

TO: Thomas Frutchey, City Manager
Dick McKinley, Public Works Director

FROM: Freda Berman, Maintenance Superintendent

SUBJECT: Initiate Proceedings for Balloting and Annual Levy of Landscape & Lighting Maintenance District No. 1 for FY 2016/17

DATE: April 19, 2016

NEEDS: For the City Council to approve resolutions initiating the proceedings for a Proposition 218 balloting for new/increased assessments, approving the Engineer's Report, and declaring the City's intention to ballot Local Designated Zones/Sub Areas.

- FACTS:**
1. The City Council formed a Landscape & Lighting Assessment District (L&L District) in 1989 for the maintenance of streetlights, hardscapes, detention basins, parkways, median islands, open space, slopes and other appurtenant facilities related to the L&L District.
 2. The City began assessing parcels within the District in 1993.
 3. The Local Designated Zones/Sub Areas which are being balloted do not generate enough assessment revenue to provide optimum level of service. All the areas being balloted currently have reduced maintenance levels that are in line with the assessments that are being collected. In order for maintenance levels to be restored to desired levels of service, an assessment increase with an annual CPI capped at 3% is necessary to handle inflationary elements that occur each year. The Preliminary Engineer's Report and table below provides details for the proposed assessments and the total equivalent benefit units for each Zone/Sub Area.

Zone	District Sub Area	Tract	Proposed Maximum	Equivalent Benefit Units
1	1	1581-1 Riverglen	\$207.00	65.00
1	4	1619 Union	\$207.00	59.00
1	6	1463-1 Sunset Ridge	\$207.00	35.00
1	18	1581-2 Riverglen	\$207.00	41.00
1	19	1463-2	\$207.00	50.00
2	2A-2	1632-3 Meadowlark Farms	\$127.00	14.00
2	2A-3	1632-4 Meadowlark Farms	\$140.00	71.00
2	15	1832 Meadowlark Farms	\$128.00	73.00
3	20	Grantham	\$99.00	4.00
3	25	Johnson	\$99.00	4.00
3	30	Schnied	\$99.00	3.00
4	5	1508-1, 2 Riverbank	\$106.00	148.00
4	16	1580-3 Riverbank	\$106.00	44.00
4	27	1508-4 Riverbank	\$106.00	59.00
9	52	2281-1 to 5 Shadow Canyon (A-E)	\$630.00	150.00

Zone	District Sub Area	Tract	Proposed Maximum	Equivalent Benefit Units
10A	13	1886 Willhoit	\$235.00	81.00
12	3	1457 Viborg	\$187.00	88.00
13B	22	Woodland Plaza II	\$597.00	42.99
13C	46	Woodland Plaza III	\$1,114.00	10.86
15	66		\$577.00	1.00
	44	Tract 2186	\$595.00	12.00

ANALYSIS &

CONCLUSION: The attached resolutions initiate the process for balloting, approves the Engineer’s Report, declares the City Council’s intent to ballot property owners for new/increased assessments and sets a date for the public hearing (date that ballots must be returned by). At the conclusion of the public hearing on June 7, 2016, the ballots returned will be opened and tabulated. The ballots for each Local Designated Zones/Sub Area will be tabulated separately. If the ballots returned support the proposed new assessments, the Engineer’s Report and resolution for that Local Designated Zones/Sub Areas may be confirmed and the new assessments levied beginning in Fiscal Year 2016/17. If the balloting for a Local Designated Zones/Sub Area is not approved by the property owners, the imposition of the new/increased assessment will be abandoned, but those parcels may continue to be levied annual assessments up to their previously approved maximum assessment rate.

STEPS

FOLLOWING

IF APPROVED: If the Resolutions are adopted, staff is directed to order the Assessment Engineer to mail out assessment ballots by April 22, 2016 which is 45 days prior to the June 7, 2016 public hearing.

POLICY

REFERENCE: Resolution No. 89-89 formed the Landscape & Lighting District No. 1 for the City of Paso Robles.

FISCAL

IMPACT: Costs for the preparation of the Reports and ballots is funded by Landscape & Lighting District.

OPTIONS:

- a. Adopt the following:
 - 1) Resolution No. 16-xx: Initiating Proceedings to Levy Proposed New or Increased Assessments on Designated Zones/Sub Areas;
 - 2) Resolution No. 16-xx: Declaring the Intent To Ballot Property Owners for Proposed New or Increased Assessments
 - 3) Resolution No. 16-xx: adopting the Landscape and Lighting District Engineer’s Balloting Report as presented and making it available to the public for review and comment.

Attachments:

Resolutions (3)
Engineer's Report

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING THE ENGINEER'S REPORT REGARDING PROPOSED NEW OR INCREASED ASSESSMENTS WITHIN THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 RELATED TO ZONE 1 SUB AREAS 1 TRACT 1581-1; 4 TRACT 1619; 6 TRACT 1463-1; 18 TRACT 1581-2; 19 TRACT 1463-2; ZONE 2 SUB AREAS 2A-2 TRACT 1632-3; 2A-3 TRACT 1632-4; 15 TRACT 1832; ZONE 3 SUB AREAS 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; ZONE 4 SUB AREAS 5 TRACT 1508-1,2; 16 TRACT 1580-3; 27 TRACT 1508-4; ZONE 9 SUB AREA 52 TRACT 2281-1 TO 5; ZONE 10A SUB AREA 13 TRACT 1886; ZONE 12 SUB AREA 3 TRACT 1457; ZONE 13B SUB AREA 22 PR 91-095; ZONE 13C SUB AREA 46 PR 98-038; ZONE 15 SUB AREA 66 PD 00-029 AND STAND ALONE SUB AREA 44 TRACT 2186 FOR FISCAL YEAR 2016/2017

The City Council of the City of El Paso de Robles (hereafter referred to as "City Council") hereby finds, determines, resolves, and orders as follows:

WHEREAS, the City Council of the City of El Paso de Robles, pursuant to Chapter 3 of Part 2 of Division 15 of the Streets and Highway Code of the State of California relative to El Paso de Robles Landscape and Lighting Maintenance District No. 1, has retained Willdan Financial Services (hereinafter "Assessment Engineer"), to prepare and file a report in accordance with Article 4 of Chapter 1 of Part 2 of Division 15 of said Code; and

WHEREAS, the City's designated Assessment Engineer has prepared and filed with the City Clerk a report, and the City Clerk has presented such report for the City of El Paso de Robles Landscape and Lighting Maintenance District No. 1 related to the proposed new or increased assessments for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186, for fiscal year 2016/2017; and

WHEREAS, City Council has examined and reviewed said report.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles as follows: The Report, including plans and specifications for the improvements and the estimate of the costs of the improvements, diagrams for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186, and the proposed new or increased assessments for the costs of the improvements, is hereby approved as filed.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

RESOLUTION NO.16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 AND THE CALIFORNIA CONSTITUTION ARTICLE XIID, DECLARING ITS INTENTION TO BALLOT PROPERTY OWNERS FOR PROPOSED NEW OR INCREASED ASSESSMENTS WITHIN THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 RELATED TO ZONE 1 SUB AREAS 1 TRACT 1581-1; 4 TRACT 1619; 6 TRACT 1463-1; 18 TRACT 1581-2; 19 TRACT 1463-2; ZONE 2 SUB AREAS 2A-2 TRACT 1632-3; 2A-3 TRACT 1632-4; 15 TRACT 1832; ZONE 3 SUB AREAS 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; ZONE 4 SUB AREAS 5 TRACT 1508-1,2; 16 TRACT 1580-3; 27 TRACT 1508-4; ZONE 9 SUB AREA 52 TRACT 2281-1 TO 5; ZONE 10A SUB AREA 13 TRACT 1886; ZONE 12 SUB AREA 3 TRACT 1457; ZONE 13B SUB AREA 22 PR 91-095; ZONE 13C SUB AREA 46 PR 98-038; ZONE 15 SUB AREA 66 PD 00-029 AND STAND ALONE SUB AREA 44 TRACT 2186, FOR 2016/2017 FISCAL YEAR, SETTING A TIME AND PLACE FOR A PUBLIC HEARING, AND AUTHORIZING STAFF TO PROCEED WITH THE BALLOTING PROCEDURES

WHEREAS, there currently exists in the City of El Paso de Robles an assessment district known as the El Paso de Robles Landscape and Lighting Maintenance District No. 1 (“District”); and

WHEREAS, the City Council of the City of El Paso de Robles initiated proceedings to levy and collect proposed new or increased assessments in the District for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186, and ordered the Assessment Engineer to prepare the report required by California Streets and Highways Code, pursuant to the provisions of the Landscaping and Lighting Act of 1972 (hereafter the “Act,” starting at Streets and Highways Code Section 22500); and

WHEREAS, the Engineer’s Report for the proposed new or increased assessments for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 has been presented to and approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles as follows:

Section 1. Pursuant to the Act (specifically, Streets and Highways Code Section 22624), the City Council hereby finds and declares that the public interest and necessity require the maintenance and servicing of landscaping and public lighting facilities in the City, and contingent upon compliance with, as applicable, the requirements of the Act, Article XIID of the California Constitution (commonly known as “Proposition 218”) and the Proposition 218 Omnibus Implementation Act (set forth at Government Code Sections 53750-53758), the City Council hereby declares its intention to levy and collect proposed new or increased assessments within the El Paso de Robles Landscape and Lighting Maintenance District No. 1 for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR

91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 for fiscal year 2016/2017.

Under the Act, before levying and collecting the proposed new or increased assessments in the assessment district, the City Council is required to adopt a resolution declaring its intention to do so.

Section 2. The existing and proposed improvements in the District within Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 are generally described as the construction, installation, operation, servicing, and maintenance of streetlights, landscaping, trees and related facilities within public rights-of-way and or City easements. The location and boundaries of the above-listed Zones/Sub-Zones are shown on maps in the Engineer's Report referenced in Section 3 (below) and the third recital (above). In addition, a list of the parcel numbers for each of the properties in the above-listed Zones/Sub-Zones is on file with the City Clerk.

Section 3. Reference is hereby made to the Engineer's Report on file with the City Clerk regarding the proposed new or increased assessments for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 for the 2016/2017 fiscal year (the "Engineer's Report"), which contains a full description of the improvements, the boundaries of the Zones/Sub-Zones within the District, and the proposed new or increased assessments upon assessable lots and parcels of land within the above-listed Zones/Sub-Zones within the District.

