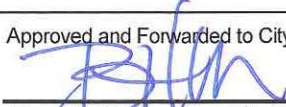


## STAFF REPORT

**Date:** Tuesday, May 24, 2016  
**To:** Bryan H. Montgomery, City Manager  
**From:** Kevin Rohani, Public Works Director/City Engineer  
**SUBJECT:** Two Resolutions Initiating the Fiscal Year 2016-17 Oakley Street Lighting and Landscape Assessment District No. 1 proceedings; initiating the process and declaring the intention to levy and collect assessments, and setting June 14, 2016 as the date for the Public Hearing

Approved and Forwarded to City Council:

  
Bryan H. Montgomery, City Manager

### **Background and Analysis**

On July 10, 2000, the City Council approved a resolution ordering the formation of the City of Oakley Street Lighting and Landscape Assessment District No. 1 (District) to fund the maintenance and operation of public parks, landscaping, and street lighting. Prior to that, operations and maintenance funds were provided through the Countywide Landscaping and Lighting District (LL-2) and County Service Area L-100 (CSA L-100). In accordance with the Landscape and Lighting Act of 1972 (Streets and Highways Code Section 22500 et seq.), the City is required to annually prepare an Engineer's Report that proposes a budget for the assessment district as well as assessments for all properties within the district.

To begin the process of developing the annual Engineer's Report, Section 22622 of the Streets and Highways Code requires the City Council to first adopt a resolution generally describing any proposed new improvements to be included in determining the annual assessment levied for any assessment district created under the Landscaping and Lighting Act of 1972, declaring the intention to annex territory, and must order the preparation of an Engineer's Report prior to initiating proceedings to fix the annual levy of assessments for any such districts. That resolution is included with this report.

The District includes three zones, two of which are Citywide. Zone 1, commonly known as the Citywide Parks Zone, provides for the operation and maintenance of community parks, landscaping and recreational facilities. Zone 2, commonly known as the Citywide Street Lighting, provides for the operation and maintenance of street lights within the public right of ways throughout Oakley. Zone 3 contains 26 sub-zones and provides for the operation and maintenance of landscaping and neighborhood parks for specific projects or neighborhoods.

The City Engineer, utilizing the services of Francisco & Associates, has prepared the preliminary Engineer's Report for the District, for Fiscal Year 2016-17. The report,

which is on file with the City Clerk, proposes a budget and assessments for each of the three zones, and explains the methodology used to determine the proposed assessment.

There are no proposed assessment rate increases in the District for Fiscal Year 2016-17 above the allowed maximum assessment rates (that include an adjustment for cost inflation). However, the Zone 3-26 assessment rate has been increased from \$385 in Fiscal Year 2015-16 to \$450 in Fiscal Year 2016-17 to account for additional maintenance costs for the City.

While the purpose of the Engineer's Report is to establish the assessment rates to be levied for the year, Staff uses the document to review the overall financial health of the District and the individual zones. It is important to note that the budgets are based on the best current information and Staff's projections for the budget year.

Zone 1 has had the Marsh Creek restoration project come on line in recent years, the Main Street medians in the downtown area that are being expanded as part of the road improvement project, and the expected addition of new landscaping located at the Highway 160 Off-Ramp at Main Street. The expenditures are projected to be slightly in excess of the revenues in FY 2016-17 for Zone 1.

Zone 2 continues to rely on a contribution from Gas Tax to fund the PG&E utility charges. Assessments are expected to be up slightly from what was budgeted last year, but a Gas Tax contribution of roughly \$102,148 for FY 2016-17 is expected, based on FY 2015-16 costs. Utility charges continue to increase as new lights are added. However, new LED lights are expected to lower energy costs in the future. As in the past, Staff will apply all of the assessment revenue to the expenditures before utilizing the Gas Tax funds, so they will only be used if necessary.

Of the 26 sub areas in Zone 3, all but one is projected to have revenues roughly equal to or in excess of expenditures (careful review of the individual sub-zone budgets will reveal that some cumulative expenditures are a few hundred dollars more than revenues; and in practicality, Staff will be managing actual costs throughout the year to try and not spend more funds than are being generated annually, unless absolutely necessary). Some of the older zones need to be managed aggressively to ensure that adequate funds are available, but that is no different than years past.

The Landscape and Lighting Act of 1972 requires that a public hearing be held by the City Council to determine if the proposed assessments should be levied. Adoption of the resolution will set the hearing for the regular City Council meeting on June 14, 2016, and the hearing will be advertised in the newspaper at least 10 days prior.

**Fiscal Impact**

For Fiscal Year 2016-17 it is estimated that the City of Oakley Street Lighting and Landscape Assessment District No. 1 will provide the following revenue:

Zone 1 (Community Parks) -	\$1,165,434
Zone 2 (Citywide Street Lighting) -	\$223,096
<u>Zone 3 (Project Specific Landscaping) -</u>	<u>\$2,141,965</u>
Total	\$3,530,495

**Recommendation**

Staff recommends that the City Council adopt the Resolution of Initiation and Resolution of Intention to levy and collect assessments, and setting June 14, 2016 as the date for the Public Hearing for the City of Oakley Street Lighting and Landscape Assessment District No. 1.

**Attachments**

- 1) Resolution of Initiation;
- 2) Resolution declaring the intention to levy and collect assessments, and setting the Public Hearing; and
- 3) Preliminary Engineer's Report

CITY OF OAKLEY

RESOLUTION NO. -16

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY INITIATING THE ANNUAL PROCESS FOR THE OAKLEY STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2016-17 AND ORDERING THE ENGINEER OF WORK TO PREPARE AND FILE THE ENGINEER'S REPORT FOR THE FISCAL YEAR 2016-17**

**WHEREAS**, on July 10, 2000, the City of Oakley Street Lighting and Landscape Assessment District No. 1 (the "District") was formed by the adoption of Resolution 67-00; and

**WHEREAS**, subsequent to the July 10, 2000, formation of the District, various new subdivisions have been annexed into the District in accordance with the requirements of the Landscape and Lighting Act of 1972 and Proposition 218; and

**WHEREAS**, Section 22622 of the Streets and Highways Code requires the City Council to adopt a resolution generally describing any proposed new improvements to be included in determining the annual assessment levied for any assessment district created under the Landscaping and Lighting Act of 1972; and

**WHEREAS**, Section 22622 further requires that the City order the preparation of an Engineer's Report prior to initiating proceedings to fix the annual levy of assessments for any such districts.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Oakley hereby finds and directs as follows:

1. The improvements to be made in the City of Oakley Landscape and Lighting District No. 1 ("District") for Fiscal Year 2016-17 are generally described as follows:  
**Zone 1:** *The maintenance, operation, and repair of public park and recreational facilities located within the public right-of-ways, public property, and designated easements within Zone 1 of the District. The facilities shall include, but not be limited to, landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, sidewalks, trails, lights, playground equipment, play courts, public restrooms, and associated appurtenances.*  
**Zone 2:** *The maintenance, operation, repair and replacement of all public street lighting facilities located within the public streets and within public easements within private streets within Zone 2 of the District. The facilities shall include, but not be limited to, the lighting poles, fixtures, conduits, conductors, service boxes, controllers, and appurtenances, and the furnishing of power, together with all incidental expenses for the maintenance, operation, and repair of the street lighting system.*

**Zone 3:** *The maintenance, operation, repair and replacement of all public landscaping located within the public streets, public parks, and within public easements within the sub-zones of Zone 3 of the District. The facilities shall include, but not be limited to landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, sidewalks, trails, and appurtenances, and the furnishing of power and water, together with all incidental expenses for the maintenance, operation, and repair of the landscaping.*

2. Pursuant to Streets and Highways Code Section 22622, Francisco & Associates, Inc. is hereby directed to prepare the annual Engineer's Report prior to initiating proceedings to fix the annual levy of assessments for the District.

**PASSED AND ADOPTED** by the City Council of the City of Oakley at a meeting held on the 24th of May, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

\_\_\_\_\_  
Kevin Romick, Mayor

ATTEST:

\_\_\_\_\_  
Libby Vreonis, City Clerk

\_\_\_\_\_  
Date

CITY OF OAKLEY

RESOLUTION NO. -16

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING THE PRELIMINARY ENGINEERS REPORT, DECLARING THE INTENT TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2016-17, AND SETTING JUNE 14, 2016 AS THE DATE FOR THE PUBLIC HEARING FOR THE CITY OF OAKLEY STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1**

**WHEREAS**, on July 10, 2000, the City of Oakley Street Lighting and Landscape Assessment District No. 1 (the "District") was formed by the adoption of Resolution 67-00; and

**WHEREAS**, subsequent to the July 10, 2000, formation of the District, various new subdivisions have been annexed into the District in accordance with the requirements of the Landscape and Lighting Act of 1972 and Proposition 218; and

**WHEREAS**, as required by Section 22622 of the California Streets and Highways Code, the City Council of the City of Oakley, by approval of Resolution of Initiation No. \_\_\_\_ -16 has described any proposed improvements to be included for the determination of annual assessments levied for any assessment district created under the Landscaping and Lighting Act of 1972; ordered the preparation of an Engineer's Report to determine the annual levy of assessments for any such district; and proposed annexation of territory, concurrently with and through the same procedures as the formation of new Assessment Districts; and

**WHEREAS**, the Engineer of Work has prepared a report in accordance with the provisions of Article XIID, Section 4, of the California Constitution, provisions of the Landscape and Lighting Act of 1972, and Section 22623 of the California Streets and Highways Code. Said report has been made, filed, and duly considered by this City Council and is hereby deemed sufficient and preliminarily approved. Said report shall stand as the report for all subsequent proceedings relating to the proposed levy of District assessments for Fiscal Year 2016-17; and

**WHEREAS**, it is the intent of the City Council to order the levy and collection of assessments within the District for Fiscal Year 2016-17; and

**WHEREAS**, reference is hereby made to the aforementioned report on file with the City Clerk for a full and detailed description of the improvements, the boundaries of the proposed maintenance district, and the proposed assessments upon assessable lots within said district; and

**WHEREAS**, a public hearing will be held on the levy of the proposed assessments before the City Council on June 14, 2016, at 6:30 P.M. in the Council Chambers of the Oakley City Hall at 3231 Main Street, Oakley, California, 94561. Prior

to the conclusion of said public hearing, any interested person may file a written protest with the City Clerk, or having previously filed a protest, may file a withdrawal of that protest. A written protest by a property owner shall contain a description sufficient to identify the property owned by such owner; and

**WHEREAS**, the City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972 and Government Code Section 54954.6(c).

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Oakley hereby finds and directs as follows:

1. The foregoing recitals are true and correct.
2. The Fiscal Year 2016-17 Preliminary Engineer's Report for the City of Oakley Street Lighting and Landscape Assessment District No. 1 is hereby approved.
3. The public hearing on the levy of the proposed assessments and annexation of territory will be held before the City Council on June 14, 2016, at 6:30 P.M. or as soon thereafter as the matter may be heard, in the Council Chambers located at the Oakley City Hall, 3231 Main Street, Oakley, California, 94561.

**PASSED AND ADOPTED** by the City Council of the City of Oakley at a meeting held on the 24<sup>th</sup> of May, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

\_\_\_\_\_  
Kevin Romick, Mayor

ATTEST:

\_\_\_\_\_  
Libby Vreonis, City Clerk

\_\_\_\_\_  
Date





# CITY OF OAKLEY

## STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1



**Fiscal Year 2016-17  
Preliminary Engineer's Report**

May 24, 2016

Prepared by:  
Francisco & Associates, Inc.  
130 Market Place, Suite 160  
San Ramon, CA 94583





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CITY OF OAKLEY  
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2016-17

CITY OF OAKLEY CITY COUNCIL MEMBERS AND STAFF

Kevin Romick  
Mayor

Sue Higgins  
Vice Mayor

Doug Hardcastle  
Council Member

Randy Pope  
Council Member

Vanessa Perry  
Council Member

Bryan H. Montgomery  
City Manager

Derek P. Cole  
City Attorney

Deborah Sultan  
Finance Director

Kevin Rohani, P.E.  
Public Works Director/City Engineer

*Francisco & Associates*  
Assessment Engineer

ENGINEER'S REPORT

CITY OF OAKLEY  
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2016-17

The undersigned, acting on behalf of the City of Oakley, respectfully submits the enclosed Engineer's Report as directed by the Oakley City Council pursuant to the provisions of Article XIID, Section 4 of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, and Section 22500 et seq of the California Streets and Highways Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: May 5, 2016

By: \_\_\_\_\_  
Kevin Rohani  
City Engineer  
RCE No. 51138

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram, thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Libby Vreonis  
City Clerk  
City of Oakley, California

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

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of City of Oakley, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Libby Vreonis  
City Clerk  
City of Oakley, California

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

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram, thereto attached, was filed with the Contra Costa County Auditor, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Libby Vreonis  
City Clerk  
City of Oakley, California

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

SECTION I

INTRODUCTION  
ENGINEER'S REPORT

CITY OF OAKLEY  
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2016-17

In 1999 the City of Oakley was incorporated. Certain areas within the City limits of Oakley were previously located within and benefited from the Contra Costa Countywide Landscaping District (LL-2) and the Street Lighting Assessment District (L-100). Through the formation of the Street Lighting and Landscaping Assessment District No. 1 ("District") in Fiscal Year 2000-01, the City of Oakley transferred the responsibility of the park and recreational, street lighting and landscaping improvements from the County to the City.

As required by the 1972 Act, the City sent notices to each property owner informing them of the formation of the District and allowed them the opportunity to attend a Public Meeting and a Public Hearing held June 26, 2000 and July 10, 2000, respectively. At the Public Hearing, written protests representing more than 50% of the parcels being assessed were not received and, accordingly, the City Council was permitted to form the assessment district. City Council subsequently adopted a resolution confirming the levy of assessments. Following the adoption of this resolution, the Assessor's Roll was prepared and filed with the County Auditor's Office to be included on the Fiscal Year 2000-01 tax roll.

**Background Information for Zone 1 (Community Parks, Landscaping & Recreation)**

The Contra Costa County Board of Supervisors, through the Landscaping and Lighting Act of 1972, approved the formation of the Countywide Landscaping District (LL-2). Improvements that were authorized to be constructed, operated, maintained and serviced included:

Landscaping, irrigation, landscape and recreational lighting, park and recreational facilities, including but not limited to playground equipment, play courts, public restrooms, and associated appurtenant facilities.

Generally the public improvements were constructed by developers as a part of the conditions permitting the developer to construct new housing or commercial/industrial developments. However, the ongoing operation and maintenance of the various improvements were financed through the LL-2. The LL-2 is composed of benefit zones to ensure that the operation and maintenance costs of the landscaping and park and recreational improvements are specifically paid for by those property owners who directly benefit from the improvements.

The Oakley Municipal Advisory Council's Parks Subcommittee recognized the need to develop attractive parks, well-maintained landscaped areas and recreation facilities and wanted to provide a funding source that would satisfy those needs. On September 22, 1987, the Board of Supervisors of Contra Costa County adopted Resolution No. 87-566 for the annexation of the Oakley area to the Countywide Landscaping District, forming Zone 16. When the City of Oakley incorporated in 1999, Zone 16 of LL-2 became Zone 1 of the Oakley Street Lighting &

Landscape Assessment District. The original assessment per single family residence was \$29.80 which was set in FY 1987-88. The assessment rate was subsequently increased to \$31.88 per single-family parcel and has remained at this rate since FY 1995-96. The Zone 1 assessment rate was not intended to be increased until such time that the annual costs to maintain the facilities exceeded the annual revenue generated through the levy of assessments.

In Fiscal Year 2003-04, City Staff analyzed the Zone 1 assessment rate to determine if the revenues would be sufficient to meet the newly adopted goals of the City's Parks & Recreation Master Plan 2020 which stipulates a goal of 6.0 acres of parkland per 1,000 residents. The analysis of the Zone 1 rate concluded that the City would need to charge future (new) development \$211.33 (in FY 2004-05 dollars) per single family home to ensure that a stable revenue source would be available for the newly adopted goal of 6.0 acres of parkland per 1,000 residents. On May 27, 2003, City Staff presented this analysis to Council and Council concurred that the assessment rate for all future (new) development would be \$211.33 per single family home resulting in the creation of Zone 1-A. In future years, commencing with FY 2004-05, the maximum assessment rate for Zone 1-A may be increased annually based upon the change in the Consumer Price Index for the Bay Area.

In FY 2005-06, Contra Costa County created Zone 1-B to provide stable funding source for the Summer Lake Community Park as part of the Summer Lake Development and other community facilities. The City subsequently annexed this territory into the City of Oakley in 2006.

#### **Background Information for Zone 2 (Street Lighting)**

The Contra Costa County Board of Supervisors, on October 31, 1978, instructed the Public Works Director to develop an alternate means to supplement the ad-valorem tax revenue to fund street lighting in various County Service Areas. As provided in the County Service Area Law, Government Code, Sections 25210.1 and following, the Board of Supervisors adopted Ordinance No. 79-42 on March 27, 1979 confirming the formation of a Street Lighting Assessment District (L-100) to fund the operation and maintenance of street lights. Improvements that are authorized to be constructed, operated, maintained and serviced include:

Poles, fixtures, bulbs, conduits, wiring equipment including guys, anchors, posts and pedestals, metering devices and associated appurtenant facilities.

The areas of the County street lighting district that were subsequently annexed into the City of Oakley in 2000 are now a part of the City of Oakley Street Lighting and Landscape Assessment District No. 1. This portion of the street lighting assessment is identified as Zone 2 of the Oakley Street Lighting and Landscape Assessment District No. 1.

In Fiscal Year 2005-06, City Staff analyzed the Zone 2 assessment rate to ensure that revenues would be sufficient to meet the rising energy costs. The analysis of Zone 2 concluded that the City would need to charge new development \$42.81 (in FY 2005-06 dollars) per single family home to ensure that a stable revenue source for rising energy costs would be created. The assessment rate for all new development is now \$42.81 per single family home resulting in the creation of Zone 2-A. In future years, commencing with FY 2006-07, the maximum assessment rate for Zone 2-A may be increased annually based upon the change in the Consumer Price Index for the Bay Area.

**Background Information for Zone 3 (Interior Landscaping/Neighborhood Parks)**

In addition to Zone 16 of LL-2, many of the subdivisions within LL-2 included public landscaping improvements which had individual Zones for the operation and maintenance of the interior landscaping. When the City of Oakley incorporated in 1999, these existing landscaping Zones were transferred to the Oakley Street Lighting and Landscape Assessment District No. 1 as subzones of Zone 3. The facilities that are operated and maintained within these subzones are described in further detail in Part A of this report. As new properties are developed, they are required to annex into an existing subzone or form a new subzone to operate and maintain the facilities.

**Current Information**

As Required by the Landscaping and Lighting Act of 1972, this annual Engineer's Report Includes: (1) a description by benefit zone of the improvements to be operated, maintained and serviced by the District, (2) an estimated budget by benefit zone for the District, and (3) a listing of the proposed assessments to be levied upon each assessable lot or parcel within the District.

The Oakley City Council will hold a Public Hearing on June 14, 2016 to provide an opportunity for any interested person to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified. Following the adoption of this resolution, the Assessor's Roll will be prepared and filed with the Contra Costa County Auditor's Office, to be included on the FY 2016-17 tax roll.

Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this report.

SECTION II

ANNEXATION OF TERRITORY

CITY OF OAKLEY

STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2016-17

On November 5, 1996 California voters approved Proposition 218 entitled "Right to Vote On Taxes Act" which added Articles XIII C and XIII D to the California Constitution. While its title refers only to taxes, Proposition 218 establishes new procedural requirements for the formation and administration of assessment districts.

These new procedures stipulate that even if assessments are initially exempt from Proposition 218, future increases to an assessment or annexation of territory to an existing District that creates a new assessment must comply with the provisions of Proposition 218. However, if the increase in assessment were anticipated in the assessment formula (e.g., consumer price index increase or assessment cap) then the assessment would be in compliance with the intent and provisions of Proposition 218.

**Future Annexation Information**

Generally, developers as a part of their conditions permitting the developer to construct new housing or commercial/industrial developments, construct public improvements such as parks, landscaping and street lighting. The ongoing operation, maintenance and servicing of these improvements can be financed through the District. Annexation of the development project to the District ensures that the operation, maintenance and servicing of the improvements are specifically paid for by those property owners who directly benefit from the improvements.

In order to comply with the requirements of Proposition 218, the City of Oakley implements the following procedures:

- 1) Every property owner within the area being annexed will be mailed a ballot, which will allow the property owner to cast their vote on whether to annex, to the existing assessment district. A notice describing the assessment, the individual property owner's maximum annual assessment rate, the duration of the assessment, the reason for the assessment the basis upon which the assessment is calculated, and the date and time for a public hearing will accompany the ballots.
- 2) After the close of the set Public Hearing, the ballots, which are returned within 45 days after mailing, will be tabulated to determine whether or not a majority protest against the assessment exists.
- 3) The ballots are weighted based on their proportionate amount of their maximum assessment for each Zone they are being annexed to.



- 4) Publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

All property owners within an annex area will be noticed in accordance with Proposition 218 prior to the Public Hearing. At the conclusion of the Public Hearing, and after the ballots have been tabulated, the City Council may adopt a resolution confirming the maximum assessment rate.

SECTION III

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE  
LANDSCAPING AND LIGHTING ACT OF 1972  
SECTION 22500 THROUGH 22679  
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

CITY OF OAKLEY  
STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1  
FISCAL YEAR 2016-17

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation No. \_\_-16 and Resolution of Intention, accepting the Preliminary Engineer's Report No. \_\_-16, both adopted on May 24, 2016, by the Oakley City Council, State of California, in connection with the proceedings for:

CITY OF OAKLEY

STREET LIGHTING AND LANDSCAPE ASSESSMENT DISTRICT NO. 1

Herein after referred to as the "Assessment District", I, Kevin Rohani, P.E., the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

**PART A: PLANS AND SPECIFICATIONS**

This part describes the improvements to be maintained within the District. Plans and specifications for the improvements are on file in the Public Works Department.

**PART B: ESTIMATE OF COST**

This part contains an estimate of the cost of the administration, maintenance, operations and servicing of the improvements in each Benefit Zone as described in Part A (Plans and Specifications). This part includes the estimated expenses for Fiscal Year 2015-16 in addition to the proposed budget for Fiscal Year 2016-17 for each of the Benefit Zones. The detailed budget information is on file in the Public Works Department.

**PART C: ASSESSMENT DISTRICT DIAGRAM**

This part incorporates by reference a diagram of the Assessment District showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. This diagram is on file in the Office of the City Clerk of the City of Oakley.

**PART D: METHOD OF APPORTIONMENT OF ASSESSMENT**

This part contains the method of apportionment of assessments, based upon parcel classification of land within the Assessment District, in proportion to the estimated special benefits to be received.

**PART E: PROPERTY LIST & ASSESSMENT ROLL**

This part contains a list of the parcels and proposed assessment amount on each benefited lot or parcel of land within the District. The list is keyed to the records of the Contra Costa County Assessor, which are incorporated herein by reference and is filed in the Office of the City Clerk of the City of Oakley.

PART A

PLANS AND SPECIFICATIONS

The assessment district is composed of three (3) benefit zones. Benefit Zone 1 (Community Parks, Landscaping & Recreation Facilities) consists of all of the parcels that benefit from the construction, operation, maintenance and servicing of community park, landscaping and recreational facilities. Benefit Zone 2 (Street Lighting) consists of all of the parcels that benefit from the construction, operation, maintenance and servicing of street lighting facilities. Benefit Zone 3 (Interior Landscaping/Neighborhood Parks) consists of twenty-six (26) sub-zones and includes all of the parcels that benefit from the construction, operation, maintenance and servicing of landscaping and neighborhood park facilities. The improvements associated with each benefit zone are described below:

**Benefit Zone 1 – Community Parks, Landscaping & Recreation Facilities**

The community park, landscaping and recreation facilities consist of, but are not limited to: operation and maintenance of park and recreation facilities, plants, shrubbery, trees, irrigation systems, hardscape, sidewalks, trails, lights, playground equipment, play courts, restrooms, and associated appurtenant facilities located within the public right-of-ways, public property and designated easements within the boundaries of the Assessment District. A listing of the current parks maintained is listed below:

- Contribution to Vintage Parkway, O'Hara, Oakley & Gehring School Parks (these are owned by the Oakley Union Elementary School District)
- Main Street Landscaping (segments)
- Empire Avenue Landscaping (segments)
- Crockett Park (4.66 acres)
- Main Street Park (.40 acres)
- Laurel Ball Fields Park (13.63 acres)
- Freedom Basin Park (8.5 acres)
- Laurel Road Landscaping (segments)
- Civic Center Park (1.0 acres)
- Dewey Park (0.20 acres)
- Cypress/Marsh Creek Trailhead
- Neroly Road Landscaping (segments)
- O'Hara Avenue Landscaping (segments)
- Hwy 160 Off Ramp/Main Street Neroly Rd
- Vintage Parkway Landscaping (Main Street to the overpass)
- Contribution to Zone 3-17 for Creekside Park (10.0 acres)
- Contribution to Zone 3-18 for Nutmeg Park (2.6 acres)
- Contribution to Zone 3-19 for Nunn-Wilson Family Park (3.0 acres)
- Contribution to Zone 3-22 for Cypress Grove Park (6.0 acres)
- Contribution to Zone 3-23 for Shady Oak Park (5.0 acres)
- Contribution to Zone 3-25 for Magnolia Park (5.0 acres)
- Contribution to Zone 3-26 for Summer Lake Park (17 acres)

### Benefit Zone 2 - Street Lighting

The lighting facilities consist of, but are not limited to: poles, fixtures, bulbs, conduits, wiring, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting located within the public right-of-ways, public property and designated easements within the boundaries of the Assessment District.

### Benefit Zone 3 – Interior Landscaping/Neighborhood Parks

The landscaping facilities consist of, but are not limited to: landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, sidewalks, trails, and appurtenant facilities located within public right-of-ways, public property and designated easements within the boundaries of the Assessment District.

The following is a detailed description of each of the twenty-six (26) landscaping sub-zones located within Benefit Zone 3 and is also shown in Appendix “A”.

#### Zone 3-1 (Vintage Parkway)

Landscaping, irrigation and related improvements within public street right-of-ways of Subdivisions 6333, 6821, 6862, 7089, 7193, 7229, 7372, 7585, 7654, and portions of 6452, 6576 and 6577, and along the frontage on Big Break Road north until the end of Tract 6333 and on from Big Break Road to Highway 4. Includes Vintage Parkway, Rutherford Way, Piper Lane, and Walnut Meadows Drive.

#### Zone 3-2 (Oakley Ranch)

Landscaping, irrigation, and related improvements along the east side of State Highway 4 and the east side of Charles Way.

#### Zone 3-3 (Empire)

Landscaping, irrigation, and related improvements along the east side of Empire Avenue at the Hemlock Drive intersection.

#### Zone 3-4 (Oakley Town Center)

Maintain and service landscaping and irrigation system along sidewalk area on Empire Avenue and Highway 4 and median islands on Empire Avenue.

#### Zone 3-5 (Oak Grove)

Maintain and service landscaping and irrigation facilities system along the southerly side of Laurel Road frontage and along State Highway 4 frontage from Laurel Road south to the north side of Honey Lane.

Improvements to the Oak Grove Homeowner’s Association owned Oak Grove Park (0.80 acres) include a play lot, barbecues, and picnic tables located on Parcel B on Subdivision 6922.

**Zone 3-6 (Laurel Woods/Luna Estates)**

Maintain and service walkway area on Laurel Road. Landscaping and irrigation within the public right-of-way along 120 linear feet of the north side of Laurel Road fronting Tract 7489.

**Zone 3-7 (South Forty)**

Maintain and service landscaping and irrigation system along the frontage areas of Neroly Road.

**Zone 3-8 (Claremont)**

Landscaping, maintenance, and operation of Claremont Bay Park (0.25 acres) consisting of playground equipment, benches, tables, turf, and irrigation improvements. Also, landscaping and maintenance responsibilities of a parking bay.

**Zone 3-9 (Gateway)**

Maintain and service landscaping and irrigation system along frontage and sidewalk areas on Cypress Road and Empire Avenue frontage of the Gateway Subdivision.

**Zone 3-10 (Countryside aka Village Green)**

Landscaping and irrigation facilities of a parkway strip behind the sidewalk along Cypress Road and Lois Lane.

**Zone 3-11 (Country Fair aka Meadow Glen)**

Landscaping, irrigation, and miscellaneous facilities within the public right-of-way of Highway 4 (400 feet) and Bernard Road (300 feet) of this development.

**Zone 3-12 (California Sunrise)**

This project consists of the installation of landscaping and irrigation improvements such as water lines, sprinklers and plants along the north side of Cypress Road fronting Tract 7365 and Waterford Way.

**Zone 3-13 (California Visions aka Laurel Heights)**

Landscaping, irrigation and miscellaneous facilities within the public right-of-way along 660 linear feet of the south side of Laurel Avenue east of O'Hara Avenue. The landscaping strip varies in width from three feet to eight feet and is located on Laurel Avenue. Includes maintenance of frontage landscaping on Rose Lane.

**Zone 3-14 (Claremont Heritage)**

Landscaping, irrigation and miscellaneous facilities within the public right-of-way along 275 linear feet of the north side of Main Street (State Route 4). The landscaping strip varies in width from three feet to eight feet. Landscaping and irrigation within the public right-of-way along 565 linear feet of Highway 4 (aka Main Street) fronting Tracts 7775, 7366 and 7367.

**Zone 3-15 (Country Fair aka Meadow Glen II)**

Landscaping and irrigation within the public right-of-way along 1,265 linear feet of Gum Tree Road adjacent to Tract 7704 and 452 linear feet frontage along Live Oak Avenue.

Maintain and service landscaping and irrigation system along sidewalk areas on Empire Avenue, El Monte Drive, Holly Drive, and Tate Lane. Includes islands and hardscape across from the subdivisions.

Landscaping and irrigation maintenance of landscape facilities and 750 linear feet of frontage and median landscaping along Oakley Road. Landscape improvements along the frontage of Oakley Road total approximately 1,030 linear feet.

Landscaping and irrigation within the public right-of-way along 1,140 linear feet of Empire Avenue and along 550 linear feet of Oakley Road fronting tracts 7385, 7830 through 7833.

Landscaping and irrigation maintenance for Heather Park (0.25 acres) and Holly Creek Park (6.7 acres) is also included.

Development Plan 3022-94 is one parcel (037-390-101) consisting of 50 affordable senior housing units. The landscape improvements consist of maintaining landscape and irrigation facilities along Oakley Road, approximately 403 linear feet. These are currently maintained by a private entity.

**Zone 3-16 (Sundance)**

Landscaping within public right-of-way along Almondtree Lane, Highway 4 and Cypress Road, fronting Subdivision 7837, totaling 1,200 linear feet and varying in width from five feet to 21 feet.

**Zone 3-17 (Laurel Anne)**

Landscaping improvements are located within the public right-of-way, fronting Laurel Road and Highway 4, along the frontage of Subdivisions 6935 and 7809 to their point of intersection. Landscape improvements also include the Laurel Road median islands and Parcel B.

Landscape Improvements include frontage along Teton Road located within subdivisions 6963 and 8650.



Landscape improvements total approximately 2,150 linear feet along Laurel Road and Highway 4 and vary in width from ten to fifteen feet. The Laurel Road median improvements are approximately 1,160 linear feet and vary in width from five to sixteen feet.

The maintenance of Harvest Park (0.05 acres) (Parcel “B” of Subdivision 7809); and

The maintenance of Creekside Park (10.0 acres) is also included (a portion of the maintenance is funded by Zone 1).

### Zone 3-18 (Country Place)

Landscape improvements are located within the public right-of-way fronting Kay Lane, O’Hara Avenue and Carpenter Road. Landscape improvements total approximately 38,000 square feet along Kay Lane, approximately 17,000 square feet along O’Hara Avenue and approximately 3,000 square feet along Carpenter Road; and

The maintenance of Nutmeg Park (2.6 acres) located within Subdivision 7640 is also included (a portion of the maintenance is funded by Zone 1).

### Zone 3-19 (Laurel Crest)

Landscape improvements are located within the public right-of-way fronting Laurel Road, Brown Road, Oxford Drive, Empire Avenue – East, Carpenter Road, Joshua Street (between Carpenter Road and Pinenut Street) and the Laurel Road and Hampton Way medians. Landscape improvements total approximately 74,000 square feet; and

The maintenance of Nunn-Wilson Family Park (3.0 acres) and Basin (Phase 2) and the Trail along Brown Road are also included (a portion of the park maintenance is funded by Zone 1).

### Zone 3-20 (Marsh Creek Glenn)

Landscape improvements include the maintenance of Marsh Creek Glenn Park (2.4 acres), consisting of maintenance of the concrete walkway, the play apparatus, the masonry wall and landscape maintenance in and around the Park, in addition to frontage along Salvador Lane north of Amador Court.

