

Hegarty, Iversen,  
Martin, Planco &  
Macklin

96-79

#5

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 1, FISCAL YEAR 1996/1997**

The City Council of the City of El Paso de Robles, California does resolve as follows:

WHEREAS, the City Council of City of El Paso de Robles, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Annual Levy Report (hereinafter referred to as the "Report") that describes the assessments against parcels of land within the El Paso de Robles Landscape and Lighting Maintenance Assessment District No. 1 (hereinafter referred to as the "District") for the Fiscal Year commencing July 1, 1996, and ending June 30, 1997, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the "Act") to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 1996, and ending June 30, 1997, to pay for the maintenance and services of all improvements and facilities related thereto.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, FOR EL PASO DE ROBLES LANDSCAPE AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. 1, AS FOLLOWS:**

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

TABLE II - FISCAL YEAR 1996/97 DISTRICT BUDGET  
(Continued)

SUB AREA DESCRIPTION	SUB AREA 5 TRACT 1508	SUB AREA 6 TRACT 1463-1	SUB AREA 7 WOODLAND PLAZA	SUB AREA 8 TRACT 1630
<b>DIRECT COSTS</b>				
Landscape Maintenance	\$9,120	\$4,560	\$888	\$4,512
Landscape Water	1,000	3,000	160	0
Street Light Electric	2,722	680	778	875
Other Electric	500	90	90	1,800
Repairs	1,458	661	300	380
<i>Direct Costs (Subtotal)</i>	14,800	8,991	2,216	7,567
<b>ADMINISTRATION COSTS</b>				
Personnel	1,492	353	66	339
Overhead	569	135	32	162
Consultants	627	148	29	153
County Administration Fee	296	70	14	72
<i>Admin. Costs (Subtotal)</i>	2,984	706	141	726
<b>LEVY BREAKDOWN</b>				
Direct and Administrative Costs	17,784	9,697	2,357	8,293
Beginning Balance (Deficit)	0	0	0	0
<i>Levy Collection (Subtotal)</i>	17,784	9,697	2,357	8,293
Beginning Balance (Surplus)	0	0	0	0
Other Contributions	0	0	0	0
<i>Levy Reduction (Subtotal)</i>	0	0	0	0
<b>Balance to Levy</b>	<b>\$17,784</b>	<b>\$9,697</b>	<b>\$2,357</b>	<b>\$8,293</b>
<b>DISTRICT STATISTICS</b>				
Total Parcels	148	35	7	36
Total Acreage			12.78	
<b>Levy per Unit</b>	<b>\$103.10</b>	<b>\$120.08</b>	<b>\$184.42</b>	<b>\$230.36</b>
<b>HISTORICAL INFORMATION</b>				
1995/96 Levy per Unit	127.68	41.76	171.06	230.56
1994/95 Levy per Unit	78.00	44.36	198.12	166.36
1993/94 Levy per Unit	72.62	28.00	199.70	169.50
1992/93 Levy per Unit	30.90	153.58	193.60	91.94
1991/92 Levy per Unit	35.96	159.06	97.16	72.56

TABLE II - FISCAL YEAR 1996/97 DISTRICT BUDGET  
(Continued)

SUB AREA DESCRIPTION	SUB AREA 13 WILLHOIT	SUB AREA 14 WILLIAMS BROTHERS	SUB AREA 15 TRACT 1832	SUB AREA 16 TRACT 1508-3
<b>DIRECT COSTS</b>				
Landscape Maintenance	\$5,040	\$840	\$1,680	\$0
Landscape Water	950	115	700	2,500
Street Light Electric	2,819	875	1,458	778
Other Electric	180	90	180	500
Repairs	937	128	375	78
<i>Direct Costs (Subtotal)</i>	9,926	2,048	4,393	3,856
<b>ADMINISTRATION COSTS</b>				
Personnel	764	57	688	415
Overhead	365	27	329	198
Consultants	343	25	309	186
County Administration Fee	162	12	146	88
<i>Admin. Costs (Subtotal)</i>	1,634	122	1,472	887
<b>LEVY BREAKDOWN</b>				
Direct and Administrative Costs	11,560	2,170	5,865	4,743
Beginning Balance (Deficit)	0	0	0	0
<i>Levy Collection (Subtotal)</i>	11,560	2,170	5,865	4,743
Beginning Balance (Surplus)	0	0	0	0
Other Contributions	0	0	0	0
<i>Levy Reduction (Subtotal)</i>	0	0	0	0
<b>Balance to Levy</b>	<b>\$11,560</b>	<b>\$2,170</b>	<b>\$5,865</b>	<b>\$4,743</b>
<b>DISTRICT STATISTICS</b>				
Total Parcels	81	6	73	44
Total Acreage		18.11		
<b>Levy per Unit</b>	<b>\$142.72</b>	<b>\$119.82</b>	<b>\$80.34</b>	<b>\$103.10</b>
<b>HISTORICAL INFORMATION</b>				
1995/96 Levy per Unit	142.76	120.04	80.48	127.68
1994/95 Levy per Unit	N/A	133.44	N/A	78.02
1993/94 Levy per Unit	N/A	134.08	112.84	N/A
1992/93 Levy per Unit	N/A	N/A	N/A	N/A
1991/92 Levy per Unit	N/A	N/A	N/A	N/A