Section 4. Contingent on compliance with the Act's, Proposition 218's and the Proposition 218 Omnibus Implementation Act's balloting procedure(s), the City Council proposes to levy and collect new or increased assessments upon all real property in the City of El Paso de Robles Landscape and Lighting Maintenance District No. 1, Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 for 2016/2017 fiscal year, as described in the Engineer's Report. The existing assessment in the above-listed Zones/Sub-Zones is proposed to increase from the previous year.

Section 5. Notice is hereby given that on Tuesday, June 7, 2016, at 6:30 p.m., in the City Council Chambers at 1000 Spring Street, Paso Robles, at a Regular Meeting of the City Council, the City Council will hold a Public Hearing to tabulate Proposition 218 ballots, consider all oral statements, and communication made or filed by any interested person concerning the proposed new or increased assessments for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 for fiscal year 2016/2017 for the El Paso De Robles Landscape and Lighting Maintenance District No. 1.

Section 6. Pursuant to the Act, the California Constitution, and the Proposition 218 Omnibus Implementation Act, an assessment ballot proceeding is hereby called on the matter of confirming the proposed new or

increased assessments Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 as outlined in the Engineer's Report. Under the supervision of the City Clerk's Office, City staff is authorized and directed to proceed with the balloting procedure for all property in the City of El Paso De Robles Landscape and Lighting Assessment District for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186. The ballots and notices for the Public Hearing shall be distributed to the property owner(s) of record as of the last County equalized roll. Property owner or owners of each affected parcel may return the ballot by mail or in person to the City Clerk not later than the conclusion of the Public Hearing noted above.

Section 7. The City Clerk or their designee is hereby authorized and directed to give Notice of the Public Hearing referred to in Section 5 of this Resolution and distribute property owner protest ballots referred to in Section 6 of this Resolution in accordance with applicable law. The Notice and ballots shall be distributed by first class mail to the property owner(s) of records for each parcel within Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 not less than 45 days before the date of the Public Hearing pursuant to the California Constitution.

Section 8. The property owner protest ballot proceeding conducted for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186 shall be tabulated separately and constitute the property owners' approval of rejection of the proposed new or increased assessments and assessment range formula described in the Engineer's Report.

Section 9. In accordance with Streets and Highways Code Section 22660(a), the City Council has determined that the estimated cost of certain proposed improvements, described in Section 22525, subdivisions (a) through (d), are greater than can conveniently be raised from a single assessment and, as a result, shall be collected in installments and held in a reserve account, as noted in the Engineer's Report.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

RESOLUTION NO.16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 (SECTIONS 22500 ET. SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE) INITIATING PROCEEDINGS TO LEVY PROPOSED NEW OR INCREASED ASSESSMENTS FOR THE CITY OF EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1 RELATED TO ZONE 1 SUB AREAS 1 TRACT 1581-1; 4 TRACT 1619; 6 TRACT 1463-1; 18 TRACT 1581-2; 19 TRACT 1463-2; ZONE 2 SUB AREAS 2A-2 TRACT 1632-3; 2A-3 TRACT 1632-4; 15 TRACT 1832; ZONE 3 SUB AREAS 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; ZONE 4 SUB AREAS 5 TRACT 1508-1,2; 16 TRACT 1580-3; 27 TRACT 1508-4; ZONE 9 SUB AREA 52 TRACT 2281-1 TO 5; ZONE 10A SUB AREA 13 TRACT 1886; ZONE 12 SUB AREA 3 TRACT 1457; ZONE 13B SUB AREA 22 PR 91-095; ZONE 13C SUB AREA 46 PR 98-038; ZONE 15 SUB AREA 66 PD 00-029 AND STAND ALONE SUB AREA 44 TRACT 2186 AND ORDERING THE ENGINEER TO PREPARE AND FILE AN ENGINEER’S REPORT IN ACCORDANCE WITH ARTICLE 4 OF CHAPTER 1 OF SAID ACT

WHEREAS, the City Council has, by previous Resolutions, formed the El Paso de Robles Landscape and Lighting Maintenance District No. 1 (hereafter referred to as “District”) pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the “Act”), in which annual assessments have been levied and collected in past fiscal years; and

WHEREAS, said Act requires that proceedings for the levy of assessments shall be initiated by resolution describing any proposed new improvements or any substantial changes in existing improvements in accordance with Chapter 3 (commencing with Section 22620) of Part 2 of Division 15 of the Streets and Highway Code of the State of California, and ordering the Engineer to prepare and file a report in accordance with Article 4 of Chapter 1 of said Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso De Robles as follows:

SECTION 1. The City Council of the City of El Paso de Robles proposes the levy of proposed new or increased assessment for Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186, within the City of El Paso de Robles Landscape and Lighting Maintenance District No. 1 pursuant to the Landscaping and Lighting Act of 1972.

SECTION 2. The proposed improvements within Zone 1 Sub Areas 1 Tract 1581-1; 4 Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186, are generally described as the servicing, maintaining and operating of public street lighting, landscaping, trees and appurtenant facilities including the collection of funds for authorized incidental expenses, operational reserves and rehabilitation or capital improvement projects.

SECTION 3. The City Council hereby orders the City Engineer to prepare and file with the City Clerk a written report for Landscape and Lighting Maintenance District No. 1, Zone 1 Sub Areas 1 Tract 1581-1; 4

Tract 1619; 6 Tract 1463-1; 18 Tract 1581-2; 19 Tract 1463-2; Zone 2 Sub Areas 2A-2 Tract 1632-3; 2A-3 Tract 1632-4; 15 Tract 1832; Zone 3 Sub Areas 20 PR 91-088; 25 PR 94-016; 30 PR 91-089; Zone 4 Sub Areas 5 Tract 1508-1,2; 16 Tract 1580-3; 27 Tract 1508-4; Zone 9 Sub Area 52 Tract 2281-1 To 5; Zone 10A Sub Area 13 Tract 1886; Zone 12 Sub Area 3 Tract 1457; Zone 13B Sub Area 22 PR 91-095; Zone 13C Sub Area 46 PR 98-038; Zone 15 Sub Area 66 PD 00-029 and Stand Alone Sub Area 44 Tract 2186, in accordance with Section 22565 et. seq. of the California Streets and Highways Code.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk



City of Paso Robles

El Paso de Robles Landscape and Lighting Maintenance District No. 1 Engineer's Report

Establishment of New/Increased Assessments Local Designated Zones/Sub Areas

Intent Meeting: April 19, 2016
Public Hearing: June 7, 2016



APRIL 2016

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ENGINEER'S REPORT AFFIDAVIT

**EL PASO DE ROBLES
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1**

**For Establishment of New/Increased Assessments
Local Designated Zones**

Fiscal Year 2016/2017

**City of Paso Robles,
County of San Luis Obispo, State of California**

This Report and the enclosed budgets, diagrams and descriptions outline the new or increased ("new/increased") assessments proposed to be levied for Local Designated Zones/Sub Areas within the Landscaping and Lighting Maintenance District No. 1 in the City of Paso Robles commencing in fiscal year 2016/2017. These proposed new/increased assessments are deemed necessary to adequately maintain the improvements in these Zones/Sub Areas. The boundaries of the Local Designated Zones/Sub Areas include each lot, parcel, and subdivision of land that will receive a special benefit from the proposed improvements to be provided, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the San Luis Obispo County Assessor's maps for a detailed description of the lines and dimensions of parcels within Local Designated Zones/ Sub Areas. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2016.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Paso Robles

By: _____

Stacey Reynolds
Senior Project Manager

By: _____

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Introduction

The City of Paso Robles (the "City"), under the provisions of the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act") and the provisions of the California Constitution Article XIII D (the "Constitution"), annually levies and collects special assessments for the City's maintenance assessment district designated as:

LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT NO. 1

(the "District") in order to provide and maintain various landscaping and lighting improvements throughout the City that provide special benefits to properties within the City.

This Engineer's 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 improvements and services to be provided within local Zones/Sub Area of benefit ("Zones/Sub Areas") identified as:

Zone	Sub Area	Zone	Sub Area	Zone	Sub Area
1	1	2	15	9	52
1	4	3	20	10A	13
1	6	3	25	12	3
1	18	3	30	13B	22
1	19	4	5	13C	46
2	2A-2	4	16	15	66
2	2A-3	4	27		44

Known as "Local Designated Zones/Sub Areas"

Each fiscal year, utilizing the historical and estimated costs to maintain the improvements that provide special benefit to properties within the District, the City establishes the District's budgets and assessments (within the limits of the approved maximum assessments). The costs of the improvements and the proposed annual assessments budgeted and assessed against properties within the District includes the estimated expenditures, deficits, surpluses, revenues, and reserve fund balances determined to be of special benefit to properties within the District. Over a number of years, the net Total Eligible Special Benefit Expenses budgeted for the Local Designated Zones/Sub Areas (Total Annual Expenses minus the City funded General Benefit Expenses), has in most cases exceeded the amount that can be collected from annual assessments at the currently authorized special benefit assessment rates. As a result, budget adjustments have been made including eliminating or reducing the amount being collected for operational reserves and capital improvement projects and at the discretion of the City Council, the City may have temporarily provided additional funding to support the improvements and/or implement service reductions.

To fully fund the improvements that are considered special benefits to properties in the Local Designated Zones, Sub Areas, the City Council has determined that it is appropriate and in the

public's best interest to propose new/increased assessments that address the estimated special benefit improvement costs within each Zone including, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration; and the collection of funds for operational reserves and/or for periodic maintenance and improvement rehabilitation projects as authorized by the 1972 Act.

This Report outlines the improvements, and the proposed assessments to be levied in connection with the benefits the properties will receive from the maintenance and servicing of the landscaping improvements within each respective Zone for fiscal year 2016/2017. The annual assessments (new/increased assessments) proposed to be levied on properties within these Zones as described herein will provide a funding source for the continued operation and maintenance of landscaping improvements that provide special benefits to the properties within each respective Zone.

Each Zone/Sub Area outlined in this Report is a reflection of the various improvements and the types of improvements and services to be provided by the District for the properties that are directly associated with and benefit from those improvements. The net annual cost to provide the improvements for each Zone are allocated to the benefiting properties within that Zone using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services.