### Zone 3-21 (Quail Glen) and Zone 3-21A (4411 Live Oak Avenue)

Landscape improvements include the maintenance and operation of landscaping and irrigation, including approximately 5,250 square feet along the Live Oak Avenue frontage of Subdivision 7359 and approximately 2,500 square feet along Neroly Road frontage of Subdivision 7359. In Fiscal Year 2016-17, Zone 3-21A is proposed to be annexed into the District and will add maintenance of the landscaping along the frontage of Live Oak Avenue and the frontage of El Dorado Road that are adjacent to the parcel located at 4411 Live Oak Avenue.

Zone 3-22 (Cypress Grove)

Landscape improvements include the maintenance and operation of landscaping and irrigation, of the following:

- Cypress Road north and south right-of-way, Frank Hengle east and west right-of-way, Picasso Way east and west right-of-way (3.04 acres);
- Trail Landscaping (3.40 acres);
- Detention Pond Buffer (2.26 acres);
- Briarwood Park (old Cypress Grove) (2.0 acres);
- Cypress Grove Park (6.0 acres) (portion of the maintenance is funded by Zone 1); and
- 6' Fencing along E. Cypress Rd and Picasso Dr (Iron House Elementary School).

Zone 3-23 (South Oakley)

Landscape improvements include the maintenance and operation of landscaping and irrigation, of the following:

- Shady Oak Drive right-of-way (.43 acres);
- Simoni Ranch Road right-of-way (1.94 acres);
- Main Street right-of-way (0.54 acres);
- Rose Avenue right-of-way (0.16 acres);
- Carpenter Road right-of-way (0.08 acres);
- Grapevine Way right-of-way (0.09 acres);
- Cinnamon Ridge right-of-way (0.33 acres);
- Entry Trail (0.17 acres);
- Brownstone Road right-of-way landscaping (Subdivision 8530 – 23,810 square feet);
- O'Hara Avenue right-of-way landscaping and median (Subdivision 8530 – 27,480 square feet);
- Neroly Road right-of-way landscaping and medians (Subdivision 8530 – 39,840 square feet);
- O'Hara Avenue right-of-way landscaping (Subdivision 8734 – 15,564 square feet);
- Oakley Road right-of-way landscaping (Subdivision 8823 – 4,400 square feet);
- Main Street right-of-way landscaping (Subdivision 8916 – 8,800 square feet);
- Rose Avenue right-of-way landscaping (Subdivision 8981 – 5,400 square feet);
- Rose Avenue right-of-way landscaping (Subdivision 9183 – 30,384 square feet);
- Carpenter Road right-of-way (Subdivision 9183 – 10,260 square feet);
- Live Oak Ranch Park (1.0 acre);
- Simoni Ranch Park (1.0 acre);
- Riata Park (Subdivision 8530 -1.7 acres);
- Heartwood Park (Subdivision 8916 – 1.5 acres);
- Shady Oak Park (5.0 acres) (a portion of the maintenance is funded by Zone 1);
- Rose/Carpenter Park (4.4 acres) – not maintained yet in Fiscal Year 2016-17 (a portion of the maintenance is funded by Zone 1);
- 6' Fencing along Simoni Ranch Road (Gehring Elementary School)

**Zone 3-24 (Reserve/Stonecreek)**

Landscape improvements include the maintenance and operation of landscaping and irrigation, of the following:

- Teton Road frontage (1.14 acres);
- Sellars Road by Subdivision 8973 (0.77 acres);
- C Street landscaping (0.21 acres);
- F Street landscaping (3,120 square feet);
- Tamarack Road Weed Abatement (5,096 square feet);
- Teton Road Entry Features at Northwest & Southwest;
- C Street Entry Feature (1,000 square feet);
- Marsh Creek Buffer Area (0.19 acres);
- Stonecreek Park (115,362 square feet) – not maintained yet in Fiscal Year 2016-17; and
- Teton Road Park (2.91 acres) – not maintained yet in Fiscal Year 2016-17 (a portion of the maintenance is funded by Zone 1).

**Zone 3-25 (Magnolia Park)**

Landscape improvements include the maintenance and operation of landscaping and irrigation, of the following:

- Carpenter right-of-way landscaping (24,900 square feet);
- Brown Road right-of-way landscaping (118,800 square feet);
- Neroly Road right-of-way landscaping (159,500 square feet);
- Neroly Road Median landscaping (34,135 square feet);
- Empire Avenue right-of-way landscaping (16,975 square feet);
- Project Entry Streets Median landscaping (1,890 square feet);
- Dynasty Drive right-of-way landscaping (5,280 square feet);
- Dynasty Drive Median landscaping (725 square feet);
- O'Hara Avenue right-of-way landscaping (32,200 square feet);
- Carpenter Trail, Parcel F Subdivision 8731 (158,994 square feet);
- Railroad Trail (Old Neroly Road) (82,125 square feet);
- Neroly Daffodil Entry Feature, Parcel I Subdivision 8731 (13,131 square feet)
- Pedestrian Trail, Parcel J Subdivision 8731 (2,997 square feet);
- Pedestrian Trail, Parcel K Subdivision 8731 (3,608 square feet);
- Novarina Trail Park, Parcel E Subdivision 8731 (2.0 acres);
- Neroly Road, Frontage (Subdivision 9199 – 17,600 square feet);
- Pedestrian Trail, Parcel A, Subdivision 9274 (9,155 square feet);
- Dynasty Drive right-of-way landscaping (Subdivision 9199 – 1,800 square feet);
- Pedestrian Trail, Parcel A Subdivision 9199 (3,224 square feet);
- Neroly Road right-of-way (Subdivision 9274 – 42,900 square feet);
- Brown Road right-of-way (Subdivision 9274 – 9,900 square feet); and
- Pedestrian Trail, Subdivision 9274 (9,155 square feet);
- Silver Bell Way right-of-way;
- Daffodil Park, Parcel G Subdivision 8731 (1.78 acres); and
- Magnolia Park (5 acres) (a portion of the maintenance is funded by Zone 1).

Zone 3-26 (Summer Lake South)

Landscape improvements include the maintenance and operation of landscaping and irrigation, of the following including:

- Lakewood Park (0.58 acres);
- Manresa Park (0.26 acres);
- Sycamore Park (0.24 acres);
- Lakeside Park (1.64 acres);
- Leeward Park (0.71 acres);
- Catamaran Park and Greenbelt (0.79 acres); and
- Summer Lake Park (17.0 acres) (a portion of the maintenance is funded by Zone 1 funds).

In addition, the following Landscape improvements are within the landscape and lighting zone boundaries, however maintenance responsibility belongs to the Homeowner's Association:

- Phase 1 Summer Lake Drive ROW Streetscape (Cypress Road south to South Well Pump Station & Phase 2 Limits);
- Phase 2 Summer Lake Drive ROW Streetscape (South Well Pump Station north to Cypress Road);
- Phase 1 Cypress Road ROW Streetscape & Entry (Bethel Island Road to second Summer Lake Drive Intersection); and
- Wetlands Frontage Landscape and Wetland.

PART B

ESTIMATE OF COST

The 1972 Act provides that the total cost of construction, operation, maintenance and servicing of the park and recreational, street lighting and landscaping facilities can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees and all other costs associated with the construction, operation and maintenance and servicing of the District can also be included.

The estimated 2016-17 fiscal year expenditures for the proposed facilities in the City of Oakley have been provided by City Staff and are estimated as follows:

Table No. 2				
Street Lighting and Landscape Assessment District No. 1				
FY 2016-17 Budget Summary				
	Zone 1 Community Parks, Landscaping & Recreation Budget	Zone 2 Street Lighting Budget	Zone 3 Neighborhood Landscaping & Parks Budget	Total Budget
<b>Annual Revenue*:</b>				
Other Sources (Gas Tax & Zone 1 Cont to Zone 3)	\$0	\$102,148	\$113,000	\$215,148
Assessments	\$1,165,434	\$223,096	\$2,141,965	\$3,530,495
<b>Total Revenue:</b>	<b>\$1,165,434</b>	<b>\$325,244</b>	<b>\$2,254,965</b>	<b>\$3,745,643</b>
<b>Annual Expenses*:</b>				
Operating Expenses	(\$1,063,535)	(\$305,000)	(\$1,697,047)	(\$3,065,582)
Incidental Expenses	(\$106,320)	(\$16,000)	(\$323,355)	(\$445,675)
<b>Total Expenditures:</b>	<b>(\$1,169,855)</b>	<b>(\$321,000)</b>	<b>(\$2,020,402)</b>	<b>(\$3,511,257)</b>

\*When annual revenues are in excess of annual expenses, that money is used to fund reserves in each Zone as appropriate.

For a detailed breakdown on annual the operation, maintenance and servicing costs for each zone and sub-zone, refer to Appendix “B”. Appendix B also includes a detail of the Asset Lifecycle Replacement Program for each zone and sub-zone, as well. The Asset Lifecycle Replacement Program detail is used as a guide to calculate approximate replacement costs of the assets in each Zone and sub-zone and establishing reserves necessary to ensure asset replacements and funds for remediation projects are available when needed. Reserves are used to pay for the replacement or remediation of items in the detail, but are not limited strictly to those items. The Reserves are eligible to fund the replacement, remediation or improvement of any asset or amenity in the Zone or sub-zone.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 at the end of the fiscal year must be carried over to the next fiscal year.

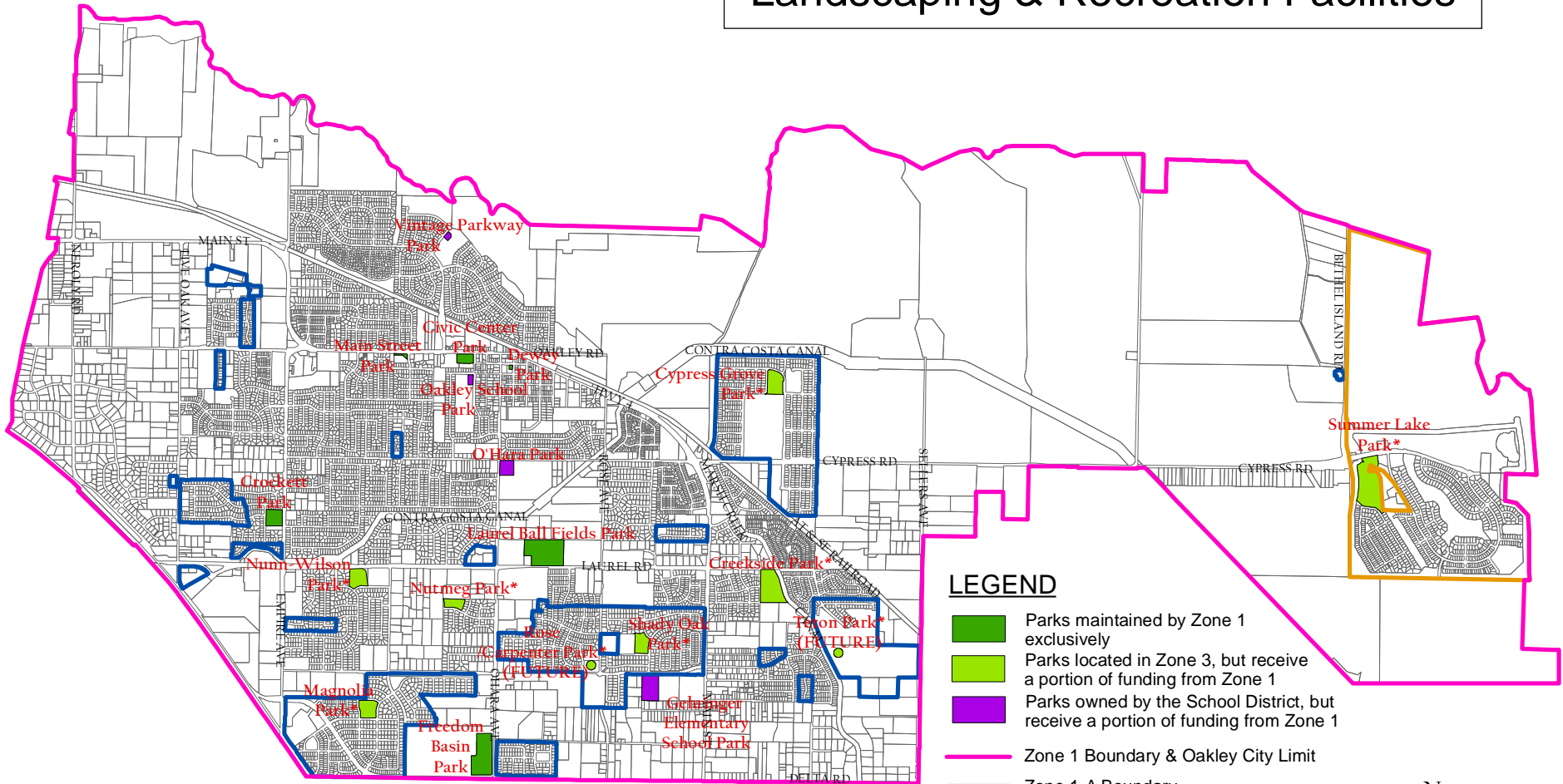
PART C

ASSESSMENT DISTRICT DIAGRAM

The boundaries of City of Oakley Street Lighting and Landscape Assessment District No. 1 are completely within the boundaries of the City of Oakley. An Assessment Diagram for the City of Oakley Street Lighting and Landscape Assessment District No. 1, which incorporates each of the zones for FY 2016-17, is on file in the Office of the City Clerk of the City of Oakley and are included on the following pages. A detailed diagram for each of the twenty-six (26) subzones in Zone 3 is referenced in this Report as Appendix “A”. In addition, the territory proposed to be annexed is included on the following pages and the detailed diagrams in Appendix “A”.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Contra Costa County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

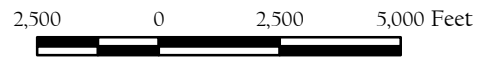
# City of Oakley Zone 1 -- Community Park, Landscaping & Recreation Facilities



**LEGEND**

- Parks maintained by Zone 1 exclusively
- Parks located in Zone 3, but receive a portion of funding from Zone 1
- Parks owned by the School District, but receive a portion of funding from Zone 1
- Zone 1 Boundary & Oakley City Limit
- Zone 1-A Boundary
- Zone 1-B Boundary
- Future Parks

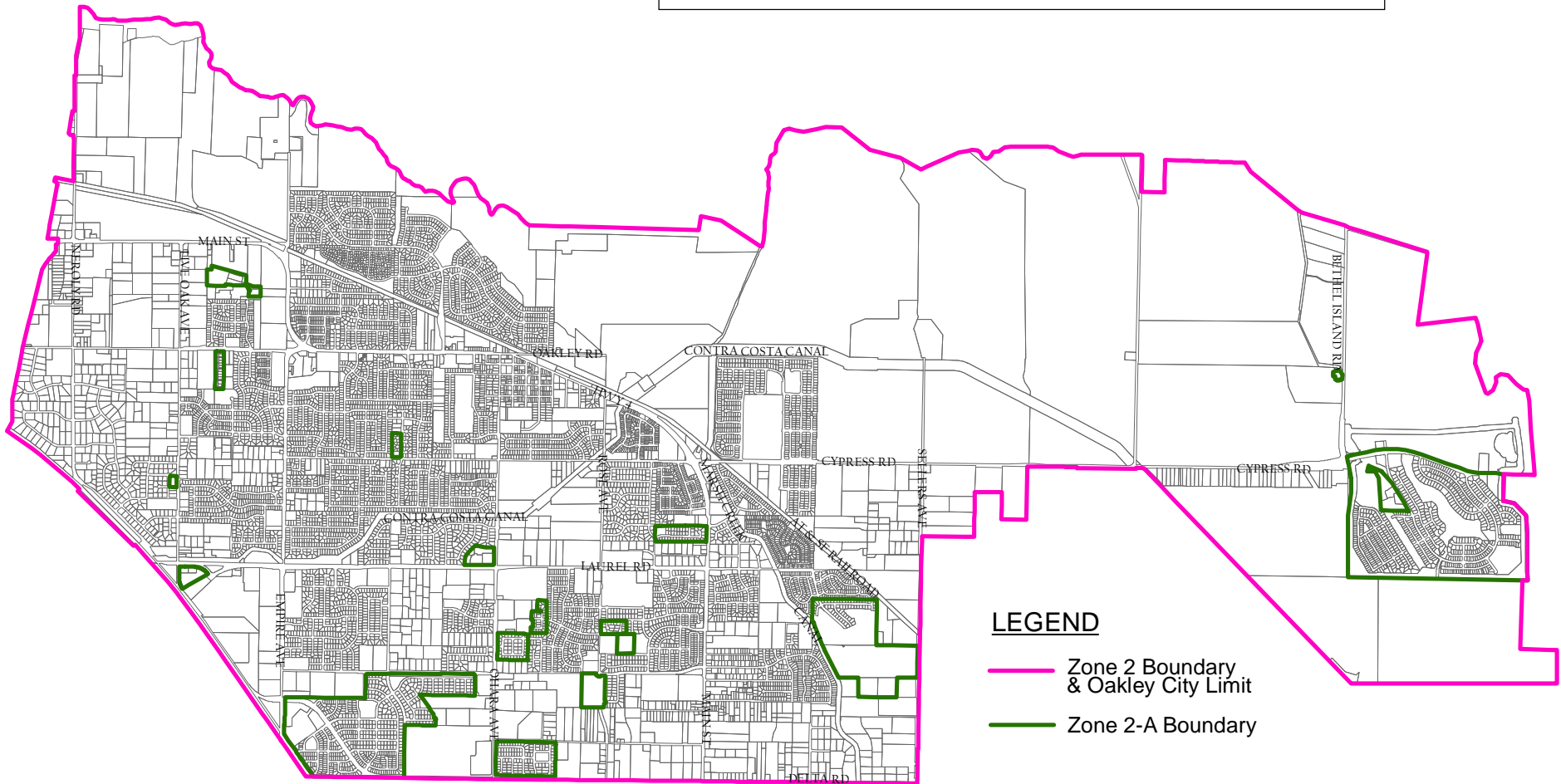
\* Creekside, Nutmeg, Nunn-Wilson, Cypress Grove, Shady Oak, Rose/Carpenter, Teton, Magnolia and Summer Lake Parks receive a portion of their funding from Zone 1  
 \*\* Other parks not included on this map are funded through Zone 3 assessments and are shown in Appendix A



Prepared by Francisco & Associates, Inc.

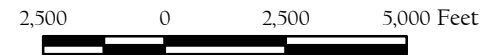


# City of Oakley Zone 2 -- Street Lighting



## LEGEND

- Zone 2 Boundary & Oakley City Limit
- Zone 2-A Boundary



Prepared by Francisco & Associates, Inc.



PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total assessments to the properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in each Benefit Zone of the District over and above the general benefits conferred on real property of to the public at large. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

**Discussion of Benefit**

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements, which include the operation, maintenance and servicing of park and recreational, street lighting and landscaping improvements.

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

*"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 benefit to be received by each such lot or parcel from the improvements."*

*"The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."*

In addition, the 1972 Act permits the designation of zones of benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

Article XIIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

*"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

In addition, Article XIIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and

rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

### Special versus General Benefit

In the absence of an annual assessment, the improvements in each Benefit Zone of the District would not be provided, therefore the improvements are “over and above” what otherwise would be provided in other portions of the City as part of General Services. All of the assessment proceeds derived from each Benefit Zone will be utilized to fund the cost of providing a level of tangible “special benefits” in the form of proximate landscaping and other permanent public improvements. The assessments are also structured to provide specific improvements within each Benefit Zone, further ensuring that the improvements funded by the assessments are of specific and special benefit to property within each Benefit Zone.

Specific Benefit has been quantified as:

- Unique proximity to improved landscaped area;
- Access to improved landscape areas;
- Improved views within each Zone; and
- Extension of a property’s outdoor area for properties within close proximity to the improvements.

Although these improvements may be available to the general public at large, the public landscaping and other public improvements in each Benefit Zone of the District were specifically designed, located and created to provide additional and improved public resources for the direct advantage of property inside the Benefit Zone, and not the public at large. The boundaries of the Benefit Zones have been narrowly drawn to include those parcels that receive a direct advantage from the improvements.

Other properties that are outside a Benefit Zone do not enjoy the unique proximity, access, views and other special benefit factors described previously. Moreover, many of the homes and other improvements on parcels in the Benefit Zones would not have been built if the assessments were not established because an assessment for public landscaping was a condition of development approval.

Without the assessments, the public improvements within the Benefit Zones would not be maintained and would turn into brown, unmaintained and unusable public improvements and public lands. If this happened, it would create a significant and material negative impact on the desirability, utility and value of property in the Benefit Zone. The improvements are, therefore, clearly above what otherwise would be provided. In fact, it is reasonable to assume that if assessments were not collected and the improvements were not maintained as a result, properties in the Benefit Zones would decline in desirability, utility and value by significantly more than the amount of the assessments.

It is therefore concluded that all the landscaping improvements funded by the assessments are of 99% special benefit to the identified benefiting properties located within the Benefit Zones and that the value of the special benefits from such improvements to property in the Benefit Zones reasonably exceeds the cost of the assessments for every assessed parcel in the Benefit Zones. (In

other words, as required by Proposition 218: the reasonable cost of the proportional special benefit conferred on each parcel reasonably exceeds the cost of the assessments.)

The City owns, maintains, rehabilitates and replaces curb and gutter along the border of the Benefit Zone improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and plant growth, and provide a boundary for the improvements. The contribution from the County towards general benefit from the maintenance, rehabilitation and replacement of the curb and gutter is conservatively estimated to be 1%.

### **BENEFIT ZONES**

Because there are varying degrees of improvements throughout the boundaries of the District, three (3) separate and distinct benefit zones have been created. Benefit Zone 1 consists of all of the parcels that benefit from the construction, operation, maintenance and servicing of park and recreational facilities. In addition, Benefit Zone 1 consists of two sub-zones which includes all parcels that benefit from the construction of new park facilities. Benefit Zone 2 consists of all of the parcels that benefit from the construction, operation, maintenance and servicing of street lighting facilities. In addition, Benefit Zone 2 consists of one sub-zone which includes all parcels that benefit from the increased energy costs of street lights. Benefit Zone 3 consists of twenty-six (26) sub-zones and includes all of the parcels that benefit from the construction, operation, maintenance and servicing of landscaping facilities.

### **ASSESSMENT METHODOLOGY**

The total operation, maintenance and servicing cost for the park and recreational, street lighting and landscaping improvements are apportioned in accordance with the methodology that is consistent with standard assessment engineering practices. The method for spreading the costs to each parcel is based on the Equivalent Dwelling Unit (EDU) factor.

Since the assessment is levied on the owners of properties as shown on the tax rolls, the assessments must be assigned by Assessor's Parcel Number. If assessments were to be distributed by parcel, not considering land use, this would not be equitable, because a single-family parcel would be paying the same as a 50-unit apartment parcel or a large commercial establishment. Therefore, as previously stated, the total assessment costs are distributed to each parcel of land based on their pro-rata share of EDUs compared to the total number of EDUs within a benefit zone or benefit sub-zone. For example, if a single family residential parcel is assigned 1.00 EDU and there are a total of 100 EDUs within their benefit zone then the single family residential parcel would be responsible for 1.00% (1.00 EDU/100.00 EDUs) of the annual budget for that benefit zone.

Below is a summary of the assessment methodology used to allocate the costs for the operation, maintenance and servicing costs of the park and recreational, street lighting and landscaping improvements.

### **BENEFIT ZONE 1**

#### **COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES BENEFIT DETERMINATION**

The overall quality of life and desirability of an area is enhanced when public park and recreational facilities are in place, improved, operable, safe, clean and maintained. Conversely,

property desirability decreases when park and recreational facilities are unsafe or destroyed by the elements or vandalism.

Property desirability in an area also increases when there is an increase in the number of parks, recreation centers and sports facilities. These park and recreational facilities enable property owners to participate in sporting events, leisure activities, picnics, organized social events and other miscellaneous activities.

Studies in a number of communities, including counties and cities throughout the United States, have indicated that recreation areas and facilities, if well maintained and wisely administered, have caused a marked increase in the property values of parcels in the community. Consequently, such recreation and park facilities have proved to be an important factor in maintaining a sound economic condition and a high standard of livability in the community. These studies confirm the opinion long held by planning authorities as to the economic value of parks and recreational facilities in a community.

*“The recreation value is realized as a rise in the value of land and other property in or near the recreation area, and is of both private interest to the landowner and others, holding an economic stake in the area, and of public interest to the taxpayers, who have a stake”* (National Recreation and Park Association, June 1985)

*“Recreation and park amenities are central components in establishing the quality of life in a community [businesses] main resource is their employees for whom quality of life is an important issue. The availability and attractiveness of local parks and programs influences some companies relocation decisions the presence of a park encourages real estate development around it.”* (California Parks & Recreation, Winter 1997)

The benefit of parks and other recreational facilities to residential and commercial/industrial properties has been summarized by a number of studies. The United States Department of the Interior, National Park Service, in a publication of June 1984, concluded that:

- "Parks and recreation stimulate business and generate tax revenues."
- "Parks and recreation help conserve land, energy, and resources."
- "An investment in parks and recreation helps reduce pollution and noise, makes communities more livable, and increases property values."
- "Public recreation benefits all employers by providing continuing opportunities to maintain a level of fitness throughout one's working life, and through helping individuals cope with the stress of a fast-paced and demanding life."

Proper maintenance and operation of the parks within the District benefit those properties within the service areas of the parks by providing environmental quality and recreational enhancement. The amount of benefit received will vary with the different land use on the property. There are two categories from which the total benefit of a parcel is derived:

1. **Environmental Quality Benefit.** The improvement of the quality of air, visual aesthetics and attractiveness of the community as a place to live and work and do business.

2. **Recreation Enhancement Benefit.** The availability of usable and safe park and recreational facilities.

Recent studies have shown that adequate park and recreation facilities and recreation programs help to reduce crime and vandalism. This results in a savings to property owners by improved property values and promotes the well-being of the community.

#### COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES BENEFIT ASSESSMENT METHODOLOGY

The single-family residential parcel has been selected as the basic unit for the calculation of assessments and is defined as one (1) Equivalent Dwelling Unit (EDU). Commercial and industrial parcels benefit similarly to residential parcels because of increased property values and the ability to have their workers and patrons use the park and recreational facilities. Commercial and industrial parcels are assessed based on their acreage because larger parcels have the ability to generate larger pedestrian flows. The methodology used to assign EDUs to other land uses in proportion to the benefit they receive relative to the single-family residential parcel are shown below.

**Developed Single Family Residential** - The developed single-family parcel has been selected as the basic unit for calculation of the benefit assessments. This basic unit shall be called an **Equivalent Dwelling Unit (EDU)**. Parcels designated as developed single family residential uses per the Contra Costa County land use code, or those parcels that have had a building permit pulled prior to July 1 are assessed one (1.00) EDU.

**Developed Multiple Residential** - The EDUs for land designated as developed multi-family uses which includes condominiums, mobile homes and apartments are assessed a factor of one-half (0.50) EDU per dwelling unit (e.g. a parcel with a 100-unit apartment would be assessed 50 EDUs). Based on data from representative cities in Northern California, the multiple family residential factor of 50% is determined by the statistical proportion of relative trip generation from various types of residential uses, in combination with density per unit.

**Developed Commercial/Industrial, Recreational, Institutional, and Other Miscellaneous Uses** - Developed commercial and industrial properties include commercial, industrial, recreational, institutional or miscellaneous uses per the Contra Costa County land use codes. The parcels are assessed based upon the acreage of the parcel. In converting developed commercial/industrial properties to EDUs, the factor used was from the Contra Costa County's average single-family lot residential lot size. The parcels will be assessed one (1.00) EDU for the first acre or any portion thereof, one (1.00) EDU/acre for each additional acre up to a maximum of three (3.00) EDUs (3.00 acres). The minimum number of EDUs per parcel will be one (1.00) EDU.

**Undeveloped Single Family Residential** - Parcels defined as undeveloped single-family residential parcels will be assessed at 50% of the developed single-family rate.

**Undeveloped Non-Single Family Residential** - Parcels defined as undeveloped non-single family residential will be assessed at a 50% of the developed commercial/industrial rate. These parcels include undeveloped multi-family residential, commercial/industrial, recreational, institutional and other miscellaneous parcels. These parcels will be assessed at 0.50 EDUs per



acre or any portion thereof, with a minimum of 0.50 EDU per parcel and a maximum of 1.50 EDUs per parcel (3.00 acres). Incremental acreage greater than 3.00 acres is considered to be open space area and therefore receives no further assessment.

**Exempt** - Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

**COMMUNITY PARKS, LANDSCAPING AND RECREATION FACILITIES ASSESSMENT  
RATES BY ZONE**

The Fiscal Year 2016-17 Assessment Rates for Zone 1 are shown below. For further detail regarding annual revenues and expenditures in Zone 1, please see Appendix “B” in this Report.

• **Zone 1 (Community Parks, Landscaping & Recreation Facilities)**

9,087.85 EDU's for Fiscal Year 2016-17

Maximum Rate: \$31.88/EDU

FY2016-17 Rate: \$31.88/EDU

• **Zone 1-A (Community Parks, Landscaping & Recreation Facilities)**

Zone 1-A includes parcels added after FY 2004-05 that benefit from the construction, operation, and maintenance of park and recreation facilities that are anticipated to meet the City's Parks & Recreation Master Plan 2020 goal of 6.0 acres of parkland per 1,000 residents. Starting with FY 2004-05, all parcels with new developments are required to annex into Zone 1-A.

Formed: January 12, 2004 (Sub 8655)

2,516.30 EDU's for Fiscal Year 2016-17

Subdivision 8727 (27 units) annexed June 14, 2004

Subdivision 8725 (46 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 7655 (28 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 7590 (60 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 7760 (67 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 7426 (21 units) annexed Fiscal Year 2004-05, July 12, 2004

Subdivision 8765 (25 units) annexed Fiscal Year 2005-06, November 8, 2004

Subdivisions 8678 (100 units), 8679 (201 units) & 8680 (288 units), Fiscal Year 2006-07,  
November 14, 2005

Subdivisions 7662 (215 units), 7681 (40 units), & 8541 (354 units), Fiscal Year 2006-07,  
February 13, 2006

Subdivisions 8737 (58 units), 8973 (176 units), 8994 (109 units), Fiscal Year 2006-07; June 12,  
2006

Subdivision 8731 (400 units), Fiscal Year 2006-07; November 13, 2006

Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8823 (6 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8843 (13 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 8985 (11 units) annexed Fiscal Year 2007-08, July 9, 2007

Subdivision 9183 (11 units) annexed Fiscal Year 2012-13, August 9, 2011

Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011

Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011

Laurel Plaza Shopping Center (6.88 acres of Commercial) annexed Fiscal Year 2012-13,  
August 9, 2011

Immanuel Baptist Church(5.00 EDUs) annexed Fiscal Year 2012-13, August 9, 2011  
Corporation for Better Housing (242 MFR and 206 Senior units) annexed Fiscal Year 2012-  
13, August 9, 2011

Minor Subdivision 09-976 (.99 Acres) annexed Fiscal Year 2012-13, August 9, 2011  
4411 Live Oak Avenue (041-021-029) (1 unit) proposed to be annexed Fiscal Year 2015-16, July  
2015

Subdivision 9104 (20 units) proposed to be annexed Fiscal Year 2015-16, July 2015

The maximum assessment rate of \$211.33 per Equivalent Dwelling Unit for Benefit Zone 1-A was approved in Fiscal Year 2004-05, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on April, 2004 by the Bureau of Labor and Statistics which was 198.3. The CPI as of February 2016 is 262.60.

**Maximum Rate: \$279.86/EDU**  
**FY2016-17 Rate: \$279.86/EDU**

- **Zone 1-B (Summer Lake Community Park) – Subdivisions 8900, 8955, & 7562**  
Zone 1-B includes parcels benefiting from the Summer Lake Community Park and was created by Contra Costa County in FY 2005-06 as part of the Summer Lake Development to provide additional funding for the Summer Lake Park and other Community Parks, landscaping, and recreational facilities.

Formed: April 25, 2006 (by Contra Costa County)

**612.87 EDU's**  
**for Fiscal Year 2016-17**

The maximum assessment rate of \$805.71 per Equivalent Dwelling Unit for Benefit Zone 1-B was approved in Fiscal Year 2005-06, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on June, 2005 by the Bureau of Labor and Statistics which was 201.2. The CPI as of February 2016 is 262.60. The maximum rate for FY2016-17 is \$1,020.79/EDU. However, the anticipated FY 2016-17 expenditures are less than the maximum assessment rate would produce in revenue, therefore the actual rate for FY 2016-17 will be set at \$279.86/EDU, which is equal to the rate in Zone 1-A.

**Maximum Rate:**  
**\$1,051.59/EDU**

**FY2016-17 Rate:**  
**\$279.86/EDU**

**BENEFIT ZONE 2**

**STREET LIGHTING BENEFIT DETERMINATION**

The proper functioning of street lighting throughout the City of Oakley is imperative for the welfare of the property owners. Street lighting provides protection to pedestrian traffic by illuminating the sidewalk and street crossing areas during nighttime hours. In addition, the proper operation, maintenance, and servicing of a street lighting system benefits properties by providing additional security for the pedestrian traffic and reduces the possibility of vandalism to property during nighttime hours.