TABLE II - FISCAL YEAR 1996/97 DISTRICT BUDGET  
(Continued)

SUB AREA DESCRIPTION	SUB AREA 22 WOODLAND	SUB AREA 23 TARR	SUB AREA 25 JOHNSON	SUB AREA 27 TRACT 1508-4
<b>DIRECT COSTS</b>				
Landscape Maintenance	\$888	\$0	\$96	\$0
Landscape Water	0	0	0	1,000
Street Light Electric	1,166	97	97	875
Other Electric	0	0	0	200
Repairs	700	10	21	87
<i>Direct Costs (Subtotal)</i>	<b>2,754</b>	<b>107</b>	<b>214</b>	<b>2,162</b>
<b>ADMIN. COSTS</b>				
Personnel	86	80	38	556
Overhead	48	31	18	266
Consultants	30	34	17	250
County Administration Fee	18	16	8	118
<i>Admin. Costs (Subtotal)</i>	<b>182</b>	<b>161</b>	<b>81</b>	<b>1,190</b>
<b>LEVY BREAKDOWN</b>				
Direct and Admin. Costs	2,936	268	295	3,352
Beginning Balance (Deficit)	0	0	0	0
<i>Levy Collection (Subtotal)</i>	<b>2,936</b>	<b>268</b>	<b>295</b>	<b>3,352</b>
Beginning Balance (Surplus)	0	0	0	0
Other Contributions	0	0	0	0
<i>Levy Reduction (Subtotal)</i>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Balance to Levy</b>	<b>\$2,936</b>	<b>\$268</b>	<b>\$295</b>	<b>\$3,352</b>
<b>DISTRICT STATISTICS</b>				
Total Parcels	9	8	4	59
Total Acreage	42.64	4.45		
<b>Levy per Unit</b>	<b>\$68.86</b>	<b>\$60.28</b>	<b>\$73.72</b>	<b>\$103.10</b>
<b>HISTORICAL INFORMATION</b>				
1995/96 Levy per Unit	55.34	64.36	74.06	127.68
1994/95 Levy per Unit	N/A	N/A	N/A	N/A
1993/94 Levy per Unit	N/A	N/A	N/A	N/A
1992/93 Levy per Unit	N/A	N/A	N/A	N/A
1991/92 Levy per Unit	N/A	N/A	N/A	N/A



## V. DESCRIPTION OF BUDGET ITEMS

The following describes the items listed on the District budgets, shown in Section IV Table II.

**Landscape Maintenance** - Includes all contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems, drainage systems, fencing, and entry monuments within the District and Sub Areas. All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City staff, but are generally scheduled weekly.

**Landscape Water** - The cost of furnishing water necessary for the maintenance of the landscaping and drainage facilities.

**Street Light Electric** - Includes the costs to provide electrical power and service for street lights.

**Other Electric** - The cost of providing electrical power and maintenance for irrigation controllers and pedestrian walkway lights.

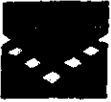
**Repairs** - This item includes repairs to the improvements in the District that are not normally included in the yearly maintenance contract. Repairs may include renovation or replacement of the improvements resulting from damage due to vandalism, storms, etc.

**Personnel** - The cost of particular staff of the City for providing the coordination for maintenance, responding to public concerns and education, and levy collection.