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

Ballot Proceedings

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

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

After completion of the ballot tabulation, the City Council will confirm the results of the balloting. If majority protest exists for one or more of the proposed new/increased Zone assessment, further proceedings to implement the proposed new/increased assessment for that Zone or Zones shall be abandoned at this time. However, the City Council may continue to levy and collect annual assessments for the improvements provided in those Zones at an assessment rate less than or equal to the previously approved maximum assessment rate (including the inflationary adjustment) adopted by the City Council. If tabulation of the ballots indicate that

majority protest does not exist for the proposed new/increased assessments and the assessment range formula presented and described herein, the City Council may adopt this Report (as submitted or amended), approve the assessment diagram(s), and confirm the new/increased assessments as presented herein. In such case, the assessments as approved shall by reference be made part of and incorporated into the "Engineer's Annual Levy Report Fiscal Year 2016/2017" for the District, and together with the other Zones/Sub Areas assessments for these properties and other properties within the District shall be submitted to the San Luis Obispo County Auditor/Controller for inclusion on the property tax roll for each affected parcel.

This Report consists of five (5) parts:

Part I

Plans and Specifications: This section provides an overall description of the Local Designated Zones/Sub Areas and the improvements for which parcels are assessed. The proposed new/increased assessments as outlined in this Report are based on the local landscaping and lighting improvements and appurtenant facilities that provide a special benefit to the properties within these Zones/ Sub Areas and operational expenses authorized pursuant to the 1972 Act. The plans and specifications contained in this section of the Report describe the overall nature and extent of the improvements. In conjunction with these descriptions of the improvements a visual depiction of the landscape improvement areas is provided on the Zone Diagrams contained in Part V of this Report and Appendix A attached to this Report provides a more detailed description of the improvement areas.

Part II

Method of Apportionment: This section includes a discussion of the general and special benefits associated with the various improvements to be provided within Local Designated Zones/Sub Areas (Benefit Analysis), which includes a discussion of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property's proportional special benefit necessary to calculate the property's annual assessment. This method of apportionment is consistent with the previously adopted method of apportionment for the District that was approved by the property owners in a protest ballot proceeding conducted when the Zones/Sub Areas were formed.

Part III

District Budgets: An estimate of the annual costs to operate, maintain, and service the local landscaping and lighting improvements and appurtenant facilities within each Zone/Sub Area. The budget for each Zone/Sub Area includes an estimate of the maintenance costs and incidental expenses including, but not limited to: labor, materials, utilities, equipment, and administration expenses as well as the collection of other appropriate funding authorized by the 1972 Act and deemed necessary to fully support the improvements. Those improvements

and/or costs determined to be of general benefit shall be funded by a City contribution. Ultimately, 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.

Part IV

Assessment Roll: The proposed assessment amounts to be levied and collected in fiscal year 2016/2017 for each parcel is based on the parcel's calculated proportional special benefit 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).

Part V

Zone Diagrams: This section of the Report contains diagrams showing the boundaries of the Local Designated Zones/Sub Areas for fiscal year 2016/2017 which incorporate the parcels determined to receive special benefits from the various District improvements. These diagrams also provide a visual depiction of the location of the landscaped areas being maintained. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the Local Designated Zones/Sub Areas are shown on the San Luis Obispo County Assessor's Parcel Maps, and shall include any subsequent lot line adjustments or parcel changes therein. Reference is hereby made to the San Luis Obispo County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each lot and parcel of land within the Local Designated Zones/Sub Areas.

Part I — Plans and Specifications

District Overview

The territory within the Local Designated Zones/Sub Areas consists of lots or parcels of land within the City of Paso Robles. The purpose of the District is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of landscaping, street lighting, traffic signal improvements and related facilities and services in various areas throughout the City. Improvements currently provided within the District generally include but are not limited to:

- Landscape improvements within the street medians and parkway side-panels, including parkways, slopes and entryways; and various non-street landscape areas including greenbelts, slopes, local trails and open space areas within various landscape zones. These landscaped improvements and areas may include, but are not limited to various combinations of trees; turf; ground cover; shrubs, plantings and other amenities including retaining walls, monuments, fencing, sidewalks, stamped concrete or pavers; irrigation and drainage systems; and related appurtenances.
- Lighting facilities on the public streets within the City including both street lights and traffic signals. These lighting improvements may include, but are not limited to street lights located on the City's arterial streets, traffic signals located throughout the City and local street lights within or adjacent to the various developments and subdivisions.

District Zones/Sub Areas of Benefit

In accordance with the 1972 Act, the District utilizes Zones/Sub Areas 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 benefit zones/sub areas each of which is associated with a set of improvements and/or type of improvements that provide special benefit to properties within that Zone/Sub Area.

Description of District Improvements

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various landscaping and lighting improvements that are maintained and serviced for the benefit of real property within the District. The maintenance of the landscape improvements may also incorporate various appurtenances that may include, but is not limited to entry monuments; various types of fencing; retaining walls; ornamental lighting or other ornamental fixtures; signage; and irrigation, drainage, and electrical equipment. In most cases, the improvements were either installed in direct connection with the development of properties within the Zones/Sub Areas 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 for the development of those properties to their full and best use. The work to be performed within each respective Zone/Sub Area 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 for each Zone.

Local Designated Zones/Sub Areas

The boundaries of each Local Designated Zone/Sub Area within the District is based on the improvements being maintained through the District assessments and the relationship and/or proximity of the developments and properties that derive special benefits from those specific improvements. The location, extent and types of improvements or similar types of improvements identified within each Zone/Sub Area and the various parcels and developments that created the need for such improvements were utilized in establishing the boundaries of these Zones and proportional special benefit cost allocations. Because most Zone/Sub Area improvements are the result of and associated with a particular development or group of developments, the perimeter boundaries of the Zones/Sub Areas are typically defined by the perimeter streets of that Zone/Sub Area. However, some Zone/Sub Area improvements (such as open space and parkways) may be located between two or more Zones/Sub Areas. In such cases, the special benefits and cost of providing such improvements are proportionately shared and allocated to the parcels in each Zone. The following is a brief description and summary of the landscaped areas associated within the Local Designated Zones/Sub Areas. A visual depiction of the location of the landscape improvement areas is provided in the Zone Diagram for each of these Zones in Part V of this Report and a more detailed summary of the improvements is provided in Appendix A of this Report. In connection with these landscaped areas, the maintenance of the improvements within each Zone may also include various appurtenances such as, fencing, retaining walls, ornamental lighting, and related irrigation, drainage, and electrical equipment.

Zone 01

Comprised of those residential subdivisions and properties generally located on the north side of Union Road and east of North River Road. Sub-Area 1 — Tract 1581-1 and portion of 1581-2 (Riverglen), Sub-Area 4 — Tract 1619 (Golden Hills Development), Sub-Area 6 — Tract 1463-1 (Sunset Ridge), Sub-Area 18 — Tract 1581-2 (Riverglen), and Sub-Area 19 — Tract 1463-2 (Union).

Zone 02

Comprised of those residential subdivisions and properties generally located north of Meadowlark Road, east of Oriole Way and west of the City limits. Sub-Area 2A-2 — Tract 1632-3, Sub-Area 2A-3 — Tract 1632-4 and Sub-Area 15 — Tract 1832 (Erskine).

Zone 03

Comprised of those residential subdivisions and properties generally located south of Larkfield Place, west of Oriole Way, north of Meadowlark Road and east of Beechwood Drive. Sub-Area 20 — PM 91-088 (Grantham), located south of Larkfield Place, west of Oriole Way, north of Ashwood Place, and east of Beechwood Drive, Sub-Area 25 — PR 94-016 (Johnson), located directly north of Ashwood Place, and Sub-Area 30 — PR 91-089 (Schnied), located directly south of Ashwood Place.

Zone 04

Comprised of those residential subdivisions and properties generally located west of the Salinas River, east of South River Road, north of Charolais Road extension and south of Niblick Road. **Sub-Area 5** — Tracts 1508-1 and 1508-2 (Riverbank), located on the west side of South River Road, directly east of South River Road, Sub-Area 16 — Tract 1508-3 (Phase III of the

Riverbank subdivision), located on the north side of Charolais Road extension, east of Creeksand Lane and west of Riverbank Lane, and Sub-Area 27 — Tract 1508-4 (Riverbank), located along the north side of Charolais Road extension, south of Bridgegate Lane and west of Riverbank Lane.

Zone 09

Comprised of those residential subdivisions and properties generally located near Creston Road, east of Golden Hill Road. Sub-Area 52 (A-E) — Tracts 2281-1 through 2281-5 (Shadow Canyon).

Zone 10A

Comprised of those residential subdivisions and properties generally located along Golden Hill Road and Rolling Hills Road, south of Union Road. Sub-Area 13 — Tract 1886 (Summit Hills), located west of Golden Hill Road and south of Union Road.

Zone 12

Comprised of those residential subdivisions and properties generally located south of Zone 06, between Creston Road and Beechwood Drive. Sub-Area 3 — Tract 1457, located east of Creston Road and north of Meadowlark.

Zone 13B

Comprised of those commercial developments generally located east of the Salinas River near South River Road and Niblick Road. Sub-Area 22 — PR 91-095 (Woodland Plaza II), located along the west side of South River Road and the south side of Niblick Road. Formerly known as Zone 13.

Zone 13C

Comprised of those commercial developments generally located east of the Salinas River near South River Road and Niblick Road. Sub-Area 46 — PR 98-038 (Woodland Plaza III), located along the north side of Oak Hill Road and the east side of South River Road. Formerly known as Zone 13.

Zone 15

Comprised of commercial properties who benefit from local light improvements only. Sub-Area 66 — PD 00-029 located west of Ramada Drive near US Highway 101. This was formerly known as Sub Area 66.

Sub-Area 44

Tract 2186 (Viborg), located southeast of Navaho Avenue and encompassing Mohawk Court.

Part II — Method of Apportionment

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/Sub Areas as follows:

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

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

Proposition 218 Benefit Analysis

The costs of the proposed improvements have been identified and allocated to properties within the Local Designated Zones/Sub Areas based on special benefit. The improvements provided and for which properties are to be assessed are local public landscape and lighting improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within each respective Zone. The assessments and method of apportionment is based on the premise that these improvements would otherwise not have been required without the development of those parcels within the Local Designated Zones/Sub Areas.

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.”

Special Benefits

The ongoing maintenance of landscaped and lighting areas within Local Designated Zones/Sub Areas provide aesthetic benefits to the properties within each respective Zone/Sub Area and a more pleasant environment to walk, drive, and live. The primary function of these landscape and lighting 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/Sub Area and while some of these improvements may in part be visible to properties outside the Zone/Sub Area, collectively if these Zone/Sub Area improvements are not properly maintained, it is the parcels within the Zone/Sub Area 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. Likewise, in each of these Zones/Sub Areas, a portion of the landscape improvements include green space areas (slopes, parkways and trails) that provide a physical buffer and open space around the development or between properties and these areas serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards. As a result, the maintenance of these landscaped improvements provides particular and distinct benefits to the properties and developments within each Zone.