**STREET LIGHTING BENEFIT ASSESSMENT METHODOLOGY**

The degree of benefit for each parcel is determined by the use of each individual parcel, the intensity of illumination provided, the number of pedestrians generated and the enhanced security during hours of darkness. Benefit Zone 2 has been established to identify the parcels that benefit from these street lighting improvements.

**Developed Single Family Residential** - The single-family residential parcel is considered one unit of benefit (1.00 EDU). All other land uses have been analyzed to determine the benefit they receive from the intensity of illumination provided, the number of pedestrians generated by their property and the enhanced security to their property during hours of darkness compared to that of a single-family residential parcel.

**Other Land Uses** - All other land uses have been analyzed to determine the intensity of illumination provided, the number of pedestrians generated by their property and the enhanced security to their property during hours of darkness. For a detailed listing of the equivalent dwelling unit factors for each land use refer to Appendix "C".

**Exempt** - Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

**FY 2016-17 - STREET LIGHTING ASSESSMENT RATES BY ZONE**

The Fiscal Year 2016-17 Assessment Rates for Zone 2 are shown below. For further detail regarding Zone 2 annual revenues and expenditures, please see Appendix "B" in this Report.

- **Zone 2 (Oakley Street Lighting Facilities)**

9,097.00 EDU's for Fiscal Year 2016-17

Maximum Rate: \$14.94/EDU

FY2016-17 Rate: \$14.94/EDU

- **Zone 2-A (Oakley Street Lighting Facilities)**

Zone 2-A includes parcels that benefit from the construction, operation, and maintenance of increased lighting after FY 2006-07. Starting with FY 2006-07, all parcels with new developments are required to annex into Zone 2-A.

Formed: June 12, 2006  
1,570.50 EDU's for Fiscal Year 2016-17

- Subdivision 8731 (400 units), Fiscal Year 2006-07; November 13, 2006
- Subdivision 7562, 8900, & 8955 (632 EDUs), Fiscal Year 2007-08
- Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8823 (6 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8843 (13 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 8985 (11 units) annexed Fiscal Year 2007-08, July 9, 2007
- Subdivision 9183 (11 units) annexed Fiscal Year 2012-13, August 9, 2011
- Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011
- Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011
- Laurel Plaza Shopping Center (6.88 acres of Commercial) annexed Fiscal Year 2012-13, August 9, 2011
- Immanuel Baptist Church(5.00 EDUs) annexed Fiscal Year 2012-13, August 9, 2011
- Corporation for Better Housing (242 MFR and 206 Senior units) annexed Fiscal Year 2012-13, August 9, 2011
- Minor Subdivision 09-976 (.99 Acres) annexed Fiscal Year 2012-13, August 9, 2011
- Summer Lake South Development
- 4411 Live Oak Avenue (041-021-029) (1 unit) proposed to be annexed Fiscal Year 2015-16, July 2015
- Subdivision 9104 (20 units) proposed to be annexed Fiscal Year 2015-16, July 2015

The maximum assessment rate of \$42.81 per Equivalent Dwelling Unit for Benefit Zone 2-A was approved in Fiscal Year 2005-06, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI was the rate set on April, 2005 by the Bureau of Labor and Statistics which was 202.50. The CPI as of February 2016 is 262.60.

**Maximum Rate: \$55.52/EDU**  
**FY2016-17 Rate: \$55.52/EDU**

**BENEFIT ZONE 3**  
**INTERIOR LANDSCAPING/NEIGHBORHOOD PARKS**

Trees, landscaping, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings. In Parkways and Land Values, written by John Nolan and Henry V. Hubbard in 1937, it is stated:

*"... there is no lack of opinion, based on general principals and experience and common sense, that parkways do in fact add value to property, even though the amount cannot be determined exactly. Indeed, in most cases where public money has been spent for parkways the assumption has been definitely made that the proposed parkway will show a provable financial profit to the City. It has been believed that the establishment of parkways causes a rise in real estate values throughout the City, or in parts of the City,..."*

It should be noted that the definition of "parkways" above may include the roadway as well as the landscaping alongside the roadway.

Proper maintenance and operation of the roadway landscaping provides beautification and enhancement of the desirability of surroundings. The roadway landscaping maintained by each subzone typically includes the entryways into each geographical area and as such provide beautification to the subzone. These improvements provide special and direct benefit to each property located within the subzone.

**LANDSCAPING BENEFIT ASSESSMENT METHODOLOGY**

The single-family residential parcel has been selected as the basic unit for the calculation of assessments and is defined as one (1) Equivalent Dwelling Unit (EDU). Commercial and industrial parcels benefit similarly to residential parcels because of increased property values and the desirability of their location. Commercial and industrial parcels are assessed based on their acreage because larger parcels have the ability to generate larger pedestrian flows. The methodology used to assign EDUs to other land uses in proportion to the benefit they receive relative to the single-family residential parcel are shown below.

**Developed Single Family Residential** - The developed single-family parcel has been selected as the basic unit for calculation of the benefit assessments. Parcels designated as developed single family residential uses per the Contra Costa County land use code, or those parcels that have had a building permit pulled prior to July 1 are assessed one (1.00) EDU.

**Developed Multiple Residential** - The EDUs for land designated as developed multi-family uses which includes condominiums, mobile homes and apartments are assessed a factor of one-half (0.50) EDU per dwelling unit (e.g. a parcel with a 100-unit apartment would be assessed 50 EDUs). Based on data from representative cities in Northern California, the multiple family residential factor of 50% is determined by the statistical proportion of relative trip generation from various types of residential uses, in combination with density per unit.

**Developed Commercial/Industrial, Recreational, Institutional, and Other Miscellaneous Uses** - Developed commercial and industrial properties include commercial, industrial, recreational, institutional or miscellaneous uses per the Contra Costa County land use codes. The parcels are assessed based upon the acreage of the parcel. In converting developed

commercial/industrial properties to EDUs, the factor used was from the Contra Costa County's average single-family lot residential lot size. The parcels will be assessed one (1.00) EDU for the first acre or any portion thereof, one (1.00) EDU/acre for each additional acre up to a maximum of three (3.00) EDUs (3.00 acres). The minimum number of EDUs per parcel will be one (1.00) EDU.

**Undeveloped Single Family Residential** - Parcels defined as undeveloped single-family residential parcels will be assessed at 50% of the developed single-family rate.

**Undeveloped Non-Single Family Residential** - Parcels defined as undeveloped non-single family residential will be assessed at a 50% of the developed commercial/industrial rate. These parcels include undeveloped multi-family residential, commercial/industrial, recreational, institutional and other miscellaneous parcels. These parcels will be assessed at 0.50 EDUs per acre or any portion thereof, with a minimum of 0.50 EDU per parcel and a maximum of 1.50 EDUs per parcel (3.00 acres). Incremental acreage greater than 3.00 acres is considered to be open space area and therefore receives no further assessment.

**Exempt** - Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

#### **FY 2016-17 - LANDSCAPING ASSESSMENT RATES BY ZONE**

The Fiscal Year 2016-17 Assessment Rates for each of the Subzones in Zone 3 are shown below. For further detail regarding the annual revenue and expenditures for each Subzone, please see Appendix "B" in this Report.

- **Zone 3-1 (Vintage Parkway)** Subdivisions 6333, por. 6452 & 6576 & 6577, 6821, 6862, 7089, 7193, 7229, 7372, 7585, & 7654

Formed: July 16, 1985  
1,274.00 EDU's

Maximum Rate: \$57.86/EDU  
FY2016-17 Rate: \$57.86/EDU

- **Zone 3-2 (Oakley Ranch)** Subdivision 6634

Formed: April 21, 1987  
133.00 EDU's

Maximum Rate: \$198.84/EDU  
FY2016-17 Rate: \$198.84/EDU

- Zone 3-3 (Empire) Subdivision 6656

Formed: June 16, 1987  
45.00 EDU's

Maximum Rate: \$100.76/EDU  
FY2016-17 Rate: \$100.76/EDU

- Zone 3-4 (Oakley Town Center) ) Subdivision 7045

Formed: May 9, 1989  
9.17 Acres

Maximum Rate: \$1,193.16/Acre  
FY2016-17 Rate: \$1,193.16/Acre

- Zone 3-5 (Oak Grove) Subdivisions 6922 & 6927

Formed: August 13, 1991  
Additional Parcels Annexed: June 20, 1995  
149.50 EDU's

Maximum Rate: \$190.00/EDU  
FY2016-17 Rate: \$190.00/EDU

- Zone 3-6 (Laurel Woods/Luna Estates) Subdivisions 6971 & 7489.

Formed: August 1, 1989; Tract 7489: April 28, 1992  
60.00 EDU's

Maximum Rate: \$127.80/EDU  
FY2016-17 Rate: \$127.80/EDU

- Zone 3-7 (South Forty) Subdivision 6969

Formed: August 7, 1990  
52.50 EDU's

Maximum Rate: \$185.00/EDU  
FY2016-17 Rate: \$185.00/EDU



- Zone 3-8 (Claremont) Subdivision 7163

Formed: August 13, 1991  
50.00 EDU's

Maximum Rate: \$152.56/EDU  
FY2016-17 Rate: \$152.56/EDU

- Zone 3-9 (Gateway) Subdivisions 6394, 6488, 6571, 6613, 6664, 6726, 6727, 6762, 6764 & 6858.

Formed: July 31, 1990  
459.00 EDU's

Maximum Rate: \$40.00/EDU  
FY2016-17 Rate: \$40.00/EDU

- Zone 3-10 (Countryside aka Village Green) Subdivisions 7164, & 7293

Formed: October 2, 1990  
20.50 EDU's

Maximum Rate: \$125.00/EDU  
FY2016-17 Rate: \$125.00/EDU

- Zone 3-11 (Country Fair aka Meadow Glen) Subdivision 6840

Formed: August 6, 1991  
32.00 EDU's

Maximum Rate: \$169.48/EDU  
FY2016-17 Rate: \$169.48/EDU

- Zone 3-12 (California Sunrise) Subdivision 7365

Formed: November 19, 1991  
128.00 EDU's

Maximum Rate: \$27.36/EDU  
FY2016-17 Rate: \$27.36/EDU

- Zone 3-13 (California Visions aka Laurel Heights) Subdivision 7667

Formed: November 17, 1992  
96.00 EDU's

Maximum Rate: \$125.00/EDU  
FY2016-17 Rate: \$125.00/EDU

- Zone 3-14 (Claremont Heritage) Subdivisions 7775, 7367, and 7366

Formed as Zone 41: November 17, 1992  
Tracts 7366, 7367 Annexed: July 26, 1994  
114.00 EDU's

The maximum assessment rate was approved at \$177.90 per Equivalent Dwelling Unit. However in FY2016-17 the rate has been reduced to \$160.00 per Equivalent Dwelling Unit.

Maximum Rate: \$160.00/EDU  
FY2016-17 Rate: \$160.00/EDU

- Zone 3-15 (Country Fair aka Meadow Glen II) Subdivisions 6867, 6980, 6996, 7003, 7090, 7165, 7330, 7368, 7385, 7704, 7707, 7808, 7830, 7831, 7832, 7833, 8725, 7655, 7590, 7760, 7426 8823, 8843, & DR 3022-94

Formed: July 26, 1994  
888.00 EDU's

Subdivision 8725 (48 units) annexed Fiscal Year 2004-05, July 12, 2004  
Subdivision 7655 (28 units) annexed Fiscal Year 2004-05, July 12, 2004  
Subdivision 7590 (60 units) annexed Fiscal Year 2004-05, July 12, 2004  
Subdivision 7760 (67 units) annexed Fiscal Year 2004-05, July 12, 2004  
Subdivision 7426 (21 units) annexed Fiscal Year 2004-05, July 12, 2004  
Subdivision 8823 (6 units) annexed Fiscal Year 2007-08, July 9, 2007  
Subdivision 8843 (13 units) annexed Fiscal Year 2007-08, July 9, 2007

There are also 50 additional senior units located within in Zone 3-15, but the improvements are privately maintained. The maximum annual assessment for the 50 senior units is \$8,541.00. The applicant (Ecumenical Association for Housing) requested that the landscaping improvements for this development be maintained privately because of the manner in which the project was designed. By having this area privately landscaped, it will allow more privacy for the senior citizen residents. The estimated maintenance costs for DP3022-94 will therefore not be included in the annual maintenance cost in FY 2016-17.

Maximum Rate: \$138.00/EDU  
FY2016-17 Rate: \$138.00/EDU

- Zone 3-16 (Sundance) Subdivision 7837

Formed: December 20, 1994  
81.00 EDU's

Maximum Rate: \$110.00/EDU  
FY2016-17 Rate: \$110.00/EDU

- Zone 3-17 (Laurel Anne) Subdivisions 6935, 6963, 7809, 8650, 8708, 8748, 8752, 8816, & 8822

Formed: June 20, 1995  
320.50 EDU's

Maximum Rate: \$273.16/EDU  
FY2016-17 Rate: \$273.16/EDU

- Zone 3-18 (Country Place) Subdivisions 6968, 7640, MS 7-95, & 7946

Formed: June 20, 1995  
Subdivision 6968 (42 units) annexed Fiscal Year 2002-03  
130.00 EDU's

Maximum Rate: \$180.00/EDU  
FY2016-17 Rate: \$180.00/EDU

- Zone 3-19 (Laurel Crest) Subdivisions 7630, 7657, 7658, 8168, 8169, 8403, 8440, & 8655

Formed: May 5, 1998  
435.00 EDU's

Sub 7658, 8168, 8169, 8656 (154 units) annexed Fiscal Year 2001-02  
Sub 8403 (72 units) annexed Fiscal Year 2002-03, November 13, 2001  
Sub 8655 (34 units) annexed Fiscal Year 2004-05, January 12, 2004

Maximum Rate: \$200.00/EDU  
FY2016-17 Rate: \$200.00/EDU

- Zone 3-20 (Marsh Creek Glenn) Subdivisions 7689, 8391, 8504, 8648, 8727, & 8765

Formed: May 14, 2001  
288.00 EDU's

Subdivision 8504 (12 units) annexed September 9, 2002  
Subdivision 8727 (27 units) annexed Fiscal Year 2004-05, June 14, 2004  
Subdivision 8765 (25 units) annexed Fiscal Year 2005-06, November 8, 2004

The maximum assessment rate for Benefit Zone 3-20 was approved in FY 2001-02 at \$225.00 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 30, 2001 by the Bureau of Labor and Statistics which was 190.9. The CPI as of February 2016 is 262.60.

**Maximum Rate: \$309.51/EDU**  
**FY2016-17 Rate: \$309.51/EDU**

- Zone 3-21 (Quail Glen) Subdivision 7359, 7235, 7358, & 7467

Formed: July 8, 2002  
Subdivisions 7235, 7358 & 7467 (67 units) annexed September 2002  
103.00 EDU's

4411 Live Oak Avenue (041-021-029) (1 unit) proposed to be annexed Fiscal Year 2015-16, July 2015  
1.00 EDU's

The maximum assessment rate for Benefit Zone 3-21 was approved in FY 2002-03 at \$200.00 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 30, 2002 by the Bureau of Labor and Statistics which was 193.2. The CPI as of February 2016 is 262.60.

The maximum assessment rate for Benefit Zone 3-21A is proposed to be set at \$922.33/EDU. This is to account for the landscaping located on the west and east side of the parcel that is to be maintained.

**Zone 3-21 Maximum Rate: \$271.84/EDU**  
**Zone 3-21 FY2016-17 Rate: \$271.84/EDU**

**Zone 3-21A Maximum Rate: \$922.33/EDU**  
**Zone 3-21A FY2016-17 Rate: \$922.33/EDU**

- Zone 3-22 (Cypress Grove) Subdivision 8678, 8679, & 8680

Formed: November 14, 2005  
589.00 EDU's

The maximum assessment rate for Benefit Zone 3-22 was approved in FY 2006-07 at \$343.90 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2016 is 262.60.

**Maximum Rate: \$432.30/EDU**  
**FY2016-17 Rate: \$432.30/EDU**

- Zone 3-23 (South Oakley) Subdivisions 7662, 7681, 8541, 8530, 8734, 8736, 8916, 8981, 9183 & 9104.

Formed: February 13, 2006  
708.50 EDU's

Subdivision 8530 (110 units) annexed Fiscal Year 2007-08, July 9, 2007  
Subdivision 8734 (26 units) annexed Fiscal Year 2007-08, July 9, 2007  
Subdivision 8736 (42 units) annexed Fiscal Year 2007-08, July 9, 2007  
Subdivision 8916 (41 units) annexed Fiscal Year 2007-08, July 9, 2007  
Subdivision 8981 (17 units) annexed Fiscal Year 2007-08, July 9, 2007  
Subdivision 9183 (11 units) annexed Fiscal Year 2012-13, August 9, 2011  
Subdivision 9104 (20 units) proposed to be annexed Fiscal Year 2015-16, July 2015

The maximum assessment rate for Benefit Zone 3-23 was approved in FY 2006-07 at \$398.60 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2016 is 262.60.

**Maximum Rate: \$501.06/EDU**  
**FY2016-17 Rate: \$501.06/EDU**

- Zone 3-24 (Reserve/Stonebrook) Subdivision 8737, 8973, 8994

Formed: January 12, 2006  
117.00 EDU's

The maximum assessment rate for Benefit Zone 3-24 was approved in FY 2006-07 at \$598.73 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on April 2006 by the Bureau of Labor and Statistics which was 208.90. The CPI as of February 2016 is 262.60. However, in FY2016-17 the rate assessed will be \$250.00/EDU.

**Maximum Rate: \$752.64/EDU**  
**FY2016-17 Rate: \$250.00/EDU**

- Zone 3-25 (Magnolia Park) Subdivision 8731

Formed: November 13, 2006  
552.50 EDU's

Subdivision 9199 (43 units) annexed Fiscal Year 2012-13, August 9, 2011  
Subdivision 9274 (117 units) annexed Fiscal Year 2012-13, August 9, 2011

The maximum assessment rate for Benefit Zone 3-25 was approved in FY 2006-07 at \$1,100.55 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 2006 by the Bureau of Labor and Statistics which was 209.10. The CPI as of February 2016 is 262.60. However, in FY2016-17 the rate assessed will be \$1,000.00/EDU.

**Maximum Rate: \$1,382.14/EDU**  
**FY2016-17 Rate: \$1,000.00/EDU**

- Zone 3-26 (Summer Lake South) Subdivision 8900, 8955, & 7562.

Formed: April 25, 2006 (by Contra Costa County)  
608.87 EDU's

The maximum assessment rate for Benefit Zone 3-26 was approved in FY 2005-06 at \$1,353.53 per Equivalent Dwelling Unit, which may be annually adjusted based upon the previous year's change in the Consumer Price Index (CPI) for the San Francisco Bay Area All Urban Consumers. The base CPI is the rate set on June 2005 by the Bureau of Labor and Statistics which was 201.20. The CPI as of February 2016 is 262.60. However, in FY2016-17 the rate assessed will be \$450.00 per Equivalent Dwelling Unit.

**Maximum Rate: \$1,810.26/EDU**  
**FY2016-17 Rate: \$450.00/EDU**

PART E

PROPERTY OWNER LIST & ASSESSMENT ROLL

The total assessment amount for each Zone and the proposed assessment amount apportioned to each parcel for Fiscal Year 2016-17, in proportion to the benefit received by each parcel from the improvements, is contained in the Assessment Roll, which is on file in the Office of City Clerk of the City of Oakley and shown in Appendix "D".

The Assessment Roll includes a list of all parcel numbers within the District that have been updated to match the last equalized Property Tax Roll of the Contra Costa County Assessor, which by reference is hereby made a part of this report. The last equalized Property Tax Roll includes a description of each parcel and shall govern for all details concerning the description of the parcels.

The total proposed assessments for the 2016-17 Fiscal Year are \$1,165,434 for community park, landscaping and recreation facilities, \$223,096 for street lighting facilities and \$2,141,965 for landscaping facilities for a total of \$3,530,495 .

APPENDIX A

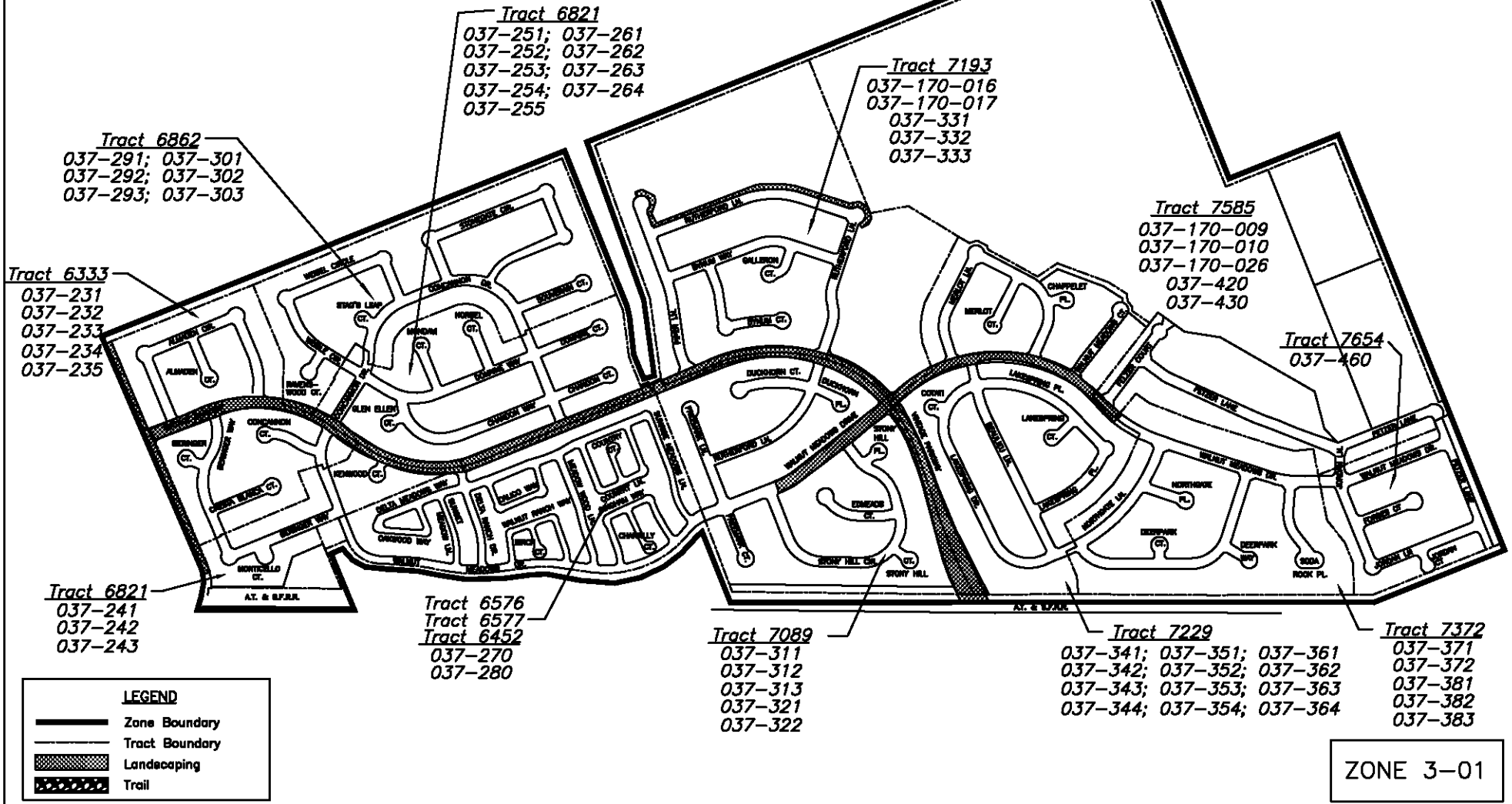
Zone 3 (Interior Landscaping/Neighborhood Parks)  
Subzone Detailed Diagrams



# ASSESSMENT DIAGRAM CITY OF OAKLEY LANDSCAPE IMPROVEMENTS VINTAGE PARKWAY



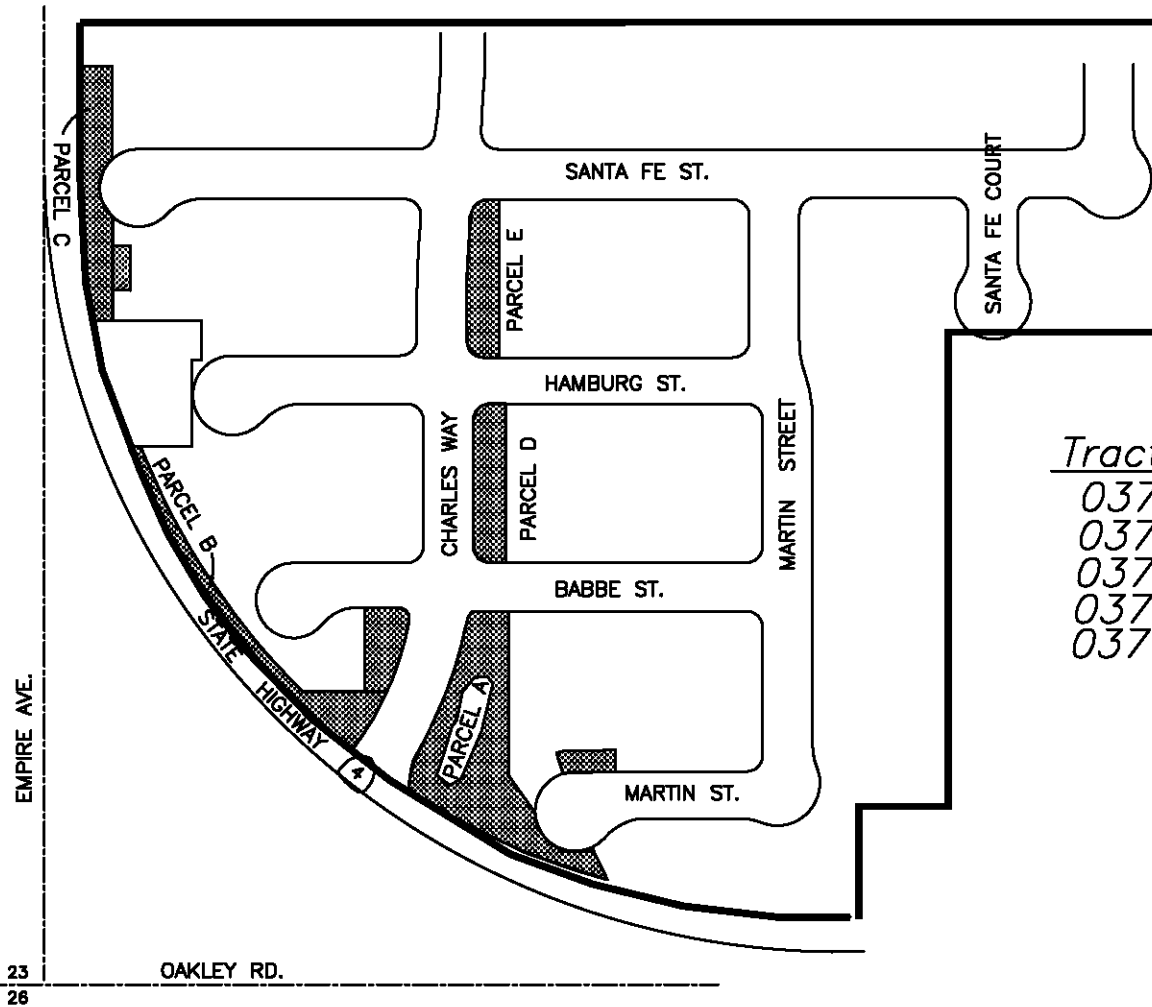
NOT TO SCALE



ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
OAKLEY RANCH



NOT TO SCALE



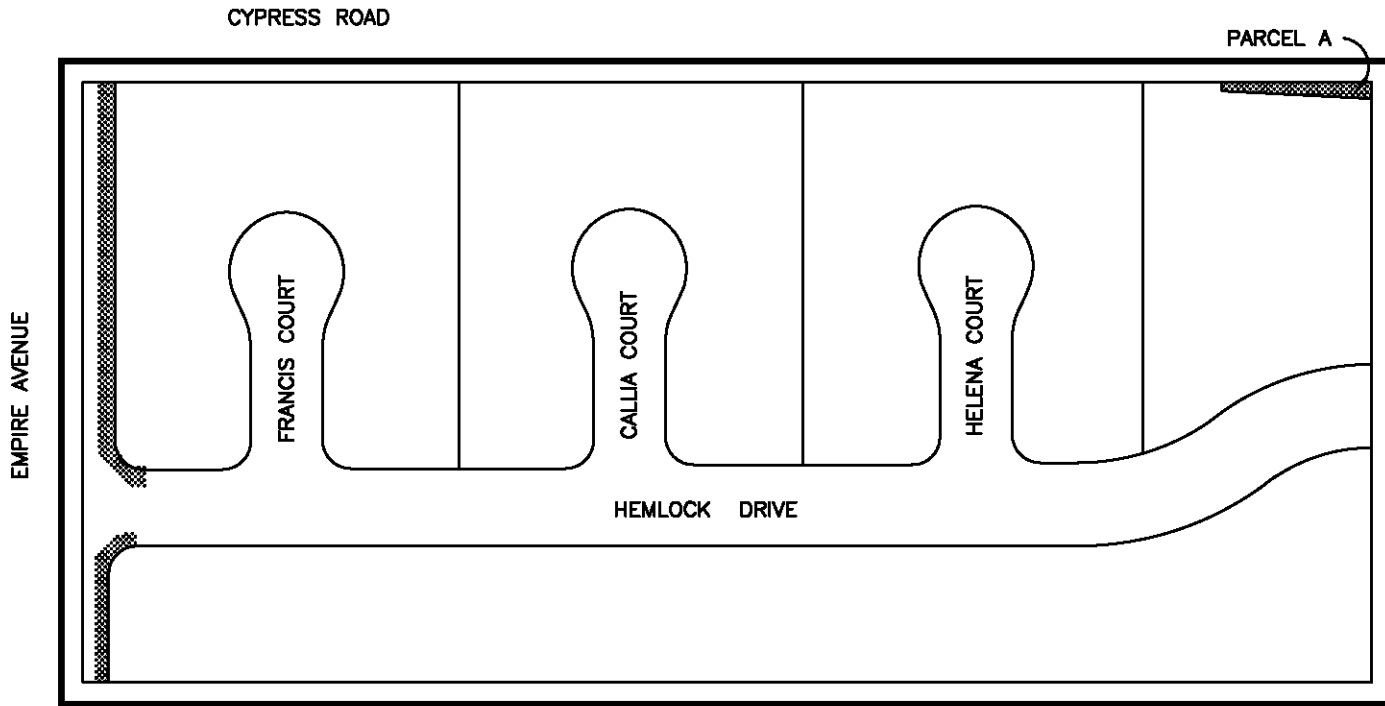
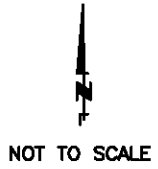
Tract 6634  
 037-121  
 037-122  
 037-123  
 037-124  
 037-125

**LEGEND**

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

ZONE 3-02

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
EMPIRE



Tract 6656  
035-611  
035-612

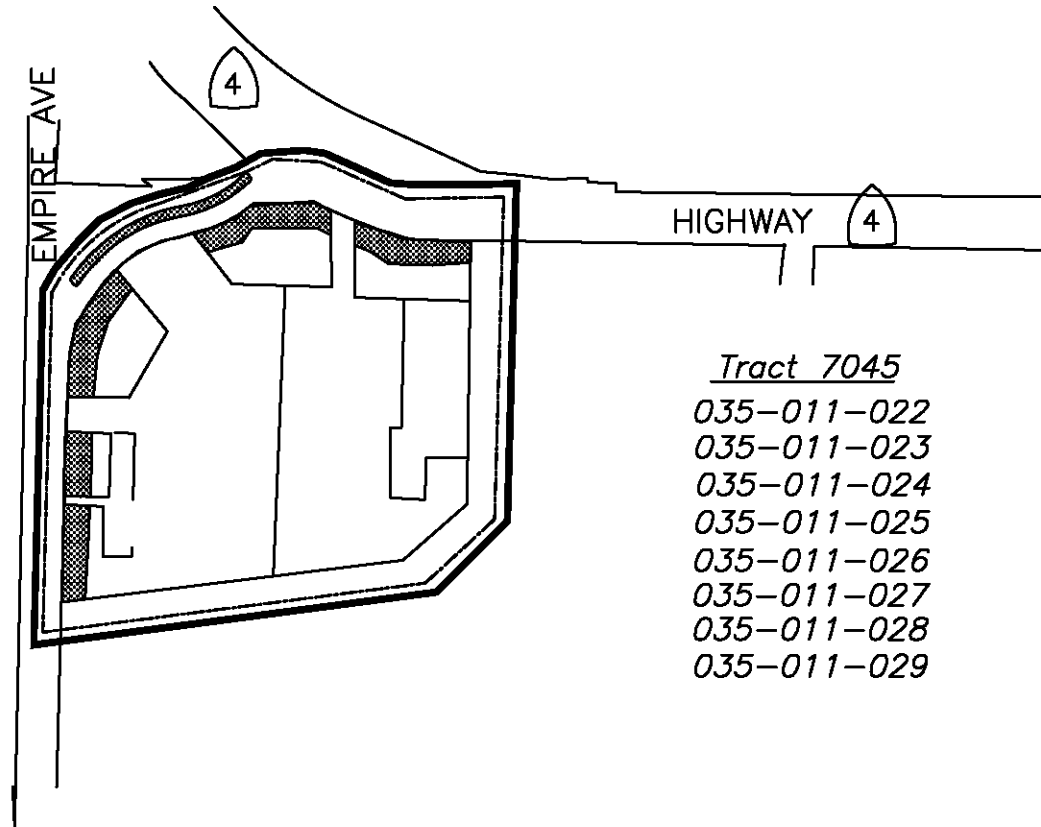
LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-03

