



City Council Meeting Agenda

July 1, 2025
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Council Members will meet in-person in the Council Chambers. The meeting will also be lived streamed on the City's website: <http://livestream.hanford.city/>

5:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

ROLL CALL BY THE CITY CLERK:

PUBLIC COMMENT:

*Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

STUDY SESSION:

- A. Update on the Low Barrier Shelter Navigation Center by Kings Community Action Organization

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LABOR NEGOTIATOR (GC 54957.6)

Agency designated representatives: Mario Cifuentez and Chris Tavarez
Employee Organization(s): EMEA, GEMA, PUMA, SEIU, HPOA, and Fire

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also

the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

- A. Waive reading in full of resolutions and ordinances and approval and adoption of same by reading the title only.
- B. City Clerk: Approval of the Minutes of the May 29, 2025, Special Meeting
- C. City Clerk: Approval of the Minutes of the June 3, 2025 Meeting
- D. Human Resources: Approval of the recommendation of the Council Subcommittee to select Bob Murray and Associates to conduct an extensive search for the position of City Manager and authorize City staff to enter into a contract with said firm.
- E. Community Development: Approval of two blanket purchase orders over \$50,000 for Fiscal Year 2025/2026 for Community Development Department, for the amount of \$210,000.
- F. Public Works: Approval of appropriation, not to exceed \$128,750 from the Refuse Operating Fund 0306 account 749500 Professional and Special Services; and authorize the City Manager to enter into an agreement with R3 Consulting Group, Inc. of Roseville, CA, not to exceed \$128,750 for a prop 218 rate study and an operations and efficiency study in the City of Hanford Refuse Division.
- G. Public Works: Approval of the purchase of one (1) Cimline M1 150 gallon crack sealing machine from Haaker Equipment of La Verne, CA in the amount of \$81,741.67 and appropriation of \$81,741.67 from Fleet Reserve Fund 0448 to cover the purchase.
- H. Police: Approval of Blanket Purchase Orders (BPO's) and Purchase Orders (PO's) over \$50,000 for the Police Department in the combined amount of \$437,297 for fiscal year 2025/2026.
- I. Finance: Approval of Blanket Purchase Orders (BPO's) \$50,000 or greater for the Finance Division in the amount of \$362,000 for fiscal year 2025/2026.
- J. Finance: Adoption of Resolution 25-39-R approving the City of Hanford's annually updated Investment Policy for FY 2025-2026
- K. Council: Approval of the appointment of Vice Mayor Nancy Howze to the Kings County Association of Governments (KCAG), the Kings County Abandoned Vehicle Abatement Service Authority (KCAVASA), and the Kings Area Regional Transit (KART) Boards, replacing former Mayor Lou Martinez's representation on these boards.

PUBLIC HEARING:

- A. Community Development: Public Hearing to accept public comment and Adoption of Resolution No. 25-34-R approving the Annual Action Plan for the Community Development Block Grant (CDBG) 2025.

- B. Community Development: Annexation No. 166, Island #15: A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction.
Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.
- C. Parks and Community Services: A public hearing to consider the Adoption of Resolution 25-38-R Ordering the Levy and Collection of Assessments as outlined in the 2025/2026 Annual Engineer's Report, which has been prepared pursuant to Chapter 3 of the Landscape and Lighting Act of 1972. The proposed assessments outlined in the Engineer's Report are less than or equal to the authorized maximum assessment for each Landscape Assessment District.
- D. Utilities and Engineering: Public Hearing Regarding Annexation of Billingsley Subdivision Tract 937, and the Lunaria Subdivision Tract 938 into Community Facilities District No. CFD 2025-1 (Public Safety Services) Under the Mello Roos Community Facilities Act of 1982 and Related Actions including adoption of Resolutions as necessary.
- E. Utilities and Engineering: Public Hearing Regarding Annexation of Billingsley Subdivision Tract 937 into Community Facilities District No. CFD 2025-2 (Public Maintenance Services) Under the Mello Roos Community Facilities Act of 1982 and Related Actions including adoption of Resolutions as necessary.

GENERAL BUSINESS:

- A. Finance: Adoption of Resolution 25-37-R to present to voters a measure to amend the municipal code and increase the transient occupancy tax by four percent.

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

- A. Council Future Agenda Items
- B. Upcoming Events and Important Dates:
 - July 4: City offices closed in observance of Independence Day
 - July 15: Regular City Council Meeting
 - August 5: Regular City Council Meeting
 - August 19: Regular City Council Meeting

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the Minutes of the May 29, 2025, Special Meeting

RECOMMENDATION:

Recommendation: Approve the minutes of the May 29, 2025, Special Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

1. May 29, 2025 Meeting Minutes



**City Council Special Meeting
Minutes**

**May 29, 2025 5:00 PM
Council Chambers
400 N. Douty St.**

5:00 PM CALL TO ORDER SPECIAL SESSION AND CLOSED SESSION:

Mayor Martinez called the meeting to order at 5:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Kimber Regan Council Member Nancy Howze	

PUBLIC COMMENT:

*Special Meetings under the Brown Act allow for public comments that are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

William Harmon commented on the recruitment of a new city manager. He also commented on the city's stop lights and infrastructure.

Dave Ayers commented on the recruitment of a new city manager. He also shared his suggestions on the appointment of an interim city manager.

Rusty Brookshier suggested that the city use an outside firm for the city manager recruitment.

Francisco Ramirez commented on his experience during his time on the council when Mr. Cifuentez was appointed.

Bob Ramos stated that he agrees with Mr. Ayers comments regarding the recruitment of a city manager. He spoke in support of the city using a recruiting firm.

Victor Chavarin commented on his experience with hiring an outside firm.

Mark Pratter suggested using a firm to recruit the new city manager.

Craig Johnson agreed with the public, who suggested using a recruiting firm to recruit for the new city manager.

Chris Jordan shared his background and his experience as a police officer. He commented on the selection of a new city manager.

Jim Casteman thanked Mr. Cifuentez for his time and service. He also spoke in support of hiring an outside recruiting firm.

Jeff Mora spoke in support of using a recruiting firm to recruit a new city manager.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

The Council went into closed session at 5:26 p.m.

A. PUBLIC EMPLOYMENT (Gov. Code section 54957(b)(1))

Title: Interim City Manager

CLOSED SESSION ACTION REPORT:

None.

GENERAL BUSINESS:

A. Discussion and Direction regarding appointment of Interim City Manager.

After some discussion, it was a consensus to consider internal candidates for interim City Manager. The Council invited the Executive Directors to submit letters of interest. The Council will conduct interviews at a future public meeting before making a final selection.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Mark Kairis
SECONDER:	Council Member Travis Paden
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

B. Discussion and Direction regarding the recruitment process for the new City Manager.

The Council reached a consensus to hire an external recruitment firm to lead the search for a new City Manager. Council members emphasized the importance of a thorough, transparent, and community-engaged process. The Council directed staff to initiate contact with executive recruitment firms through a Request for Proposal process. Responding firms will be presented at a future meeting for the Council's review and direction.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Nancy Howze
AYES:	Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

ADJOURNMENT:

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Mayor Martinez adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Natalie Corral
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the Minutes of the June 3, 2025 Meeting

RECOMMENDATION:

Recommendation: Approve the minutes of the June 3, 2025, meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

1. June 3, 2025 Meeting Minutes



**City Council Regular Meeting
Minutes**

**June 3, 2025 7:00 PM
Council Chambers
400 N. Douty St.**

5:00 PM CALL TO ORDER STUDY SESSION AND CLOSED SESSION:

Mayor Martinez called the meeting to order at 5:00 p.m.

ROLL CALL BY THE CITY CLERK:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Kimber Regan - LATE Council Member Nancy Howze	

PUBLIC COMMENT:

*Study Sessions are considered Special Meetings under the Brown Act. Accordingly, comments from the public are limited to items listed on the agenda (GC 54954.3a). Public Comment will be accepted during each agenda item. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Steve Olivera thanked the council for bringing back the discussion on the Municipal Code for Prohibited Signs. He also answered questions from the Council.

STUDY SESSION:

- A. Council discussion of possible amendments to the Municipal Code for Prohibited Signs 17.56.050 and a presentation regarding the role and duties of Code Enforcement.

Deputy City Manager Jason Waters and Code Enforcement Supervisor Gavino Barrera presented the possible amendments to the municipal code for prohibited signs and discussed the role and duties of Code Enforcement for the Council's review and direction. After much discussion, the Council directed staff to bring back a future discussion with recommendations for an ordinance amendment.