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 Zones/Sub Areas. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) on those properties 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 tree management, weed abatement, rodent control, and erosion control services for the various landscape easement areas. This baseline level of service would typically provide for periodic servicing of the improvement areas along the streets within the Zone/Sub Area (generally twice annually) or on an as-needed basis for most non-street improvement areas. 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 slope failures 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 that can be provided in the Zones/Sub Areas through the use of special benefit assessments.. This baseline servicing, unlike the enhanced aesthetic services funded through special benefit assessments, would provide benefits to the general public and to the properties both within and outside of the specific benefit zones.

Utilizing the cost per square footages of the improvement areas in each Zone/Sub Area the following table summarizes the estimated general benefit costs calculated for the Local Designated Zones/Sub Areas:

Fiscal Year 2016/2017 General Benefit Landscaping and Lighting Costs

Zone	Sub Area	General Benefit Cost	Zone	Sub Area	General Benefit Cost ⁽¹⁾	Zone	Sub Area	General Benefit Cost ⁽¹⁾
1	1	\$2,662	2	15	\$503	9	52	\$3,943
1	4	\$2,416	3	20	\$178	10A	13	\$1,278
1	6	\$1,433	3	25	\$178	12	3	\$782
1	18	\$1,679	3	30	\$133	13B	22	\$1,174
1	19	\$2,048	4	5	\$1,436	13C	46	\$481
2	2A-2	\$90	4	16	\$427	15	66	\$51
2	2A-3	\$655	4	27	\$573		44	\$509

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 in 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 the Yorba Linda Street Lighting and Landscaping Maintenance 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 the majority of the parcels 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. Non-Residential parcel EBUs are derived by utilizing the acreage of the Assessor Parcels. With

exception to Zone 15 Sub Area 66 which is charged 1 EBU for the improvements in that area.
(There is only one parcel designated to this Zone/Sub Area

ASSESSMENT RANGE FORMULA (INFLATIONARY ADJUSTMENT)

The maximum annual assessment that may be levied each fiscal year for many of the District's Sub-Areas includes an annual inflationary adjustment to the maximum assessment rate based on the percentage change in the Consumer Price Index reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers increase, not to exceed three (3) percent. Although the maximum rate for these Sub-Areas may be increased each year, the actual amount to be assessed is based on the annual budget and may be less than the maximum rate. The property owners must approve any proposed new or increased assessment that exceeds the adjusted maximum rate, before that assessment may be imposed. The Assessment Range Formula (inflationary adjustment) adopted for the District assessments is based on the annual percentage change in the Consumer Price Index reported by the San Francisco/Oakland Urban Wage Earners and Clerical Workers and available at the time the Engineer's Report is prepared.

The maximum assessment that may be levied in a fiscal year is increased annually by the following formula

$$\left. \begin{array}{l} \text{(Prior Year's Annual Maximum Assessment x CPI)} \\ \text{Plus} \\ \text{Prior Year's Annual Maximum Assessment} \end{array} \right] = \text{Current Year's New Annual Maximum Assessment}$$

Part III —Proposed Budgets for Local Designated Zones/Sub Areas

The following budgets outline the estimated costs to fully fund, maintain and service the various landscaping and lighting improvements and related amenities that provide special benefits to properties within Local Designated Zones/Sub Areas for fiscal year 2016/2017. In recent fiscal years, the total eligible special benefit expenses identified to adequately service and maintain the improvements for the Local Designated Zones/Sub Areas have not been fully funded by the assessment revenues generated at the existing maximum assessment rates. As a result, it may have been necessary for City staff to reduce services and activities and/or reduce or eliminate the collection of funding for long term repairs, replacements and rehabilitation. Recognizing that these revenue shortfalls are expected to continue and may likely increase over the years as a result of inflation, in conjunction with this Report the City is proposing to ballot property owners within these Zones/Sub Areas for new/increased maximum assessments that would fund the estimated total eligible special benefit expenses budgeted to provide the improvements for each respective Zone/Sub Area. The following budget table identifies those estimated expenses and the resulting "Proposed Maximum Assessment Rate per EBU" for fiscal year 2016/2017 to be presented to the property owners of record in a property owner protest ballot proceeding required pursuant to the provisions of the Constitution.

El Paso De Robles Landscaping and Lighting Maintenance District No. 1
 Engineer's Report - New/Increased Assessments
 Local Designated Zones/Sub Areas
 Fiscal Year 2016/2017

Landscape and Lighting District No. 1 Balloting Budget	Zone 01 Sub Area 1 Tracts 1581-1 (Phases 1 & 2) Riverglen	Zone 01 Sub Area 4 Tract 1619 Union	Zone 01 Sub Area 6 Tract 1463-1 Sunset Ridge	Zone 01 Sub Area 18 Tract 1581-2 Riverglen
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES				
ANNUAL LIGHTING EXPENSES				
Annual Street Lighting Maintenance & Operation	3,128	2,839	1,684	1,973
Annual Traffic Signal Maintenance & Operation	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 3,128	\$ 2,839	\$ 1,684	\$ 1,973
ANNUAL LANDSCAPING EXPENSES				
Annual Landscape Maintenance Expenses (Contract Services)	\$ 6,545	\$ 5,941	\$ 3,524	\$ 4,129
Annual Tree Maintenance Expenses	223	202	120	141
Annual Landscape Water Expenses	2,620	2,378	1,411	1,652
Annual Landscape Irrigation Operation & Maintenance	272	247	146	172
Annual Landscape Lighting Operation & Maintenance	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 9,660	\$ 8,768	\$ 5,201	\$ 6,093
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 12,788	\$ 11,608	\$ 6,886	\$ 8,066
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING				
REHABILITATION FUNDING (CIP RESERVES)				
Lighting Rehabilitation Funding	\$ 156	\$ 142	\$ 84	\$ 99
Total Landscape Rehab Funding Collection	\$ 228	\$ 207	\$ 123	\$ 144
Total Tree Rehab Funding Collection	\$ 163	\$ 148	\$ 88	\$ 103
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 547	\$ 497	\$ 295	\$ 345
PLANNED CAPITAL IMPROVEMENT EXPENDITURES				
Landscape Improvements CIP Expenditures	\$ -	\$ -	\$ -	\$ -
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 547	\$ 497	\$ 295	\$ 345
TOTAL DIRECT ANNUAL FUNDING	\$ 13,335	\$ 12,104	\$ 7,181	\$ 8,412
GENERAL BENEFIT EXPENSES				
Lighting General Benefit — City Funded	\$ (313)	\$ (284)	\$ (168)	\$ (197)
Landscape General Benefit — City Funded	\$ (2,349)	\$ (2,132)	\$ (1,265)	\$ (1,482)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (2,662)	\$ (2,416)	\$ (1,433)	\$ (1,679)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 10,673	\$ 9,688	\$ 5,747	\$ 6,733
ANNUAL INCIDENTAL EXPENSES				
OPERATIONAL RESERVE FUNDING				
Operational Reserves Collection	\$ 534	\$ 484	\$ 287	\$ 337
Operational Reserve (Transfer/Contribution)	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 534	\$ 484	\$ 287	\$ 337
ADMINISTRATION				
Total Annual District Administration	\$ 2,081	\$ 1,889	\$ 1,120	\$ 1,312
County Administration Fee	134	122	72	85
TOTAL ANNUAL ADMINISTRATION	\$ 2,215	\$ 2,011	\$ 1,193	\$ 1,397
TOTAL INCIDENTAL EXPENSES	\$ 2,749	\$ 2,495	\$ 1,480	\$ 1,734
BALANCE TO LEVY	\$ 13,422	\$ 12,183	\$ 7,227	\$ 8,466
DISTRICT STATISTICS				
Total Parcels	65	59	35	41
Total Assessable Parcels	65	59	35	41
Total Assessed Acreage	-	-	-	-
Total Benefit Units	65.00	59.00	35.00	41.00
Proposed Calculated Annual Assessment Rate per EBU	\$206.50	\$206.50	\$206.50	\$206.50
Proposed/Current Maximum Assessment Rate per EBU	\$207.00	\$207.00	\$207.00	\$207.00

El Paso De Robles Landscaping and Lighting Maintenance District No. 1
 Engineer's Report - New/Increased Assessments
 Local Designated Zones/Sub Areas
 Fiscal Year 2016/2017

Landscape and Lighting District No. 1 Balloting Budget	Zone 01	Zone 02	Zone 02	Zone 02
	Sub Area 19 Tract 1463-2	Sub Area 2A-2 Tract 1632-3	Sub Area 2A-3 Tract 1632-4	Sub Area 15 Tract 1832
		Meadowlark Farms	Meadowlark Farms	Erskine
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES				
ANNUAL LIGHTING EXPENSES				
Annual Street Lighting Maintenance & Operation	2,406	530	2,687	2,763
Annual Traffic Signal Maintenance & Operation	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 2,406	\$ 530	\$ 2,687	\$ 2,763
ANNUAL LANDSCAPING EXPENSES				
Annual Landscape Maintenance Expenses (Contract Services)	\$ 5,035	\$ 409	\$ 2,463	\$ 2,196
Annual Tree Maintenance Expenses	171	42	490	220
Annual Landscape Water Expenses	2,015	339	1,717	1,765
Annual Landscape Irrigation Operation & Maintenance	209	48	243	250
Annual Landscape Lighting Operation & Maintenance	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 7,431	\$ 837	\$ 4,912	\$ 4,431
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 9,837	\$ 1,367	\$ 7,599	\$ 7,194
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING				
REHABILITATION FUNDING (CIP RESERVES)				
Lighting Rehabilitation Funding	\$ 120	\$ 26	\$ 134	\$ 138
Total Landscape Rehab Funding Collection	175	37	225	194
Total Tree Rehab Funding Collection	125	41	482	213
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 421	\$ 104	\$ 841	\$ 544
PLANNED CAPITAL IMPROVEMENT EXPENDITURES				
Landscape Improvements CIP Expenditures	-	-	-	-
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 421	\$ 104	\$ 841	\$ 544
TOTAL DIRECT ANNUAL FUNDING	\$ 10,258	\$ 1,471	\$ 8,441	\$ 7,738
GENERAL BENEFIT EXPENSES				
Lighting General Benefit — City Funded	\$ (241)	\$ (53)	\$ (269)	\$ (276)
Landscape General Benefit — City Funded	(1,807)	(37)	(386)	(226)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (2,048)	\$ (90)	\$ (655)	\$ (503)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 8,210	\$ 1,381	\$ 7,786	\$ 7,235
ANNUAL INCIDENTAL EXPENSES				
OPERATIONAL RESERVE FUNDING				
Operational Reserves Collection	\$ 411	\$ 69	\$ 389	\$ 362
Operational Reserve (Transfer/Contribution)	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 411	\$ 69	\$ 389	\$ 362
ADMINISTRATION				
Total Annual District Administration	\$ 1,601	\$ 291	\$ 1,551	\$ 1,525
County Administration Fee	103	29	147	151
TOTAL ANNUAL ADMINISTRATION	\$ 1,704	\$ 320	\$ 1,698	\$ 1,676
TOTAL INCIDENTAL EXPENSES	\$ 2,114	\$ 389	\$ 2,087	\$ 2,037
BALANCE TO LEVY	\$ 10,325	\$ 1,770	\$ 9,874	\$ 9,273
DISTRICT STATISTICS				
Total Parcels	50	14	71	73
Total Assessable Parcels	50	14	71	73
Total Assessed Acreage	-	-	-	-
Total Benefit Units	50.00	14.00	71.00	73.00
Proposed Calculated Annual Assessment Rate per EBU	\$ 206.50	\$ 126.45	\$ 139.06	\$ 127.02
Proposed/Current Maximum Assessment Rate per EBU	\$ 207.00	\$ 127.00	\$ 140.00	\$ 128.00