**Overhead** - The cost of providing all overhead items incurred during the District administration by the City such as, office supplies, office equipment, telephones, etc.

**County Administration Fee** - The County of San Luis Obispo charges a \$2.00 County Administration charge per parcel for placing assessments on the tax roll.

**Consultants** - The cost of contracting with professionals to provide services specific to the levy administration or legal services including preparation of the Report and submittal of levy information to the County.



## VI. METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of the District may be apportioned by any formula or method which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated benefits to be received by each such parcel from the improvements. The benefit formula used within each Sub Area of the District may vary. The formula used for each Sub Area reflects the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on the estimated benefit to each parcel.

For Sub Areas 7, 10, 14, 22 and 23 the estimated benefit from the improvements has been apportioned on acreage. The composition of the parcels within these Sub Areas and the improvements provided makes an apportionment of the maintenance costs and benefit based on parcel acreage the most equitable method of apportionment. The following formulas are used to arrive at the levy amount for each parcel within these Sub Areas.

**Sub Areas 7, 10, 14, 22, and 23:**

$$\begin{aligned} \text{Total Balance to Levy for Sub Area} / \text{Total Acres in Sub Area} &= \text{Levy per Acre} \\ \text{Levy per Acre} \times \text{Parcel Acreage} &= \text{Parcel Levy Amount} \end{aligned}$$

The composition of the parcels within all other Sub Areas within the District is primarily single family residential parcels. The parcels within these Sub Areas and their benefit from the improvements has been determined to be equal for all parcels. Therefore, the total amount to be levied in each of these Sub Areas is shared and assessed equally for each parcel in the Sub Area. The following formula is used to arrive at the levy amount for each parcel within these Sub Areas.

**All Sub Areas (except 7, 10, 14, 22, and 23):**

$$\text{Total Balance to Levy for Sub Area} / \text{Total Parcels in Sub Area} = \text{Parcel Levy Amount}$$



**§22525**

**Improvement**

**"Improvement" means one or any combination of the following:**

- (a) The installation of planting or landscaping.**
- (b) The installation or construction of statuary, fountains, or other ornamental structures and facilities.**
- (c) The installation or construction of public lighting facilities, including, but not limited to, traffic signals.**
- (d) The installation or construction of any facilities which are appurtenant to and of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.**
- (e) The installation of park or recreational improvements, including but not limited to all of the following:**
  - (1) Land preparation, such as grading, leveling, cutting and filling, sod landscaping, irrigation systems, sidewalks, and drainage.**
  - (2) Lights, playground equipment play courts, and public restrooms.**
- (f) The maintenance or servicing, or both, of any of the foregoing.**
- (g) The acquisition of land for park, recreational or open-space purposes.**
- (h) The acquisition of any existing improvement otherwise authorized pursuant to this section.**

**§22574**

**Classification into zones**

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.

**§22605**

**Authority of Legislative Bodies**

The Legislative body, either in a single proceeding or by separate proceedings, may order one or any combination of the following changes of organization:

- (a) *The annexation of territory to an existing assessment district formed under this part.*
- (b) *The detachment of territory from an existing assessment district formed under this part.*
- (c) *The dissolution of an existing assessment district formed under this part.*
- (d) *The consolidation into a single assessment district formed under this part any combination of two or more of any of the following:*
  - (1) *An existing assessment district formed pursuant to this part.*
  - (2) *An existing lighting, street lighting, maintenance, or tree planting district formed pursuant to Chapter 26 (commencing with Section 5820) of Part 3 of Division 14, or Part 1 (commencing with Section 18000), Part 2 (commencing with Section 18300), Part 3 (commencing with Section 18600), or Part 4 (commencing with Section 19000) of Division 14, or Part 1 (commencing with Section 22000) of this division, or pursuant to any procedural ordinance adopted by a charter city.*
- (e) *The legislative body shall not, by annexation, detachment, dissolution, or consolidation, alter the obligation of property owners to pay the principal of, and interest on, bonded debt or notes issued pursuant to Section 22662.5. This section does not prevent the lawful refunding of the bonded debt or notes or the apportionment of assessments upon the division of properties assessed.*





## Appendix C - 1996/97 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor Parcel Maps for the year in which this Report is prepared.

