10
023-670-051	11	Residential Single-Family	1.00	\$204.10
023-670-052	11	Residential Single-Family	1.00	\$204.10
023-670-053	11	Residential Single-Family	1.00	\$204.10
023-670-054	11	Residential Single-Family	1.00	\$204.10
023-670-055	11	Residential Single-Family	1.00	\$204.10
023-670-056	11	Residential Single-Family	1.00	\$204.10
023-670-057	11	Residential Single-Family	1.00	\$204.10
023-670-058	11	Residential Single-Family	1.00	\$204.10
023-670-059	11	Residential Single-Family	1.00	\$204.10
023-670-060	11	Residential Single-Family	1.00	\$204.10
023-670-061	11	Residential Single-Family	1.00	\$204.10
023-670-062	11	Residential Single-Family	1.00	\$204.10

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-670-063	11	Residential Single-Family	1.00	\$204.10
023-670-064	11	Residential Single-Family	1.00	\$204.10
023-680-001	11	Residential Single-Family	1.00	\$204.10
023-680-002	11	Residential Single-Family	1.00	\$204.10
023-680-003	11	Residential Single-Family	1.00	\$204.10
023-680-004	11	Residential Single-Family	1.00	\$204.10
023-680-005	11	Residential Single-Family	1.00	\$204.10
023-680-006	11	Residential Single-Family	1.00	\$204.10
023-680-007	11	Residential Single-Family	1.00	\$204.10
023-680-008	11	Residential Single-Family	1.00	\$204.10
023-680-009	11	Residential Single-Family	1.00	\$204.10
023-680-010	11	Residential Single-Family	1.00	\$204.10
023-680-011	11	Residential Single-Family	1.00	\$204.10
023-680-012	11	Residential Single-Family	1.00	\$204.10
023-680-013	11	Residential Single-Family	1.00	\$204.10
023-680-014	11	Residential Single-Family	1.00	\$204.10
023-680-015	11	Residential Single-Family	1.00	\$204.10
023-680-016	11	Exempt	-	\$0.00
023-680-017	11	Residential Single-Family	1.00	\$204.10
023-680-018	11	Residential Single-Family	1.00	\$204.10
023-680-019	11	Residential Single-Family	1.00	\$204.10
023-680-020	11	Residential Single-Family	1.00	\$204.10
023-680-021	11	Residential Single-Family	1.00	\$204.10
023-680-022	11	Residential Single-Family	1.00	\$204.10
023-680-023	11	Residential Single-Family	1.00	\$204.10
023-680-024	11	Residential Single-Family	1.00	\$204.10
023-680-025	11	Residential Single-Family	1.00	\$204.10
023-680-026	11	Residential Single-Family	1.00	\$204.10
023-680-027	11	Residential Single-Family	1.00	\$204.10
023-680-028	11	Residential Single-Family	1.00	\$204.10
023-680-029	11	Residential Single-Family	1.00	\$204.10
023-680-030	11	Residential Single-Family	1.00	\$204.10
023-680-031	11	Residential Single-Family	1.00	\$204.10
023-680-032	11	Residential Single-Family	1.00	\$204.10
023-680-033	11	Residential Single-Family	1.00	\$204.10
023-680-034	11	Residential Single-Family	1.00	\$204.10

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
023-680-035	11	Residential Single-Family	1.00	\$204.10
023-680-036	11	Residential Single-Family	1.00	\$204.10
023-680-037	11	Residential Single-Family	1.00	\$204.10
023-680-038	11	Residential Single-Family	1.00	\$204.10
023-680-039	11	Residential Single-Family	1.00	\$204.10
023-680-040	11	Residential Single-Family	1.00	\$204.10
023-680-041	11	Residential Single-Family	1.00	\$204.10
023-680-042	11	Residential Single-Family	1.00	\$204.10
023-680-043	11	Residential Single-Family	1.00	\$204.10
023-680-044	11	Residential Single-Family	1.00	\$204.10
023-680-045	11	Residential Single-Family	1.00	\$204.10
023-680-046	11	Residential Single-Family	1.00	\$204.10
023-680-047	11	Residential Single-Family	1.00	\$204.10
023-680-048	11	Residential Single-Family	1.00	\$204.10
023-680-049	11	Residential Single-Family	1.00	\$204.10
023-680-050	11	Residential Single-Family	1.00	\$204.10
023-680-051	11	Residential Single-Family	1.00	\$204.10
023-680-052	11	Residential Single-Family	1.00	\$204.10
023-680-053	11	Residential Single-Family	1.00	\$204.10
023-680-054	11	Residential Single-Family	1.00	\$204.10
023-680-055	11	Residential Single-Family	1.00	\$204.10
023-680-056	11	Exempt	-	\$0.00
Total			360.00	\$73,476.00

Zone 12 Assessment Roll

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
024-390-013	12	Exempt	-	\$0.00
024-390-046	12	Residential Single-Family	1.00	\$638.20
024-390-047	12	Residential Single-Family	1.00	\$638.20
024-390-048	12	Residential Single-Family	1.00	\$638.20
024-390-049	12	Residential Single-Family	1.00	\$638.20

Assessor Parcel Number	Zone	Land Use	EBU	Fiscal Year 2025/2026 Assessment
024-390-050	12	Residential Single-Family	1.00	\$638.20
024-390-051	12	Residential Single-Family	1.00	\$638.20
024-390-052	12	Residential Single-Family	1.00	\$638.20
024-390-053	12	Residential Single-Family	1.00	\$638.20
024-390-054	12	Residential Single-Family	1.00	\$638.20
024-390-055	12	Residential Single-Family	1.00	\$638.20
024-390-056	12	Residential Single-Family	1.00	\$638.20
024-390-057	12	Residential Single-Family	1.00	\$638.20
024-390-058	12	Residential Single-Family	1.00	\$638.20
024-390-059	12	Residential Single-Family	1.00	\$638.20
024-390-060	12	Residential Single-Family	1.00	\$638.20
024-390-061	12	Residential Single-Family	1.00	\$638.20
024-390-062	12	Residential Single-Family	1.00	\$638.20
024-390-063	12	Residential Single-Family	1.00	\$638.20
024-390-064	12	Residential Single-Family	1.00	\$638.20
024-390-065	12	Residential Single-Family	1.00	\$638.20
024-390-066	12	Residential Single-Family	1.00	\$638.20
024-390-067	12	Exempt	-	\$0.00
024-390-068	12	Residential Single-Family	1.00	\$638.20
024-390-069	12	Residential Single-Family	1.00	\$638.20
024-390-070	12	Residential Single-Family	1.00	\$638.20
024-390-071	12	Residential Single-Family	1.00	\$638.20
024-390-072	12	Residential Single-Family	1.00	\$638.20
024-390-073	12	Residential Single-Family	1.00	\$638.20
024-390-074	12	Residential Single-Family	1.00	\$638.20
024-390-075	12	Residential Single-Family	1.00	\$638.20
024-390-076	12	Exempt	-	\$0.00
Total			29.00	\$18,507.80