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
OAKLEY TOWN CENTER



NOT TO SCALE



**LEGEND**

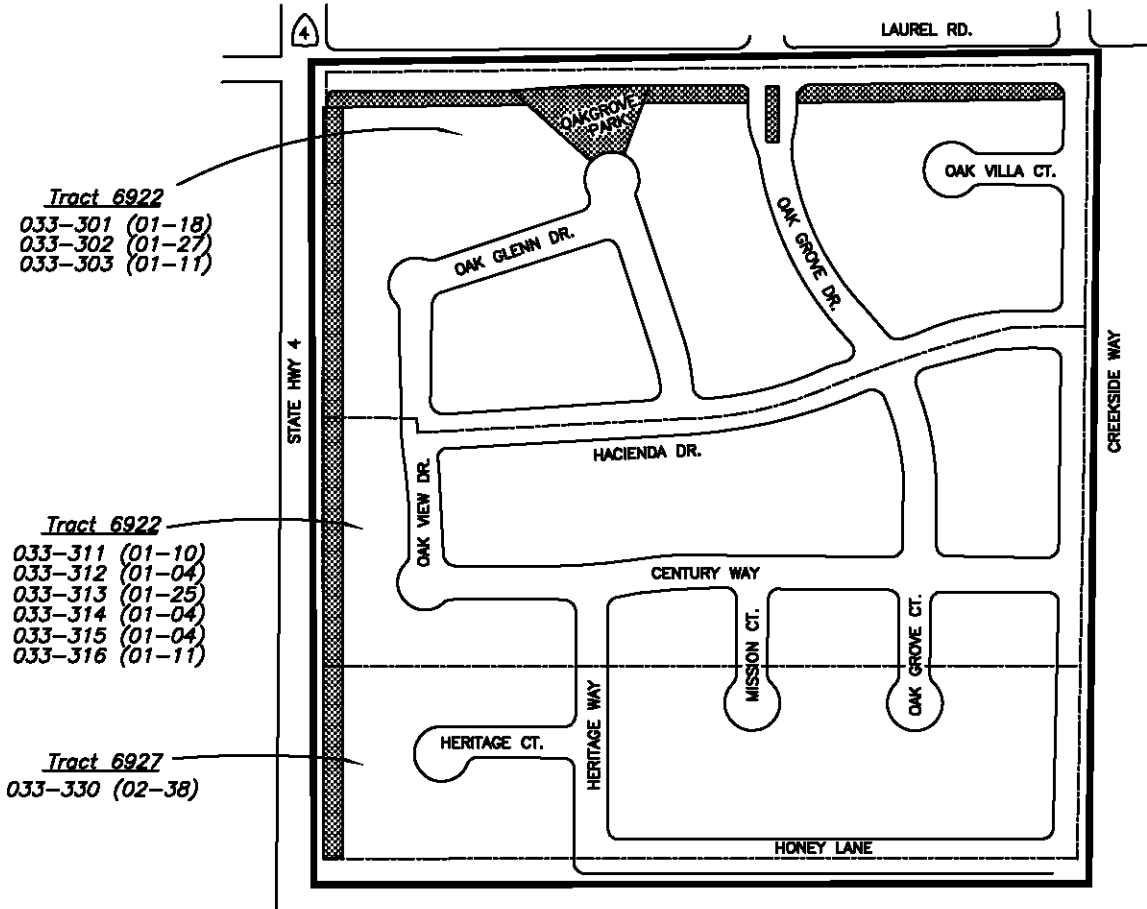
- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

ZONE 3-04

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
OAKGROVE



NOT TO SCALE



**LEGEND**

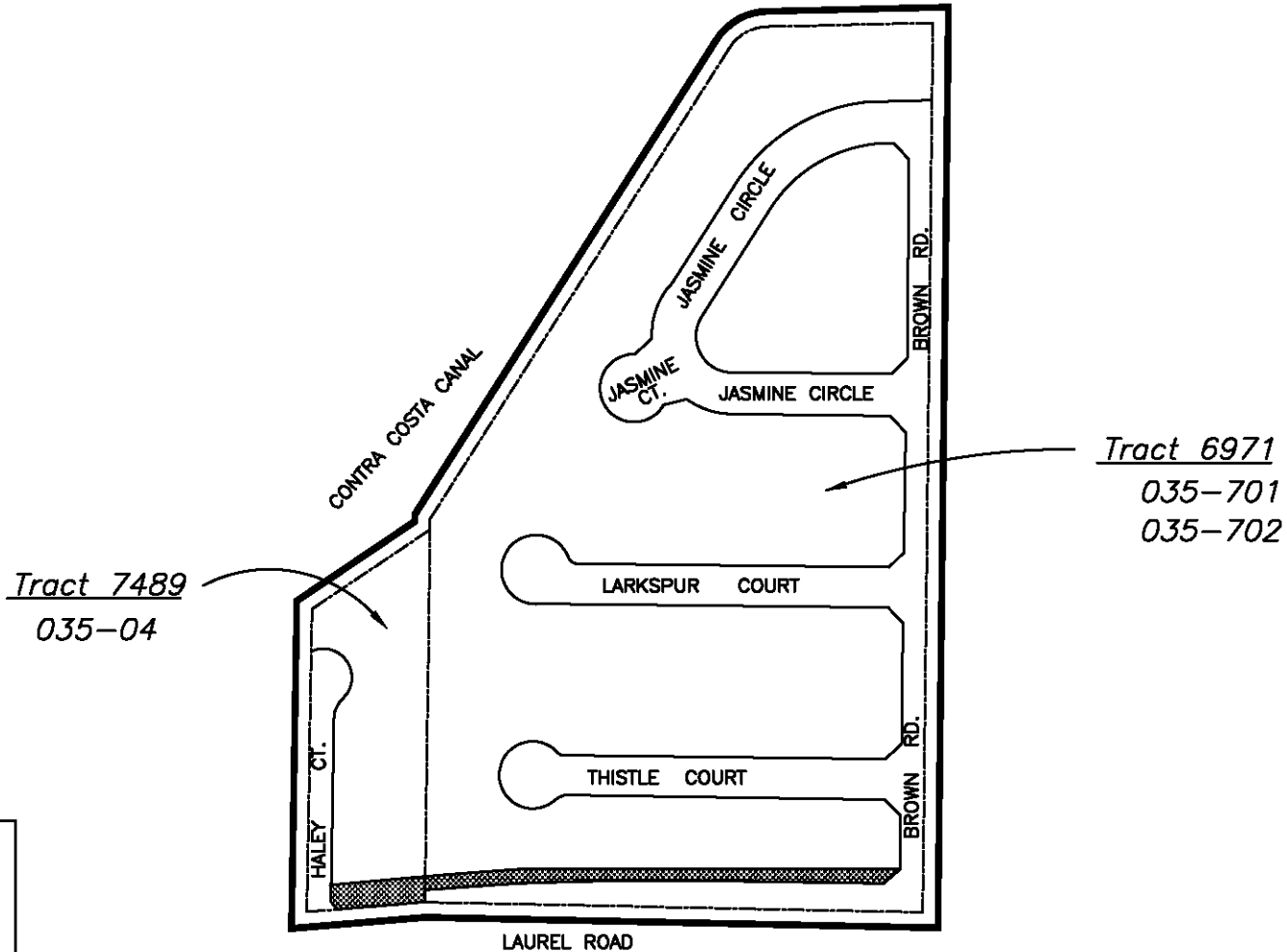
- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

ZONE 3-05

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
LAUREL WOODS & LUNA ESTATES



NOT TO SCALE



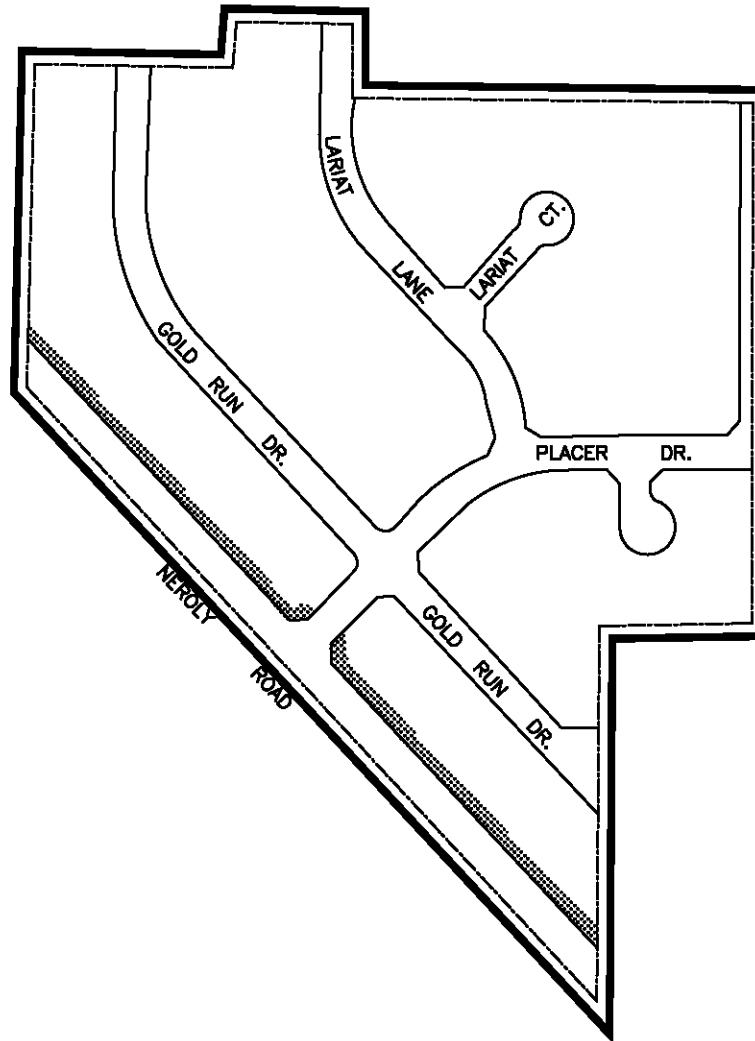
LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-06

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
SOUTH FORTY




NOT TO SCALE



Tract 6969

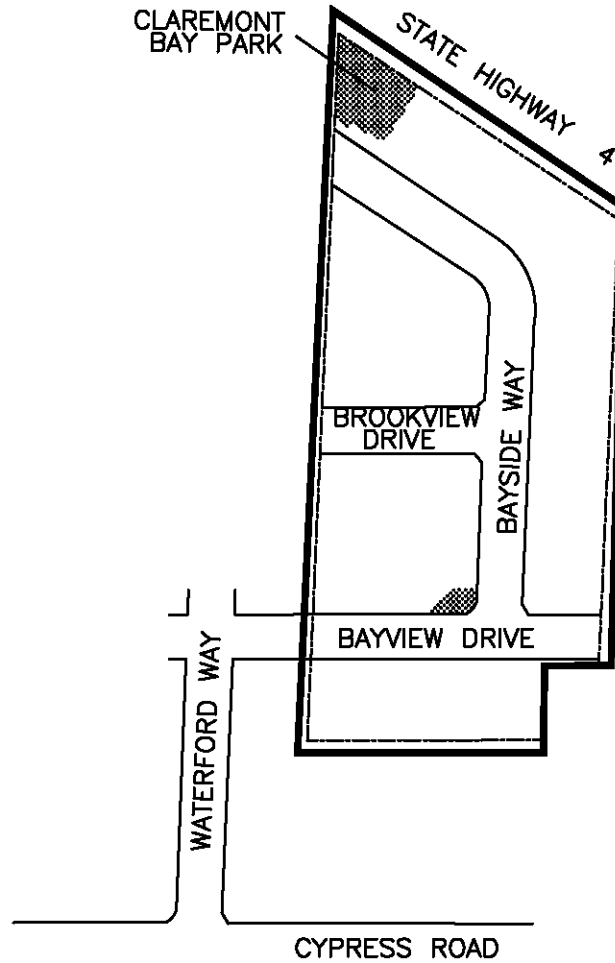
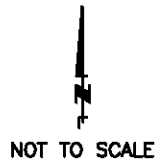
- 041-141
- 041-142
- 041-143
- 041-151
- 041-152

**LEGEND**

-  Zone Boundary
-  Tract Boundary
-  Landscaping
-  Trail

ZONE 3-07

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
CLAREMONT BAY



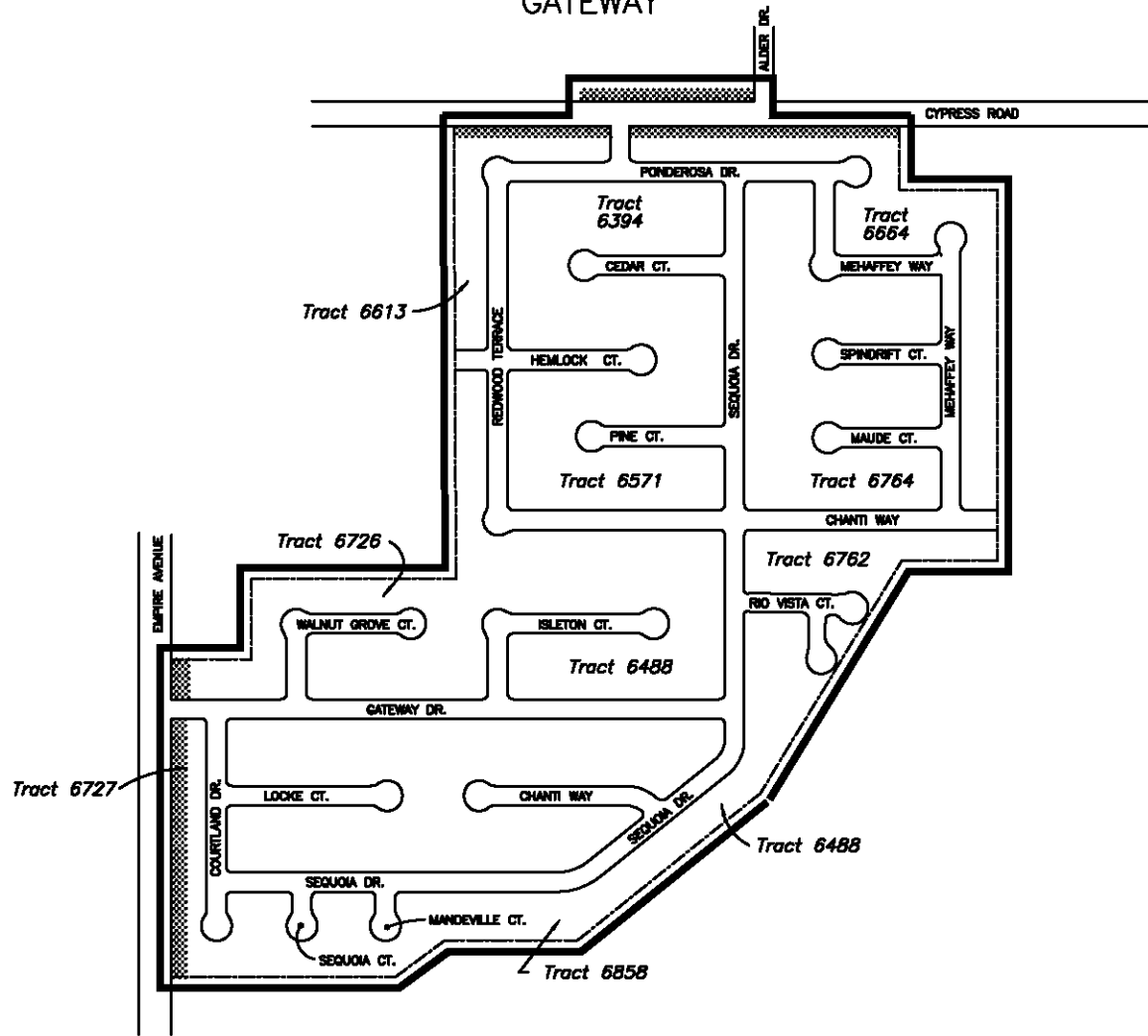
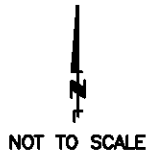
Tract 7163  
035-730

LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-08



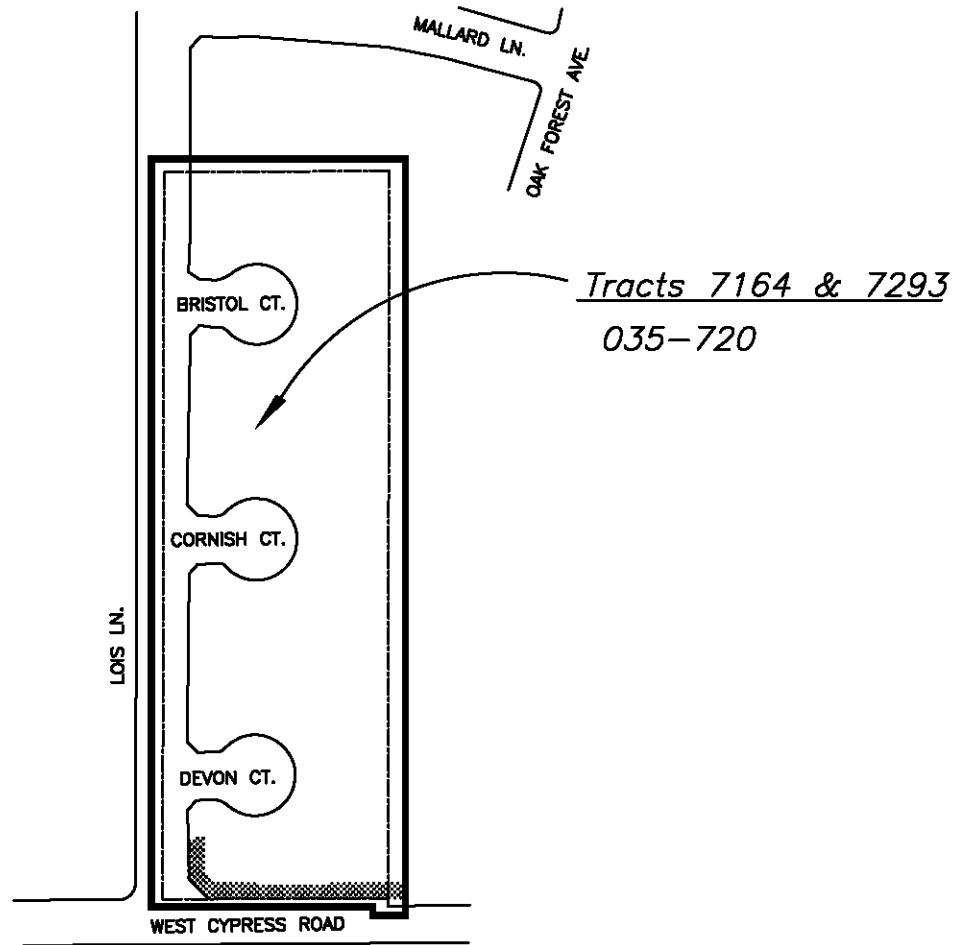
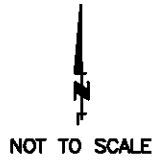
# ASSESSMENT DIAGRAM CITY OF OAKLEY LANDSCAPE IMPROVEMENTS GATEWAY



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-09

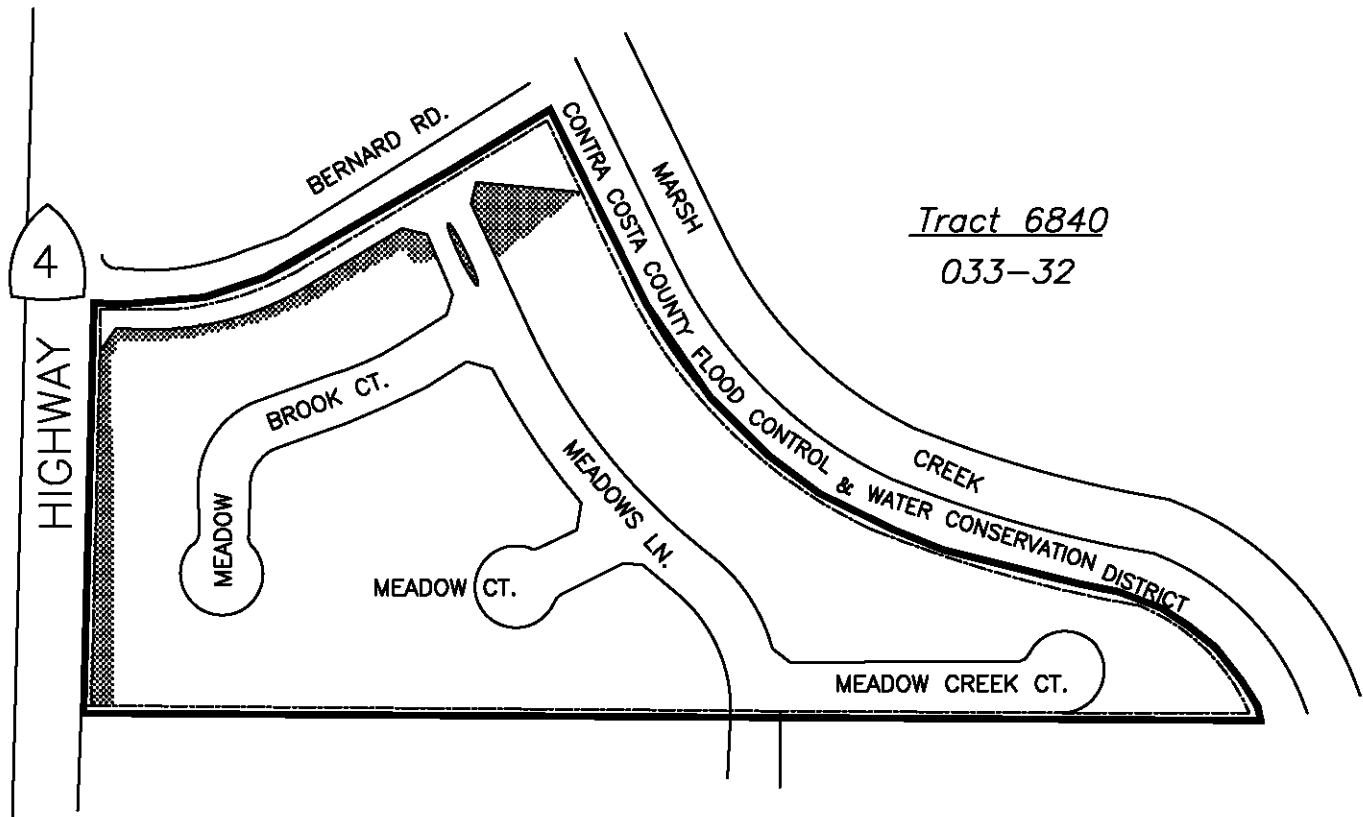
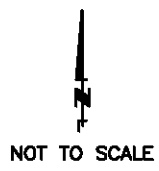
ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
COUNTRYSIDE (aka VILLAGE GREEN)



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-10

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
COUNTRY FAIR (aka MEADOW GLEN)

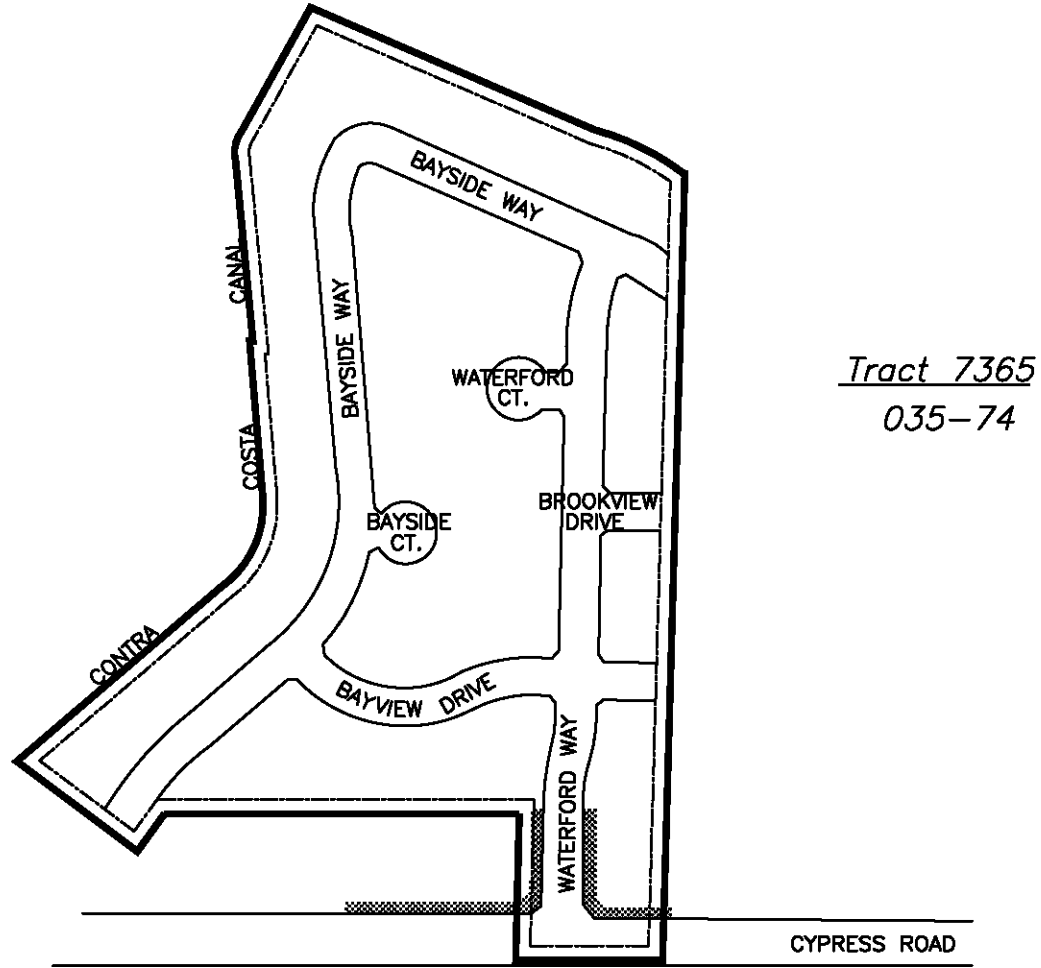


*Tract 6840*  
*033-32*

LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-11

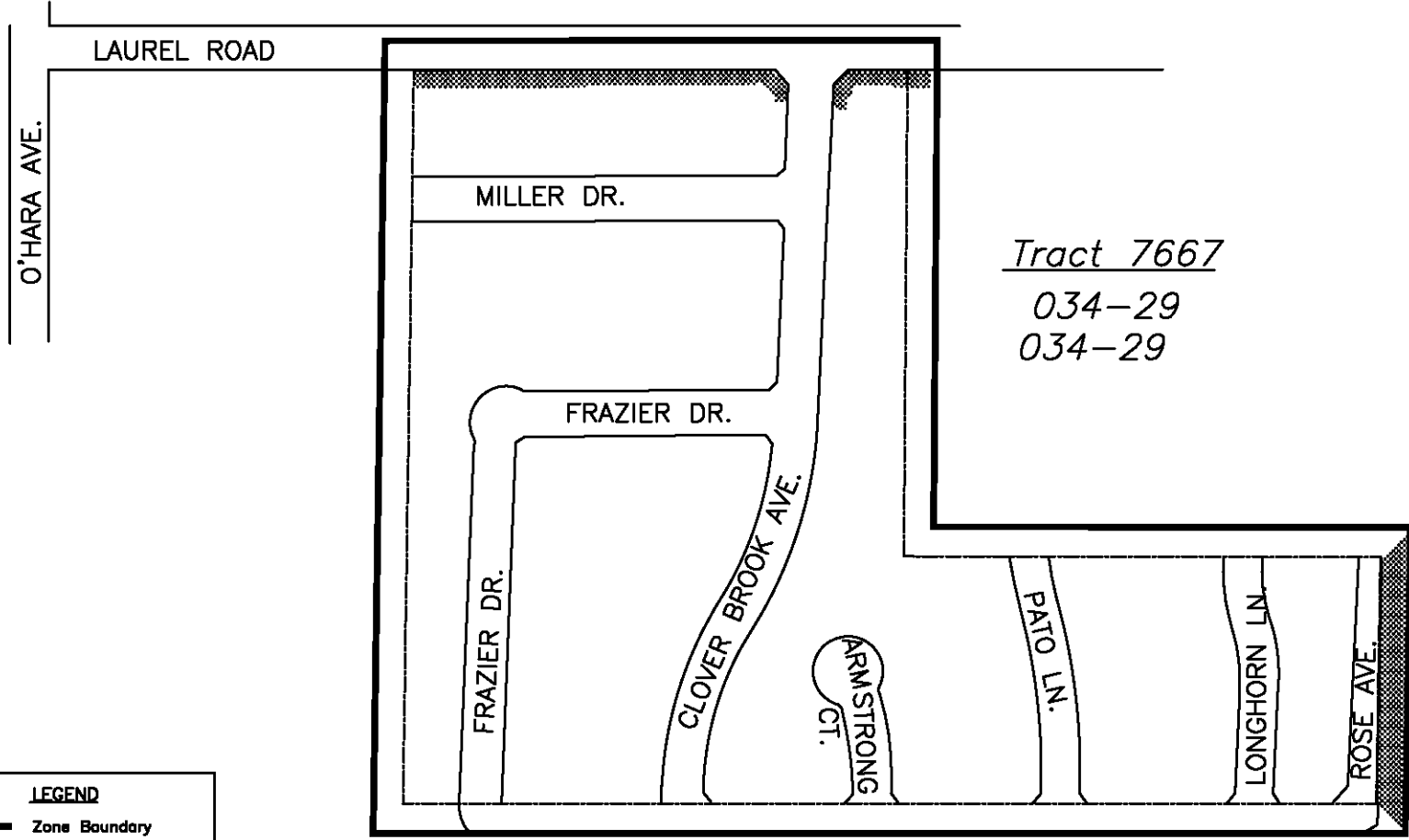
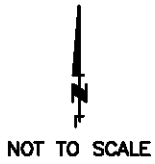
ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
CALIFORNIA SUNRISE



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-12

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
CALIFORNIA VISIONS (aka LAUREL HEIGHTS)



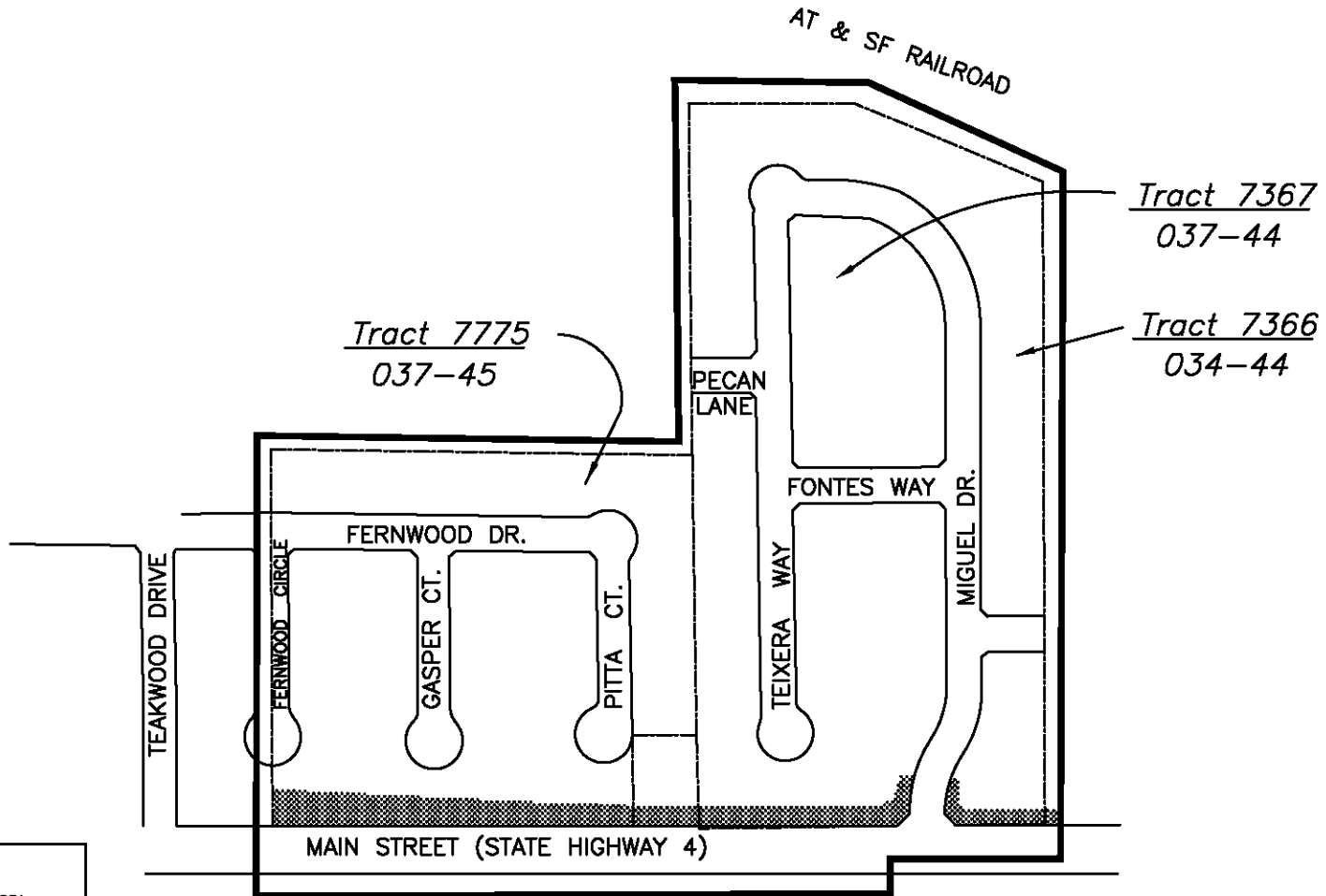
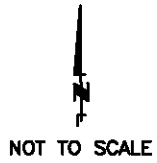
*Tract 7667*  
*034-29*  
*034-29*