Non-assessable lots or parcels include government-owned land, public utility-owned property, and land principally encumbered by public rights-of-way. These parcels will not be assessed.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages.

**RESOLUTION No. 96-**

**PASSED, APPROVED, AND ADOPTED ON THIS 18<sup>th</sup> DAY OF JUNE, 1996, ON THE FOLLOWING VOTE:**

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:**

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**Walter J. Macklin, Mayor**

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**Richard J. Ramirez  
City Manager/City Clerk**

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State of California            )  
County of San Luis Obispo    ) SS.  
City of El Paso de Robles     )

I, Richard J. Ramirez, City Clerk of the City of El Paso de Robles, County of San Luis Obispo, State of California, do hereby certify that the foregoing Resolution No. \_\_\_\_\_ was regularly adopted by the City Council of said City of El Paso de Robles at a regular meeting of said Council held on the 18th day June 1996, by the following vote:

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:**

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**Richard J. Ramirez, City Clerk**

**Section 3 Boundaries and Designation:** The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District. The District includes twenty five Sub Areas: (1) Tract 1581-1; (2) Tract 695; (3) Tract 1457; (4) Tract 721; (5) Tract 1508; (6) Tract 1463-1; (7) Woodland Plaza; (8) Tract 1630; (9) Tract 1942; (10) Tract 2036; (11) Tract 1723; (12) Tract 2070; (13) Willhoit; (14) Williams Brothers; (15) Tract 1832; (16) Tract 1508-3; (18) Tract 1581-2; (19) Tract 1463-2 ; (20) PM 91-088; (21) Tract 1754-1; (22) Woodland; (23) Tarr; (25) Johnson; (27) Tract 1508-4; and (30) Schnied. The District is designated as "El Paso de Robles Landscape and Lighting Maintenance Assessment District No. 1."

**Section 4 Proposed Assessment Amounts:** For Fiscal Year 1996/97, the proposed assessments for Sub Areas (6), (7) and (22) have increased over the previous Fiscal Year. Sub Areas (19), (21) and 105 new parcels in Sub Area (2), are being assessed for the first time. All proposed assessments for the other Sub Areas in the District will not increase over the previous Fiscal Year. The Annual Levy Report details all increased assessments or changes.

**Section 5 Public Hearing(s):** The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22626* of the Act.

**Section 6 Notice:** The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution twice in the *Country News - Press* for two consecutive weeks not less than ten (10) days before the date of the hearing and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices. Pursuant to *Chapter 3, Section 22626 (b) of the Act*, notice of Public Hearing required by *Section 54954.6 of the Government Code* shall be mailed as provided in subdivision (c) of that section.

**Section 7 Time of Public Hearing:**

Notice is hereby given that a Public Meeting and a Public Hearing on these matters will be held by the City Council on Tuesday June 4, 1996 at 7:30 p.m. (Public Meeting) and Tuesday June 18, 1996 at 7:30 p.m. (Public Hearing), or as soon thereafter as feasible in the Paso Robles School Board Meeting Room, located at 800 Niblick Rd., El Paso de Robles, California.

DATE: 06/04/96

AGENDA ITEM # 1

( ) APPROVED ( ) DENIED  
( ) CONTINUED TO \_\_\_\_\_

TO: RICHARD J. RAMIREZ, CITY MANAGER

FROM: JOHN R. McCARTHY, DIRECTOR OF PUBLIC WORKS

SUBJECT: PUBLIC MEETING FOR ANNUAL LEVY REPORT FOR LANDSCAPE AND LIGHTING DISTRICT No. 1 FOR FISCAL YEAR 1995/1996

DATE: JUNE 4, 1996

**Needs:** For the City Council to receive input from citizens regarding the annual levy for the Paso Robles Landscape and Lighting District No. 1.

**Facts:**

1. The City Council has previously adopted a Resolution during its April 16, 1996, meeting initiating the proceedings for the annual levy of the District.
2. That Resolution, and State law requires a public meeting and a public hearing be held; this is the public meeting.
3. The City Council is only required to hear testimony at this meeting. No decisions will be made until after the public hearing scheduled for June 18, 1996.

**Analysis and Conclusion:**

The Council needs only to hear and receive input from the public regarding the annual levy report for the Paso Robles Landscape and Lighting District No. 1 in this public meeting. There will be a public hearing on the levy report on June 18, 1996.