Mayor Martinez adjourned the study session at 6:17 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION GOVERNMENT CODE SECTION 54956.9(d)(1)

1 Workers' Compensation Case

B. CONFERENCE WITH LEGAL COUNSEL – REAL PROPERTY NEGOTIATIONS (GC 54956.8):

Property: SOC COM Soccer Complex

Agency Negotiators: Mario Cifuentez, Bradley Albert and Ty Mizote

Negotiating Party: Steve Mendoza for Kings Rehabilitation Center

CALL TO ORDER REGULAR SESSION:

Mayor Martinez called the meeting to order at 7:00 p.m.

ROLL CALL:

Present:	Absent:
Council Member Mark Kairis Council Member Travis Paden Council Member Lou Martinez Council Member Kimber Regan Council Member Nancy Howze	

INVOCATION:

The invocation was led by Pastor Lori Niles.

FLAG SALUTE:

The flag salute was led by Mayor Martinez.

CLOSED SESSION ACTION REPORT:

None.

RECOGNITION:

A. Recognition of the Westlands Water District 2025 Scholarship Initiative recipients.

B. Proclamation for the 100th Anniversary Celebration of the Civic Auditorium

Vice Mayor Paden presented the proclamation for the 100th Anniversary Celebration of the Civic Auditorium to Dir. Albert and Rob Bently.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code sec. 54954.2). A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

Paul Massey with the non-profit organization, Women with Visions Unlimited, thanked the Council for their support

and announced their upcoming event. They also invited the Mayor to speak at the event.

Mackenzie thanked the Fire Department for responding to the call for service for her dogs.

Anna Brookshier asked about the Longfield gym membership card and the walk-in fees.

Donicia Parks thanked the staff for taking her call about the request for a memorial for Krash. She questioned the approval process for a celebration. City Manager Cifuentez responded to her questions.

Rusty Brookshier commended Public Works Dir. Sterling for assisting with speed limit signs and repairs in the area he lives in.

Chris Burns expressed concerns about the setbacks of his property.

Noor Memoon shared his background, and he asked for a meeting with the Mayor and City Manager.

Amy Minor requested an exclusion regarding the field permit fees for the HYBL organization. She expressed her concerns about a meeting that her board had with city staff. City Manager Cifuentez addressed her comments regarding the fees.

Whitney Britton commented on the field permit fees.

Charlie Gausepohl commented on the meeting with HYBL and city staff.

Bob Ramos commented on the requested memorial for Krash and he suggested it be put on a future agenda for discussion. He also commented on the softball field permit fees.

Utilities and Engineering Director Frank Senteno requested to table consent Item F.

Council Member Kairis suggested a subcommittee with Council representation to assist in reviewing permit fees and working toward an agreement with the Hanford Youth Baseball League (HYBL). City Manager Cifuentez agreed with the suggestion, and stated that the item will be brought back for future discussion.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Motion to Approve the consent calendar except for the items pulled for separate discussion.

RESULT: Passed (UNANIMOUS)

MOVER: Council Member Travis Paden

SECONDER: Council Member Nancy Howze

AYES: Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

- A. Waive reading in full of resolutions and ordinances and approval and adoption of same by reading the title only.
- B. Administration: Approval of Resolution No. 25-30-R, authorizing staff to submit an application for the California Department of Transportation Airport Improvement Program (AIP) Matching Grant to fund the Design of Phase 1 of the reconstruction of the South Transient Ramp and the Preliminary Design Phase 2 to Design the Removal of Taxiway B and Segment of Taxiway D.
- C. Administration: Authorization for the City to accept and appropriate funding for an FAA Airport Improvement Program grant (AIP), once the grant offer is received, for the Hanford Municipal Airport, in the amount of \$150,575 for the Design of Phase 1 of the reconstruction of the South Transient Ramp and the Preliminary Design Phase 2 to

Design the Removal of Taxiway B and Segment of Taxiway D and Authorization for the City Manager or the Airport Manager to execute the Grant Agreement. A total appropriation in the Airport Fund of \$158,500 (\$396 of local match) is required contingent on grant award.

- D. Human Resources: Approval of the City Hanford Full-time and Part-time Salary Schedules and Authorization for the City administration to amend all other documents as may be necessary to implement the updates pursuant to the California Code of Regulations (CCR) 570.5, the California Public Employees' Retirement System (CalPERS)
- E. Utilities and Engineering: Approval of the Notice of Completion for Tract No. 929 Unit No. 2, near the Northeast corner of 13 Ave and Cedar Grove St., in the City of Hanford
- F. Utilities and Engineering: Award the construction contract to Steve Dovali Construction for the Water Well 51 and Well 52 Site Facilities Improvements Project in the amount of \$3,352,647, and appropriate an additional \$973,253 in the Water Capital Fund (Fund 0391) to fully fund the project, including contingency and all additive alternates.
- G. Utilities and Engineering: Authorization to Rescind Prior Award and Approve New Contract with Wesco for Wastewater Treatment Plant (WWTP) Switchgear in the Amount of \$133,368.
- H. Utilities and Engineering: Approval of an Amendment to the agreement with Akel Engineering Group, Inc. (Akel), to prepare the City's 2025 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan (WSCP) as mandated by the California State Water Resources Control Board for a not to exceed fee of \$64,856; and Approval of an appropriation of \$74,584 to fund these costs.
- I. Utilities and Engineering: Adoption of Resolution No. 25-33-R supporting the City's grant application for the Centennial Drive Safety Improvements Project through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program.

PULLED CONSENT ITEMS:

- A. Utilities and Engineering: Approval of the Reimbursement for Tract 928, Unit 1 to Presidio JJR Bella Vista II 150, LLC and Presidio FFO Bonterra II 160, LLC for park land acquisition and improvements in the amount of \$529,929.28 and an Appropriation of \$763,015.60 from the Park Impact Fees, and a credit of \$231,820.00 to the Transportation Impact Fees, and \$1,266.32 to the map review fees to fulfill the reimbursements.

[Item F]

Pulled by staff to be tabled for a future meeting.

Motion to Approve.

RESULT:	Passed (UNANIMOUS)
MOVER:	Council Member Travis Paden
SECONDER:	Council Member Nancy Howze

AYES: Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

PUBLIC HEARING:

- A. Human Resources: Public Hearing and reporting on City of Hanford vacancies, recruitment, and retention efforts in compliance with Assembly Bill (AB) 2561: Local Public Employees: Vacant Positions.

Mayor Martinez opened the public hearing at 7:40 p.m. and called for the staff report. Human Resources Manager Sarah Cardoza and Human Resources Analyst Brenda Garcia presented the city's vacancies, recruitment, and retention efforts for the Council's review and Input. The presentation was for informational purposes only, and no action was required. Mayor Martinez closed the public hearing at 7:45 p.m.

Public Comments:
None

- B. Finance: Public Hearing and Adoption of Resolution 25-31-R to approve the comprehensive Master Fee Schedule for Fiscal Year 2025-26 which includes proposed new fees, deletions of fees and increases/adjustments to existing fees.

Mayor Martinez opened the public hearing at 7:46 p.m. and called for the staff report. Accountant David Chang and Financial Analyst Aubrey Borba presented the Master Fee Schedule for the Council's review and approval. The Council questioned the firework booth fees and senior fees for the Longfield Center. The Council also expressed concerns about the field permit fees, and Council Member Paden requested that the tournament fees be amended. Staff confirmed that tournament fees can be brought back to a future meeting to be reviewed and amended by the council. City Manager Cifuentez also clarified that Hanford Youth Baseball League (HYBL) will not be assessed fees moving forward while the City works on establishing a formal agreement with the organization. Mayor Maritnez closed the public hearing at 8:11 p.m.

Public Comments:

IN FAVOR:
None

OPPOSED:
Chris Parreira commented on the softball fees and asked if there is city staff working out there. Whitney Britton commented on the tournament fees and asked that they be reassessed.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Mark Kairis
SECONDER: Council Member Nancy Howze
AYES: Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

- C. Finance: Public Hearing to adopt Resolution 25-29-R for the City of Hanford Fiscal Years 2025/2026 and 2026/2027 two-year budget and Budget Book presentation

Mayor Martinez opened the public hearing at 8:12 p.m. and called for the staff report. Finance Manager Destiny Borba presented the budget for the Council's review and approval. Staff answered questions from the Council.

Public Comments:
Anna Brookshier thanked the staff for responding to her questions.
Donicia Parks questioned the additional employees from the Measure H budget.
Bob Ramos questioned the number of police officers.
Chris Perreira questioned other additional employees.