El Paso De Robles Landscaping and Lighting Maintenance District No. 1
 Engineer's Report - New/Increased Assessments
 Local Designated Zones/Sub Areas
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Landscape and Lighting District No. 1 Balloting Budget	Zone 03 Sub Area 20 PR 91-088	Zone 03 Sub Area 25 PR 94-016	Zone 03 Sub Area 30 PR 91-089	Zone 04 Sub Area 5 Tract 1508-1 & Tract 1508-2 Riverbank
	Grantham	Johnson	Schnied	
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES				
ANNUAL LIGHTING EXPENSES				
Annual Street Lighting Maintenance & Operation	123	123	92	4,799
Annual Traffic Signal Maintenance & Operation	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 123	\$ 123	\$ 92	\$ 4,799
ANNUAL LANDSCAPING EXPENSES				
Annual Landscape Maintenance Expenses (Contract Services)	\$ 324	\$ 324	\$ 243	\$ 4,157
Annual Tree Maintenance Expenses	4	4	3	327
Annual Landscape Water Expenses	-	-	-	1,882
Annual Landscape Irrigation Operation & Maintenance	-	-	-	143
Annual Landscape Lighting Operation & Maintenance	-	-	-	1,158
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 328	\$ 328	\$ 246	\$ 6,509
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 451	\$ 451	\$ 338	\$ 12,466
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING				
REHABILITATION FUNDING (CIP RESERVES)				
Lighting Rehabilitation Funding	\$ 6	\$ 6	\$ 5	\$ 240
Total Landscape Rehab Funding Collection	3	3	2	288
Total Tree Rehab Funding Collection	0	0	0	311
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 10	\$ 10	\$ 7	\$ 839
PLANNED CAPITAL IMPROVEMENT EXPENDITURES				
Landscape Improvements CIP Expenditures	-	-	-	-
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 10	\$ 10	\$ 7	\$ 839
TOTAL DIRECT ANNUAL FUNDING	\$ 461	\$ 461	\$ 346	\$ 13,305
GENERAL BENEFIT EXPENSES				
Lighting General Benefit — City Funded	\$ (12)	\$ (12)	\$ (9)	\$ (480)
Landscape General Benefit — City Funded	(165)	(165)	(124)	(956)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (178)	\$ (178)	\$ (133)	\$ (1,436)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 283	\$ 283	\$ 212	\$ 11,869
ANNUAL INCIDENTAL EXPENSES				
OPERATIONAL RESERVE FUNDING				
Operational Reserves Collection	\$ 14	\$ 14	\$ 11	\$ 593
Operational Reserve (Transfer/Contribution)	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 14	\$ 14	\$ 11	\$ 593
ADMINISTRATION				
Total Annual District Administration	\$ 90	\$ 90	\$ 68	\$ 2,851
County Administration Fee	8	8	6	306
TOTAL ANNUAL ADMINISTRATION	\$ 98	\$ 98	\$ 74	\$ 3,157
TOTAL INCIDENTAL EXPENSES	\$ 112	\$ 112	\$ 84	\$ 3,751
BALANCE TO LEVY	\$ 396	\$ 396	\$ 297	\$ 15,619
DISTRICT STATISTICS				
Total Parcels	4	4	3	148
Total Assessable Parcels	4	4	3	148
Total Assessed Acreage	-	-	-	-
Total Benefit Units	4.00	4.00	3.00	148.00
Proposed Calculated Annual Assessment Rate per EBU	\$ 98.93	\$ 98.93	\$ 98.93	\$ 105.54
Proposed/Current Maximum Assessment Rate per EBU	\$ 99.00	\$ 99.00	\$ 99.00	\$ 106.00

El Paso De Robles Landscaping and Lighting Maintenance District No. 1
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Landscape and Lighting District No. 1 Balloting Budget	Zone 04 Sub Area 16 Tract 1508-3	Zone 04 Sub Area 27 Tract 1508-4	Zone 09 Sub Area 52 (A-E) Tracts 2281-(1 to 5)	Zone 10A Sub Area 13 Tract 1886
	Riverbank	Riverbank	Shadow Canyon	Willhoit
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES				
ANNUAL LIGHTING EXPENSES				
Annual Street Lighting Maintenance & Operation	1,427	1,913	5,934	4,578
Annual Traffic Signal Maintenance & Operation	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 1,427	\$ 1,913	\$ 5,934	\$ 4,578
ANNUAL LANDSCAPING EXPENSES				
Annual Landscape Maintenance Expenses (Contract Services)	\$ 1,236	\$ 1,657	\$ 33,179	\$ 5,611
Annual Tree Maintenance Expenses	97	130	2,348	401
Annual Landscape Water Expenses	560	750	36,896	5,027
Annual Landscape Irrigation Operation & Maintenance	42	57	242	171
Annual Landscape Lighting Operation & Maintenance	344	462	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 1,935	\$ 2,595	\$ 72,665	\$ 11,210
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 3,706	\$ 4,970	\$ 78,599	\$ 15,788
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING				
REHABILITATION FUNDING (CIP RESERVES)				
Lighting Rehabilitation Funding	\$ 71	\$ 96	\$ 297	\$ 229
Total Landscape Rehab Funding Collection	86	115	2,619	404
Total Tree Rehab Funding Collection	93	124	2,134	363
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 249	\$ 334	\$ 5,050	\$ 997
PLANNED CAPITAL IMPROVEMENT EXPENDITURES				
Landscape Improvements CIP Expenditures	-	-	-	-
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 249	\$ 334	\$ 5,050	\$ 997
TOTAL DIRECT ANNUAL FUNDING	\$ 3,956	\$ 5,304	\$ 83,649	\$ 16,784
GENERAL BENEFIT EXPENSES				
Lighting General Benefit — City Funded	\$ (143)	\$ (191)	\$ (593)	\$ (458)
Landscape General Benefit — City Funded	(284)	(381)	(3,350)	(820)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (427)	\$ (573)	\$ (3,943)	\$ (1,278)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 3,529	\$ 4,731	\$ 79,706	\$ 15,507
ANNUAL INCIDENTAL EXPENSES				
OPERATIONAL RESERVE FUNDING				
Operational Reserves Collection	\$ 176	\$ 237	\$ 3,985	\$ 775
Operational Reserve (Transfer/Contribution)	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 176	\$ 237	\$ 3,985	\$ 775
ADMINISTRATION				
Total Annual District Administration	\$ 848	\$ 1,137	\$ 10,363	\$ 2,576
County Administration Fee	91	122	310	167
TOTAL ANNUAL ADMINISTRATION	\$ 939	\$ 1,259	\$ 10,673	\$ 2,744
TOTAL INCIDENTAL EXPENSES	\$ 1,115	\$ 1,495	\$ 14,658	\$ 3,519
BALANCE TO LEVY	\$ 4,644	\$ 6,227	\$ 94,364	\$ 19,026
DISTRICT STATISTICS				
Total Parcels	44	59	151	81
Total Assessable Parcels	44	59	150	81
Total Assessed Acreage	-	-	-	-
Total Benefit Units	44.00	59.00	150.00	81.00
Proposed Calculated Annual Assessment Rate per EBU	\$ 105.54	\$ 105.54	\$ 629.10	\$ 234.88
Proposed/Current Maximum Assessment Rate per EBU	\$ 106.00	\$ 106.00	\$ 630.00	\$ 235.00