**Policy Reference:**

Resolution No. 89-89, forming the Paso Robles Lighting and Landscape District No. 1 and State law.

**Fiscal Impact:**

None for this public meeting.

**Options:**

- A. For the City Council to hear and receive input from the public on the annual levy of the Landscape and Lighting District.
- B. Amend, modify or reject the above option.

Attachment: (1)

1) Preliminary Levy Report

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The spreading of the improvement costs is based upon the total cost of the improvements within each Sub Area and is proportionately spread among all benefiting properties within the Sub Area. Each property is assessed only for the cost of the improvements from which benefit is received.

Improvements within the District include; street lighting, fencing, planting materials, irrigation systems, drainage systems, detention basins, open space areas, public pedestrian paths, and entry monuments.

Table I below lists the various Sub Areas within the District along with the Sub Area description and the number of assessable parcels:

**TABLE I  
SUB AREAS**

Sub Area #1	Tract 1581 Riverglen	65 parcels
Sub Area #2	Tract 1632 Meadowlark Farms	149 parcels
Sub Area #3	Tract 1457	88 parcels
Sub Area #4	Tract 1619	59 parcels
Sub Area #5	Tract 1508-1 & -2 Riverbank	148 parcels
Sub Area #6	Tract 1463-1 Sunset Ridge	35 parcels
Sub Area #7	Woodland Plaza	7 parcels
Sub Area #8	Tract 1630	36 parcels
Sub Area #9	Tract 1942	18 parcels
Sub Area #10	Tract 2036	2 parcels
Sub Area #11	Tract 1723	16 parcels
Sub Area #12	Tract 2070 Alder Creek	96 parcels
Sub Area #13	Tract 1886 Willhoit	81 parcels
Sub Area #14	Williams Bros.	6 parcels
Sub Area #15	Tract 1832	73 parcels
Sub Area #16	Tract 1508-3 Riverbank	44 parcels
Sub Area #18	Tract 1581-2 Riverglen	41 parcels
Sub Area #19	Tract 1463-2 Union	55 parcels
Sub Area #20	Parcel Map 91-088	4 parcels
Sub Area #21	Tract 1754-1 Eagle Creek	35 parcels
Sub Area #22	Parcel Map PR91-095 Woodland	9 parcels
Sub Area #23	Parcel Map PR93-085 Tarr	8 parcels
Sub Area #25	Parcel Map PR94-002 Johnson	4 parcels
Sub Area #27	Tract 1508-4 Riverbank	59 parcels
Sub Area #30	Parcel Map PR91-089 Schnied	3 parcels
<b>Total Parcels:</b>		<b>1,141 parcels</b>



## II. DESCRIPTION OF THE DISTRICT

### A. District Boundaries and Improvement Areas

The District is divided into twenty-five (25) Sub Areas.

Sub Area #1 lies east of Creston Road and Katherine Drive within the boundaries of Tract 1581(Riverglen). Improvements include landscaping along Union Road and Riverglen Drive; local street lighting, open space lots, and slopes.

Sub Area #2 consists of parcels within Tract 1632 (Meadowlark Farms), located east of Oriole Way and north of Meadowlark Road. Improvements include landscaping along Meadowlark Road and Airport Road; local street lighting, drainage system, and a detention basin.

Sub Area #3 includes parcels within Tract 1457, located east of Creston Road and north of Meadowlark Drive. Improvements consist of parkway and slope landscaping along Creston Road and Meadowlark Road, and open space maintenance of the local creek area that benefits parcels within the tract.

Sub Area #4 consists of parcels within Tract 1619 (Golden Hills Development), located on the northwest side of Union Road. Improvements include landscaping along Union Road and interior street parkways; local street lighting, and drainage swells.

Sub Area #5 includes parcels within the boundaries of Tracts 1508-1 & -2 (Riverbank), located on the west side of North River Road. Improvements include landscaping along adjacent arterial streets; local street lighting and park maintenance for the tracts.

Sub Area #6 consists of parcels within Tract 1463-1 (Sunset Ridge), located on the northwest side of Union Road. Improvements include landscaping along Union Road and A Street and local street lighting for the tract.