Motion to Approve.

RESULT: Passed (UNANIMOUS)

MOVER: Council Member Mark Kairis
SECONDER: Council Member Travis Paden
AYES: Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

GENERAL BUSINESS:

- A. Finance: Adoption of Resolution 25-32-R establishing the 2025/2026 appropriations limit of \$98,702,022 for the City of Hanford's General Fund

Finance Manager Destiny Borba presented the resolution for the Council's review and approval.

Motion to Approve.

RESULT: Passed (UNANIMOUS)
MOVER: Council Member Travis Paden
SECONDER: Council Member Mark Kairis
AYES: Mark Kairis, Travis Paden, Lou Martinez, Kimber Regan, Nancy Howze

COUNCIL REPORTS/GENERAL REPORTS:

Brief information-only reports from City Council and/or Staff, including committee reports and reports by City Council related to meetings attended at City expenses (AB1234).

Council Member Paden announced that he would be attending a policy meeting.

ITEMS FOR FUTURE AGENDAS:

At this time, any Council Member may ask a question for clarification or may request a matter, which is not otherwise scheduled on a City Council agenda, to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council, by concurrence of a majority, may direct the City Manager to put the item on a future agenda. (GOV. CODE SEC. 54954.2)

A. Council Future Agenda Items

The Council directed staff to bring back future discussion about field permitting fees for the softball complex, setbacks, and a memorial for Krash.

B. Upcoming Events and Important Dates:

June 7: A Century of Memories Civic Auditorium Centennial Celebration [More Information](#)

June 17: Regular City Council Meeting

June 18: City County Coordinating Meeting 6:00 p.m. Location: TBD

July 1: Regular City Council Meeting

July 15: Regular City Council Meeting

ADJOURNMENT:

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Mayor Martinez adjourned the meeting at 8:32 p.m.

Respectfully submitted,

Natalie Corral
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Approval of the recommendation of the Council Subcommittee to select Bob Murray and Associates to conduct an extensive search for the position of City Manager and authorize City staff to enter into a contract with said firm.

RECOMMENDATION:

Recommended Motion: That the City Council, by motion, approve the recommendation of the Council Subcommittee to select Bob Murray and Associates to conduct an extensive search for the position of City Manager and authorize City staff to enter into a contract with said firm.

BACKGROUND:

On May 16, 2025, City Manager Mario Cifuentez formally submitted advance notice of his resignation to the City Council. Following Council's directive to secure the most qualified candidates for the role, City of Hanford staff initiated a Request for Proposal (RFP) process to engage executive recruitment firms. A total of eleven firms submitted proposals in response.

A Special Meeting was held on June 19, 2025, to discuss the evaluation rankings of the firms. Subsequently, on June 26, 2025, Mayor Paden and Vice Mayor Howze conducted interviews with the two highest-ranked firms. Following these interviews, Bob Murray and Associates was selected, by the Mayor and Vice-Mayor, as the recommended firm to lead a comprehensive recruitment process for the position of City Manager and is making that recommendation to the full council.

FISCAL IMPACT:

Due to salary savings by appointing an internal candidate as Interim City Manager, the fiscal impact is anticipated to be minimal.

ATTACHMENTS:

1. Bob Murray Proposal
2. Bob Murray Oakdale Flyer
3. Bob Murray Davis Flyer



**BOB MURRAY
& ASSOCIATES**

Experts In Executive Search

A Proposal to Conduct an Executive Recruitment
for the Position of
CITY MANAGER
on behalf of the City of



HANFORD
CALIFORNIA

WHERE TRADITION MEETS TOMORROW

1544 Eureka Road, Suite 180
Roseville, CA 95661
(916) 784-9080
(916) 784-1985 fax

June 9, 2025

Mayor Lou Martinez and
Members of the City Council
City of Hanford
315 – 321 North Douty St.
Hanford, CA 93230

Submitted via email to: Scardoza@hanfordca.gov

Dear Mr. Martinez,

Bob Murray & Associates is pleased to submit a proposal to conduct the City Manager recruitment for the City of Hanford. The following details our unique qualifications and describes our systematic–yet flexible–method of identifying, recruiting, and screening outstanding candidates on your behalf. Bob Murray & Associates is proud to offer straightforward, ***all-in pricing***, eliminating surprises and making the experience simple and stress-free. This proposal includes information on our proven process, a timeline, and a guarantee.

As the premier public sector executive search firm specializing in positions that report directly to elected boards/councils, we understand the unique dynamics, high expectations, and political acumen required of leaders in these critical roles. We don't just fill positions—we ensure the candidates we present to the City of Hanford are well-aligned with your organization's goals, values, and culture. Our team is composed of experienced executive recruiters and former public-sector executives—professionals who are passionate about public service and attuned to current trends in government leadership. With over 34 years of experience and a network of more than 40,000 professionals and organizations, we've built a strong reputation for delivering exceptional candidates and achieving repeat success with our clients.

Bob Murray & Associates recognizes that we work at the pleasure of the City Council and our job is to facilitate the Council in finding the City's next City Manager. Our best practice is to establish a strong partnership with the Council, to ensure the placement of a City Manager who is ideally suited to its needs. In developing this collaborative approach, we will seek the opportunity to meet with the council members individually to discuss their expectations for the City's new City Manager. The feedback received from the council members will be essential in providing guidance when recruiting and screening candidates for the position.

Current and recent recruitments we have completed similar in scope to your upcoming search include the following:

2025

Davis, CA (City Manager) - *current*
Live Oak, CA (City Manager) - *current*
Oakdale, CA (City Manager) - *current*
Dallas County, TX (Assistant County Administrator) - *current*
Fowler, CA (City Manager)
Louisville, CO (City Manager)

2024

Vernon, CA (City Administrator)
Folsom, CA (City Manager)
Murrieta, CA (City Manager)
Aliso Viejo, CA (City Manager)
Hayward, CA (City Manager)
Manhattan Beach, CA (City Manager)
Emeryville, CA (City Manager)
Reno, NV (City Manager)
Clovis, CA (City Manager)
Clayton, CA (City Manager)
Vancouver, WA (City Manager)
Orinda, CA (City Manager)
Pinole, CA (City Manager)
Novato, CA (City Manager)
Saratoga, CA (City Manager)
Sparks, NV (City Manager)

Salinas, CA (City Manager)
Pacific Grove, CA (City Manager)
Marin County, CA (County Administrator)

2023

Auburn, CA (City Manager)
Desert Hot Springs, CA (City Manager)
Downey, CA (City Manager)
Merced, CA (City Manager)
Moraga, CA (Town Manager)
Piedmont, CA (City Administrator)
Rio Vista, CA (City Manager)
San Bruno, CA (City Manager)
San Marino, CA (City Manager)
San Rafael, CA (City Manager)
San Ramon, CA (City Manager)
Santa Clara, CA (City Manager)
South Gate, CA (City Manager)
Ventura, CA (City Manager)
Winters, CA (City Manager)
Yountville, CA (Town Manager)

We work as a team on every search at Bob Murray & Associates. Your Project Lead would be Stephanie Dietz, Adele Fresé, Yasmin Beers, or Jon Lewis, who would not only direct and supervise the project team from beginning to end but also serve as the Recruiter for the project as well.

To learn first-hand about the quality of our services and why the majority of our engagements come from repeat and referred clients, we invite you to contact the references listed on page 15 of the attached proposal.

We look forward to your favorable consideration of our qualifications. Please do not hesitate to contact us at (916) 784-9080 with any questions.

Sincerely,



Valerie Gaeta Phillips
President, Bob Murray & Associates

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THE RECRUITMENT PROCESS

Bob Murray & Associates' recruiters are specialists in finding positive placements and providing security and fairness to candidates and clients while ensuring the integrity of the search process. Outlined below are the steps in our proven recruitment process, refined through our 34+ years of experience in executive recruiting.

STEP 1 DEVELOP THE CANDIDATE PROFILE

Our understanding of the City of Hanford's needs will be key to a successful search. Stephanie Dietz, Adele Fresé, Yasmin Beers, or Jon Lewis will meet virtually with the City of Hanford and key stakeholders to learn as much as possible about the ideal candidate for the City Manager position. Key stakeholders often include:

- Council/Board Members - up to five virtual one-on-one meetings with the Recruiter
- Internal Stakeholders (e.g. Department Heads) - up to two virtual group meetings with the Recruiter
- External Stakeholders (e.g. Chamber of Commerce, Community Groups) - one virtual one-on-one or group meeting with the Recruiter

Internal and External Stakeholders

We find that many of our clients value a recruitment process that opens the opportunity for employees, community members, business leaders, and organization representatives to provide input regarding the ideal candidate. Our recruiters are skilled in virtually facilitating group staff meetings, forums for the business community, and/or town hall meetings that provide for equitable involvement from a variety of constituencies.