El Paso De Robles Landscaping and Lighting Maintenance District No. 1
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Landscape and Lighting District No. 1 Balloting Budget	Zone 12	Zone 13B	Zone 13C	Zone 15	SA-44
	Sub Area 3 Tract 1457	Sub Area 22 PR 91-095	Sub Area 46 PR 98-038	Sub Area 66 PD 00-029	Sub Area 44 Tract 2186
	Woodland Plaza II		Woodland Plaza III	Viborg	
DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES					
ANNUAL LIGHTING EXPENSES					
Annual Street Lighting Maintenance & Operation	3,052	2,188	553	509	339
Annual Traffic Signal Maintenance & Operation	-	-	-	-	-
TOTAL ANNUAL LIGHTING MAINTENANCE AND OPERATION EXPENSES	\$ 3,052	\$ 2,188	\$ 553	\$ 509	\$ 339
ANNUAL LANDSCAPING EXPENSES					
Annual Landscape Maintenance Expenses (Contract Services)	\$ 4,435	\$ 7,630	\$ 4,645	\$ -	\$ 3,762
Annual Tree Maintenance Expenses	301	262	450	-	168
Annual Landscape Water Expenses	5,120	11,821	4,224	-	1,090
Annual Landscape Irrigation Operation & Maintenance	326	169	65	-	242
Annual Landscape Lighting Operation & Maintenance	-	-	-	-	-
TOTAL ANNUAL LANDSCAPE MAINTENANCE AND OPERATION EXPENSES	\$ 10,183	\$ 19,883	\$ 9,384	\$ -	\$ 5,262
TOTAL DIRECT ANNUAL MAINTENANCE & OPERATING EXPENSES	\$ 13,235	\$ 22,071	\$ 9,937	\$ 509	\$ 5,601
REHABILITATION AND CAPITAL IMPROVEMENT FUNDING					
REHABILITATION FUNDING (CIP RESERVES)					
Lighting Rehabilitation Funding	\$ 153	\$ 109	\$ 28	\$ 25	\$ 17
Total Landscape Rehab Funding Collection	325	402	406	-	221
Total Tree Rehab Funding Collection	266	159	432	-	120
TOTAL REHABILITATION FUNDING (CIP RESERVES)	\$ 744	\$ 670	\$ 866	\$ 25	\$ 357
PLANNED CAPITAL IMPROVEMENT EXPENDITURES					
Landscape Improvements CIP Expenditures	-	-	-	-	-
TOTAL PLANNED CAPITAL IMPROVEMENT EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REHABILITATION & CAPITAL IMPROVEMENT FUNDING	\$ 744	\$ 670	\$ 866	\$ 25	\$ 357
TOTAL DIRECT ANNUAL FUNDING	\$ 13,978	\$ 22,741	\$ 10,803	\$ 534	\$ 5,959
GENERAL BENEFIT EXPENSES					
Lighting General Benefit — City Funded	\$ (305)	\$ (219)	\$ (55)	\$ (51)	\$ (34)
Landscape General Benefit — City Funded	(477)	(956)	(426)	-	(475)
TOTAL GENERAL BENEFIT — CITY FUNDED	\$ (782)	\$ (1,174)	\$ (481)	\$ (51)	\$ (509)
TOTAL DIRECT ANNUAL SPECIAL BENEFIT EXPENSES	\$ 13,196	\$ 21,566	\$ 10,323	\$ 483	\$ 5,450
ANNUAL INCIDENTAL EXPENSES					
OPERATIONAL RESERVE FUNDING					
Operational Reserves Collection	\$ 660	\$ 1,078	\$ 516	\$ 24	\$ 468
Operational Reserve (Transfer/Contribution)	-	-	-	-	-
Operational Reserves: Collection /(Contribution)	\$ 660	\$ 1,078	\$ 516	\$ 24	\$ 468
ADMINISTRATION					
Total Annual District Administration	\$ 2,355	\$ 2,918	\$ 1,231	\$ 67	\$ 1,195
County Administration Fee	182	89	22	2	25
TOTAL ANNUAL ADMINISTRATION	\$ 2,537	\$ 3,007	\$ 1,254	\$ 69	\$ 1,220
TOTAL INCIDENTAL EXPENSES	\$ 3,197	\$ 4,086	\$ 1,770	\$ 94	\$ 1,688
BALANCE TO LEVY	\$ 16,393	\$ 25,652	\$ 12,092	\$ 577	\$ 7,138
DISTRICT STATISTICS					
Total Parcels	88	13	7	1	12
Total Assessable Parcels	88	13	7	1	12
Total Assessed Acreage	-	42.99	10.86	-	-
Total Benefit Units	88.00	42.99	10.86	1.00	12.00
Proposed Calculated Annual Assessment Rate per EBU	\$ 186.28	\$ 596.69	\$ 1,113.48	\$ 576.81	\$ 594.82
Proposed/Current Maximum Assessment Rate per EBU	\$ 187.00	\$ 597.00	\$ 1,114.00	\$ 577.00	\$ 595.00

Part IV — Proposed Assessment Roll

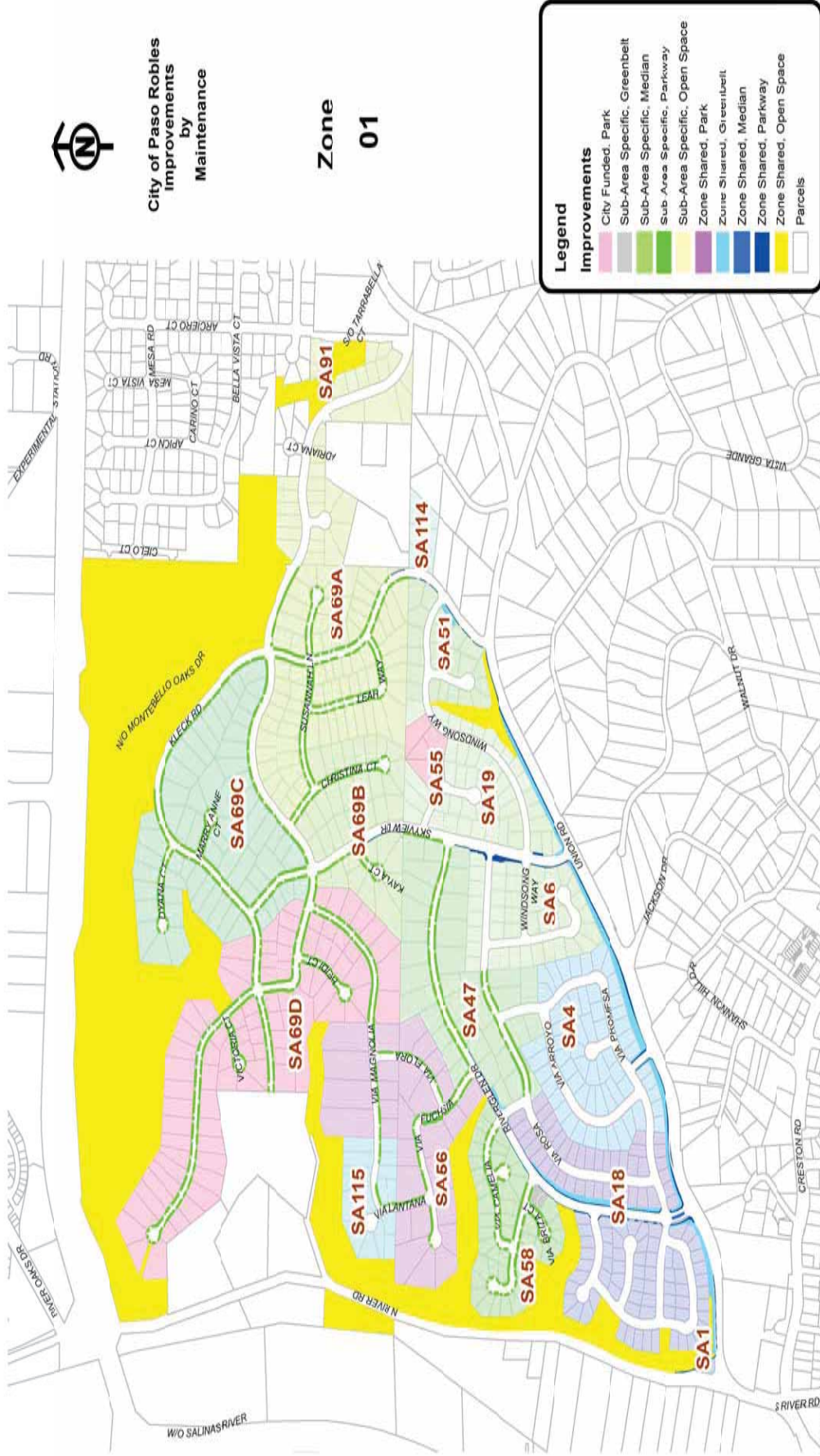
The Assessment Roll reflects all properties identified within the Local Designated Zones/Sub Areas and their balloted maximum assessment amount proposed for fiscal year 2016/2017. Each parcel listed on the Assessment Roll is currently shown and illustrated on the County Assessor's Roll and the County 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 roll attached to this report are subject to change pending the outcome of the Ballot Proceedings and/or 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 2016/2017.

Part V — Zone Diagrams

The following section contains diagrams that show the location of the proposed landscape improvement areas within the Local Designated Zones/Sub Areas for which properties within each respective Zone are being balloted for new/increased special benefit assessment to support the ongoing annual expenses associated with the maintenance and operation of those improvements.

The parcels within each Zone/Sub Area consist of all lots, parcels and subdivisions of land within the boundaries as depicted by these diagrams and shall consist and be dictated by the lines and dimensions as those lots, parcels and subdivisions of land shown on the San Luis Obispo County Assessor's parcel maps for the current year and by reference the San Luis Obispo County Assessor's parcel maps are incorporated herein and made part of this Report. The following diagrams show the boundaries of the properties within the Local Designated Zones/Sub Areas and these diagrams along with the Assessment Roll incorporated in this Report by reference constitute the Assessment Diagrams for the Zones/Sub Areas proposed for fiscal year 2016/2017.