**LEGEND**

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

ZONE 3-13

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
CLAREMONT HERITAGE

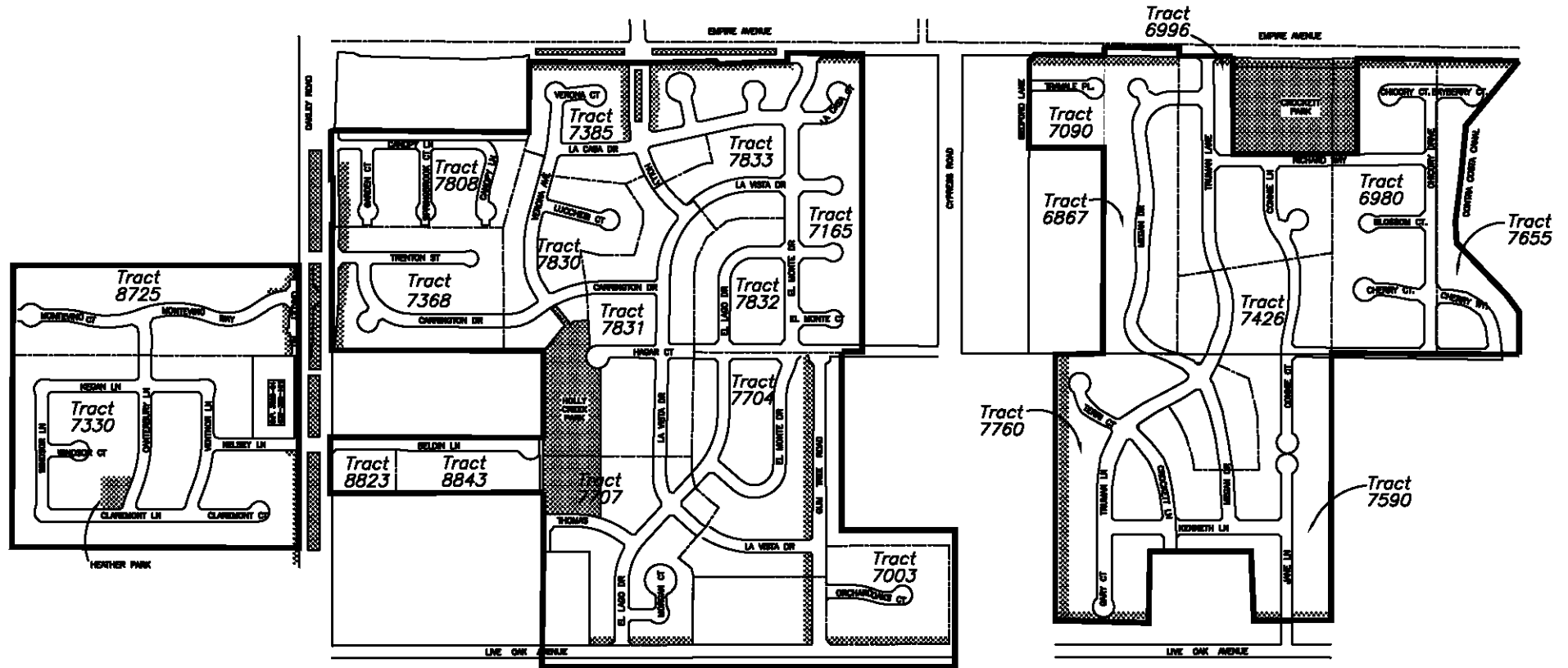


LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-14

# ASSESSMENT DIAGRAM CITY OF OAKLEY LANDSCAPE IMPROVEMENTS COUNTRY FAIR (aka MEADOW GLEN II)

NOT TO SCALE



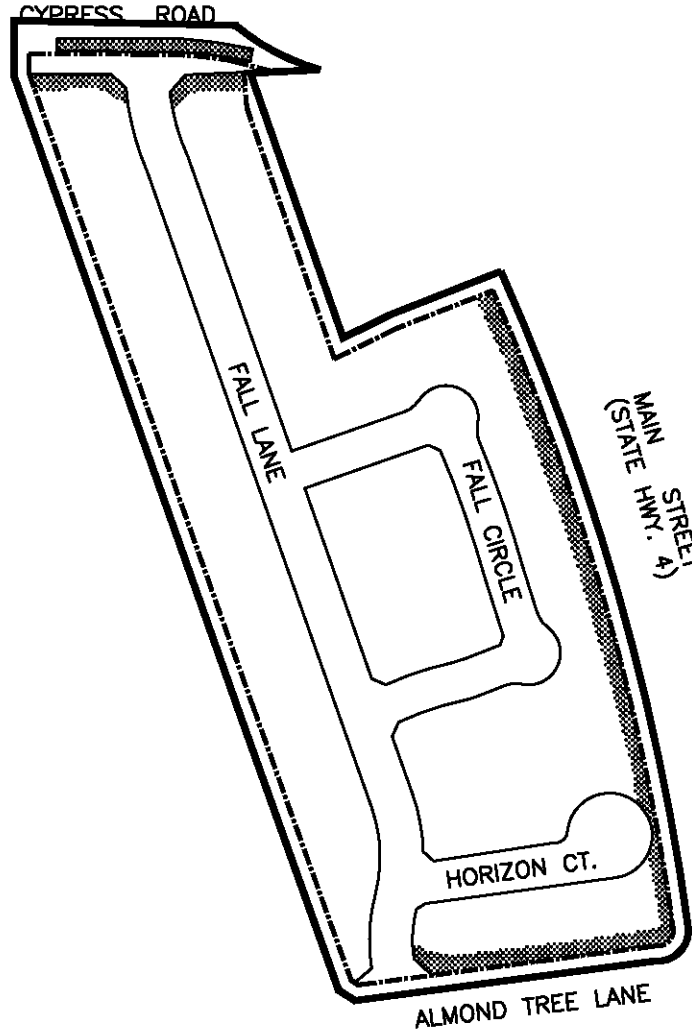
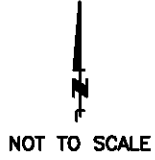
**LEGEND**

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

NOTE: CROCKETT PARK IS MAINTAINED OUT OF ZONE 1 FUNDS

ZONE 3-15

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
SUNDANCE



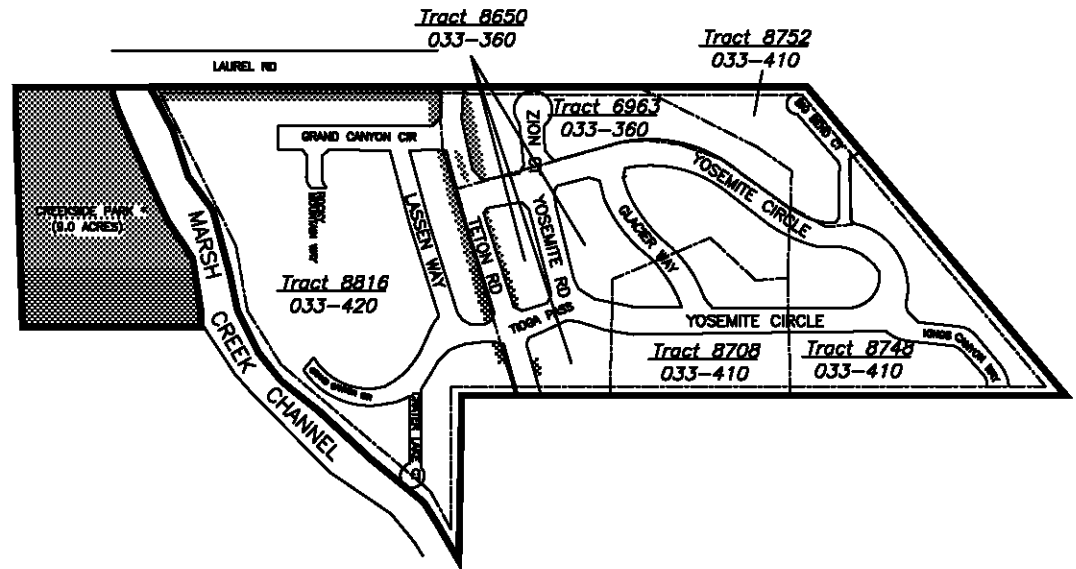
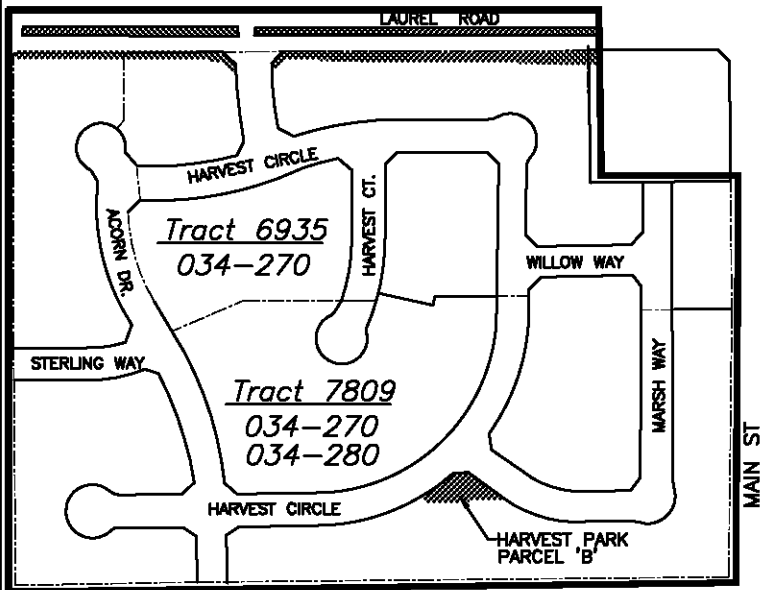
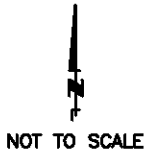
Tract 7837  
035-263

LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-16



ASSESSMENT DIAGRAM  
 CITY OF OAKLEY  
 LANDSCAPE IMPROVEMENTS  
 LAUREL ANNE



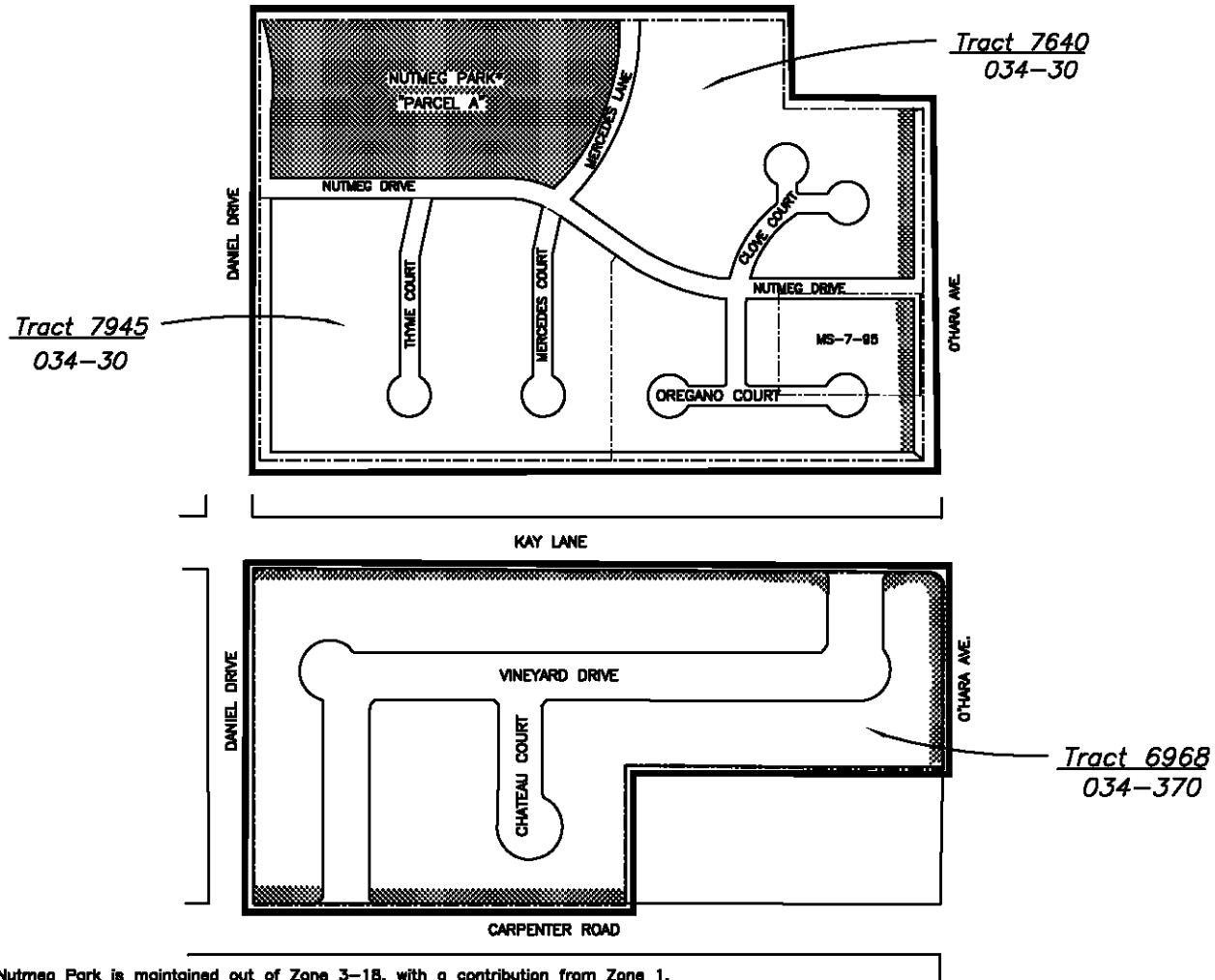
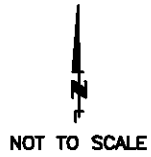
**LEGEND**

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

\* Please note Creekside Park is maintained out of Zone 3-17 with a contribution from Zone 1

ZONE 3-17

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
COUNTRY PLACE

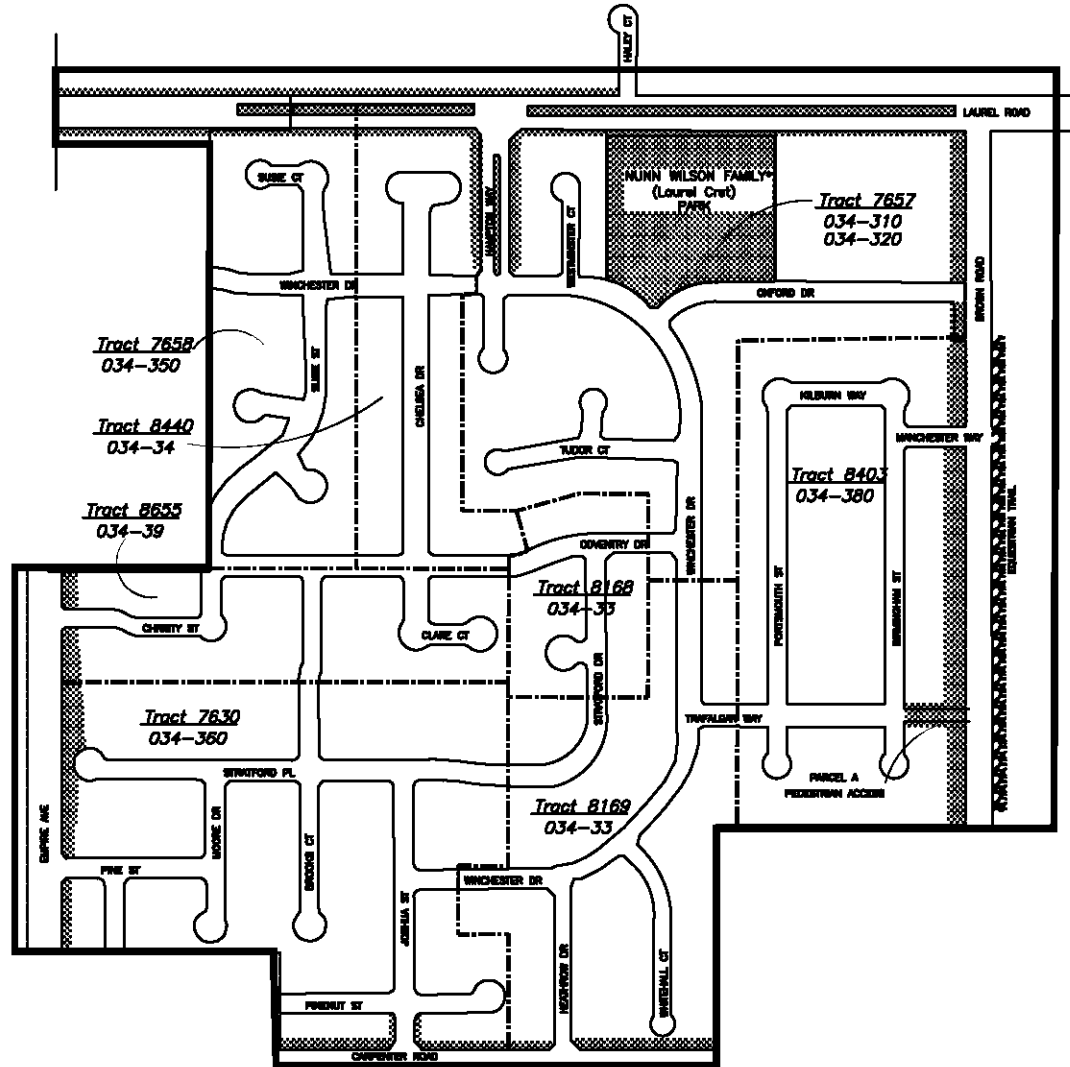


ZONE 3-18

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
LAUREL CREST



NOT TO SCALE



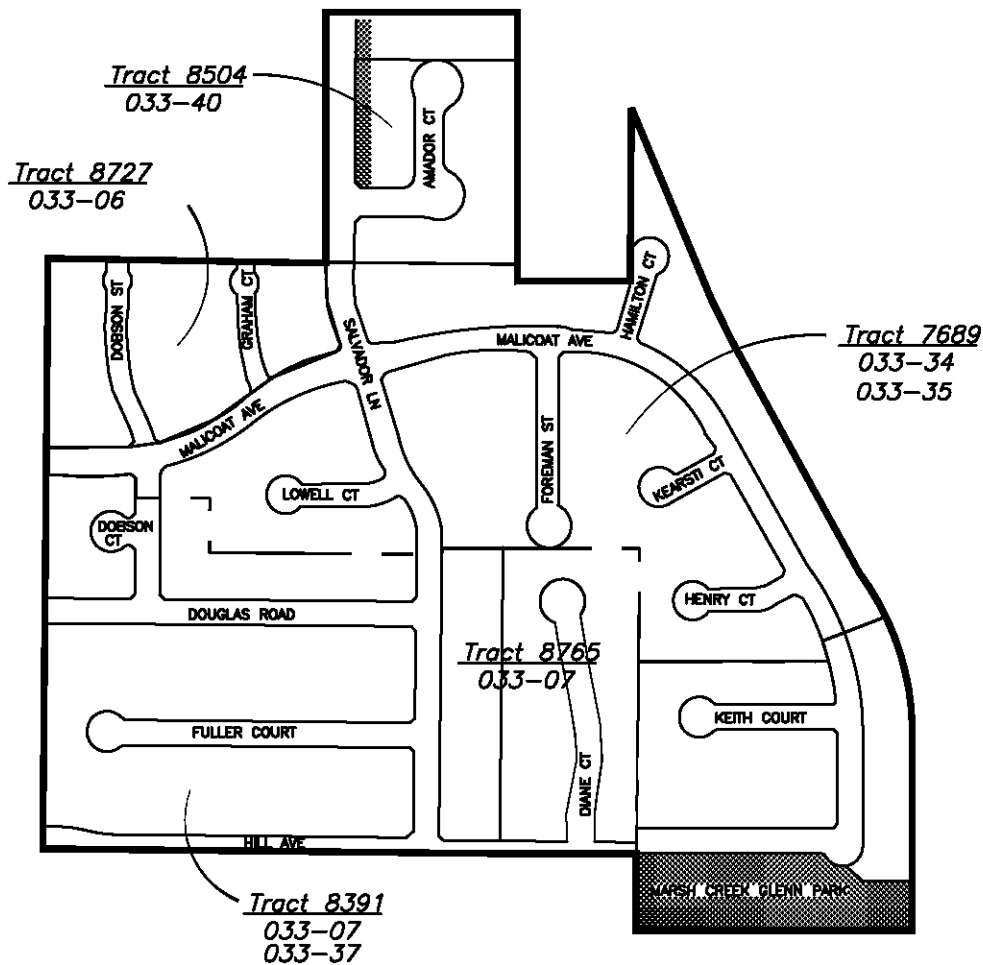
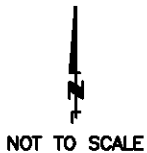
**LEGEND**

- Zone Boundary
- - - Tract Boundary
- ▨ Landscaping
- ▩ Trail

ZONE 3-19

\*Nunn-Wilson Family Park is maintained out of Zone 3-19 with a contribution from Zone 1.

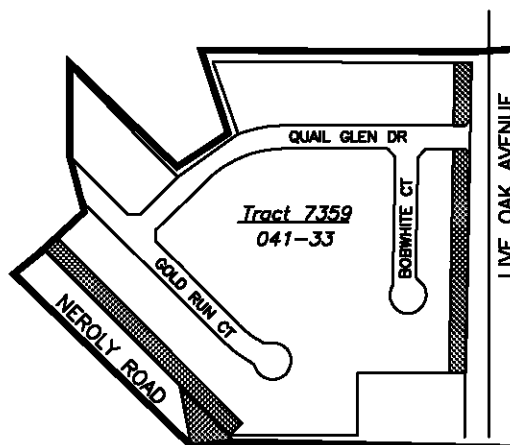
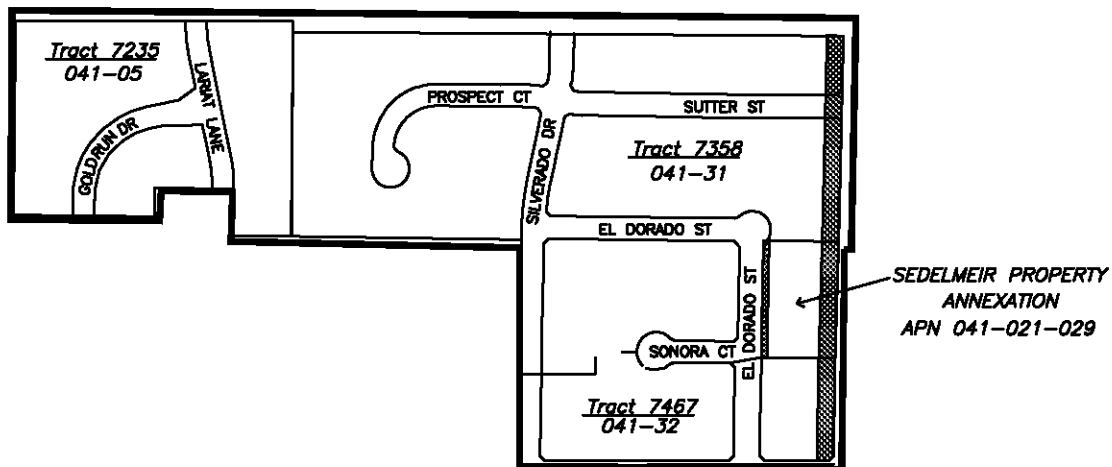
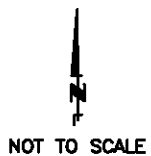
ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
MARSH CREEK GLENN



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-20

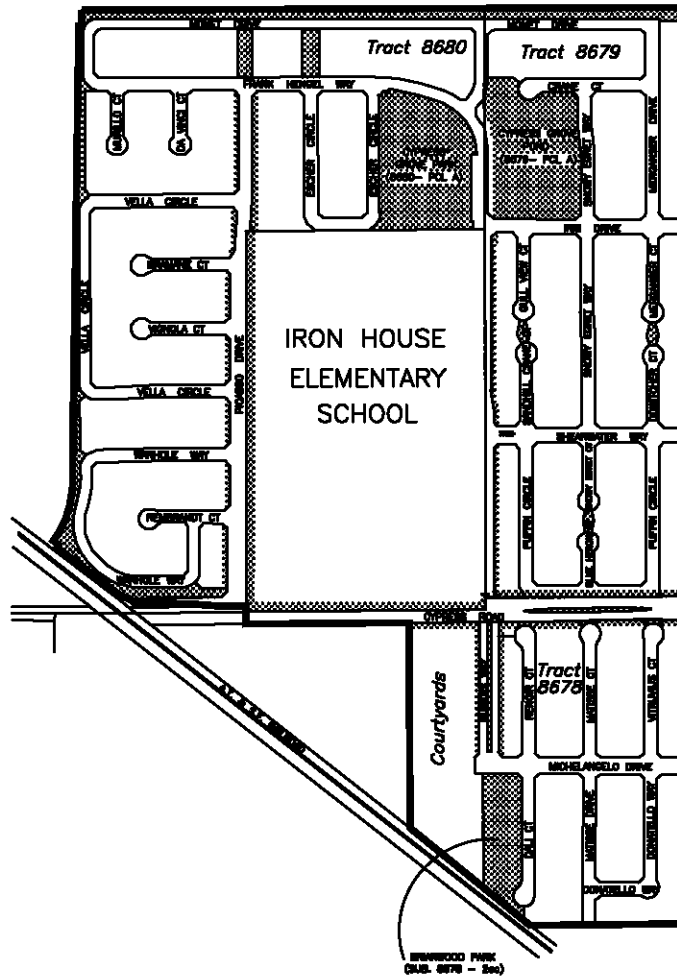
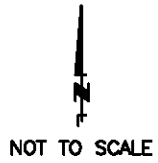
# ASSESSMENT DIAGRAM CITY OF OAKLEY LANDSCAPE IMPROVEMENTS QUAIL GLEN



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

ZONE 3-21

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
CYPRESS GROVE

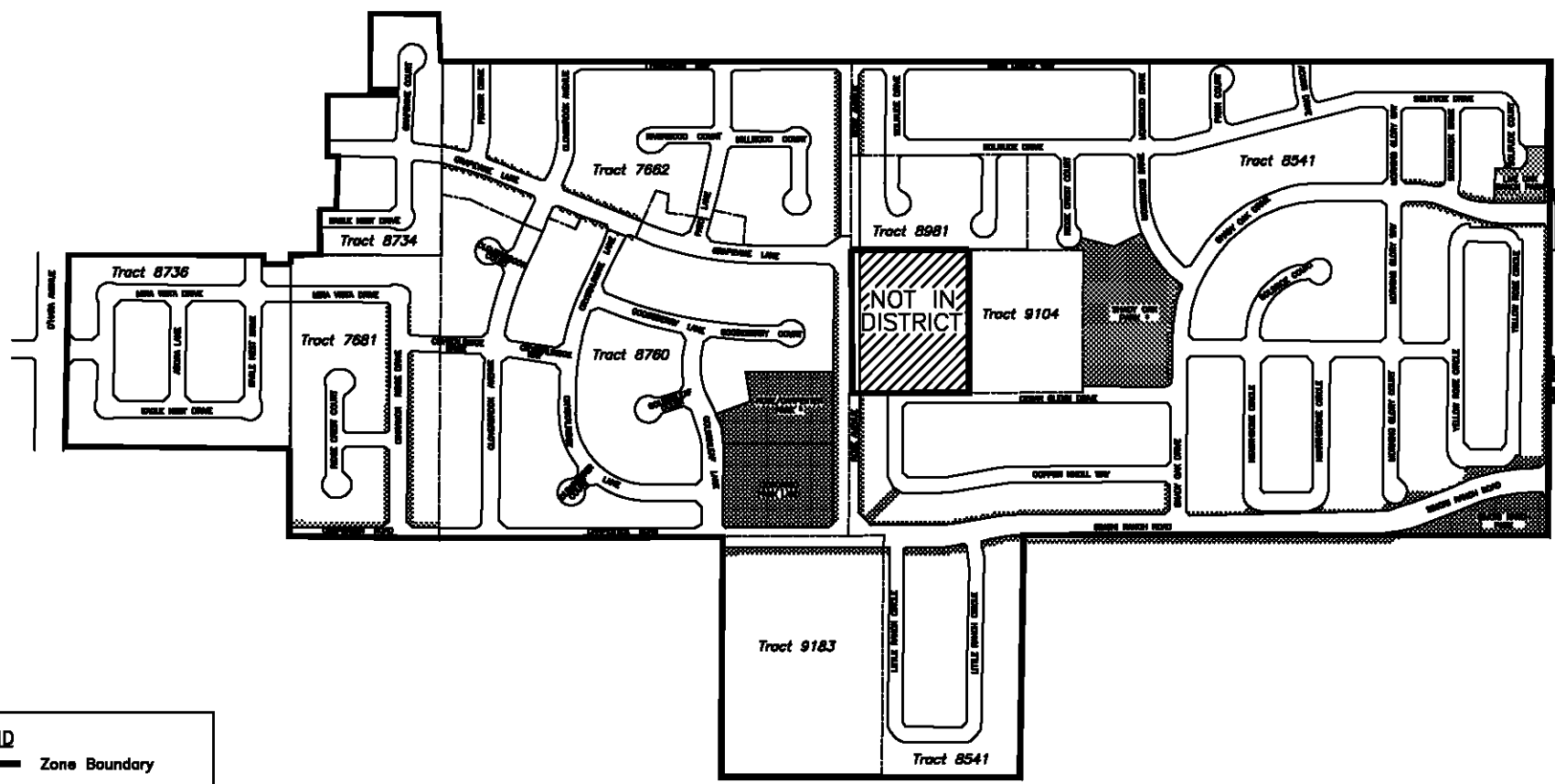
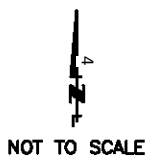


LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

\* Cypress Grove Park is maintained out of Zone 3-22 with a contribution from Zone 1.

ZONE 3-22

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
SOUTH OAKLEY



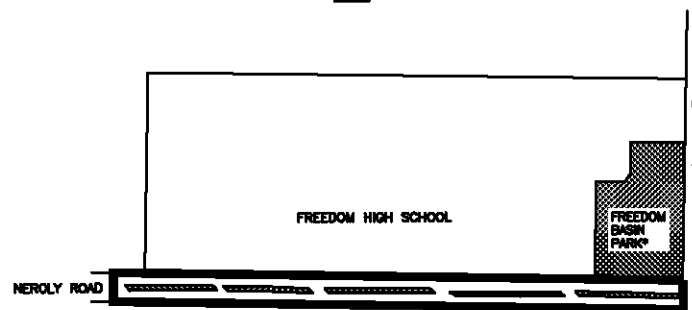
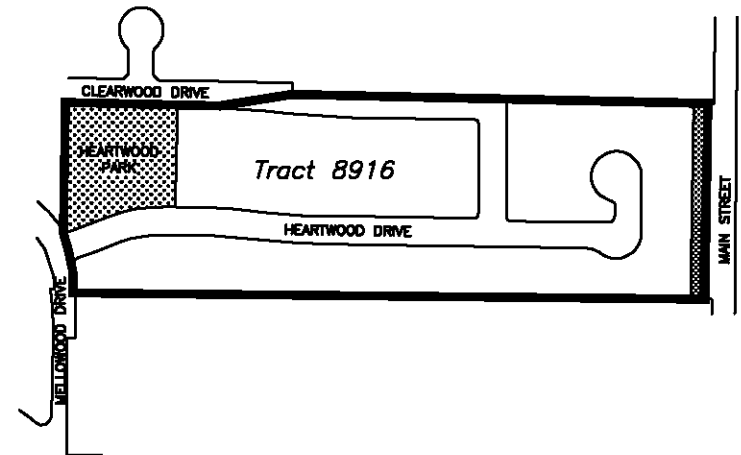
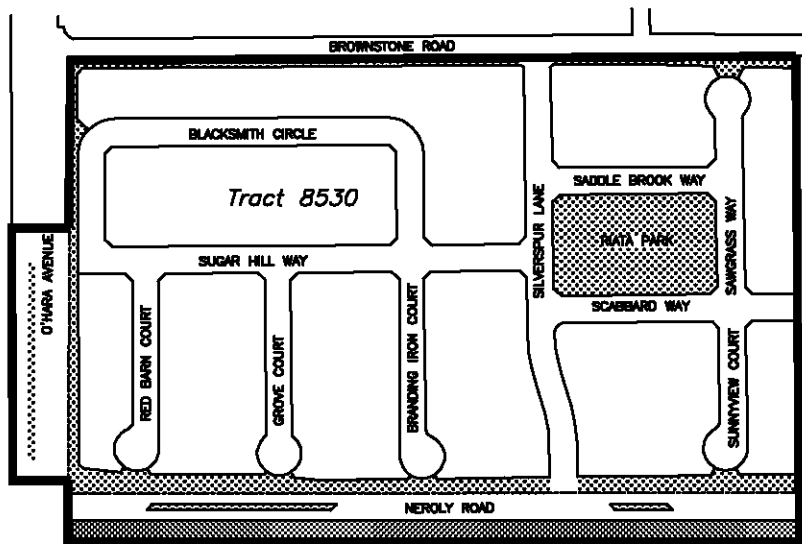
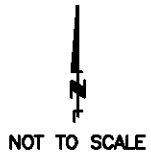
**LEGEND**

- Zone Boundary
- Tract Boundary
- Landscaping
- Trail

\* Shady Oak Park and Rose/Carpenter Park are maintained out of Zone 3-23 with a contribution from Zone 1.