If the City of Hanford desires, we will work with the City to create a customized virtual community and/or staff input process. *Please note: Virtual facilitation of stakeholder meetings is included in the professional fee. On-site Recruiter facilitation is available for an additional fee - please refer to "Costs and Guarantee" on page 7 for pricing information.*

Online Stakeholder Surveys

Sometimes clients are seeking input from a wider range of stakeholders—such as community members, business leaders, and organization representatives—online surveys are ideal to solicit input regarding qualities of the ideal candidate. Our experienced recruiters excel at crafting targeted, thoughtful, open-ended questions and can design a customized survey, providing a link for easy sharing on your website. After closing, your dedicated Recruitment Coordinator will send you the survey

response data for your review and analysis. This proposal includes one Online Survey. Additional Online Surveys are available under Optional Services (please refer to page 7).

We want to become familiar with the values and culture of the organization, as well as to understand the current and future issues, challenges, and opportunities in the City of Hanford.

Ms. Dietz, Ms. Fresé, Ms. Beers, or Mr. Lewis will review and help define the City's wish-list regarding the ideal candidate's personality, management style, knowledge, skills, and abilities and will work with the City of Hanford to identify expectations regarding education and experience. The City and Ms. Dietz, Ms. Fresé, Ms. Beers, or Mr. Lewis will discuss compensation, benefits, and other key information necessary to ensure that outstanding candidates are attracted to this opportunity. The profile we develop together at this stage will drive subsequent recruitment efforts.

STEP 2 DESIGN/DISTRIBUTE BROCHURE AND ADVERTISEMENTS

Ms. Dietz, Ms. Fresé, Ms. Beers, or Mr. Lewis and your dedicated Recruitment Coordinator will use the candidate profile developed with the City of Hanford to create a professional recruitment brochure, with the assistance of our professional graphic designer. The four-page, full-color brochure will describe the community, organization, position, ideal candidate, and compensation and will include pictures provided by the City of Hanford that you feel best represent your organization and your community.

Upon your approval, Ms. Dietz, Ms. Fresé, Ms. Beers, or Mr. Lewis will send the brochure by email (and postal mail if desired) to a targeted audience, personally inviting potential candidates to apply for the City Manager position. We will also place the recruitment brochure on our [website](#), which attracts over 11,000 unique hits weekly and is a trusted resource for candidates seeking executive and professional positions. Two sample brochures are included in this proposal package for your reference.

Ms. Dietz, Ms. Fresé, Ms. Beers, or Mr. Lewis will also design an effective advertising campaign appropriate for the City Manager recruitment. Our broadest outreach comes through our active social media involvement on LinkedIn as well as our monthly newsletter where upcoming and current positions are featured. Sources such as *Western City Magazine*, PublicCEO, and the Careers in Government website will be used to reach an extensive local government audience, while position-specific postings will be chosen to attract candidates who have built their careers in and are committed to the City Management field.

Suggested City Management-specific advertising sources for the City of Hanford's search include:

- International City County Management Association
- League of California Cities
- California City News
- California City Management Foundation
- League of Women in Government

Bob Murray & Associates does not typically place ads with job aggregators or general job posting sites such as CareerBuilder, Monster, or Indeed, as we have found that the broad reach of these sites does not necessarily lead to quality candidates for executive and professional positions.

Reaching Diverse Candidates

Bob Murray & Associates, a woman- and minority-owned business, is **proud of its commitment to attracting and placing diverse candidates**. Nearly 50% of our last 100 placements were women; Hispanic placements 25%; African American placements 13%; Asian placements 21%; and Native American placements at 1%. Not only do we place advertisements with websites designed to attract minority and female candidates, but our President, Valerie Phillips, is a member herself of many diversity-focused organizations including the Local Government Hispanic Network, the League of Women in Government, the Professional Women's Network, Mexican Professionals, and Women Leading Government. She networks frequently with fellow members to gain insight into which potential candidates are leaders in their field.

Your Recruiter will seek to reach candidates in communities and organizations with demographic profiles and populations served like that of the City of Hanford, to maximize the potential for individuals from a wide variety of backgrounds, cultures, and life experiences to be considered for the City Manager position.

STEP 3 RECRUIT CANDIDATES

The strongest candidates are often those who are successful and content in their current positions and need to be sold on a new opportunity. Our extensive network of contacts, developed through **over 2,100 successful placements**, is a primary source for identifying and obtaining referrals for these candidates. Our in-house database of 40,000 current and former executive and professional candidates is a valuable resource that can only be built over time—time that we have invested into perfecting our process for finding the right candidates for our clients. Our aggressive outreach efforts are focused on phone calls to personally invite potential applicants, answer questions, and allay any reservations, and these efforts are essential to the success of the <position> recruitment.

STEP 4 SCREEN CANDIDATES

Following the closing date for the recruitment, your Recruiter will screen all resumes we have received, using the criteria established in the candidate profile as a basis upon which to narrow the field of candidates. Internal candidates receive sensitive consideration, and your Recruiter will discuss with the City how the City of Hanford wishes to proceed with these candidates.

STEP 5 CONDUCT PRELIMINARY INTERVIEWS

Your Recruiter will personally interview the top 10 to 15 candidates from the resume screening, with the goal of determining which candidates have the greatest potential to succeed in your organization. To reduce travel-related expenses to our clients and increase efficiency in the search process, these interviews are typically conducted via Zoom, Teams, or other convenient videoconferencing applications.

STEP 6 SEARCH PUBLIC RECORDS

Under the direction of your Recruiter, your dedicated Recruitment Coordinator will conduct a review of published print and online articles for each recommended candidate. Sources include Lexis-Nexis™, Google, social media, and our contacts in the field. This will alert your Recruiter to any further detailed inquiries we may need to make before our recommendations are finalized.

STEP 7 MAKE RECOMMENDATIONS

Based on our findings during the preliminary interview process, your Recruiter will meet with the City virtually or on site to share the complete applicant list and recommend a limited number of candidates for your further consideration. Your Recruiter will make specific recommendations and will help facilitate discussions regarding the candidate pool, but the final determination of interviewees will be up to you.

We typically recommend 6-8 candidates that we feel best match your expectations and prepare a detailed report on each candidate. This virtual "Recommended Finalist" eBook is provided to each member of the decision-making body and includes:

- Candidate list with Recommended Finalists identified in *Group 1* and *Group 2* (primary and secondary recommendations), as well as *Internal* candidates
- Summary of experience and education for each Recommended Finalist candidate
- Complete cover letter and resume for each Recommended Finalist candidate
- List of *Other Applicants* (those who did not meet minimum qualifications or were otherwise unsuitable, based on our screening process)

Bob Murray & Associates maintains all search records for a period of seven (7) years following each recruitment, and we are happy to forward cover letters and resumes for each applicant by postal mail or email as soon as the recruitment closes to new applications.

STEP 8 FACILITATE PANEL INTERVIEWS

Our years of experience will be invaluable as we help you develop an interview process that objectively assesses the qualifications of each candidate. We will work with the City of Hanford to craft and implement an interview approach that fits your needs. This may include panel and/or individual interviews by the City Council; key stakeholders, community/employee interview panels; writing and presentation samples; meet-and-greets; or other specialized process elements your Recruiter helps the City of Hanford to design.

Your Recruiter will be present on-site during the panel interviews to facilitate as necessary during the process and to guide discussion to consensus regarding final candidates. Bound interview books will be provided for each interview panel member containing:

- Recruitment brochure with candidate profile
- Interview schedule
- Suggested interview questions
- Experience summary, cover letter, resume, and rating form for each candidate
- Ranking forms for use during the panel interview process

We will work closely with your staff to coordinate and schedule interviews. Our goal is to ensure that each candidate has a positive experience, as the way the entire process is conducted will influence the final candidates' perception of your organization.

STEP 9 CONDUCT BACKGROUND AND REFERENCE CHECKS

Your Recruiter and your Recruitment Coordinator will conduct detailed reference checks for up to two (2) final candidates. To gain an accurate and honest appraisal of the candidates' strengths and weaknesses, we will talk candidly with people who have direct knowledge of their work and management style. In addition to gaining a 360-degree view of candidates from the perspective of their supervisors, subordinates and peers for the past several years, we will make a point of speaking confidentially to individuals who may have further insight into a candidate's abilities but who may not be on their preferred list of contacts.