Balloting Zone 1- Sub Areas 1, 4, 6, 18 and 19

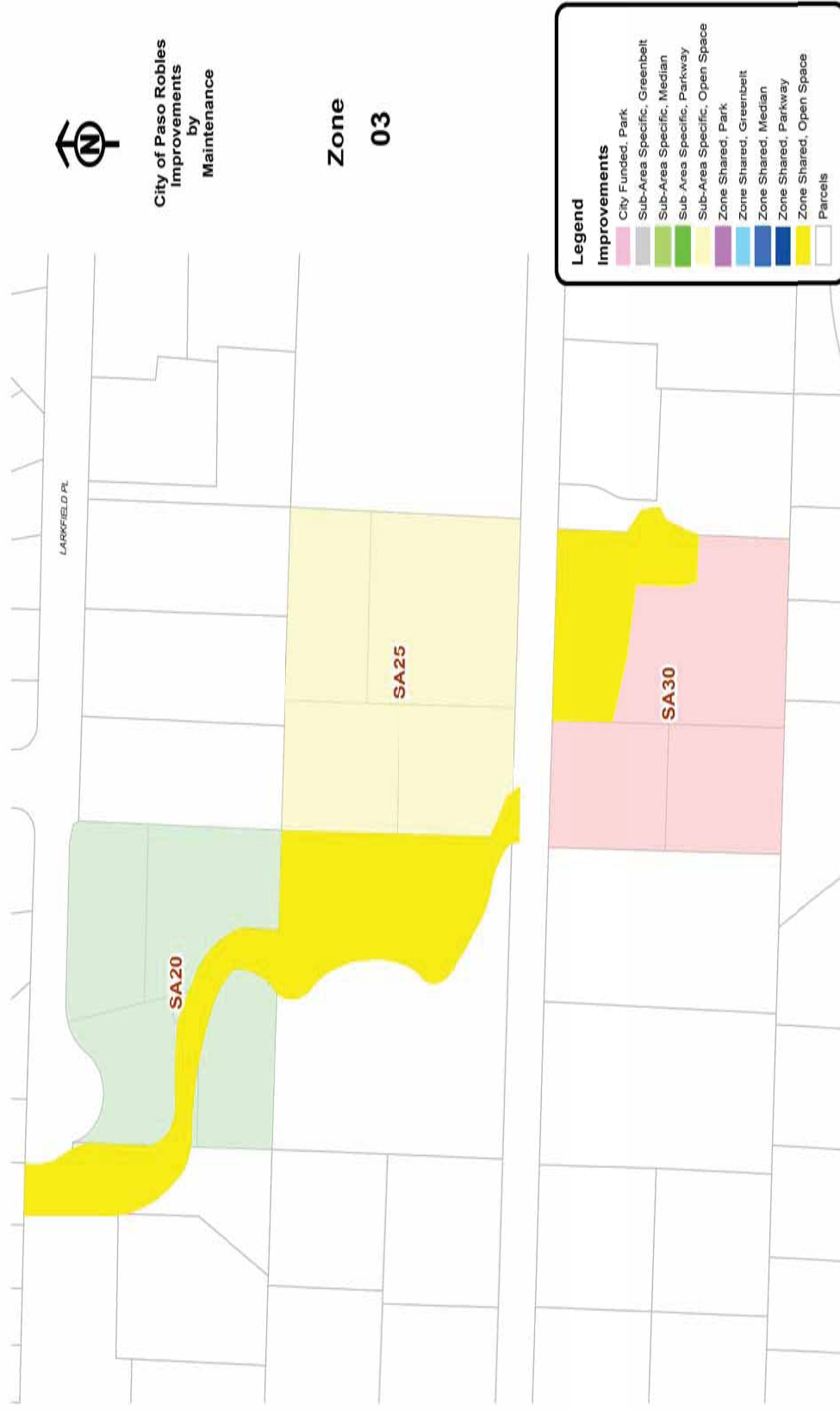


Balloting Zone 2, Sub Areas 2A-2, 2A-3 and 15

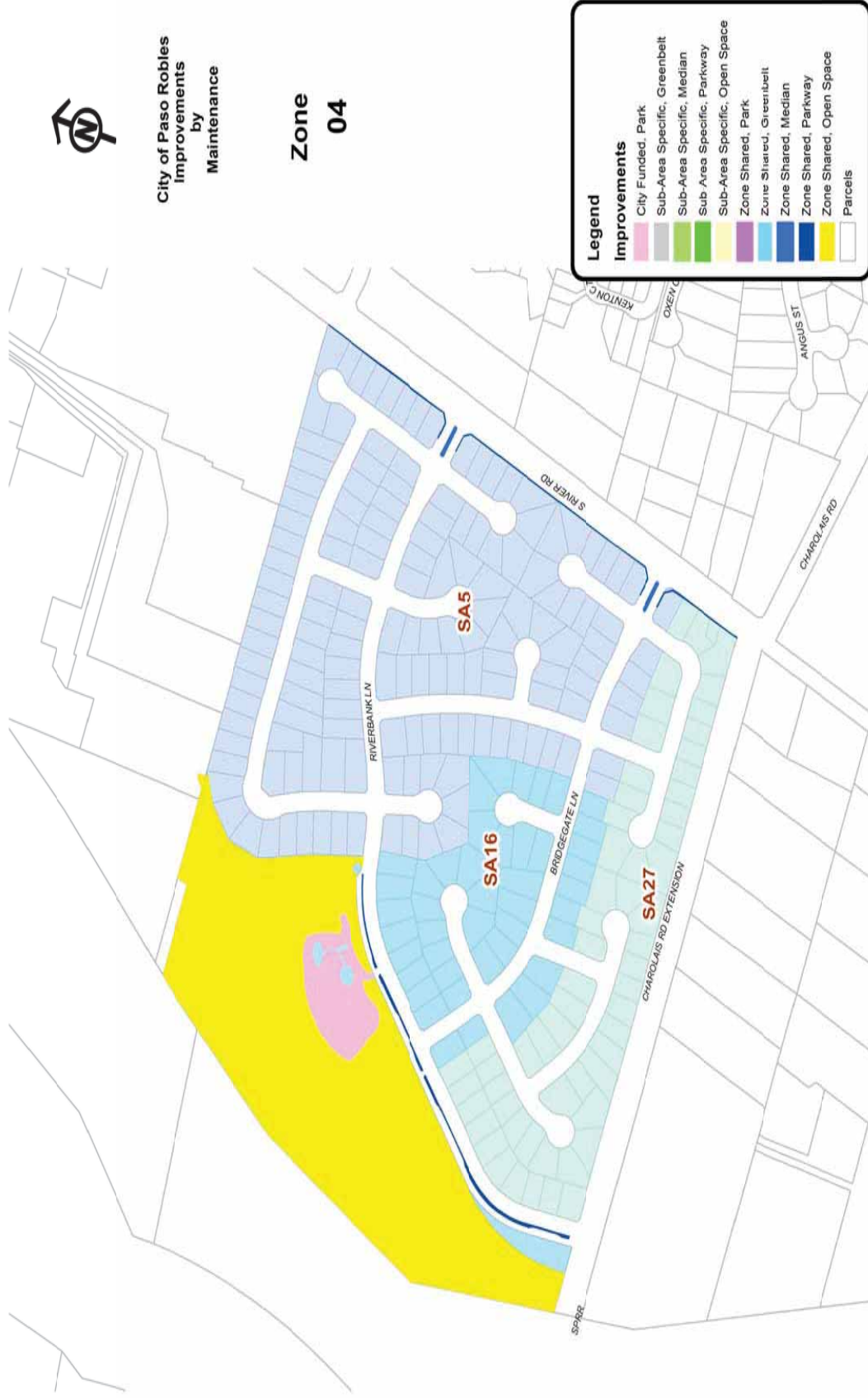


Date: 9/15/2015

Balloting Zone 3, Sub Areas 20, 25 and 30



Balloting Zone 4, Sub Areas 5, 16 and 27



Balloting Zone 9, Sub Area 52A-E



Date: 9/15/2015

Balloting Zone 10A, Sub Area 13



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Balloting Zone 12, Sub Area 3