ZONE 3-23

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
SOUTH OAKLEY



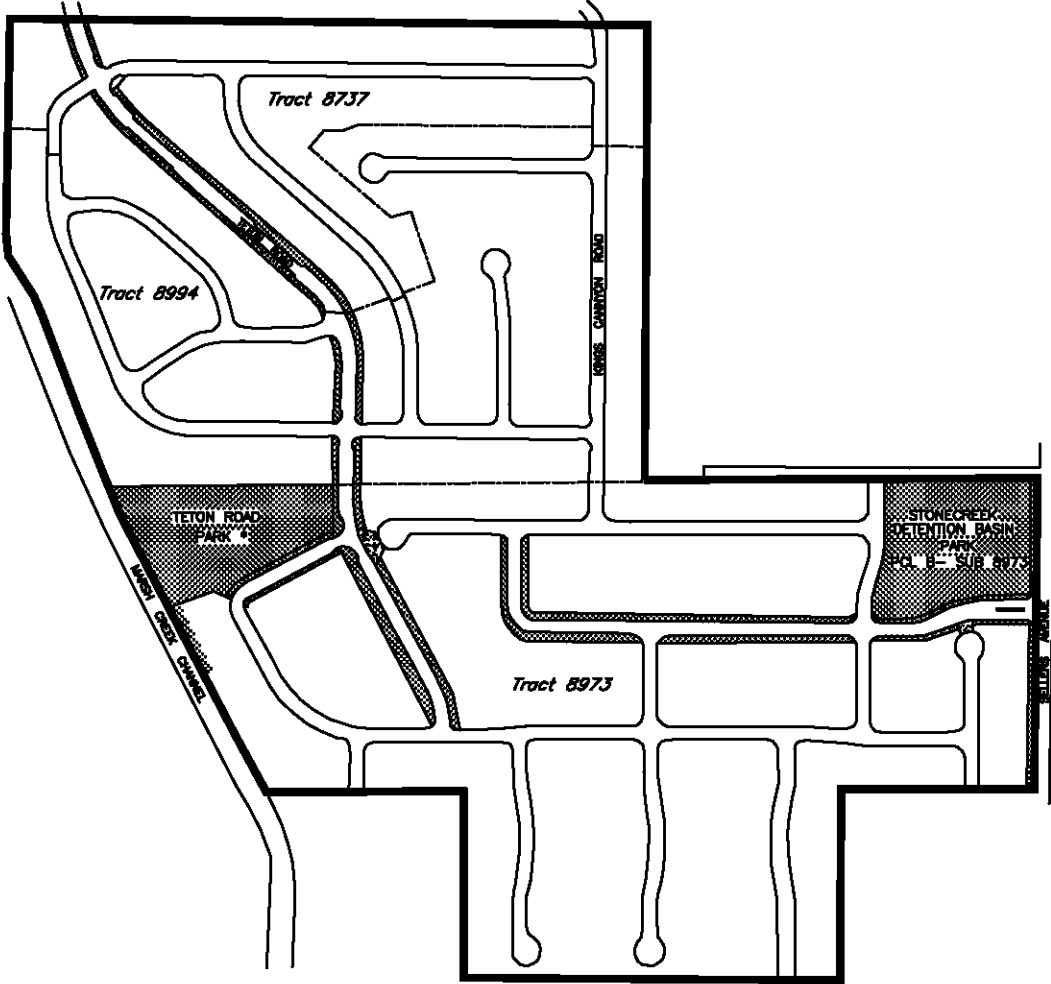
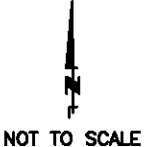
LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

\*Please note that Freedom Basin Park is maintained out of Zone 1.

ZONE 3-23



ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
RESERVE/STONECREEK

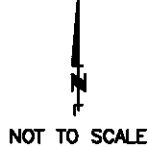


LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Entry Features

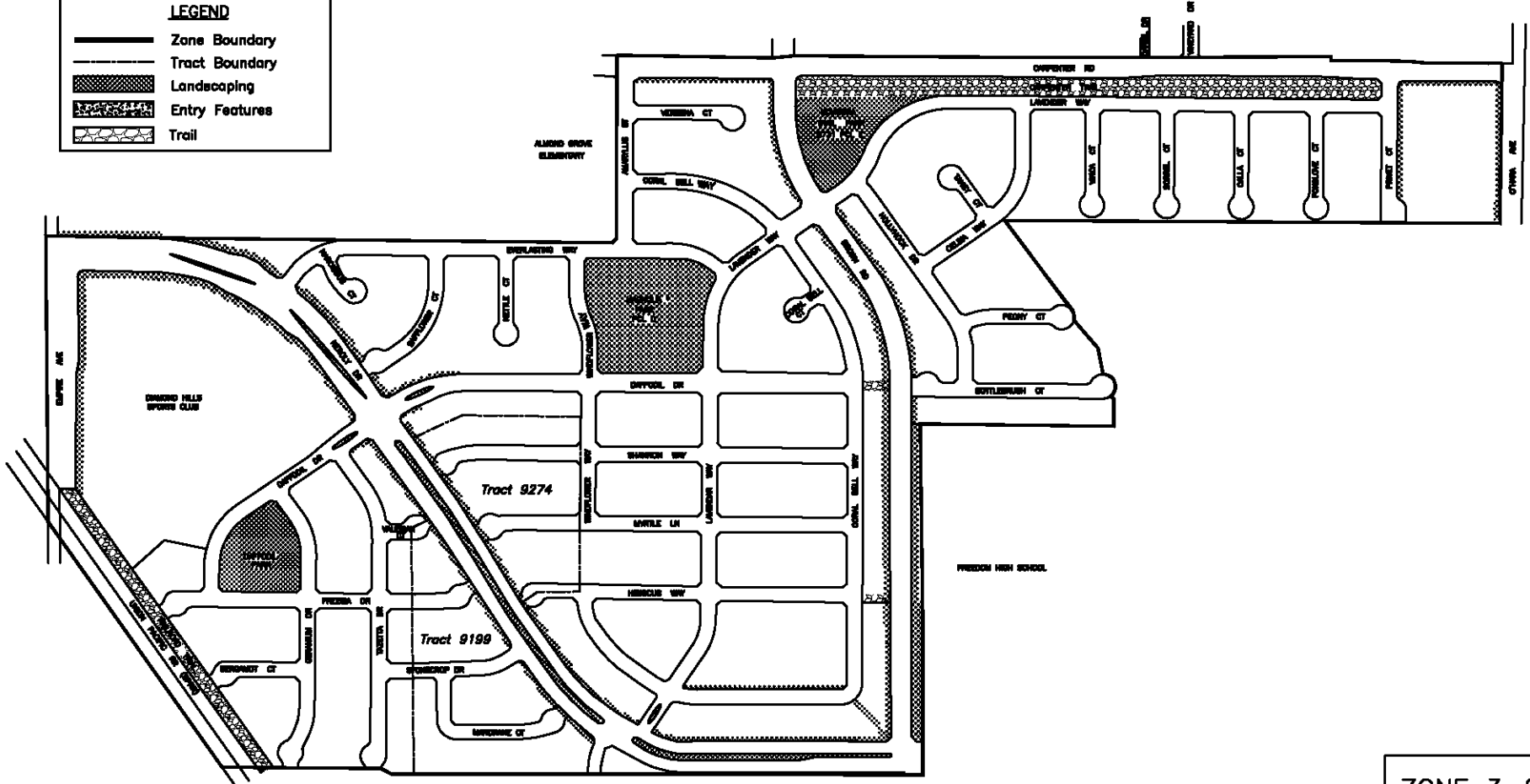
\* Please note Teton Road Park is maintained out of Zone 3-24 with a contribution from Zone 1.

ZONE 3-24

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
MAGNOLIA PARK



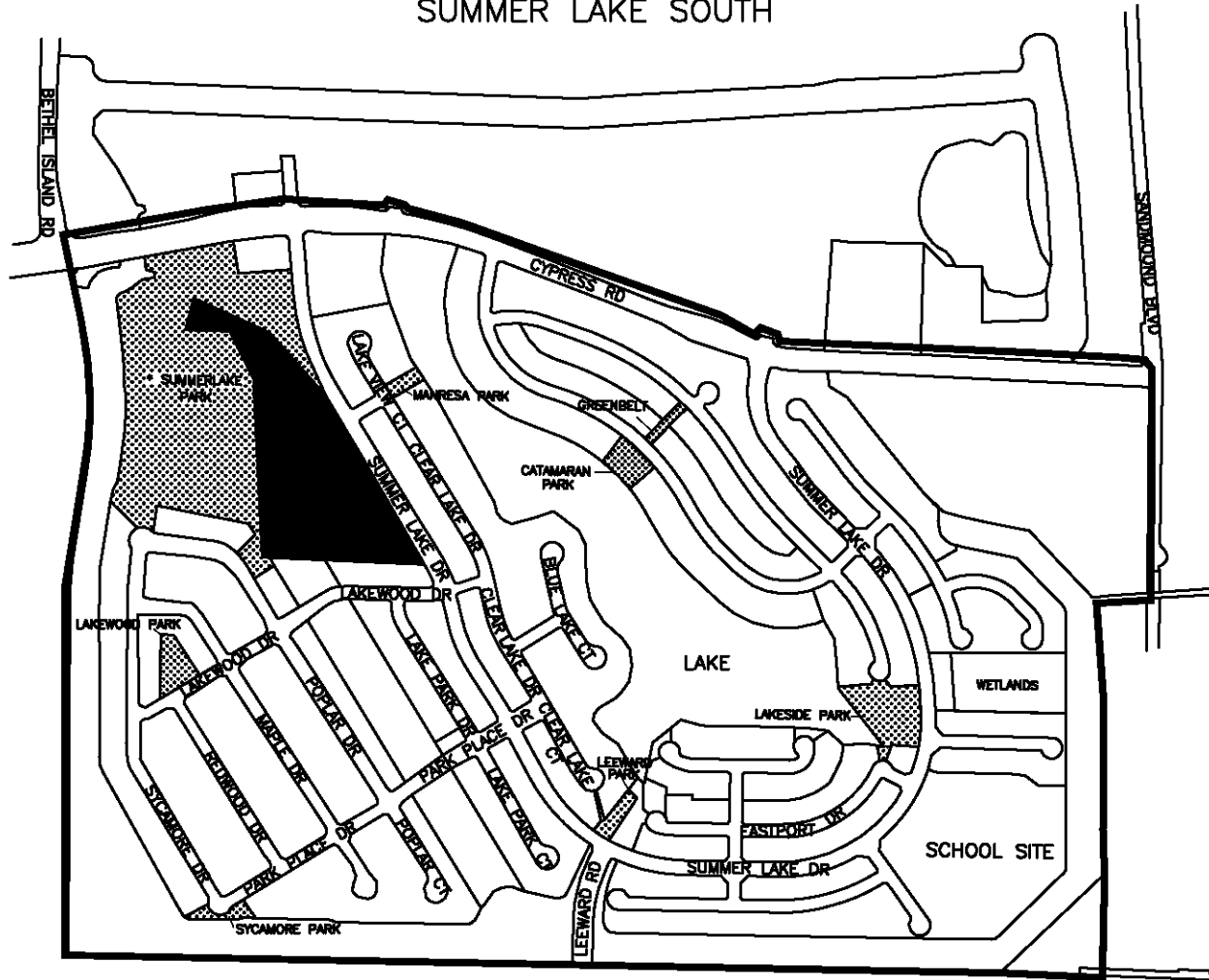
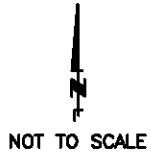
LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Entry Features
	Trail



\* Please note Magnolia Park is maintained out of Zone 3-25 with a contribution from Zone 1.

ZONE 3-25

ASSESSMENT DIAGRAM  
CITY OF OAKLEY  
LANDSCAPE IMPROVEMENTS  
SUMMER LAKE SOUTH



LEGEND	
	Zone Boundary
	Tract Boundary
	Landscaping
	Trail

\* Please note Summerlake Park is maintained out of Zone 3-26 with a contribution from Zone 1.

ZONE 3-26

APPENDIX B  
DETAILED PROJECT COST BREAKDOWN

Maximum assessment rate is: \$31.88/EDU For Zone 1  
FY 2016-17 Assessments @ \$31.88/EDU  
9,087.85 EDU's

Maximum assessment rate is: \$279.86/EDU For Zone 1-A  
FY 2016-17 Assessments @ \$279.86/EDU  
2,516.30 EDU's

Maximum assessment rate is: \$1,051.59/EDU For Zone 1-B  
FY 2016-17 Assessments @ \$279.86/EDU  
612.87 EDU's  
Levy Code MV

COST ESTIMATE/ANNUAL BUDGET FOR Zone 1 Community Parks, Landscaping & Recreation Facilities		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$1,427,477	\$1,639,506
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$1,127,719	\$1,165,434
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$2,555,196</b>	<b>\$2,804,940</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Contribution to Vintage, O'Hara, Oakley, & Gehringer School Parks	(\$150,000)	(\$150,000)
Main Street Landscaping (segments)	(\$32,500)	(\$37,400)
Empire Avenue Landscaping (segments)	(\$56,500)	(\$52,000)
Crockett Park	(\$41,320)	(\$46,160)
Main Street Park	\$0	\$0
Laurel Ball Fields Park	(\$124,600)	(\$121,650)
Freedom Basin Park	(\$77,000)	(\$262,000)
Laurel Road Landscaping (segments)	(\$87,400)	(\$108,400)
Civic Center and Dewey Parks	(\$80,500)	(\$70,500)
Cypress/Marsh Creek Trailhead	(\$4,100)	(\$4,675)
Neroly Road Landscaping (segments)	(\$9,350)	(\$7,850)
O'Hara Avenue Landscaping (segments)	(\$33,100)	(\$37,700)
Hwy 160 Off Ramp/Main Street at Neroly Rd	\$0	(\$52,200)
Contribution to Zone 3-17 for Creekside Park*	(\$30,000)	(\$30,000)
Contribution to Zone 3-18 for Nutmeg Park*	(\$8,000)	(\$8,000)
Contribution to Zone 3-19 for Nunn-Wilson Park*	(\$10,000)	(\$10,000)
Contribution to Zone 3-22 for Cypress Grove Park*	(\$20,000)	(\$20,000)
Contribution to Zone 3-23 for Shady Oak Park*	(\$10,000)	(\$10,000)
Contribution to Zone 3-23 for Rose/Carpenter Park(future)*	\$0	\$0
Contribution to Zone 3-24 for Teton Road Park(future)*	\$0	\$0
Contribution to Zone 3-25 for Magnolia Park*	(\$10,000)	(\$10,000)
Contribution to Zone 3-26 for Summer Lake Park*	(\$25,000)	(\$25,000)
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$6,000)	(\$6,000)
Administration	(\$84,000)	(\$84,000)
Property Taxes	(\$320)	(\$320)
County Collection Fees	(\$16,000)	(\$16,000)
<b>TOTAL EXPENDITURES:</b>	<b>(\$915,690)</b>	<b>(\$1,169,855)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$457,845	\$584,927.50
Available for Capital Reserves	\$1,181,661	\$1,050,158
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$1,639,506</b>	<b>\$1,635,085</b>

\*Per Policy, Creekside Park, Nutmeg Park, Nunn-Wilson Park, Cypress Grove Park, Shady Oak Park, Rose/Carpenter Park, Stonecreek Park, Teton Road Park, Magnolia Park, and Summer Lake Park are located in Zone 3 but will have a contribution from Zone 1 to offset the entire expenses.

CPI Information:	Date	Actual CPI	Increase	Zone 1-A Maximum Rate	Zone 1-B Maximum Rate
	April-04	198.30		\$211.33	
	June-05	201.20			\$805.71
	February-13	242.68	2.45%	\$258.62	\$971.81
	February-14	248.62	2.45%	\$264.95	\$995.58
	February-15	254.91	2.53%	\$271.66	\$1,020.79
	February-16	262.60	3.02%	\$279.86	\$1,051.59

Zone I-A (Subdivision)	Total No. of Units	EDU Rate	FY15-16 No. of EDU's	FY16-17 No. of EDU's	FY16-17 Revenue
(Annexed July 12, 2004, FY04-05) 7426	21	1.00	21.00	21.00	\$5,877
(Annexed July 12, 2004, FY04-05) 7590	60	1.00	60.00	60.00	\$16,791
(Annexed July 12, 2004, FY04-05) 7655	28	1.00	28.00	28.00	\$7,836
(Annexed February 13, 2006, FY06-07) 7662 & 8760 VSFR	215	0.50	107.50	107.50	\$30,084
8760 MFR	96	0.50	48.00	48.00	\$13,433
(Annexed February 13, 2006, FY06-07) 7681	40	1.00	40.00	40.00	\$11,194
(Annexed July 12, 2004, FY04-05) 7760	67	1.00	67.00	67.00	\$18,750
(Annexed July 9, 2007, FY07-08) 8530	111	1.00	110.00	110.00	\$30,784
(Annexed February 13, 2006, FY06-07) 8541	354	1.00	354.00	354.00	\$99,069
(Annexed January 12, 2004, FY04-05) 8655	34	1.00	34.00	34.00	\$9,515
(Annexed November 14, 2005, FY06-07) 8678	100	1.00	100.00	100.00	\$27,986
(Annexed November 14, 2005, FY06-07) 8679	201	1.00	201.00	201.00	\$56,251
(Annexed November 14, 2005, FY06-07) 8680	240	1.00	240.00	240.00	\$67,165
(Annexed July 12, 2004, FY04-05) 8725	48	1.00	48.00	48.00	\$13,433
(Annexed June 14, 2004, FY04-05) 8727	27	1.00	27.00	27.00	\$7,556
(Annexed November 13, 2006, FY06-07) 8731	388	1.00	388.00	388.00	\$108,584
School 8731	10.00 Acres	3.00	3.00	3.00	\$840
Recreational 8731	9.92 Acres	3.00	3.00	3.00	\$840
Commercial 8731	0.86 Acres	1.00	1.00	1.00	\$280
Vacant Commercial 8731	0.17 Acres	0.50	0.50	0.50	\$140
Public 8731	6.98 Acres	3.00	0.00	0.00	\$0
8731 REM			0.00	0.00	\$0
(Annexed July 9, 2007, FY07-08) 8734 Vacant	26	0.50	13.00	13.00	\$3,638
(Annexed July 9, 2007, FY07-08) 8736 Vacant	42	0.50	21.00	21.00	\$5,877
(Annexed June 12, 2006, FY06-07) 8737	58	1.00	58.00	58.00	\$16,232
(Annexed November 8, 2004, FY05-06) 8765	25	1.00	25.00	25.00	\$6,996
(Annexed July 9, 2007, FY07-08) 8823	6	1.00	6.00	6.00	\$1,679
(Annexed July 9, 2007, FY07-08) 8843	8	1.00	8.00	8.00	\$2,239
Vacant Single Family 8843	5	0.50	2.50	2.50	\$700
(Annexed July 9, 2007, FY07-08) 8916	27	1.00	27.00	27.00	\$7,556
Vacant Single Family 8916	14	0.50	7.00	7.00	\$1,959
(Annexed June 12, 2006, FY06-07) 8973	9	0.50	4.50	4.50	\$1,259
(Annexed July 9, 2007, FY07-08) 8981	17	1.00	17.00	17.00	\$4,758
(Annexed July 9, 2007, FY07-08) 8985	1	1.00	1.00	1.00	\$280
Vacant Single Family 8985	11	0.50	5.50	5.50	\$1,539
(Annexed June 12, 2006, FY06-07) VSFR 8994	109	0.50	54.50	54.50	\$15,252
(Annexed Aug 9, 2011, FY11-12) 9183	4	0.50	2.00	2.00	\$560
(Annexed Aug 9, 2011, FY11-12) 9199	43	1.00	43.00	43.00	\$12,034
(Annexed Aug 9, 2011, FY11-12) 9274	117	1.00	117.00	117.00	\$32,743
(Anx Aug 9, 2011, FY11-12) Laurel Plz Shop COM	0.79 Acres	1.00	1.00	1.00	\$280
Laurel Plz Shop VACANT COM	6.09 Acres	0.50	3.30	3.30	\$923
(Anx Aug 9, 2011, FY11-12) Immanuel Bap Chr			5.00	5.00	\$1,399
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	208	0.50	104.00	104.00	\$29,105
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	54	0.50	27.00	27.00	\$7,556
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	54	0.50	27.00	27.00	\$7,556
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	44	0.50	22.00	22.00	\$6,157
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	44	0.50	22.00	22.00	\$6,157
(Annexed August 9, 2011, FY11-12) MS09-976	0.99 Acres	1.00	1.00	1.00	\$280
(Anx July 14, 2015, FY15-16) Single Family Sedel	1	1.00	1.00	1.00	\$280
(Anx July 14, 2015, FY15-16) Vacant Single Family 9104	20	0.50	10.00	10.00	\$2,799
	3,012.80		2,516.30	2,516.30	
Total Revenue from Zone I-A included in above Total Assessment					\$704,199

Zone I-B (Subdivision)	Total No. of Units	EDU Rate	FY15-16 No. of EDU's	FY16-17 No. of EDU's	FY16-17 Revenue
(Annexed April 25, 2006, FY05-06)					
7562 - Vacant Single Family	2	0.50	4.00	1.00	\$280
7562 - Single Family	136	1.00	130.00	136.00	\$38,060
8900 - Vacant Single Family	0	0.50	1.00	0.00	\$0
8900 - Single Family	196	1.00	194.00	196.00	\$54,852
8955 - Vacant Single Family	46	0.50	63.50	23.00	\$6,437
8955 - Single Family	246	1.00	165.00	246.00	\$68,844
North - Vac AG	377.00 Acres		3.00	3.00	\$840
Fire Sta - PUBLIC	1.00 Acres	1.00	1.00	1.00	\$280
School - INST	3.00 Acres	1.00	3.00	3.00	\$840
Canoe Club - INST	2.54 Acres	1.00	2.54	2.54	\$711
HOA Daycare - INST	1.33 Acres	1.00	1.33	1.33	\$372
	1,010.87		568.37	612.87	
Total Revenue from Zone I-B included in above Total Assessment					\$171,515

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 1 Assets Community Parks, Landscaping & Recreation Facilities					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 1 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.00 acres	\$ 300,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
			<b>Subtotal</b>	<b>\$ -</b>	
Vintage, O Hara, Oakley & Gehring School Parks	Ballards - pathway	100	\$ 500	\$ 50,000	10 Years
	B-B-Q	5	\$ 600	\$ 3,000	10 Years
	Benches	12	\$ 1,200	\$ 14,400	10 Years
	Drinking Fountain	4	\$ 3,000	\$ 12,000	8 Years
	Play Equipment 2-5	3	\$ 25,000	\$ 75,000	8 Years
	Play Equipment 5-12	4	\$ 70,000	\$ 280,000	8 Years
	Shade Structure (cooltoppers)	4	\$ 50,000	\$ 200,000	8 Years
	Tables	10	\$ 1,200	\$ 12,000	10 Years
	Trash Receptacles	12	\$ 1,200	\$ 14,400	8 Years
			<b>Subtotal</b>	<b>\$ 660,800</b>	
Main Street Landscaping	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	7 Years
			<b>Subtotal</b>	<b>\$ -</b>	
Empire Avenue Landscaping	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	7 Years
			<b>Subtotal</b>	<b>\$ -</b>	
Crockett Park (opened 1994)	Ballards - pathway	17	\$ 500	\$ 8,500	10 Years
	Banners	4	\$ 335	\$ 1,340	8 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation water	1	\$ 100,000	\$ 100,000	50 Years
	B-B-Q	1	\$ 600	\$ 600	10 Years
	Benches	5	\$ 1,200	\$ 6,000	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Light poles	4	\$ 3,000	\$ 12,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Tables	5	\$ 1,200	\$ 6,000	10 Years
	Trash Receptacles	6	\$ 1,200	\$ 7,200	8 Years
			<b>Subtotal</b>	<b>\$ 292,640</b>	
Main Street Park (opened 1998)	Benches	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
			<b>Subtotal</b>	<b>\$ 6,000</b>	
Laurel Ball Fields Park (opened 2001)	Ballards - pathway	6	\$ 500	\$ 3,000	10 Years
	Banner on light poles	6	\$ 335	\$ 2,010	8 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation water	1	\$ 100,000	\$ 100,000	50 Years
	Benches in dugouts	12	\$ 1,200	\$ 14,400	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Light poles	6	\$ 3,000	\$ 18,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Restroom	1	\$ 100,000	\$ 100,000	20 Years
	Shade Structure (cooltoppers)	5	\$ 50,000	\$ 250,000	8 Years
	Tables	8	\$ 1,200	\$ 9,600	10 Years
	Trash Receptacles	16	\$ 1,200	\$ 19,200	8 Years
			<b>Subtotal</b>	<b>\$ 667,210</b>	
Freedom Basin Park (opened 2005)	Ballards - pathway	24	\$ 500	\$ 12,000	10 Years
	Banner Poles	2	\$ 335	\$ 670	8 Years
	Tables	5	\$ 1,200	\$ 6,000	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
			<b>Subtotal</b>	<b>\$ 22,270</b>	
Laurel Road Landscaping	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	7 Years
			<b>Subtotal</b>	<b>\$ -</b>	
Civic Center Park (opened 2007)	Tables	5	\$ 1,200	\$ 6,000	10 Years
	Trash Receptacles	0	\$ 1,200	\$ -	8 Years
			<b>Subtotal</b>	<b>\$ 6,000</b>	
Cypress/Marsh Creek Trailhead	Tables	0	\$ 1,200	\$ -	10 Years
	Trash Receptacles	0	\$ 1,200	\$ -	8 Years
			<b>Subtotal</b>	<b>\$ -</b>	
Neroly Road Landscaping	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
			<b>Subtotal</b>	<b>\$ -</b>	
O Hara Avenue Landscaping	Streetscape	0.00 acres	\$ 100,000	\$ -	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
			<b>Subtotal</b>	<b>\$ -</b>	
			<b>Zone 1 Total</b>	<b>\$ 1,654,920</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$14.94/EDU For Zone 2  
 FY 2016-17 Assessments @ \$14.94/EDU  
 9,097.00 EDU's  
 Maximum assessment is: \$55.52/EDU For Zone 2-A  
 FY 2016-17 Assessments @ \$55.52/EDU  
 1,570.50 EDU's  
 Levy Code NF

COST ESTIMATE/ANNUAL BUDGET FOR Zone 2 Street Lighting		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$83,428	\$82,788
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$218,212	\$223,096.41
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$102,148	\$102,148
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$403,788</b>	<b>\$408,032</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Utilities/PG&E Charges	(\$250,000)	(\$250,000)
Maintenance/Pole Repairs	(\$55,000)	(\$55,000)
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$2,000)	(\$2,000)
Administration	(\$2,500)	(\$2,500)
County Collection Fees	(\$11,500)	(\$11,500)
<b>TOTAL EXPENDITURES:</b>	<b>(\$321,000)</b>	<b>(\$321,000)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$82,788	\$87,032
Available for Capital Reserves	\$0	\$0
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$82,788</b>	<b>\$87,032</b>

CPI Information:	Date	Actual CPI	Increase	Zone 2-A Rate
	April-05	202.50		\$42.81
	February-13	242.68	2.45%	\$51.30
	February-14	248.62	2.45%	\$52.56
	February-15	254.91	2.53%	\$53.89
	February-16	262.60	3.02%	\$55.52

Zone 2-A (Subdivision)	Total No. of Units	EDU Rate	FY15-16 No. of EDU's	FY16-17 No. of EDU's	FY16-17 Revenue
(Anx June ____, 2007, FY07-08) 7562, 8900, 8955	578	1.00	489.00	578.00	\$32,088
Vacant Single Family 7562, 8900, 8955	48	0.50	68.50	24.00	\$1,332
(Anx June ____, 2007, FY07-08) 7562, 8900, 8955 REM	2 INST	5.00	0.00	0.00	\$0
(Annexed July 9, 2007, FY07-08) 8530	110	1.00	110.00	110.00	\$6,107
(Annexed Nov 13, 2006, FY06-07) 8731	388	1.00	388.00	388.00	\$21,540
8731 REM	2 COM, 1 VCOM		10.50	10.50	\$583
(Annexed July 9, 2007, FY07-08) 8734	0	1.00	0.00	0.00	\$0
Vacant Single Family 8734	26	0.50	13.00	13.00	\$722
(Annexed July 9, 2007, FY07-08) 8736	0	0.00	0.00	0.00	\$0
Vacant Single Family 8736	42	0.50	21.00	21.00	\$1,166
(Annexed June 12, 2006, FY06-07) 8737	58	1.00	58.00	58.00	\$3,220
(Annexed July 9, 2007, FY07-08) 8823	6	1.00	6.00	6.00	\$333
(Annexed July 9, 2007, FY07-08) 8843	8	1.00	8.00	8.00	\$444
Vacant Single Family 8843	5	0.50	2.50	2.50	\$139
(Annexed July 9, 2007, FY07-08) 8916	27	1.00	27.00	27.00	\$1,499
Vacant Single Family 8916	14	0.50	7.00	7.00	\$389
(Annexed June 12, 2006, FY06-07) 8973	5	0.50	2.50	2.50	\$139
(Annexed July 9, 2007, FY07-08) 8981	17	1.00	17.00	17.00	\$944
(Annexed July 9, 2007, FY07-08) 8985	1	1.00	1.00	1.00	\$56
Vacant Single Family 8985	11	0.50	5.50	5.50	\$305
(Annexed June 12, 2006, FY06-07) 8994	109	0.50	54.50	54.50	\$3,026
(Annexed Aug 9, 2011, FY11-12) 9183	0	1.00	0.00	0.00	\$0
Vacant Single Family 9183	2	0.50	1.00	1.00	\$56
(Annexed Aug 9, 2011, FY11-12) 9199	43	1.00	43.00	43.00	\$2,387
(Annexed Aug 9, 2011, FY11-12) 9274	117	1.00	117.00	117.00	\$6,495
(Anx Aug 9, 2011, FY11-12) Laurel Plz Shop	7		7.00	7.00	\$389
(Anx Aug 9, 2011, FY11-12) Immanuel Bap Chr	11		11.00	11.00	\$611
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	54		7.00	7.00	\$389
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	208		8.00	8.00	\$444
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	54		7.00	7.00	\$389
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	44		7.00	7.00	\$389
(Anx Aug 9, 2011, FY11-12) Corp for Bet Hous	44		7.00	7.00	\$389
(Annexed August 9, 2011, FY11-12) MS09-976	1		1.00	1.00	\$56
Canoe Club - INST	1 INST	5.00	5.00	5.00	\$278
HOA Daycare - INST	1 INST	5.00	5.00	5.00	\$278
(Anx July 14, 2015, FY15-16) Single Family Sedel	1	1.00	1.00	1.00	\$56
(Anx July 14, 2015, FY15-16) Vacant Single Family					
	<u>9104</u>				
	<u>20</u>	<u>0.50</u>	<u>10.00</u>	<u>10.00</u>	<u>\$555</u>
	<u>2,059</u>		<u>1,526.00</u>	<u>1,570.50</u>	
Total Revenue from Zone 2-A included in above Total Assessment					\$87,187



ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 2					
Street Lighting					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
Zone 2 Assets					
Street Lights	Street Lights	304 lights	\$ 3,500	\$ 1,064,000	40 Years
Zone 2 Total				\$ 1,064,000	

Maximum assessment is: \$57.86/EDU  
 FY 2016-17 Assessments @ \$57.86/EDU  
 1,274.00 EDU's  
 Levy Code MP