Your Recruitment Coordinator will work with the two (2) final candidates and our professional backgrounding firm, HireRight, to conduct credit, civil litigation, and motor vehicle record checks and verify candidates' degrees.

STEP 10 ASSIST IN NEGOTIATIONS

We recognize the critical importance of successful negotiations and can serve as your representative during this process. Ms. Dietz, Ms. Fresé, Ms. Beers, and Mr. Lewis know what other organizations have done to put deals together with great candidates and what the current market is like for City Manager positions in organizations like the City of Hanford's. Your Recruiter will be available to advise you regarding current approaches to difficult issues, such as housing and relocation. We will represent your interests and advise the chosen candidate and you regarding salary, benefits, and employment agreements, with the goal of putting together a deal that results in the appointment of your chosen candidate. With our proven experience and vested interest in a positive outcome, we can turn a very difficult aspect of the recruitment into one that is straightforward and agreeable for all parties involved.

COMPLETE ADMINISTRATIVE ASSISTANCE

We receive many unsolicited testimonials each year from clients and candidates alike noting our prompt, considerate, accurate, and professional service during the search process. Throughout the recruitment, in time intervals that suit the City of Hanford, we will provide you with updates on the status of the search and attend to all administrative details on your behalf.

Candidates receive immediate acknowledgement of their applications, as well as personal phone calls and/or emails (as appropriate) advising them of their status at each critical point in the recruitment. Candidates who receive preliminary or final interviews and are not chosen to move forward in the interview process will receive personal calls from your Recruiter on behalf of the City of Hanford.

It is our internal company standard that all inquiries from clients and candidates receive a response within the same business day whenever possible, and certainly within 24 hours if the inquiry is received during the work week. Your Recruiter will be available to the City of Hanford by office phone, cell phone, and email at any time to ensure a smooth and stress-free recruitment process.

COSTS AND GUARANTEE

PROFESSIONAL FEE AND EXPENSES

The **all-inclusive professional services fee** for conducting the City Manager recruitment on behalf of the City of Hanford is **\$37,000**. Services provided for in this fee consist of all steps outlined in this proposal, including design and distribution of the recruitment brochure, advertising, marketing and promotion, administrative support, public records research, comprehensive background reporting on the final candidates, postage, technology, and two days of on-site meetings. This proposal is valid for 60 days from the date of the proposal.

*Optional Services are listed below and are in addition to the professional services fee. Expense reimbursement for **Consultant travel** related to additional on-site meeting days is billed at the actual rate (airfare/mileage, lodging) and is the responsibility of the City of Hanford.*

The professional fee does not limit the amount of time invested by Bob Murray & Associates in promoting a successful outcome for this project. In fact, our mission for this project is to ensure we assist in identifying the right candidate for the City of Hanford. Therefore, Ms. Dietz, Ms. Fresé, Ms. Beers, or Mr. Lewis will contact the City at the first anniversary of the placement to confirm an effective transition has occurred.

Optional Services

- **Additional virtual stakeholder meetings:** \$250/meeting
- **Additional on-site meeting days:** \$1,500/day/Consultant, plus travel expenses
- **Online Surveys:** \$500/each (includes preparing recommended questions, preparing and sharing the survey link, closing the survey, and sending the survey response data for your review and analysis)
- **Additional background checks:** \$300/candidate
- **Additional reference checks:** \$500/candidate
- **Additional hires:** \$9,000/candidate

GUARANTEE

In the event a candidate recommended by our firm resigns or is terminated within the first 12 months of employment, Bob Murray & Associates will provide the City of Hanford with professional services to secure a replacement. Services will be provided at no cost, aside from the following *reimbursable* expenses incurred on the City of Hanford's behalf during the new search:

- Brochure design and distribution (\$695 reprint only, \$1,275 edit/reflow/reprint)(*if needed*)
- Advertising actual costs (estimated at \$2,975)
- Public records search for all new candidates (\$500)
- Background Checks (\$300/candidate)
- Reference Checks (\$500/candidate)
- Consultant travel reimbursement (if travel is needed)
- *Plus any applicable Optional Services, if desired*

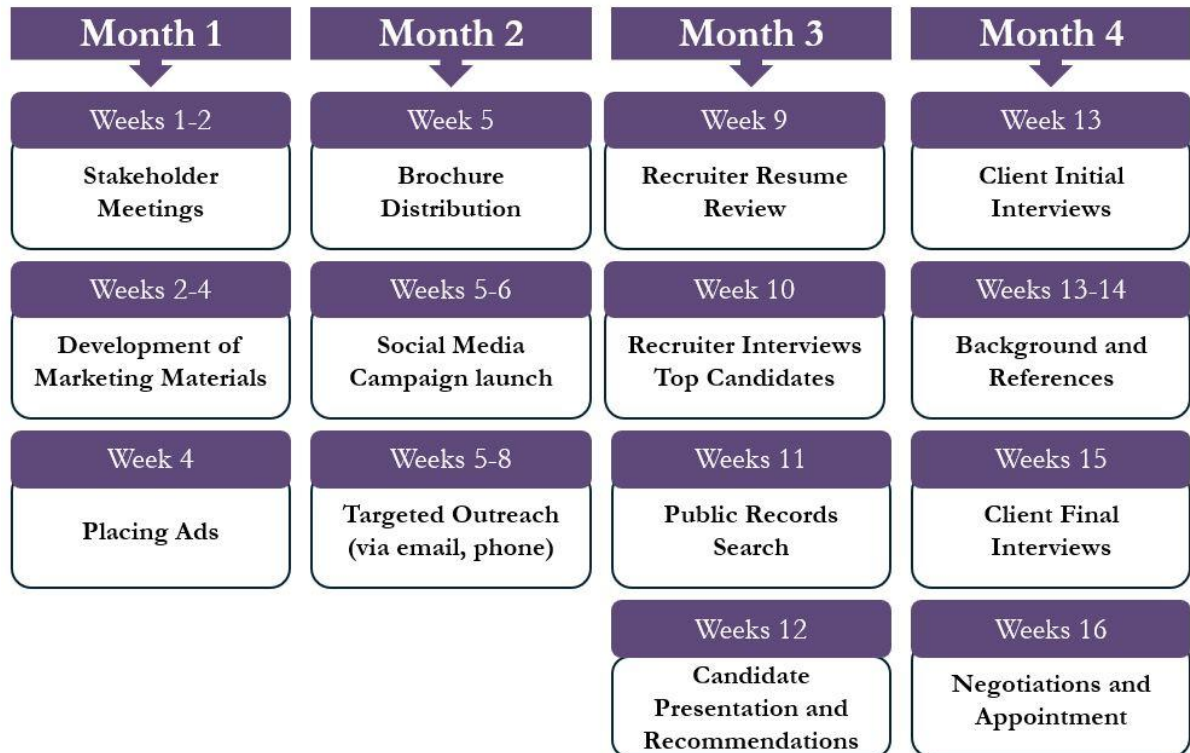
In the event that a placement is not made from the initial recruitment, Bob Murray & Associates will provide professional services to conduct one additional recruitment. Services will be provided at no cost. However, the City of Hanford will be responsible for the *reimbursable* expenses as noted above.

We are confident in our ability to recruit outstanding candidates and do not expect the City to find it necessary to exercise this provision of our proposal.

RECRUITMENT SCHEDULE

We are prepared to start work on this assignment upon receipt of a signed professional services agreement or other written, authorized notification. A full search can be completed in 13-16 weeks from the date of initial meetings with our client.

The final recruitment schedule will be determined in collaboration with City of Hanford. A typical timeline of tasks and events is included here for reference.