Sub Area #7 is known as the Woodland Plaza located north of Niblick Road and west of South River Road. Improvements consist of medians along Niblick Road and South River Road and local street lighting that benefits parcels within this area.

Sub Area #8 consists of parcels within Tract 1630 (Trent). Improvements include landscaping along local pedestrian pathways, street lighting, pedestrian pathway security lighting, open space, and drainage system areas that benefit parcels within the tract.



Sub Area #20 includes parcels within parcel map PM 91-088 (Grantham), located south of Larkfield Place, west of Oriole Way, north of Ashwood Place, and east of Beechwood Dr. Improvements include open space maintenance of the local creek area that benefit parcels within the tract.

Sub Area #21 includes parcels within Tract 1754-1 (Eagle Creek), located on Charolais Road, east of Rambouillet Road. Improvements include local landscaping and street lighting that benefit parcels within the tract.

Sub Area #22 is known as the Woodland Plaza II development on Ashwood Place. Improvements include median landscaping on Niblick Road and River Road; street lighting and perimeter landscaping along River Road, and Niblick Road frontages along the Woodland Plaza II project.


Sub Area #23 contains parcel within industrial parcel map PR93-085 (Tarr). Improvements include to local street lighting that benefits parcels within the tract.

Sub Area #25 contains parcel within parcel map PR94-016 (Johnson), a four (4) parcel residential development on Ashwood Place. Improvements include open space maintenance of the local creek area, and street lighting that benefit parcels within the tract.

Sub Area #27 contains parcels within Tract 1508-4 (Riverbank), a fifty-nine (59) parcel residential development. Improvements include local park maintenance and street lighting that benefit parcels within the tract.

Sub Area #30 contains three (3) residential parcels within parcel map PR91-089 (Schnied), located on Ashwood Place. Improvements include open space maintenance in the local natural creek channel that benefit parcels within the tract.





**Sub Area 6:** In Fiscal Year 1995/96, parcels within Sub Area 6 were assessed for street lighting and administrative costs only, because the landscaped improvements within this Sub Area had not been completed and accepted for maintenance. The landscaped improvements are now complete and will be maintained and funded through the Sub Area assessments. With the addition of the landscaped maintenance, the overall budget for Fiscal Year 1996/97 has increased significantly over the prior fiscal year. All parcels within Sub Area 6 benefit from the landscape improvements and will be assessed for the additional maintenance costs related to those improvements, in addition to street lighting and administrative costs. As a result of the additional costs, the Levy per Unit and the resulting assessments for Fiscal Year 1996/97 will increase to fund the improvements that benefit the parcels within the Sub Area.

**Sub Area 7:** As a result of anticipated repairs and increased street light electrical costs the budget and Balance to Levy for Sub Area 7 has increased by approximately 7.8 % over the prior fiscal year. As a result, the Levy per Unit and the assessments for Fiscal Year 1996/97, have increased over the prior fiscal year to meet the increased repair and electrical costs that benefit parcels within the Sub Area.

**Sub Area 22:** As a result of anticipated repairs and increased street light electrical costs the budget and Balance to Levy for Sub Area 22 has increased by approximately 24.5 % over the prior fiscal year. As a result, the Levy per Unit and the assessments for Fiscal Year 1996/97, have increased over the prior fiscal year to meet the increased repair and electrical costs that benefit parcels within the Sub Area.

**Sub Area 2:** In Fiscal Year 1996/97, additional improvement areas including landscaping, street lighting, and drainage facilities have been accepted for maintenance and will be maintained within Sub Area 2. These additional improvements have more than doubled the maintenance costs and Balance to Levy for Fiscal Year 1996/97. The additional improvements are the result of the newly annexed parcels to Sub Area 2. The cost of the new improvements as well as the existing improvements and the benefit from those improvements are shared equally by all parcels within the Sub Area. Although the overall budget and Balance to Levy has increased significantly with the additional improvements, the actual Levy per Unit and resulting assessments for the Sub Area has decreased from the prior year due to the additional parcels within the Sub Area. For Fiscal Year 1996/97 the parcels recently annexed into the Sub Area will receive a new assessment and the existing parcels will have a reduced assessment.

Please refer to Table II, Budget and Levy Summary, on page 3 for a summary and comparison of the 1995/96 and 1996/97 Fiscal Year budgets and levy rates.