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-1 Vintage Parkway		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$111,317	\$110,305
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$73,772	\$73,714
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$185,089</b>	<b>\$184,019</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$54,062)	(\$52,762)
Services & Supplies	(\$9,200)	(\$9,200)
Repairs & Maintenance	(\$4,000)	(\$4,000)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$5,300)	(\$5,300)
County Collection Fees	(\$1,780)	(\$1,780)
<b>TOTAL EXPENDITURES:</b>	<b>(\$74,784)</b>	<b>(\$73,484)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$37,392	\$36,742
Available for Capital Reserves	\$72,913	\$73,793
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$110,305</b>	<b>\$110,535</b>

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
6333	101	1.00	101.00	\$5,844
6452	71	1.00	71.00	\$4,108
6576	71	1.00	71.00	\$4,108
6577	67	1.00	67.00	\$3,877
6821	148	1.00	148.00	\$8,563
6862	135	1.00	135.00	\$7,811
7089	153	1.00	153.00	\$8,853
7193	100	1.00	100.00	\$5,786
7229	175	1.00	175.00	\$10,126
7372	110	1.00	110.00	\$6,365
7585	64	1.00	64.00	\$3,703
<u>7654</u>	<u>79</u>	<u>1.00</u>	<u>79.00</u>	<u>\$4,571</u>
<b>Total</b>	<b>1,274</b>		<b>1,274.00</b>	<b>\$73,714</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 3-1					
Vintage Parkway					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-1 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.00 acres	\$ 300,000	\$ 900,000	20 Years
	Street Tree Pruning	365 Trees	\$ 75	\$ 27,375	
<b>Zone 3-1 Total</b>				<b>\$ 927,375</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$198.84/EDU  
 FY 2016-17 Assessments @ \$198.84/EDU  
 133.00 EDU's  
 Levy Code MX

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-2 Oakley Ranch		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$51,091	\$50,019
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$26,446	\$26,446
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$77,537</b>	<b>\$76,465</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$14,921)	(\$14,621)
Services & Supplies	(\$8,620)	(\$8,620)
Repairs & Maintenance	(\$800)	(\$800)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$2,100)	(\$1,500)
County Collection Fees	(\$635)	(\$635)
<b>TOTAL EXPENDITURES:</b>	<b>(\$27,518)</b>	<b>(\$26,618)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$13,759	\$13,309
Available for Capital Reserves	\$36,260	\$36,538
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$50,019</b>	<b>\$49,847</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6634	133	1.00	133.00	\$26,446
<b>Total</b>	<b>133</b>		<b>133.00</b>	<b>\$26,446</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-2 Oakley Ranch					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-2 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	\$ 300,000	\$ 600,000	20 Years
	Street Tree Pruning	140 Trees	\$ 75	\$ 10,500	
<b>Zone 3-2 Total</b>				<b>\$ 610,500</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$100.76/EDU  
 FY 2016-17 Assessments @ \$100.76/EDU  
 45.00 EDU's  
 Levy Code MY

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-3 Empire		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$84,102	\$68,275
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$4,534	\$4,534
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$88,636</b>	<b>\$72,809</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$1,374)	(\$1,300)
Services & Supplies	(\$1,600)	(\$1,600)
Repairs & Maintenance	(\$400)	(\$400)
Rehabilitation/Capital Replacements	(\$15,000)	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$1,000)	(\$575)
County Collection Fees	(\$545)	(\$545)
<b>TOTAL EXPENDITURES:</b>	<b>(\$20,361)</b>	<b>(\$4,862)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$10,181	\$2,431
Available for Capital Reserves	\$58,095	\$65,516
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$68,275</b>	<b>\$67,947</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6656	45	1.00	45.00	\$4,534
<b>Total</b>	<b>45</b>		<b>45.00</b>	<b>\$4,534</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-3 Empire					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-3 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.25 acres	\$ 300,000	\$ 75,000	20 Years
	Street Tree Pruning	16 Trees	\$ 75	\$ 1,200	
<b>Zone 3-3 Total</b>				<b>\$ 76,200</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$1,193.16/Acre  
 FY 2016-17 Assessments @ \$1,193.16/Acre  
 9.17 Acres  
 Levy Code MQ

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-4 Oakley Town Center		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$70,766	\$31,986
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$10,935	\$10,935
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$81,701</b>	<b>\$42,921</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$19,792)	(\$1,300)
Services & Supplies	(\$6,000)	(\$5,200)
Repairs & Maintenance	\$0	\$0
Rehabilitation/Capital Replacements	\$0	\$0
Landscape Conversions/Renovations	(\$20,000)	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$2,571)	(\$2,421)
County Collection Fees	(\$910)	(\$910)
<b>TOTAL EXPENDITURES:</b>	<b>(\$49,715)</b>	<b>(\$10,273)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$24,858	\$5,137
Available for Capital Reserves	\$7,128	\$27,512
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$31,986</b>	<b>\$32,648</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7045	9.17	1.00	9.17	\$10,935
<b>Total</b>	<b>9.17</b>		<b>9.17</b>	<b>\$10,935</b>



ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-4 Oakley Town Center					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-4 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	\$ 300,000	\$ 150,000	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
<b>Zone 3-4 Total</b>				<b>\$ 150,000</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$190.00/EDU  
 FY 2016-17 Assessments @ \$190.00/EDU  
 149.50 EDU's  
 Levy Code LG

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-5 Oak Grove		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	(\$1)	(\$143)
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$28,405	\$28,405
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$28,405</b>	<b>\$28,263</b>
<b>ESTIMATED EXPENDITURES</b>		
<u>Operating Expenses:</u>		
Landscaping (including Oak Grove Park)	(\$16,225)	(\$16,225)
Services & Supplies	(\$6,540)	(\$6,540)
Repairs & Maintenance	(\$900)	(\$900)
Rehabilitation/Capital Replacements	\$0	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$3,825)	(\$3,825)
County Collection Fees	(\$615)	(\$615)
<b>TOTAL EXPENDITURES:</b>	<b>(\$28,547)</b>	<b>(\$28,547)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$0	\$0
Available for Capital Reserves	\$0	\$0
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>(\$143)</b>	<b>(\$284)</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6922 - Single Family	111	1.00	111.00	\$21,090
6922 - Vacant Single Family	1	0.50	0.50	\$95
6927	38	1.00	38.00	\$7,220
<b>Total</b>	<b>150</b>		<b>149.50</b>	<b>\$28,405</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-5 Oak Grove					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-5 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	\$ 300,000	\$ 600,000	20 Years
	Street Tree Pruning	110 Trees	\$ 75	\$ 8,250	
<b>Subtotal</b>				<b>\$ 608,250</b>	
Oak Grove Park (opened 1991)	B-B-Q	1	\$ 600	\$ 600	12 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	12 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	12 Years
	Tables	3	\$ 1,200	\$ 3,600	12 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	12 Years
<b>Subtotal</b>				<b>\$ 101,600</b>	
<b>Zone 3-5 Total</b>				<b>\$ 709,850</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$127.80/EDU  
 FY 2016-17 Assessments @ \$127.80/EDU  
 60.00 EDU's  
 Levy Code LN

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-6		
Laurel Woods/Luna Estates		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$76,330	\$75,868
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$7,668	\$7,668
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$83,998</b>	<b>\$83,536</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$4,000)	(\$4,000)
Services & Supplies	\$0	\$0
Repairs & Maintenance	(\$300)	(\$300)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$2,828)	(\$2,728)
County Collection Fees	(\$560)	(\$560)
<b>TOTAL EXPENDITURES:</b>	<b>(\$8,130)</b>	<b>(\$8,030)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$4,065	\$4,015
Available for Capital Reserves	\$71,803	\$71,491
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$75,868</b>	<b>\$75,506</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6971	54	1.00	54.00	\$6,901
7489	6	1.00	6.00	\$767
<b>Total</b>	<b>60</b>		<b>60.00</b>	<b>\$7,668</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-6 Laurel Woods & Luna Estates					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-6 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	\$ 300,000	\$ 150,000	20 Years
	Street Tree Pruning	42 Trees	\$ 75	\$ 3,150	
<b>Zone 3-6 Total</b>				<b>\$ 153,150</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$185.00/EDU  
 FY 2016-17 Assessments @ \$185.00/EDU  
 52.50 EDU's  
 Levy Code MK

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-7 South Forty		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$28,644	\$28,177
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$9,713	\$9,713
Other Sources (Zone I Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$38,357</b>	<b>\$37,889</b>
<b>ESTIMATED EXPENDITURES</b>		
<u>Operating Expenses:</u>		
Landscaping	(\$4,000)	(\$3,875)
Services & Supplies	(\$3,010)	(\$3,010)
Repairs & Maintenance	(\$400)	(\$400)
Rehabilitation/Capital Replacements	\$0	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$1,773)	(\$1,773)
County Collection Fees	(\$555)	(\$555)
<b>TOTAL EXPENDITURES:</b>	<b>(\$10,180)</b>	<b>(\$10,055)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$5,090	\$5,028
Available for Capital Reserves	\$23,087	\$22,807
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$28,177</b>	<b>\$27,834</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6969 Single Family	52	1.00	52.00	\$9,620
6969 Vacant Single Family	1	0.50	0.50	\$93
<b>Total</b>	<b>53</b>		<b>52.50</b>	<b>\$9,713</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-7 South Forty					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-7 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.00 acres	\$ 300,000	\$ 300,000	20 Years
	Street Tree Pruning	39 Trees	\$ 75	\$ 2,925	
<b>Zone 3-7 Total</b>				<b>\$ 302,925</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$152.56/EDU  
 FY 2016-17 Assessments @ \$152.56/EDU  
 50.00 EDU's  
 Levy Code LH

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-8 Claremont		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$15,638	\$15,171
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$7,628	\$7,628
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$23,266</b>	<b>\$22,799</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping (including Claremont Bay Park)	(\$700)	(\$700)
Services & Supplies	(\$1,750)	(\$1,650)
Repairs & Maintenance	(\$300)	(\$300)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$4,353)	(\$4,353)
County Collection Fees	(\$550)	(\$550)
<b>TOTAL EXPENDITURES:</b>	<b>(\$8,095)</b>	<b>(\$7,995)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$4,048	\$3,998
Available for Capital Reserves	\$11,124	\$10,807
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$15,171</b>	<b>\$14,804</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7163	50	1.00	50.00	\$7,628
<b>Total</b>	<b>50</b>		<b>50.00</b>	<b>\$7,628</b>



ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-8 Claremont Bay					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-8 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.20 acres	\$ 300,000	\$ 60,000	20 Years
	Street Tree Pruning	2 Trees	\$ 75	\$ 150	
			Subtotal	\$ 60,150	
<b>Claremont Bay Park</b>					
(opened 1991)	Play Equipment	1	\$ 10,000	\$ 10,000	12 Years
	Tables	2	\$ 1,200	\$ 2,400	12 Years
	Trash Receptacles	1	\$ 1,200	\$ 1,200	12 Years
			Subtotal	\$ 13,600	
<b>Zone 3-8 Total</b>				<b>\$ 73,750</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$40.00/EDU  
 FY 2016-17 Assessments @ \$40.00/EDU  
 459.00 EDU's  
 Levy Code MN

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-9		
Gateway		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$199,016	\$198,574
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$18,360	\$18,360
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$217,376</b>	<b>\$216,934</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$9,550)	(\$9,350)
Services & Supplies	(\$5,000)	(\$5,000)
Repairs & Maintenance	(\$1,000)	(\$1,000)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$1,850)	(\$1,850)
County Collection Fees	(\$960)	(\$960)
<b>TOTAL EXPENDITURES:</b>	<b>(\$18,802)</b>	<b>(\$18,602)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$9,401	\$9,301
Available for Capital Reserves	\$189,173	\$189,031
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$198,574</b>	<b>\$198,332</b>

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
6394	50	1.00	50.00	\$2,000
6488	73	1.00	73.00	\$2,920
6571	59	1.00	59.00	\$2,360
6613	36	1.00	36.00	\$1,440
6664	49	1.00	49.00	\$1,960
6726	48	1.00	48.00	\$1,920
6727	57	1.00	57.00	\$2,280
6762	10	1.00	10.00	\$400
6764	37	1.00	37.00	\$1,480
6858	<u>40</u>	1.00	<u>40.00</u>	<u>\$1,600</u>
<b>Total</b>	<b>459</b>		<b>459.00</b>	<b>\$18,360</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-9 Gateway					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-9 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.50 acres	\$ 300,000	\$ 450,000	20 Years
	Street Tree Pruning	38 Trees	\$ 75	\$ 2,850	
<b>Zone 3-9 Total</b>				<b>\$ 452,850</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$125.00/EDU  
 FY 2016-17 Assessments @ \$125.00/EDU  
 20.50 EDU's  
 Levy Code LS

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-10 Countryside aka Village Green		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$20,932	\$20,470
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$2,563	\$2,563
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$23,495</b>	<b>\$23,032</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$100)	(\$100)
Services & Supplies	(\$620)	(\$620)
Repairs & Maintenance	(\$50)	(\$50)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$1,293)	(\$1,243)
County Collection Fees	(\$520)	(\$520)
<b>TOTAL EXPENDITURES:</b>	<b>(\$3,025)</b>	<b>(\$2,975)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$1,513	\$1,488
Available for Capital Reserves	\$18,957	\$18,570
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$20,470</b>	<b>\$20,057</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7164	14	1.00	14.00	\$1,750
7293 Single Family	6	1.00	6.00	\$750
7293 Vacant Single Family	1	0.50	0.50	\$63
<b>Total</b>	<b>21</b>		<b>20.50</b>	<b>\$2,563</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-10 Countryside (a.k.a. Village Green)					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-10 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.20 acres	\$ 300,000	\$ 60,000	20 Years
	Street Tree Pruning	6 Trees	\$ 75	\$ 450	
<b>Zone 3-10 Total</b>				<b>\$ 60,450</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$169.48/EDU  
 FY 2016-17 Assessments @ \$169.48/EDU  
 32.00 EDU's  
 Levy Code LL

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-11		
Country Fair aka Meadow Glen		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	(\$2,652)	(\$3,034)
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$5,423	\$5,423
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$2,771</b>	<b>\$2,390</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$500)	(\$500)
Services & Supplies	(\$1,600)	(\$1,525)
Repairs & Maintenance	(\$100)	(\$100)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$2,631)	(\$2,706)
County Collection Fees	(\$532)	(\$532)
<b>TOTAL EXPENDITURES:</b>	<b>(\$5,805)</b>	<b>(\$5,805)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$0	\$0
Available for Capital Reserves	\$0	\$0
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>(\$3,034)</b>	<b>(\$3,415)</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
6840	32	1.00	32.00	\$5,423
<b>Total</b>	<b>32</b>		<b>32.00</b>	<b>\$5,423</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-11 Country Fair (a.k.a. Meadow Glen)					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-11 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.75 acres	\$ 300,000	\$ 225,000	20 Years
	Street Tree Pruning	41 Trees	\$ 75	\$ 3,075	
<b>Zone 3-11 Total</b>				<b>\$ 228,075</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$27.36/EDU  
 FY 2016-17 Assessments @ \$27.36/EDU  
 128.00 EDU's  
 Levy Code LY

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-12 California Sunrise		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$61,190	\$60,738
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$3,502	\$3,502
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$64,692</b>	<b>\$64,240</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$1,450)	(\$1,000)
Services & Supplies	\$0	\$0
Repairs & Maintenance	\$0	\$0
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$1,434)	(\$1,500)
County Collection Fees	(\$628)	(\$628)
<b>TOTAL EXPENDITURES:</b>	<b>(\$3,954)</b>	<b>(\$3,570)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$1,977	\$1,785
Available for Capital Reserves	\$58,761	\$58,885
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$60,738</b>	<b>\$60,670</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7365	128	1.00	128.00	\$3,502
<b>Total</b>	<b>128</b>		<b>128.00</b>	<b>\$3,502</b>



ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-12 California Sunrise					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-12 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	\$ 300,000	\$ 150,000	20 Years
	Street Tree Pruning	15 Trees	\$ 75	\$ 1,125	
<b>Zone 3-12 Total</b>				<b>\$ 151,125</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$125.00/EDU  
 FY 2016-17 Assessments @ \$125.00/EDU  
 96.00 EDU's  
 Levy Code MC

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-13 California Visions aka Laurel Heights		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$136,531	\$136,059
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$12,000	\$12,000
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$148,531</b>	<b>\$148,059</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$7,707)	(\$7,407)
Services & Supplies	(\$2,090)	(\$2,390)
Repairs & Maintenance	(\$300)	(\$300)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$1,337)	(\$1,187)
County Collection Fees	(\$596)	(\$596)
<b>TOTAL EXPENDITURES:</b>	<b>(\$12,472)</b>	<b>(\$12,322)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$6,236	\$6,161
Available for Capital Reserves	\$129,823	\$129,576
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$136,059</b>	<b>\$135,737</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7667	96	1.00	96.00	\$12,000
<b>Total</b>	<b>96</b>		<b>96.00</b>	<b>\$12,000</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-13 California Visions (a.k.a. Laurel Heights)					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-13 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.00 acres	\$ 100,000	\$ 300,000	20 Years
	Street Tree Pruning	45 Trees	\$ 75	\$ 3,375	
<b>Zone 3-13 Total</b>				<b>\$ 303,375</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$160.00/EDU  
 FY 2016-17 Assessments @ \$160.00/EDU  
 114.00 EDU's  
 Levy Code L5

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-14		
Claremont Heritage		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$175,317	\$184,600
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$18,240	\$18,240
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$193,557</b>	<b>\$202,840</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$3,200)	(\$8,200)
Services & Supplies	(\$2,320)	(\$2,320)
Repairs & Maintenance	(\$500)	(\$1,500)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$1,880)	(\$1,680)
County Collection Fees	(\$615)	(\$615)
<b>TOTAL EXPENDITURES:</b>	<b>(\$8,957)</b>	<b>(\$14,757)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$4,479	\$7,379
Available for Capital Reserves	\$180,121	\$180,704
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$184,600</b>	<b>\$188,083</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7775	46	1.00	46.00	\$7,360
7366	31	1.00	31.00	\$4,960
7367	37	1.00	37.00	\$5,920
<b>Total</b>	<b>114</b>		<b>114.00</b>	<b>\$18,240</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-14 Claremont Heritage					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-14 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.50 acres	\$ 300,000	\$ 450,000	20 Years
	Street Tree Pruning	30 Trees	\$ 75	\$ 2,250	
<b>Zone 3-14 Total</b>				<b>\$ 452,250</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$138.00/EDU  
FY 2016-17 Assessments @ \$138.00/EDU  
888.00 EDU's  
Levy Code L8

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-15 Country Fair aka Meadow Glen II		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$157,003	\$158,061
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$122,544	\$122,544
Other Sources (Zone I Contribution, Gas Tax, etc.)	\$58,000	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$337,547</b>	<b>\$280,605</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping (including Holly Creek Park & Heather Park)	(\$96,500)	(\$40,000)
Services & Supplies	(\$26,000)	(\$24,700)
Repairs & Maintenance	(\$5,000)	(\$5,000)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$50,171)	(\$50,171)
County Collection Fees	(\$1,373)	(\$1,373)
<b>TOTAL EXPENDITURES:</b>	<b>(\$179,486)</b>	<b>(\$121,686)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$89,743	\$60,843
Available for Capital Reserves	\$68,318	\$98,076
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$158,061</b>	<b>\$158,919</b>

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7704	64	1.00	64.00	\$8,832
7707	46	1.00	46.00	\$6,348
7003	12	1.00	12.00	\$1,656
6980	48	1.00	48.00	\$6,624
6996	49	1.00	49.00	\$6,762
6867	40	1.00	39.50	\$5,451
7090	8	1.00	8.00	\$1,104
7330	100.50	1.00	100.50	\$13,869
7165	33	1.00	33.00	\$4,554
7832	23	1.00	23.00	\$3,174
7385	27	1.00	27.00	\$3,726
7830	34	1.00	34.00	\$4,692
7368	39	1.00	39.00	\$5,382
7808	49	1.00	49.00	\$6,762
7831	43.50	1.00	43.50	\$6,003
7833	32	1.00	32.00	\$4,416
Annexed July 12, 2004 (FY04-05) 8725	48	1.00	48.00	\$6,624
Anx July 12, 2004 (FY04-05) 7655 - SFR	28	1.00	28.00	\$3,864
Anx July 12, 2004 (FY04-05) 7590 - SFR	60	1.00	60.00	\$8,280
Anx July 12, 2004 (FY04-05) 7760 - SFR	67	1.00	67.00	\$9,246
Annexed July 12, 2004 (FY04-05) 7426 - SFR	21	1.00	21.00	\$2,898
*Maintained privately DR3022-94	50 senior	0.00	0.00	\$0
(Anx July 9, 2007, FY07-08) 8823 - SFR	6	1.00	6.00	\$828
(Anx July 9, 2007, FY07-08) 8843 - VSFR	5	0.50	2.50	\$345
(Anx July 9, 2007, FY07-08) 8843 - SFR	8	1.00	8.00	\$1,104
<b>Total</b>	<b>891</b>		<b>888.00</b>	<b>\$122,544</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-15 Country Fair (a.k.a. Meadow Glenn II)					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-15 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.00 acres	\$ 300,000	\$ 900,000	20 Years
	Street Tree Pruning	668 Trees	\$ 75	\$ 50,100	
			<b>Subtotal</b>	<b>\$ 950,100</b>	
Heather Park (opened 2004)	Benches	2	\$ 1,200	\$ 2,400	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Tables	1	\$ 1,200	\$ 1,200	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			<b>Subtotal</b>	<b>\$ 34,000</b>	
Holly Creek Park (opened 2007)	Ballards - pathway	4	\$ 500	\$ 2,000	10 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation water	1	\$ 100,000	\$ 100,000	50 Years
	B-B-Q	2	\$ 600	\$ 1,200	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Light poles	5	\$ 3,000	\$ 15,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	4	\$ 50,000	\$ 200,000	8 Years
	Tables	3	\$ 1,200	\$ 3,600	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
			<b>Subtotal</b>	<b>\$ 499,000</b>	
<b>Zone 3-15 Total</b>				<b>\$ 1,483,100</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$110.00/EDU  
 FY 2016-17 Assessments @ \$110.00/EDU  
 81.00 EDU's  
 Levy Code M5

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-16		
Sundance		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$14,858	\$12,845
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$8,910	\$8,910
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$23,768</b>	<b>\$21,755</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$6,500)	(\$6,500)
Services & Supplies	(\$1,800)	(\$1,800)
Repairs & Maintenance	(\$500)	(\$500)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$1,100)	(\$1,100)
County Collection Fees	(\$581)	(\$581)
<b>TOTAL EXPENDITURES:</b>	<b>(\$10,923)</b>	<b>(\$10,923)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$5,462	\$5,462
Available for Capital Reserves	\$7,384	\$5,371
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$12,845</b>	<b>\$10,832</b>

<u>Subdivision</u>	<u>No. of Units</u>	<u>EDU Rate</u>	<u>No. of EDU's</u>	<u>Revenue</u>
7837	81	1.00	81.00	\$8,910
<b>Total</b>	<b>81</b>		<b>81.00</b>	<b>\$8,910</b>



ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-16 Sundance					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-16 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	1.25 acres	\$ 300,000	\$ 375,000	20 Years
	Street Tree Pruning	0 Trees	\$ 75	\$ -	
<b>Zone 3-16 Total</b>				<b>\$ 375,000</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$273.16/EDU  
 FY 2016-17 Assessments @ \$273.16/EDU  
 320.50 EDU's  
 Levy Code M6

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-17 Laurel Anne		
	Estimated FY 2015-16	Proposed FY 2016-17
<b>ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)</b>	<b>\$432,989</b>	<b>\$413,238</b>
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$87,547	\$87,547
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$30,000	\$30,000
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$550,536</b>	<b>\$530,785</b>
<b>ESTIMATED EXPENDITURES</b>		
<u>Operating Expenses:</u>		
Landscaping (including Harvest Park)	(\$20,000)	(\$20,000)
Creekside Park*	(\$70,965)	(\$60,000)
Services & Supplies	(\$20,500)	(\$19,500)
Repairs & Maintenance	(\$8,000)	(\$8,000)
Rehabilitation/Capital Replacements	\$0	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$15,950)	(\$15,950)
County Collection Fees	(\$1,441)	(\$1,481)
<b>TOTAL EXPENDITURES:</b>	<b>(\$137,298)</b>	<b>(\$125,373)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$68,649	\$62,687
Available for Capital Reserves	\$344,589	\$342,726
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$413,238</b>	<b>\$405,412</b>

\*Creekside Park is approximately \$60,000/year to maintain. Zone 3-17 receives a contribution from Zone 1 to cover the "community" portion of the park.

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
6935	86	1.00	86.00	\$23,492
6963 Single Family	26	1.00	26.00	\$7,102
6963 Vacant Single Family	1	0.50	0.50	\$137
7809	32	1.00	32.00	\$8,741
(Started FY03-04) 8650	22	1.00	22.00	\$6,010
(Started FY04-05) 8708	22	1.00	22.00	\$6,010
(Started FY04-05) 8748	29	1.00	29.00	\$7,922
(Started FY05-06) 8752	10	1.00	10.00	\$2,732
(Started FY05-06) 8816	46	1.00	46.00	\$12,565
(Started FY06-07) 8822	47	1.00	47.00	\$12,839
<b>Total</b>	<b>321</b>		<b>320.50</b>	<b>\$87,548</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 3-17					
Laurel Anne					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-17 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.50 acres	\$ 300,000	\$ 1,050,000	20 Years
	Street Tree Pruning*	415 Trees	\$ 75	\$ 31,125	
			<b>Subtotal</b>	<b>\$ 1,081,125</b>	
Creekside Park (opened 2009)	Ballards - pathway	12	\$ 500	\$ 6,000	10 Years
	B-B-Q	1	\$ 600	\$ 600	10 Years
	Benches	4	\$ 1,200	\$ 4,800	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation water	1	\$ 100,000	\$ 100,000	50 Years
	Light poles	14	\$ 3,000	\$ 42,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Restroom	1	\$ 100,000	\$ 100,000	20 Years
	Shade Structure (cooltoppers)	1	\$ 50,000	\$ 50,000	8 Years
	Skate Park	1	\$ 40,000	\$ 40,000	10 Years
	Trash Receptacles	7	\$ 1,200	\$ 8,400	8 Years
			<b>Subtotal</b>	<b>\$ 502,800</b>	
Harvest Park (opened 1995)	B-B-Q	1	\$ 600	\$ 600	10 Years
	Light poles	3	\$ 3,000	\$ 9,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	1	\$ 1,200	\$ 1,200	8 Years
			<b>Subtotal</b>	<b>\$ 13,200</b>	
<b>Zone 3-17 Total</b>				<b>\$ 1,597,125</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$180.00/EDU  
 FY 2016-17 Assessments @ \$180.00/EDU  
 130.00 EDU's  
 Levy Code M8

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-18		
Country Place		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	(\$59,298)	(\$68,820)
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$23,400	\$23,400
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$8,000	\$8,000
<b>TOTAL REVENUE AVAILABLE:</b>	<b>(\$27,898)</b>	<b>(\$37,420)</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping (including Nutmeg Park)*	(\$2,000)	(\$3,000)
Services & Supplies	(\$10,600)	(\$9,600)
Repairs & Maintenance	(\$1,000)	(\$1,000)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$26,250)	(\$25,250)
County Collection Fees	(\$630)	(\$630)
<b>TOTAL EXPENDITURES:</b>	<b>(\$40,922)</b>	<b>(\$39,922)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$0	\$0
Available for Capital Reserves	\$0	\$0
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>(\$68,820)</b>	<b>(\$77,342)</b>

\*Nutmeg Park is approximately \$8,000/year to maintain. Zone 3-18 receives a contribution from Zone 1 to cover the "community" portion of the park.

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
6968	42	1.00	42.00	\$7,560
7640	49	1.00	49.00	\$8,820
7946	35	1.00	35.00	\$6,300
MS7-95	4	1.00	4.00	\$720
<b>Total</b>	<b>130</b>		<b>130.00</b>	<b>\$23,400</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-18 Assets Country Place					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-18 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.50 acres	\$ 300,000	\$ 750,000	20 Years
	Street Tree Pruning	154 Trees	\$ 75	\$ 11,550	
			<b>Subtotal</b>	<b>\$ 761,550</b>	
Nutmeg Park (opened 2007)	Ballards - pathway	3	\$ 500	\$ 1,500	10 Years
	B-B-Q	1	\$ 600	\$ 600	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Basketball court	1	\$ 30,000	\$ 30,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	1	\$ 50,000	\$ 50,000	8 Years
	Tables	4	\$ 1,200	\$ 4,800	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
			<b>Subtotal</b>	<b>\$ 189,100</b>	
			<b>Zone 3-18 Total</b>	<b>\$ 950,650</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$200.00/EDU  
 FY 2016-17 Assessments @ \$200.00/EDU  
 435.00 EDU's  
 Levy Code NE

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-19 Laurel Crest		
	Estimated FY 2015-16	Proposed FY 2016-17
<b>ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)</b>	\$163,863	\$164,483
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$87,000	\$87,000
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$10,000	\$10,000
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$260,863</b>	<b>\$261,483</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping (including Nunn-Wilson Family Park & Basin)*	(\$35,000)	(\$35,162)
Services & Supplies	(\$42,850)	(\$42,850)
Repairs & Maintenance	(\$8,000)	(\$8,000)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$8,950)	(\$8,950)
County Collection Fees	(\$1,138)	(\$1,138)
<b>TOTAL EXPENDITURES:</b>	<b>(\$96,380)</b>	<b>(\$96,542)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$48,190	\$48,271
Available for Capital Reserves	\$116,293	\$116,670
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$164,483</b>	<b>\$164,941</b>

\*Nunn-Wilson Park is approximately \$12,000/year to maintain. Zone 3-19 receives a contribution from Zone 1 to cover the 'community' portion of the park.