FIRM PROFILE

OUR STAFF

Bob Murray & Associates is a small firm focusing exclusively on executive search services. We have a team of seventeen (17):

- Bob Murray, *Founder*
- Valerie Gaeta Phillips, *President*
- Gary Phillips, *Executive Vice President*
- Joel Bryden, *Vice President*
- Yasmin Beers, *Senior Executive Recruiter*
- Adele Fresé, *Senior Executive Recruiter*
- Stacy Stevenson, *Senior Executive Recruiter*
- Jon Lewis, *Executive Recruiter*
- Stephanie Dietz, *Executive Recruiter*
- Melanie Richardson, *Executive Recruiter*
- Jeff Mori, *Executive Recruiter*
- Michael Ishii, *Executive Recruiter*
- Ian Schmutzler, *Executive Recruiter*
- Alexandria Kopack, *Recruitment and Operations Manager*
- Kathy Lolas, *Senior Recruitment Coordinator*
- Grace Marshall, *Senior Recruitment Coordinator*
- Steph Souza, *Recruitment Coordinator*

YASMIN BEERS, SENIOR EXECUTIVE RECRUITER



Yasmin Beers brings over 33 years of municipal government experience to Bob Murray and Associates. Yasmin retired as the City Manager for Glendale with a population of over 200,000. She served as Chief Executive Officer overseeing close to 2,000 employees serving in Police, Fire, Public Works, Parks, Community Development, Library Arts & Culture, Innovation Performance & Audit, and Water & Power to name a few.

Yasmin's three decades of experience in public service brings extensive background in public sector finance, human resources management, contract negotiations, strategic planning & organizational leadership, policy development, emergency response & planning, team building and performance improvement. Throughout her career, Yasmin has had a great deal of experience in recruiting, selecting and hiring employees for executive and management level positions with a focus on the organizational needs and culture.

Yasmin currently serves on the Glendale Memorial Hospital Community Board of Directors and the Advisory Board for Village Christian School. Yasmin is a past member of Soroptimist International of Glendale where she served as President in 1999/2000. She is a past board member of Glendale Healthy Kids, Salvation Army and the American Red Cross. In 2011 the Glendale Chamber of Commerce recognized Yasmin as Woman of the Year; in 2013 she was the recipient of The Armenian American Woman of Excellence Award; in 2014 Yasmin was recognized by the Glendale Educational Foundation for her distinguished service and philanthropic efforts; in 2015, YWCA awarded Yasmin with the Heart & Excellence Award; in 2017, she was recognized by Business Life Magazine as a Women Achiever; and in 2018 the California State Senate recognized Yasmin as one of the Woman of the Year, each a tribute to her core values that represent her civic responsibilities, volunteerism and community service.

Yasmin has a Bachelor of Arts degree in Political Science from California State University, Northridge and a Master's degree in Organizational Leadership from Woodbury University.

ADELE FRESÉ, SENIOR EXECUTIVE RECRUITER



Adele Fresé brings 27 years of local government experience to Bob Murray & Associates, having retired as Chief of Police in Salinas, CA prior to joining the firm in 2021. Adele began her public service career in 1985 as an active-duty member of the United States Marine Corps before serving the City of Corpus Christi for 20 years.

Adele has extensive experience in hiring and promotional processes, as well as interviewing candidates for advancement in all aspects of local government.

During her 7 years as a Chief of Police, Adele exercised strong leadership and implemented monumental changes leading to the diversification of her agency's sworn staff. Adele's commitment to collaboration with the public and law enforcement agencies earned her the Partner of the Year Award from Homeland Security Investigations, and her Department the Community Policing Award from the Community Policing Institute of California.

Adele received her Bachelor of Science degree in Criminal Justice Administration from California State University at Hayward, and a minor degree in Sociology. She earned a Master of Science in Public Safety, completed the Senior Executives in State and Local Government program at the Harvard Kennedy School, and PERF's Senior Management Institute for Police. She is a Texas Certified Public Manager.

JON LEWIS, EXECUTIVE RECRUITER



Jon Lewis brings over 30 years of municipal government experience to Bob Murray and Associates. Jon began his career in public service in 1991 with the City of Newport Beach, an iconic coastal community of 53 square miles in Southern California. After successfully working his way through the ranks of the Police Department, he honorably retired in December of 2022 after serving as the Chief of Police for nearly seven years. Jon is known for his commitment to selfless service, ethical leadership and maintaining longstanding community partnerships. During his tenure as Chief of Police, the Newport Beach Police Department achieved reduction in crime to historic lows through effective, data-driven community policing strategies as well as excellence in emergency response and 911 call answer times.

Jon graduated with honors from California State University Long Beach with a Bachelor of Science degree in Criminal Justice and Speech Communication and holds a Master of Arts degree in Criminal Justice from Chapman University. He is a graduate of several advanced law enforcement training courses including the California Commission on Peace Officer Standards and Training Command College. Jon has authored two university-level textbooks in criminal justice and is an instructor with the Center for Criminal Justice Research and Training at California State University Long Beach.

He and his wife, Darcy, have two children and reside in Orange County.

STEPHANIE DIETZ, EXECUTIVE RECRUITER



Stephanie Dietz brings over 20 years of municipal and public agency experience to Bob Murray and Associates. Stephanie retired as the City Manager for the City of Merced, a City with a population of nearly 100,000 and the newest University of California campus. She served as the Chief Executive Officer overseeing more than 500 employees who provided services within the areas of Police, Fire, Development and Inspection Services, Engineering, Public Works, Parks & Recreation, Arts & Culture, Housing, and the Office of Neighborhood Safety.

For 20 years, Stephanie garnered experience across city and county governments, along with the University of California, specializing in public finance and budgeting, human resources, labor relations, strategic planning, public safety, water management, redistricting, and leading city-initiated sales tax and charter ballot initiatives. Her professional career saw great success, with projects that included the construction of a new municipal airport terminal, the award of several state and federal grants to construct 850 affordable housing units, and the annexation of UC Merced. Throughout her professional career, she has been responsible for recruiting and retaining executive-

level leaders who reflect the culture of their communities while fostering a spirit of innovation.

Stephanie serves on the Merced Irrigation District Board, on the Merced College Foundation Board, and as an Advisory Board Member for the Central California Small Business Development Center. In 2023, Stephanie was recognized by the California State Assembly as Woman of the Year for her innovative solutions in affordable housing and transportation and her pioneering spirit as the first female City Manager for the City of Merced. Stephanie also volunteers on the boards of several local non-profits that support youth sports and local FFA chapters, ensuring students have the community support needed to be successful.

Stephanie holds a Bachelor of Arts in Liberal Arts with a Minor in Mathematics from California State University, Fresno, and a Master of Arts in English from National University.

CORPORATION

Bob Murray & Associates was founded in May 2000 and operated under the corporation name MBN Services, Inc. until June 2014; our new corporation name is GVP Ventures, Inc., incorporated in California in 2014. Contact information for the corporation and the firm is as follows:

GVP Ventures, Inc. OR Bob Murray & Associates
1544 Eureka Road, Ste. 180
Roseville, CA 95661
(916) 784-9080
apply@bobmurrayassoc.com

Our corporation and firm are financially sound (and have been so since 2000), with documentation from our accountant available to your organization prior to final execution of a professional service agreement. We have never been involved in any litigation, aside from our personnel serving as expert witnesses when called to do so.

PROFESSIONAL ASSOCIATIONS

Our firm, represented by either our President or our Executive Vice President, are involved in the following organizations to remain engaged with current and future issues relevant to the work we conduct on behalf of clients like City of Hanford:

- California Special Districts Association
- California City Management Foundation (CCMF)
- Engaging Local Government Leaders (ELGL)
- International City/County Management Association (ICMA)
- International Network of Asian Public Administrators (I-NAPA)
- League of California Cities

- League of Women in Government
- Municipal Management Association of Northern California (MMANC)
- Municipal Management Association of Southern California (MMASC)
- National Forum for Black Public Administrators (NFBPA)

Members of our leadership team not only attend events sponsored by these associations but are also frequently called upon to serve as panel members and to provide specialized lectures regarding industry-specific issues. Recent and upcoming speaking engagements and trainings provided by our staff include:

- "Role of the Chief" class, annually presented by Jon Lewis on behalf of the California Police Chiefs Association;
- MMANC and MMASC annual mock interviews;
- Annual League of California Cities Booth; and
- Annual League of California Cities City Manager's Conference (City Manager hosted event).

REFERENCES

Clients and candidates are the best testament to our ability to conduct quality searches. Clients for whom Bob Murray & Associates has recently conducted similar searches are listed below:

CLIENT:	City of Aliso Viejo, CA
POSITION:	City Manager
REFERENCE:	Mayor Tiffany Ackley (949) 425-2510
CLIENT:	City of Murrieta
POSITION:	City Manager
REFERENCE:	Ms. Rosa Vega, Administrative Manager (951) 461-6010
CLIENT:	City of Reno, NV
POSITION:	City Manager
REFERENCE:	Ms. Norma Santoyo, Assistant City Manager, (775) 300-0677
CLIENT:	City of Sparks, NV
POSITION:	City Manager
REFERENCE:	Ms. Jill Valdez, Human Resources Director, (775) 300-0677

We appreciate the City of Hanford's consideration of our proposal and look forward to working with you.