Balloting Zone 13B, Sub Area 22

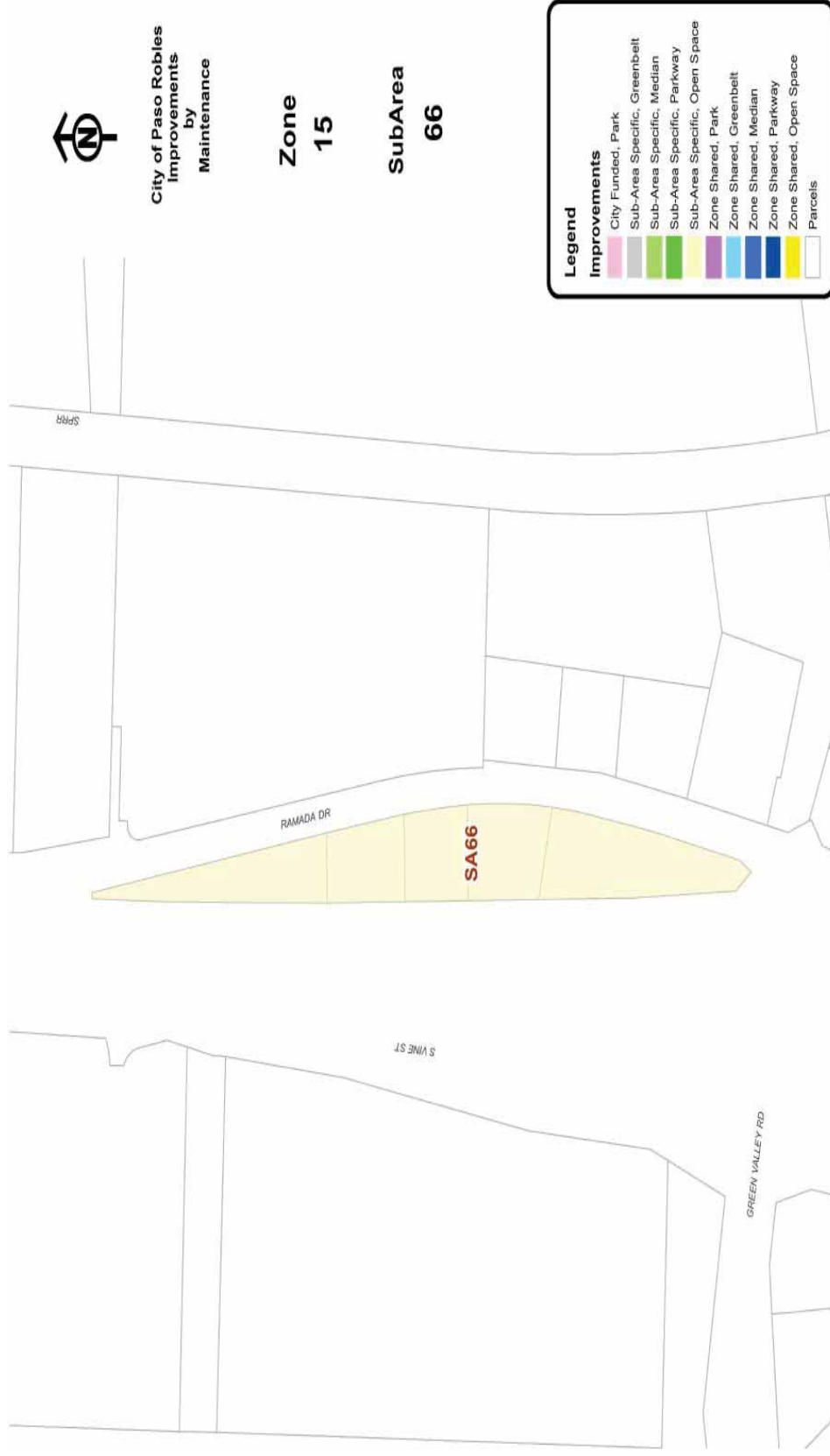


Balloting Zone 13C, Sub Area 46

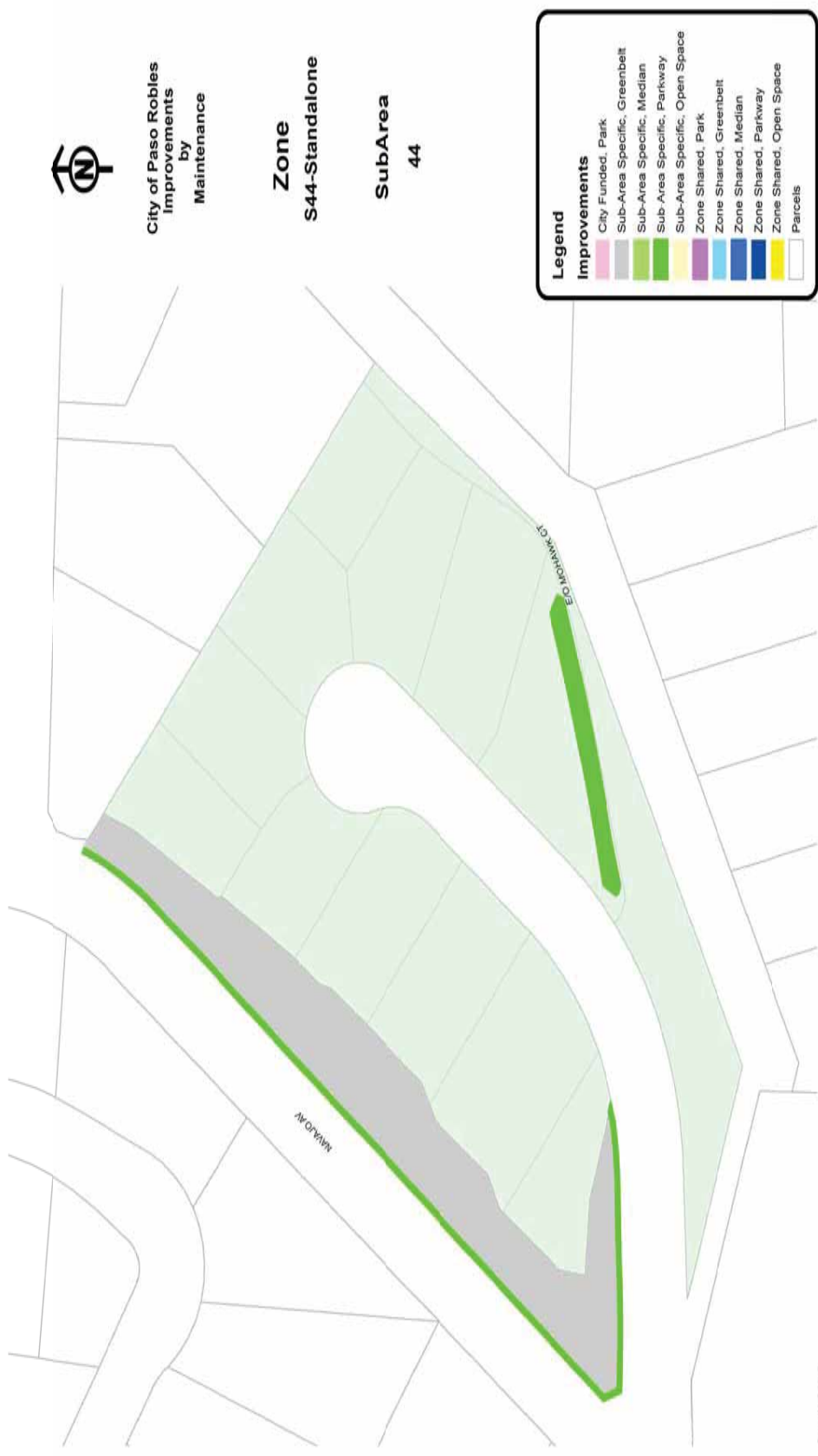


El Paso De Robles Landscaping and Lighting Maintenance District No. 1
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Balloting Zone 15, Sub Area 66



Balloting Standalone Sub Area 44



Date: 9/15/2015

Appendix A — Improvement Summary Description

Zone 01

Sub-Area 1 — Tract 1581-1 and portion of 1581-2 (Riverglen)

Sub-Area 4 — Tract 1619 (Golden Hills Development)

Sub-Area 6 — Tract 1463-1 (Sunset Ridge)

Sub-Area 18 — Tract 1581-2 (Riverglen)

Sub-Area 19 — Tract 1463-2 (Union)

Shared Improvements

Local street lighting improvements;

Irrigated parkway and Slope (Shrubs) on Union Road (Area behind Sidewalk).

Irrigated parkway and Slope (Shrubs) at North River Road (Union Road to 200' north);

Irrigated entryway median island (Shrubs) on Riverglen Drive at Union Road;

Irrigated parkway (Shrubs) on Riverglen Drive (Union Road to Via Camilla);

Irrigated parkway (Shrubs) on Skyview Drive (Union Road up to Sub-Area 69);

Irrigated Open Space Area west of Riverglen Drive and Union Road;

Non-irrigated open space area within Sub-Area 1;

Non-irrigated open space area between Sub-Areas 1 and 58 and adjacent to Sub-Area 18;

Non-irrigated open space area within Sub-Area 47 and adjacent to Sub-Areas 58 and 56;

Irrigated open space area on Via Rosa located between 4 and 47; and,

Non-irrigated open space area North of Sub-Area 69 and 91 and near Sub-Areas 47 and 56 (North of Montebello Oaks Dr. and south of Tarrabella Ct near Sub-Area 91)

Irrigated green belt (Shrubs) on Union Rd & Riverglen Dr.

Zone 02

Sub-Area 2A-2 — Tract 1632-3

Sub-Area 2A-3 — Tract 1632-4

Sub-Area 15 — Tract 1832 (Erskine)

Shared Improvements

Local street lighting improvements;

Irrigated parkway (Shrubs) on north side of Meadowlark Road;

Irrigated parkway (Shrubs) on Oriole Way between Cool Valley Road and Meadowlark Road;

Irrigated parkway (Shrubs) on Oriole Way between Laurelwood Drive and Larkfield Place;
Irrigated median entryway (Shrubs) on Laurelwood Drive within Sub-Area 15 (Tract 1832);
Irrigated parkway (Shrubs) on both sides of Airport Road;
Irrigated medians (Shrubs) on Airport Road;
Irrigated parkway (Turf);
Irrigated greenbelt (Shrubs) on Airport Road;
Weed abatement.

Zone 02

Sub-Area 2A-3 — Tract 1632-4

Sub-Area Specific Improvements

Irrigated green belt (Turf) within Sub-Area 2A-3.

Zone 02

Sub-Area 15 — Tract 1832 (Erskine)

Sub-Area Specific Improvements

Open space and/or basin off of Fieldstone Cr.;
Irrigated entryway Median (Turf) on Lauralwood Dr.;
Irrigated parkway/slope (Turf) above Cool Valley Rd.;
Irrigated parkway/slope (Shrubs) between Larkfield Pl and Laurelwood Dr.

Zone 03

Sub-Area 20 — PM 91-088 (Grantham)
Sub-Area 25 — PR 94-016 (Johnson)
Sub-Area 30 — PR 91-089 (Schnied),

Shared Improvements

Local street lighting improvements;
Non-irrigated drainage creek area/open space adjacent to and within the Sub-Areas.

Zone 04

Sub-Area 5 — Tracts 1508-1 and 1508-2 (Riverbank)
Sub-Area 16 — Tract 1508-3 (Phase III of the Riverbank subdivision)
Sub-Area 27 — Tract 1508-4 (Riverbank)

Shared Improvements

Local street lighting improvements within the Zone;
Irrigated parkway (Shrubs) on west side of South River Road the length of the Zone;
Irrigated Entry Islands (Shrubs) at Bridgegate Lane and Riverbank Lane;
Irrigated parkway (Shrubs) on west side of Riverbank Lane adjacent to the open space;
Irrigated Slope/Trail/Bike and Pedestrian Path (Shrubs) behind lots 112-120 (Summer Creek Lane);
Non-irrigated Open Space Areas surrounding Larry More Park.

Zone 09

Sub-Area 52 (A-E) — Tracts 2281-1 through 2281-5 (Shadow Canyon)

Shared Improvements

Local street lighting improvements;
Irrigated green belt (Shrubs & Turf) on Grand Canyon Dr. and Golden Hill Rd.;
Irrigated parkway/slope (Shrubs & Turf) within 52 A-E

Zone 10A

Sub-Area 13 — Tract 1886 (Summit Hills)

Sub-Area Specific Improvements

Local street lighting improvements;
Irrigated Greenbelt (Shrubs) between Rolling Hills Rd. and Golden Hills Rd.;
Irrigated median entryway median islands (Shrubs) on Summit Drive (2 locations) within Sub-Area 13;
Irrigated parkway/slopes (Shrubs) on Rolling Hills Rd and Golden Hills Rd.;
Non-Irrigated open space and or basin west of Summit Dr.

Zone 12

Sub-Area 3 — Tract 1457

Shared Improvements

Irrigated medians (Shrub) on Creston Rd.;
Irrigated perimeter parkway/slope (Shrubs & Turf) on Creston Road;
Irrigated green belt (Shrubs & Turf) on Creston Road;
Parks.

Zone 12

Sub-Area 3 — Tract 1457

Sub-Area Specific Improvements

Local street lighting improvements within the Sub-Area 3

Zone 13B and 13C

Sub-Area 22 — PR 91-095 (Woodland Plaza II)
Sub-Area 46 — PR 98-038 (Woodland Plaza III)

Shared Improvements

Local street lighting improvements;
Irrigated Medians (Shrubs) Sub-Area 7, 22 & 46;
Irrigated Medians (Turf) Sub-Area 22 & 46.

Zone 13B

Sub-Area 22 — PR 91-095 (Woodland Plaza II)

Sub-Area Specific Improvements

Irrigated green belt (Shrubs) adjacent to Niblick Rd.

Zone 13C

Sub-Area 46 — PR 98-038 (Woodland Plaza III)

Sub-Area Specific Improvements

Irrigate parkways (Shrubs & Turf) on Oak Hill Rd., S. River Rd and north of Oak Hill Rd.
Irrigated green belt (Shrubs & Turf) east of S. River Rd and north of Oak Hill Rd.

Zone 15

Sub-Area 66 — PD 00-029

Local Light Improvements Only

Sub-Area 44

Tract 2186 (Viborg)

Sub-Area Specific Improvements

Local street lighting,
Maintenance of the irrigated parkways and slopes (shrubs) on Navajo Avenue,
Irrigated entryway parkway/slope (Shrubs) on Mohawk Court;
Maintenance of the irrigated open space areas within Tract 2186.