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7630	95	1.00	95.00	\$19,000
7657	74	1.00	74.00	\$14,800
(Annexed FY01-02) 7658	38	1.00	38.00	\$7,600
(Annexed FY01-02) 8656 Vacant Single Family	6	0.50	3.00	\$600
(Annexed FY01-02) 8168	55	1.00	55.00	\$11,000
(Annexed FY01-02) 8169	55	1.00	55.00	\$11,000
(Annexed November 13, 2001, FY02-03) 8403	72	1.00	72.00	\$14,400
8440	9	1.00	9.00	\$1,800
(Annexed January 12, 2004, FY04-05) 8655	34	1.00	34.00	\$6,800
<b>Total</b>	<b>438</b>		<b>435.00</b>	<b>\$87,000</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-19 Assets Laurel Crest					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-19 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	3.50 acres	\$ 300,000	\$ 1,050,000	20 Years
	Street Tree Pruning	569 Trees	\$ 75	\$ 42,675	
			<b>Subtotal</b>	<b>\$ 1,092,675</b>	
Nunn-Wilson Family Park (old Dewey & Laurel Crest) (opened 2008)					
	Adult Fitness	1	\$ 50,000	\$ 50,000	10 Years
	B-B-Q	1	\$ 600	\$ 600	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Tables	6	\$ 1,200	\$ 7,200	10 Years
	Water Play Area	1	\$ 40,000	\$ 40,000	10 Years
			<b>Subtotal</b>	<b>\$ 199,400</b>	
<b>Zone 3-19 Total</b>				<b>\$ 1,292,075</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$309.51/EDU  
 FY 2016-17 Assessments @ \$309.51/EDU  
 288.00 EDU's  
 Levy Code NG

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-20		
Marsh Creek Glenn		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$518,440	\$102,016
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$86,528	\$89,138
Other Sources (Zone I Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$604,968</b>	<b>\$191,154</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping (including Marsh Creek Glenn Park)	(\$25,000)	(\$25,000)
Services & Supplies	(\$14,500)	(\$14,500)
Repairs & Maintenance	(\$2,000)	(\$4,000)
Rehabilitation/Capital Replacements (Bridge)	(\$350,910)	\$0
Landscape Conversions/Renovations	(\$100,000)	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$9,300)	(\$10,900)
County Collection Fees	(\$800)	(\$800)
<b>TOTAL EXPENDITURES:</b>	<b>(\$502,952)</b>	<b>(\$55,642)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$102,016	\$27,821
Available for Capital Reserves	\$0	\$107,691
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$102,016</b>	<b>\$135,512</b>

CPI Information:	Date	Actual CPI	Increase	Rate
	June-01	190.90		\$225.00
	February-14	248.62	2.45%	\$293.02
	February-15	254.91	2.53%	\$300.44
	February-16	262.60	3.02%	\$309.51

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7689	104	1.00	104.00	\$32,189
8391	94	1.00	94.00	\$29,094
(Annexed September 9, 2002, FY03-04) 8504	12	1.00	12.00	\$3,714
8648	26	1.00	26.00	\$8,047
(Annexed June 14, 2004, FY04-05) 8727	27	1.00	27.00	\$8,357
(Annexed November 8, 2004, FY05-06) 8765	25	1.00	25.00	\$7,738
<b>Total</b>	<b>288</b>		<b>288.00</b>	<b>\$89,138</b>



ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 3-20 Assets					
Marsh Creek Glenn					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-20 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.50 acres	\$ 300,000	\$ 150,000	20 Years
	Street Tree Pruning	65 Trees	\$ 75	\$ 4,875	
			Subtotal	\$ 154,875	
Marsh Creek Glenn Park (opened 2001)	B-B-Q	2	\$ 600	\$ 1,200	10 Years
	Benches	4	\$ 1,200	\$ 4,800	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Tables	7	\$ 1,200	\$ 8,400	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			Subtotal	\$ 44,800	
<b>Zone 3-20 Total</b>				<b>\$ 199,675</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$271.84/EDU  
 FY 2016-17 Assessments @ \$271.84/EDU  
 103.00 EDU's  
 Zone 3-2I

Maximum assessment is: \$922.33/EDU  
 FY 2016-17 Assessments @ \$922.33/EDU  
 1.00 EDU's  
 Levy Code N9  
 Zone 3-2IA

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-2I Quail Glen		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$87,849	\$87,435
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$26,508	\$28,923
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$114,357</b>	<b>\$116,358</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$17,000)	(\$16,000)
Services & Supplies	(\$4,600)	(\$4,600)
Repairs & Maintenance	(\$2,000)	(\$3,000)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$2,275)	(\$2,275)
County Collection Fees	(\$605)	(\$605)
<b>TOTAL EXPENDITURES:</b>	<b>(\$26,922)</b>	<b>(\$26,922)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$13,461	\$13,461
Available for Capital Reserves	\$73,974	\$75,975
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$87,435</b>	<b>\$89,436</b>

CPI Information:	Date	Actual CPI	Increase	Rate 3-2I	Rate 3-2IA
	June-02	193.20		\$200.00	
	February-14	248.62	2.45%	\$257.37	
	February-15	254.91	2.53%	\$263.88	\$895.32
	February-16	262.60	3.02%	\$271.84	\$922.33

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7359	36	1.00	36.00	\$9,786
(Annexed September 2002, FY03-04) 7235	13	1.00	13.00	\$3,534
(Annexed September 2002, FY03-04) 7358	43	1.00	43.00	\$11,689
(Annexed September 2002, FY03-04) 7467	11	1.00	11.00	\$2,990
<b>Total</b>	<b>103</b>		<b>103.00</b>	<b>\$28,000</b>

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
(Annexed July 2015, FY15-16) Sedel	1	1.00	1.00	\$922
<b>Total</b>	<b>1</b>		<b>1.00</b>	<b>\$922</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-21 Quail Glen					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-21 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	2.00 acres	\$ 300,000	\$ 600,000	20 Years
	Street Tree Pruning	58 Trees	\$ 75	\$ 4,350	
<b>Zone 3-21 Total</b>				<b>\$ 604,350</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$432.30/EDU  
 FY 2016-17 Assessments @ \$432.30/EDU  
 589.00 EDU's  
 Levy Code L3

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-22 Cypress Grove		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$595,807	\$638,635
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$247,170	\$254,627
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$70,000	\$20,000
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$912,977</b>	<b>\$913,262</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping (including Briarwood Park & Detention Pond & Buffer)	(\$170,000)	(\$130,995)
Cypress Grove Park*	\$0	(\$49,005)
Services & Supplies	(\$55,000)	(\$35,970)
Repairs & Maintenance	(\$17,500)	(\$7,500)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$20,500)	(\$20,500)
County Collection Fees	(\$10,900)	(\$10,900)
<b>TOTAL EXPENDITURES:</b>	<b>(\$274,342)</b>	<b>(\$255,312)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$137,171	\$127,656
Available for Capital Reserves	\$501,464	\$530,294
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$638,635</b>	<b>\$657,950</b>

\*Cypress Grove Park is approximately \$53,000/year to maintain. Zone 3-22 receives a contribution from Zone 1 to cover the "community" portion of the park.

CPI Information:	Date	Actual CPI	Increase	Rate
	April-06	208.90		\$343.90
	February-14	248.62	2.45%	\$409.28
	February-15	254.91	2.53%	\$419.64
	February-16	262.60	3.02%	\$432.30

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
8678	100	1.00	100.00	\$43,230
8679	201	1.00	201.00	\$86,893
8680	240	1.00	240.00	\$103,753
<u>Courtyards</u>	<u>96</u>	<u>0.50</u>	<u>48.00</u>	<u>\$20,751</u>
<b>Total</b>	<b>637</b>		<b>589.00</b>	<b>\$254,627</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 3-22					
Cypress Grove					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-22 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	4.00 acres	\$ 300,000	\$ 1,200,000	20 Years
	Street Tree Pruning	1,467 Trees	\$ 75	\$ 110,025	
			<b>Subtotal</b>	<b>\$ 1,310,025</b>	
<b>Cypress Grove Park (opened 2008)</b>					
	B-B-Q	4	\$ 600	\$ 2,400	10 Years
	Benches	5	\$ 1,920	\$ 9,600	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Light poles	3	\$ 3,000	\$ 9,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Tables	12	\$ 1,200	\$ 14,400	10 Years
	Trash Receptacles	4	\$ 1,200	\$ 4,800	8 Years
			<b>Subtotal</b>	<b>\$ 141,200</b>	
<b>Briarwood (old Cypress Grove 2 Acre Park) (opened 2007)</b>					
	B-B-Q	2	\$ 600	\$ 1,200	10 Years
	Benches	5	\$ 1,200	\$ 6,000	10 Years
	Drinking Fountain	2	\$ 3,000	\$ 6,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Tables	6	\$ 1,200	\$ 7,200	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			<b>Subtotal</b>	<b>\$ 92,800</b>	
<b>Cypress Grove Pond Landscaping (opened 2007)</b>					
				\$ -	
			<b>Subtotal</b>	<b>\$ -</b>	
<b>Cypress Trail</b>					
	Ballards - pathway	18	\$ 500	\$ 9,000	10 Years
			<b>Subtotal</b>	<b>\$ 9,000</b>	
<b>Cypress Road ROW</b>					
	Island Fence & Pillars	40	\$ 12,500	\$ 500,000	10 Years
	East Cypress Rd and Picasso Dr - 6' Fencing	1	\$ 100,000	\$ 100,000	15 Years
			<b>Subtotal</b>	<b>\$ 600,000</b>	
				<b>Zone 3-22 Total</b>	<b>\$ 2,153,025</b>

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$501.06/EDU  
FY 2016-17 Assessments @ \$501.06/EDU  
708.50 EDU's  
Levy Code L6

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-23		
South Oakley		
	Estimated FY 2015-16	Proposed FY 2016-17
<b>ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)</b>	\$373,111	\$302,771
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$344,602	\$355,004
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$10,000	\$10,000
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$727,713</b>	<b>\$667,775</b>
<b>ESTIMATED EXPENDITURES</b>		
<u>Operating Expenses:</u>		
Landscaping (including Live Oak Ranch, Simoni Ranch, Riata & Heartwood Parks)	(\$112,346)	(\$112,346)
Shady Oak Park*	(\$22,050)	(\$22,050)
Rose/Carpenter Park*	(\$30,604)	(\$30,604)
Services & Supplies	(\$113,000)	(\$112,000)
Repairs & Maintenance	(\$14,000)	(\$20,000)
Rehabilitation/Capital Replacements	\$0	\$0
Landscape Conversions/Renovations	(\$100,000)	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$31,500)	(\$31,500)
County Collection Fees	(\$1,000)	(\$4,000)
<b>TOTAL EXPENDITURES:</b>	<b>(\$424,942)</b>	<b>(\$332,942)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$212,471	\$166,471
Available for Capital Reserves	\$90,300	\$168,362
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$302,771</b>	<b>\$334,833</b>

\*Shady Oak Park is approximately \$35,000/year to maintain. Zone 3-23 receives a contribution from Zone 1 to cover the 'community' portion of the park.

\*Rose/Carpenter Park is approximately \$52,765/year to maintain. Zone 3-23 receives a contribution from Zone 1 to cover the 'community' portion of the park.

CPI Information:	Date	Actual CPI	Increase	Rate
	April-06	208.90		\$398.60
	February-14	248.62	2.45%	\$474.37
	February-15	254.91	2.53%	\$486.38
	February-16	262.60	3.02%	\$501.06

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
7662 - VSFR	82	0.50	41.00	\$20,543
7662 - SFR	0	1.00	0.00	\$0
8760 - VSFR	133	0.50	66.50	\$33,320
8760 - SFR	0	1.00	0.00	\$0
7681 - SFR	40	1.00	40.00	\$20,042
8541 - SFR	354	1.00	354.00	\$177,374
(Anx July 9, 2007, FY07-08) 8530 - SFR	110	1.00	110.00	\$55,116
(Anx July 9, 2007, FY07-08) 8734 - VSFR	26	0.50	13.00	\$6,514
(Anx July 9, 2007, FY07-08) 8734 - SFR	0	1.00	0.00	\$0
(Anx July 9, 2007, FY07-08) 8736 - VSFR	42	0.50	21.00	\$10,522
(Anx July 9, 2007, FY07-08) 8736 - SFR	0	1.00	0.00	\$0
(Anx July 9, 2007, FY07-08) 8916 - VSFR	14	0.50	7.00	\$3,507
(Anx July 9, 2007, FY07-08) 8916 - SFR	27	1.00	27.00	\$13,528
(Anx July 9, 2007, FY07-08) 8981 - SFR	17	1.00	17.00	\$8,518
(Anx Aug 9, 2011, FY11-12) 9183 - VSFR	4	0.50	2.00	\$1,002
(Anx Aug 9, 2011, FY11-12) 9183 - SFR	0	1.00	0.00	\$0
(Anx July 2015, FY15-16) 9104 - SFR	20	0.50	10.00	\$5,011
<b>Total</b>	<b>869</b>		<b>708.50</b>	<b>\$354,998</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-23 South Oakley					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-23 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	6.00 acres	\$ 300,000	\$ 1,800,000	20 Years
	Street Tree Pruning	1,081 Trees	\$ 75	\$ 81,075	
			Subtotal	\$ 1,881,075	
Live Oak Ranch Park (opened 2007)	Benches		\$ 500	\$ -	10 Years
	Drinking Fountain		\$ 2,000	\$ -	8 Years
	Light poles		\$ 3,000	\$ -	10 Years
	Monument sign		\$ 4,000	\$ -	12 Years
	Picnic Tables		\$ 1,000	\$ -	10 Years
	Trash Receptacles		\$ 600	\$ -	8 Years
	Well Pump/electrical		\$ 75,000	\$ -	10 Years
			Subtotal	\$ -	
Simoni Ranch Park (opened 2007)	Ballards- lights	7	\$ 2,700	\$ 18,900	8 Years
	Benches	6	\$ 1,200	\$ 7,200	10 Years
	Fencing (Gehring)		\$ 20,000	\$ 20,000	15 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			Subtotal	\$ 48,500	
Heartwood Park (opened 2008)	Benches	7	\$ 1,200	\$ 8,400	10 Years
	Light poles	3	\$ 3,000	\$ 9,000	8 Years
	Monument sign	2	\$ 9,000	\$ 18,000	8 Years
	Pylaster	1	\$ -	\$ -	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (trellis)	1	\$ 50,000	\$ 50,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
			Subtotal	\$ 161,400	
Riata Park (opened 2007)	Ballards - pathway	1	\$ 500	\$ 500	10 Years
	Benches	4	\$ 1,200	\$ 4,800	10 Years
	Light poles	3	\$ 3,000	\$ 9,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (trellis)	1	\$ 50,000	\$ 50,000	8 Years
	Tables	3	\$ 1,200	\$ 3,600	10 Years
	Trash Receptacles	4	\$ 1,200	\$ 4,800	8 Years
			Subtotal	\$ 142,700	
Shady Oak Park (opened 2008)	Basketball Half-Court	1	\$ 20,000	\$ 20,000	15 Years
	Ball Diamond Backstop	1	\$ 35,000	\$ 35,000	15 Years
	Bocce Ball Court	1	\$ 4,000	\$ 4,000	10 Years
	Benches	8	\$ 500	\$ 4,000	10 Years
	Drinking Fountain	1	\$ 2,000	\$ 2,000	8 Years
	Light poles	3	\$ 3,000	\$ 9,000	10 Years
	Monument sign	1	\$ 4,000	\$ 4,000	12 Years
	Play Equipment 5-12	1	\$ 100,000	\$ 100,000	10 Years
	Picnic Tables	7	\$ 1,000	\$ 7,000	10 Years
	Trash Receptacles	8	\$ 600	\$ 4,800	8 Years
	Well Pump/electrical	1	\$ 75,000	\$ 75,000	10 Years
				Subtotal	\$ 264,800
Rose/Carpenter Park (future)	Basketball Half-Court		\$ 20,000	\$ -	15 Years
	Ball Diamond Backstop		\$ 35,000	\$ -	15 Years
	Bocce Ball Court		\$ 4,000	\$ -	10 Years
	Benches		\$ 500	\$ -	10 Years
	Drinking Fountain		\$ 2,000	\$ -	8 Years
	Light poles		\$ 3,000	\$ -	10 Years
	Monument sign		\$ 4,000	\$ -	12 Years
	Play Equipment 5-12		\$ 100,000	\$ -	10 Years
	Picnic Tables		\$ 1,000	\$ -	10 Years
	Trash Receptacles		\$ 600	\$ -	8 Years
	Well Pump/electrical		\$ 75,000	\$ -	10 Years
				Subtotal	\$ -
<b>Zone 3-23 Total</b>				<b>\$ 2,498,475</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$752.64/EDU  
 FY 2016-17 Assessments @ \$250.00/EDU  
 117.00 EDU's  
 Levy Code L9

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-24 Reserve/Stonecreek		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$147,005	\$160,310
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$29,250	\$29,250
Other Sources (Zone 1 Contribution, Gas Tax, etc.)	\$0	\$0
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$176,255</b>	<b>\$189,560</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping	(\$6,500)	(\$8,500)
Stonecreek Park (future)	\$0	\$0
Teton Road Park* (future)	\$0	\$0
Services & Supplies	(\$2,500)	(\$7,000)
Repairs & Maintenance	(\$2,000)	(\$2,000)
Rehabilitation/Capital Replacements	\$0	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$4,175)	(\$4,175)
County Collection Fees	(\$328)	(\$328)
<b>TOTAL EXPENDITURES:</b>	<b>(\$15,945)</b>	<b>(\$22,445)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$7,973	\$11,223
Available for Capital Reserves	\$152,338	\$155,893
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$160,310</b>	<b>\$167,115</b>

\*Teton Road Park is approximately \$53,000/year to maintain.

Zone 3-24 receives a contribution from Zone 1 to cover the "community" portion of the parks.

CPI Information:	Date	Actual CPI	Increase	Rate
	April-06	208.90		\$598.73
	February-14	248.62	2.45%	\$712.56
	February-15	254.91	2.53%	\$730.60
	February-16	262.60	3.02%	\$752.64

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
8737 - SFR	58	1.00	58.00	\$14,500
8973 - VSFR	9	0.50	4.50	\$1,125
8973 - SFR	0	1.00	0.00	\$0
8994 - VSFR	109	0.50	54.50	\$13,625
8994 - SFR	0	1.00	0.00	\$0
<b>Total</b>	<b>176</b>		<b>117.00</b>	<b>\$29,250</b>



ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-24 Assets Reserve/Stonecreek					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-24 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	4.00 acres	\$ 300,000	\$ 1,200,000	20 Years
	Street Tree Pruning	2 Trees	\$ 75	\$ 150	
			<b>Subtotal</b>	<b>\$ 1,200,150</b>	
<b>Stonecreek Detention Pond Buffer (future)</b>					
	Ballards - pathway		\$ 500	\$ -	10 Years
	Ballards- lights		\$ 2,700	\$ -	8 Years
	Banner poles		\$ 335	\$ -	8 Years
	B-B-Q		\$ 600	\$ -	10 Years
	Benches		\$ 1,200	\$ -	10 Years
	Drinking Fountain		\$ 3,000	\$ -	8 Years
	Light poles		\$ 3,000	\$ -	8 Years
	Play Equipment 2-5		\$ 25,000	\$ -	8 Years
	Play Equipment 5-12		\$ 70,000	\$ -	8 Years
	Shade Structure (trellis)		\$ 50,000	\$ -	8 Years
	Tables		\$ 1,200	\$ -	10 Years
	Trash Receptacles		\$ 1,200	\$ -	8 Years
			<b>Subtotal</b>	<b>\$ -</b>	
<b>Teton Road Park (future)</b>					
	Ballards - pathway		\$ 500	\$ -	10 Years
	Ballards- lights		\$ 2,700	\$ -	8 Years
	Banner poles		\$ 335	\$ -	8 Years
	B-B-Q		\$ 600	\$ -	10 Years
	Benches		\$ 1,200	\$ -	10 Years
	Drinking Fountain		\$ 3,000	\$ -	8 Years
	Light poles		\$ 3,000	\$ -	8 Years
	Play Equipment 2-5		\$ 25,000	\$ -	8 Years
	Play Equipment 5-12		\$ 70,000	\$ -	8 Years
	Shade Structure (trellis)		\$ 50,000	\$ -	8 Years
	Tables		\$ 1,200	\$ -	10 Years
	Trash Receptacles		\$ 1,200	\$ -	8 Years
			<b>Subtotal</b>	<b>\$ -</b>	
<b>Zone 3-24 Total</b>				<b>\$ 1,200,150</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$1,382.14/EDU  
 FY 2016-17 Assessments @ \$1,000.00/EDU  
 552.50 EDU's  
 Levy Code NZ

COST ESTIMATE/ANNUAL BUDGET FOR		
Zone 3-25 Magnolia Park		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$1,357,495	\$1,380,953
<b>ESTIMATED REVENUES</b>		
Annual Assessments	\$552,500	\$552,500
Other Sources (Zone I Contribution, Gas Tax, etc.)	\$10,000	\$10,000
<b>TOTAL REVENUE AVAILABLE:</b>	<b>\$1,919,995</b>	<b>\$1,943,453</b>
<b>ESTIMATED EXPENDITURES</b>		
<b>Operating Expenses:</b>		
Landscaping (including Novarina Trail Pk & Daffodil Pk)	(\$160,500)	(\$210,000)
Magnolia Community Park*	(\$25,000)	(\$25,000)
Services & Supplies	(\$124,000)	(\$124,000)
Repairs & Maintenance	(\$15,000)	(\$25,000)
Rehabilitation/Capital Replacements	\$0	\$0
Landscape Conversions/Renovations	(\$175,000)	\$0
<b>Incidental Expenses:</b>		
Assessment Engineering	(\$442)	(\$442)
Administration	(\$35,700)	(\$45,700)
County Collection Fees	(\$3,400)	(\$8,500)
<b>TOTAL EXPENDITURES:</b>	<b>(\$539,042)</b>	<b>(\$438,642)</b>
<b>RESERVES</b>		
Retention for Operating Reserves (50% allowable)	\$269,521	\$219,321
Available for Capital Reserves	\$1,111,432	\$1,285,490
<b>BALANCE FORWARD TO ENSUING YEAR</b>	<b>\$1,380,953</b>	<b>\$1,504,811</b>

\*Magnolia Park is approximately \$25,000/year to maintain. Zone 3-25 receives a contribution from Zone 1 to cover the 'community' portion of the park.

CPI Information:	Date	Actual CPI	Increase	Rate
	June-06	209.10		\$1,100.55
	February-14	248.62	2.45%	\$1,308.53
	February-15	254.91	2.53%	\$1,341.66
	February-16	262.60	3.02%	\$1,382.14

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
8731 - SFR	388	1.00	388.00	\$388,000
COM - IMP	10.78	1.00	4.00	\$4,000
REMAINDER COM - VAC	0.17	0.50	0.50	\$500
REMAINDER COM - IMP	0.00	1.00	0.00	\$0
(Anx Aug 9, 2011, FY11-12) 9199 - SFR	43	1.00	43.00	\$43,000
(Anx Aug 9, 2011, FY11-12) 9274 - SFR	117	1.00	117.00	\$117,000
<b>Total</b>	<b>559</b>		<b>552.50</b>	<b>\$552,500</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR					
Zone 3-25					
Magnolia Park					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-25 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	6.00 acres	\$ 300,000	\$ 1,800,000	20 Years
	Street Tree Pruning	1,235 Trees	\$ 75	\$ 92,625	
			<b>Subtotal</b>	<b>\$ 1,892,625</b>	
Magnolia Park (Parcel D) (opened 2008)					
	Ballards - pathway	2	\$ 500	\$ 1,000	10 Years
	Basketball ct/skate area	1	\$ -	\$ -	8 Years
	Monument sign	1	\$ 9,000	\$ 9,000	10 Years
	Benches(8) + dugout benches(2)	10	\$ 1,200	\$ 12,000	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Well Pumps/Electric for Irrigation	1	\$ 75,000	\$ 75,000	8 Years
	Well Redrilling for irrigation water	1	\$ 100,000	\$ 100,000	50 Years
	Light poles	5	\$ 3,000	\$ 15,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	4	\$ 50,000	\$ 200,000	8 Years
	Tables	4	\$ 1,200	\$ 4,800	10 Years
	Trash Receptacles	5	\$ 1,200	\$ 6,000	8 Years
			<b>Subtotal</b>	<b>\$ 520,800</b>	
Novarina Trail Park (Parcel E & F) (opened 2008)					
	Ballards - pathway	5	\$ 500	\$ 2,500	10 Years
	Benches	4	\$ 1,200	\$ 4,800	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	3	\$ 50,000	\$ 150,000	8 Years
	Tables	6	\$ 1,200	\$ 7,200	10 Years
	Trash Receptacles	4	\$ 1,200	\$ 4,800	8 Years
			<b>Subtotal</b>	<b>\$ 242,300</b>	
Daffodil Park (Parcel G) (opened 2009)					
	Ballards - pathway	2	\$ 500	\$ 1,000	10 Years
	Benches	5	\$ 1,200	\$ 6,000	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	1	\$ 50,000	\$ 50,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	4	\$ 1,200	\$ 4,800	8 Years
			<b>Subtotal</b>	<b>\$ 137,200</b>	
				<b>Zone 3-25 Total</b>	<b>\$ 2,792,925</b>

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

Maximum assessment is: \$1,810.26/EDU  
 FY 2016-17 Assessments @ \$450.00/EDU  
 608.87 EDU's  
 Levy Code N3

COST ESTIMATE/ANNUAL BUDGET FOR Zone 3-26 Summer Lake South		
	Estimated FY 2015-16	Proposed FY 2016-17
ESTIMATED BEGINNING FUND BALANCE (as of June 30, 2016)	\$689,204	\$544,455
APPROPRIATIONS OF REPLACEMENT RESERVE		
ESTIMATED REVENUES		
Annual Assessments	\$217,282	\$273,992
Other Sources (Zone I Contribution, Gas Tax, etc.)	\$25,000	\$25,000
TOTAL REVENUE AVAILABLE:	\$931,486	\$843,447
ESTIMATED EXPENDITURES		
<u>Operating Expenses:</u>		
Landscaping (including Lakewood, Manresa, & Sycamore Park)*	(\$24,740)	(\$30,000)
Summer Lake Park**	(\$169,074)	(\$140,000)
Services & Supplies	(\$66,467)	(\$58,300)
Repairs & Maintenance	(\$10,000)	(\$15,000)
Rehabilitation/Capital Replacements	\$0	\$0
Landscape Conversions/Renovations	(\$100,000)	\$0
<u>Incidental Expenses:</u>		
Assessment Engineering	(\$450)	(\$450)
Administration	(\$15,100)	(\$21,100)
County Collection Fees	(\$1,200)	(\$1,800)
TOTAL EXPENDITURES:	(\$387,031)	(\$266,650)
RESERVES		
Retention for Operating Reserves (50% allowable)	\$193,516	\$133,325
Available for Capital Reserves	\$350,940	\$443,472
BALANCE FORWARD TO ENSUING YEAR	\$544,455	\$576,797

\*It is assumed the City of Oakley maintains the Park areas and the Homeowner's Association maintains streetscape.

\*\*Summer Lake Park is approximately \$140,000/year to maintain. Zone 3-26 receives a contribution from Zone 1 to cover the 'community' portion of the park.

CPI Information:	Date	Actual CPI	Increase	Rate
	June-05	201.20		\$1,353.53
	February-14	248.62	2.45%	\$1,713.85
	February-15	254.91	2.53%	\$1,757.25
	February-16	262.60	3.02%	\$1,810.26

Subdivision	No. of Units	EDU Rate	No. of EDU's	Revenue
8900 - SFR	196	1.00	196.00	\$88,200
8955 - VSFR	46	0.50	23.00	\$10,350
8955 - SFR	246	1.00	246.00	\$110,700
7562 - VSFR	2	0.50	1.00	\$450
7562 - SFR	136	1.00	136.00	\$61,200
School - VAC	10.00		3.00	\$1,350
School - IMP	0.00	1.00	0.00	\$0
Canoe Club - INST	2.54	1.00	2.54	\$1,143
HOA Daycare - INST	1.33	1.00	1.33	\$599
<b>Total</b>	<b>639.87</b>		<b>608.87</b>	<b>\$273,992</b>

ASSET LIFECYCLE REPLACEMENT PROGRAM FOR Zone 3-26 Assets Summer Lake South					
PARK / SITE	ITEM	QUANTITY	REPLACEMENT COST PER UNIT	TOTAL REPLACEMENT COST	LIFE EXPECTENCY (Years)
<b>Zone 3-26 Assets</b>					
Streetscape (Landscape ROW and/or Medians) - includes hardscape, pumps, controllers, backflows, irrigation matrix, plants/trees, trash receptacles, etc.					
	Streetscape	0.00 acres	\$ 300,000	\$ -	20 Years
	Street Tree Pruning in Parks	510 Trees	\$ 75	\$ 38,250	7 Years
			<b>Subtotal</b>	<b>\$ 38,250</b>	
<b>Summer Lake Park (opened 2008)</b>					
	Ballards - pathway	14	\$ 500	\$ 7,000	10 Years
	B-B-Q	6	\$ 600	\$ 3,600	10 Years
	Benches	41	\$ 1,200	\$ 49,200	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Restroom	1	\$ 100,000	\$ 100,000	20 Years
	Shade Structure (cooltoppers)	3	\$ 50,000	\$ 150,000	8 Years
	Tables	38	\$ 1,200	\$ 45,600	10 Years
	Trash Receptacles	11	\$ 1,200	\$ 13,200	8 Years
			<b>Subtotal</b>	<b>\$ 466,600</b>	
<b>Lakewood Park (opened 2009)</b>					
	Ballards - pathway	5	\$ 500	\$ 2,500	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure (cooltoppers)	3	\$ 50,000	\$ 150,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	3	\$ 1,200	\$ 3,600	8 Years
			<b>Subtotal</b>	<b>\$ 260,100</b>	
<b>Manresa Park (opened 2009)</b>					
	Ballards - pathway	7	\$ 500	\$ 3,500	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			<b>Subtotal</b>	<b>\$ 11,900</b>	
<b>Sycamore Park (opened 2009)</b>					
	Ballards - pathway	2	\$ 500	\$ 1,000	10 Years
	Benches	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			<b>Subtotal</b>	<b>\$ 5,800</b>	
<b>Lakeside Park (opened 2014)</b>					
	Ballards - pathway	25	\$ 500	\$ 12,500	10 Years
	Bike Rack	1	\$ 300	\$ 300	10 Years
	Benches	3	\$ 1,200	\$ 3,600	10 Years
	Drinking Fountain	1	\$ 3,000	\$ 3,000	8 Years
	Play Equipment 2-5	1	\$ 25,000	\$ 25,000	8 Years
	Play Equipment 5-12	1	\$ 70,000	\$ 70,000	8 Years
	Shade Structure	1	\$ 50,000	\$ 50,000	8 Years
	Tables	3	\$ 1,200	\$ 3,600	10 Years
	Trash Receptacles	2	\$ 1,200	\$ 2,400	8 Years
			<b>Subtotal</b>	<b>\$ 170,400</b>	
<b>Leeward Park (opened 2014)</b>					
	Ballards - pathway	3	\$ 500	\$ 1,500	10 Years
	Benches	2	\$ 1,200	\$ 2,400	10 Years
	Fitness Equipment	3	\$ 5,000	\$ 15,000	8 Years
	Tables	2	\$ 1,200	\$ 2,400	10 Years
	Trash Receptacles	1	\$ 1,200	\$ 1,200	8 Years
			<b>Subtotal</b>	<b>\$ 22,500</b>	
<b>North Lakeside Park (future)</b>					
	Ballards - pathway		\$ 500	\$ -	10 Years
	Benches		\$ 1,200	\$ -	10 Years
	Drinking Fountain		\$ 3,000	\$ -	8 Years
	Play Equipment 5-12		\$ 70,000	\$ -	8 Years
	Shade Structure (cooltoppers)		\$ 50,000	\$ -	8 Years
	Tables		\$ 1,200	\$ -	10 Years
	Trash Receptacles		\$ 1,200	\$ -	8 Years
			<b>Subtotal</b>	<b>\$ -</b>	
<b>Greenbelt (future)</b>					
	Ballards - pathway		\$ 500	\$ -	10 Years
	Benches		\$ 1,200	\$ -	10 Years
	Drinking Fountain		\$ 3,000	\$ -	8 Years
	Play Equipment 5-12		\$ 70,000	\$ -	8 Years
	Shade Structure (cooltoppers)		\$ 50,000	\$ -	8 Years
	Tables		\$ 1,200	\$ -	10 Years
	Trash Receptacles		\$ 1,200	\$ -	8 Years
			<b>Subtotal</b>	<b>\$ -</b>	
<b>Zone 3-26 Total</b>				<b>\$ 975,550</b>	

\*Street Tree Pruning is for an estimated pruning schedule of once every 7 years. This line item is for the pruning of the trees only, not full replacement.

APPENDIX C

BENEFIT ZONE 2  
STREET LIGHTING

EQUIVALENT DWELLING UNITS  
BY LAND USE CLASSIFICATION

*Benefit Zone No. 2 - Street Lighting Equivalent Dwelling Units by Land Use Classification*

<u>Classification</u>	<u>County Land Use Code</u>	<u>Intensity Factor</u>	<u>Pedestrian Factor</u>	<u>Security Factor</u>	<u>Total Equivalent Dwelling Units</u>
<b>1. Single Family Residential</b>					
A. Single Family Homes	11, 12, 13, 14, 19, 61	0.250	0.500	0.250	1.000
B. Condominiums	29	0.250	0.125	0.125	0.500
<b>2. Multiple Family Residential</b>					
A. Two	21	0.250	1.250	0.500	2.000
B. Three	22, 24	0.250	2.250	0.500	3.000
C. Four	23	0.500	3.000	0.500	4.000
D. Five to Twelve	25	0.500	3.500	1.000	5.000
E. Thirteen to Twenty-four	26	0.750	4.000	1.250	6.000
F. Twenty-five to Fifty-nine	27	0.750	4.500	1.750	7.000
G. Sixty or more	28	1.000	5.000	2.000	8.000
<b>3. Commercial</b>					
A. Commercial stores (not supermarket)	31	1.000	3.000	1.000	5.000
B. Small grocery stores	32	1.000	3.000	1.000	5.000
C. Office buildings	33	1.000	3.000	1.000	5.000
D. Medical-dental offices	34	1.000	3.000	1.000	5.000
E. Service stations, car washes/bulk plants	35	1.000	3.000	1.000	5.000
F. Garages	36	1.000	3.000	1.000	5.000
G. Community facilities, recreational, etc.	37	1.000	3.000	1.000	5.000
H. Golf Courses	38	1.000	3.000	1.000	5.000
I. Bowling Alleys	39	1.000	3.000	1.000	5.000
J. Boat harbors	40	1.000	3.000	1.000	5.000
K. Supermarkets (not in shopping centers)	41	1.000	3.000	1.000	5.000
L. Shopping centers	42	1.000	3.000	1.000	5.000
M. Financial office buildings	43	1.000	3.000	1.000	5.000
N. Hotels, motels, mobile homes	44	1.000	3.000	1.000	5.000
O. Theaters	45	1.000	3.000	1.000	5.000
P. Drive-in restaurants	46	1.000	3.000	1.000	5.000
Q. Restaurants	47	1.000	3.000	1.000	5.000
R. Mixed multiple/commercial	48	1.000	3.000	1.000	5.000
S. New car agencies	49	1.000	3.000	1.000	5.000
<b>4. Industrial</b>					
A. Industrial parks	51, 52	1.000	3.000	1.000	5.000
B. Industrial	53, 54, 56	1.000	3.000	1.000	5.000
C. Warehouses	55	1.000	3.000	1.000	5.000
<b>5. Institutional</b>					
A. Convalescent hospitals & rest homes	70	1.000	3.000	1.000	5.000
B. Churches	71	1.000	3.000	1.000	5.000
C. Cemeteries, Mortuaries	74	1.000	3.000	1.000	5.000
D. Fraternal & service organizations	75	1.000	3.000	1.000	5.000
<b>6. Miscellaneous Properties</b>					
A. Vacant Land	15, 16, 17, 18, 20, 30, 50	0.250	0.000	0.250	0.500
B. Vacant Land	62, 63, 64, 65, 66, 67, 68, 69	0.250	0.000	0.250	0.500

APPENDIX D  
ASSESSMENT ROLL  
FISCAL YEAR 2016-17  
(on file with the City Clerk)