CITY MANAGER



**BOB MURRAY
& ASSOCIATES**
EXPERTS IN EXECUTIVE SEARCH

THE COMMUNITY

The City of Oakdale is situated in the heart of California's Central Valley in Stanislaus County, 15 miles northeast of Modesto at the base of the foothills. Primarily an agricultural community, Oakdale is home to several large manufacturing firms including Sconza Candy Company, A.L. Gilbert Company, and ConAgra Foods. The City is known as the "Cowboy Capital of the World", offering a taste of the Old West with its historic town, boutique shopping, and unique events. With a population of just under 24,000, Oakdale enjoys a small-town charm. The City has affordable land prices with many attractive residential neighborhoods and an abundance of residential building sites. In-city recreation includes an 18-hole country club golf course, community recreation swimming pool, and numerous city and recreational parks. Oakdale is a great city whose citizens, many of which are long term residents, embrace a strong sense of community and an outstanding quality of life.

The City of Oakdale is considered the gateway to Yosemite National Park. Yosemite National Park embraces almost 1,200 square miles of scenic wild lands set aside in 1890. The park ranges from 2,000 feet above sea level to more than 13,000 feet and major attractions include an alpine wilderness, three groves of Giant Sequoias, and the glacially carved Yosemite Valley with impressive waterfalls, cliffs and unusual rock formations. The Stanislaus River winds through the town offering opportunities for water sports and fishing. Nearby lakes are well suited for boating and water skiing. Camping, hiking, hunting, fishing, and skiing are available within an hour's drive in the Sierras.

CITY GOVERNMENT

Oakdale is a full-service City, with 125 full-time and part-time employees, functioning under an operating budget of \$41 million. The City has a five-member City Council, including a directly elected Mayor. The Mayor and Council Members are each elected for overlapping four-year terms. The Council is progressive, with a shared vision of the City. The City delivers municipal services through four departments: Administration, Police, Finance and Public Services. Oakdale contracts out for Fire services, through the



Modesto Fire Department (MFD). City Council, management, and staff work well together, which contributes to a healthy working environment.

THE POSITION

The City Manager, appointed by City Council, is the highest administrative management level position in the City and has responsibility for the administrative operation of City departments which may include developing, recommending and implementing policies, program planning, fiscal management, and administration and operations of all City functions and services. The incumbent is responsible for accomplishing the City's goals and objectives, along with ensuring that the citizens are provided with desired and mandated services in an efficient and cost-effective manner. The City Manager accepts full responsibility for all City activities, programs and services, including directing the development and implementation of goals, objectives, policies and procedures. This position ensures that established goals and priorities are achieved. Duties include but are not limited to the following:

- Deciding on actions to be taken in the administration of City policies and procedures.
- Developing policy recommendations for City Council action.
- Providing administrative and staff support to the City Council.
- Receiving administrative direction from the City Council.
- Preparing and presenting staff and City Administrator reports to the City Council.
- Researching and preparing technical and administrative reports and studies.



- Responding to citizen requests and complaints, researching circumstances, preparing and implementing a resolution of the issues.
- Directing, overseeing, and participating in the development of the City's work plans.
- Assigning and monitoring work activities, projects, and programs to department heads.
- Reviewing and evaluating department's operations, methods, and procedures.
- Overseeing and participating in the development and administration of the City budget.
- Directing and forecasting City funding requirements.
- Monitoring and approving expenditures.
- Selecting, training, motivating and evaluating management staff.
- Providing or coordinating management staff development.
- Working with staff to correct deficiencies and implementing discipline and termination procedures.
- Representing the City to outside groups and organizations.
- Participating in community and professional groups and organizations.
- Acting as a department head if a vacancy exists.
- Coordinating City activities with outside agencies and organizations.



the community, has a strong financial background, and who listens to others while working as a team to break down silos. Knowledge of principles and practices of municipal budget and finance; methods and techniques for goal setting and program evaluation; redevelopment laws and practices; economic development practices, guidelines and regulations; local and state legislative processes; and methods of techniques of supervision, training and motivation are all essential to success in this role.

The ideal candidate will be a manager who is invested in the Oakdale community. A City Manager who calls Oakdale home and is actively involved in the community is highly desirable. Someone who is outgoing and understands local politics and traditions of the City is essential. The incumbent will identify and respond to sensitive community and organizational issues, concerns, and needs. Customer service should

be a number one priority, as will patience and sensitivity to the needs of the community.

Candidates should possess a strong financial background with budget experience. In addition, the City is seeking candidates with experience in seeking out grants and other additional sources of funding.

The new City Manager will be expected to cultivate and maintain excellent working relationships with the development community. As such, the ideal candidate will possess solid economic development and redevelopment experience.

THE IDEAL CANDIDATE

The City of Oakdale is seeking a thoughtful, measured, and diplomatic candidate to serve as the next City Manager. The ideal candidate is an effective communicator who demonstrates transparency and integrity along with the ability to develop and administer sound citywide goals, objectives, policies, and methods for evaluating achievement and performance levels. The successful candidate is open-minded, confident, and highly professional with the ability to provide effective leadership to a full-service municipal organization. In addition to excellent municipal management skills and exemplary customer service skills, the ideal candidate should offer knowledge of modern public administration methods, procedures, organizations, and functions. The City is seeking a candidate who has a strong desire to be involved in



Candidates should possess increasing responsible experience in an administrative and managerial capacity in a municipal organization. Qualified candidates typically possess a Bachelor's Degree from a four-year college or university in public or business administration or political science along with five (5) years of increasingly responsible related experience in municipal administration, including three (3) years of high-level responsibility, or equivalent combination of education and experience. A Master's Degree is preferred.

COMPENSATION

The current salary range for the City Manager position is \$213,607.20 - \$259,640.76. Placement within this range is negotiable and dependent upon experience and qualifications. The City of Oakdale also offers an attractive benefits package which includes the following:

Medical/Dental/Vision - City Contribution \$1,080 monthly plus 1/2 cost over \$1,150

Vacation Accrual - 80 hours per year (starting)

Management Leave - 80 hours per year

Sick Leave Accrual - 96 hours per year

Holidays - 12 days per year (to include one "floating" holiday)

Life Insurance - One times salary (\$300,000 max)

City Paid Long-Term Disability Insurance

CalPERS Retirement

- Tier 2 - 2% at 60
- Tier 3 (Pepra) - 2% at 62

Other Benefits

- Technology Allowance
- 457 Plan (City contribution/match negotiable in contract)
- City is on a 9/80 schedule (every other Friday off)

TO APPLY

If you are interested in this outstanding opportunity, please apply online at:

www.bobmurrayassoc.com

Filing Deadline:
June 1, 2025

Following the closing date, resumes will be screened according to the qualifications outlined above. The most qualified candidates will be invited to personal interviews with Bob Murray & Associates. A select group of candidates will be asked to provide references once it is anticipated that they may be recommended as finalists. References will be contacted only following candidate approval. Finalist interviews will be held with the City of Oakdale. Candidates will be advised of the status of the recruitment following selection of the City Manager.

If you have any questions, please do not hesitate to call Ms. Valerie Phillips at:

(916) 784-9080





Davis

CALIFORNIA

CITY MANAGER



THE COMMUNITY

The City of Davis (population nearly 69,000) is a college town known for its desirable quality of life, excellent K-12 schools, small-town atmosphere, and an emphasis on outdoor recreation, parks, and open spaces. Davis is conveniently located in Yolo County, twenty minutes from the state capital, and set between the coastal range to the west and the towering Sierra Nevada Mountains to the east. The City is home to the University of California, Davis (UCD) - one of the country's premier public research universities.

Regarded as an environmentally aware and socially innovative community, Davis enjoys 37 parks and over 460 acres of parks and greenbelts and 73 different playground areas with more than 100 miles of bicycle paths and lanes including more bicycles per capita than any other city in the nation. The City's active citizenry participates in local, national, and international political, environmental, and social causes. Transparency in public service is highly regarded by the community and the City.

The City is home to a vibrant downtown, the popular year-round Davis Farmers Market, and a burgeoning community of businesses interested in locating in close proximity to UC Davis. Community celebrations include the City of Davis Fourth of July celebration in Community Park and Davis Neighbor's Night Out—a block party to celebrate the community and give neighborhoods the opportunity to increase familiarity and communication among neighbors.

Residents and visitors alike find no shortage of opportunities for year-round leisure and recreational activities in Davis. The City of Davis continues to hold its Platinum-Level Bicycle Friendly Community designation, making it easy to get around without a car. If you enjoy the convenience of a bike-friendly city with the excitement of a university-oriented community, the City of Davis is the place to be! Davis also offers a myriad of cultural and entertainment attractions including the United States Bicycling Hall of Fame, UC Davis Arboretum, Mondavi Center, Manetti Shrem Museum of Art, more than two dozen private and public galleries, other displays of publicly owned art, live theater venues, movie theaters, and more!

THE ORGANIZATION

Incorporated in 1917, the City of Davis operates under the Council-Manager form of government with a five-member Council and district elections. As a "general-purpose" city, Davis provides essential frontline municipal services through the collective efforts of 380.25 full-time equivalent employees.

The City's approved 2024-2025 All Funds budget is \$251.5 million with a General Fund operating budget of \$84.3 million.

The City Manager serves as the administrative head of the city government overseeing the City Manager's office and the other city departments including Finance,



Human Resources, Information Systems, Public Works Engineering and Transportation, Public Works Utilities and Operations, Parks and Community Services, Social Services and Housing, Community Development, Police, and Fire. As a municipal corporation, Davis operates under the general laws of the State of California and endeavors to create a livable community with a high quality of life through land-use policies and service provisions that balance the need for housing, jobs, businesses, open spaces, and essential services. Employees of the City of Davis are dedicated public servants who take pride in maintaining high standards of service and responsiveness.

THE POSITION

The City Manager serves as the Chief Executive Officer of the City of Davis, playing a pivotal role in shaping and realizing the City's vision for the future. Reporting to the City Council, the City Manager ensures efficient and effective delivery of public services while upholding the principles of accountability and transparency. The City Manager fosters an environment that embraces integrity, service, inclusion, and collaboration while building and maintaining positive working relationships with co-workers, other City employees and the public. Essential duties include but are not limited to the following:

- Plans, organizes, and administers operations of the City either directly or through subordinate management and supervisory staff; coordinates and evaluates the work of the City in accordance with applicable laws, codes, and regulations, and adopted policies and objectives of the City Council.
- Directs and coordinates the development and implementation of goals, objectives, and programs for the City Council, department heads, and the City; develops administrative policies, procedures, and work standards



to ensure the goals and objectives are met and programs provide mandated services in an effective, efficient, and economical manner.

- Ensures the City Council is kept informed of City functions, activities, and financial status, and of legal, social, and economic issues affecting City activities.
- Monitors changes in laws, regulations, and technology that may affect City operations; implements policy and procedural changes as required.
- Advises the City Council on issues, programs, and financial status; prepares and recommends long- and short-term plans for City service provision, capital improvements, and funding; directs the development of specific proposals for action regarding current and future City needs; attends all meetings of the Council.
- Oversees the preparation of the annual budget for the City; authorizes directly or through staff, budget transfers, expenditures, and purchases; provides information regarding the financial condition and needs to the City Council.
- Oversees the administration, construction, use, and maintenance of all City facilities and equipment, including buildings, parks, facilities, and other public property.
- Represents the City and the Council in meetings with governmental agencies, community groups, and various business, professional, educational, regulatory, and legislative organizations.
- Provides for the investigation and resolution of complaints regarding the administration of services provided by the City government.
- Provides for contract services and franchise agreements; ensures proper performance of obligations to the City; assumes responsibility for enforcement of all City codes, ordinances, and regulations.
- Oversees the selection, training, professional development, and work evaluation of City staff; oversees the implementation of effective employee relations programs; provides policy guidance and interpretation to staff.
- Directs the preparation of and prepares a variety of correspondence, reports, policies, procedures, and other written materials.
- Responds to the most complex, difficult, and sensitive public inquiries and complaints and assists with resolutions and alternative recommendations.

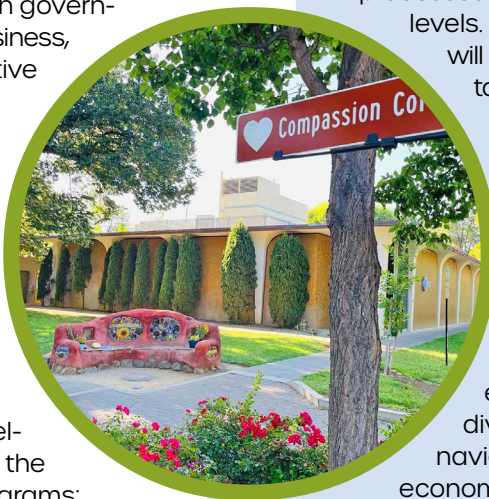


THE IDEAL CANDIDATE

The City of Davis seeks a dynamic and forward-thinking City Manager who embodies the principles of equity, inclusion, and transparency. The ideal candidate will be an approachable team player who values collaboration and consensus-building as key elements of effective leadership. They must also be highly adaptable with the ability to facilitate dynamic situations. With a proven track record of establishing strong working relationships and maintaining open lines of communication across all organizational levels, this individual will work closely with the City Council and Executive Team to align city initiatives with community values and goals.

A visible and engaged leader, the successful candidate will understand and appreciate the work of staff, be present in the field, and serve as a model for integrity, responsiveness, and loyalty. A strong foundation in municipal administration is essential, including deep knowledge of public financing, budgeting, and legislative processes at both local and state levels. One area of opportunity will be to further leverage the talent pool and intellectual resources generated by UC Davis to advance the City's economic resiliency objectives.

The ideal candidate will be a resourceful and politically astute professional who brings experience working with diverse communities and navigating complex social, economic, and political landscapes. This individual will possess the ability to assess municipal operations critically, think creatively in problem-solving, and project the impact of various decisions. They will approach challenges with a solution-oriented mindset, encouraging interdepartmental collaboration



and innovation, particularly in the use of technology to enhance service delivery and efficiency.

Leadership style is key—this individual must be both a mentor and a team leader who inspires trust, listens well, and leads with empathy and accountability. They will hold staff to high standards while ensuring they have the tools and support needed to succeed. The ideal candidate will assess needs before implementing new initiatives and confidently make tough decisions. With a balance of decisiveness and approachability, this leader will foster a cohesive, forward-thinking organization that is well-positioned to serve the City of Davis today and into the future.

Any combination of training and experience that would provide the required knowledge, skills, and abilities is qualifying. A typical way to obtain the required qualifications would be: Education: Equivalent to a bachelor's degree from an accredited college or university with major coursework in business administration, public administration, finance, or a related field. A master's degree is preferred. Experience: Eight (8) years of increasingly responsible public agency management and/or administrative experience as a City Manager, Assistant City Manager, or in a similar senior management/executive level capacity.

COMPENSATION AND BENEFITS

The current City Manager's annual salary is \$280,051.20. The salary for the incoming City Manager is negotiable based on qualifications and experience. The City also offers an attractive benefits package including:

CalPERS Retirement – 2.5 % @ 55 retirement formula for Classic Members and 2% at 62 for new (PEPRA) Members

Health Benefits – The City contributes a generous amount toward the employee's cafeteria benefit plan for monthly health, dental, and vision premiums. For 2025, the current contribution is \$2,514.91

Vacation Leave – Up to 20 days per year to start (increases with years of service) with cash-out options available

Holidays – 13 recognized holidays and 2 floating holidays

Management Leave – 10 days of management leave

Sick Leave – 12 days per year

Life Insurance – Employer paid \$100,000 group term life policy

Medicare – Effective the date of hire, all employees contribute 1.45% of gross salary to Medicare per federal regulation.

Other Benefits – City sponsored Long Term Disability plan, Dependent Care Assistance, Deferred Compensation, Supplemental Life Insurance, and more.

The City does not participate in Social Security.

TO APPLY

If you are interested in this outstanding opportunity, please apply online at:

www.bobmurrayassoc.com

Filing Deadline:
June 8, 2025

Following the closing date, resumes will be screened according to the qualifications outlined above. The most qualified candidates will be invited to personal interviews with Bob Murray & Associates. A select group of candidates will be asked to provide references once it is anticipated that they may be recommended as finalists. References will be contacted only following candidate approval. Finalist interviews will be held with the City of Davis. Candidates will be advised of the status of the recruitment following selection of the City Manager.

If you have any questions, please do not hesitate to call Mr. Gary Phillips at:

(916) 784-9080





AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of two blanket purchase orders over \$50,000 for Fiscal Year 2025/2026 for Community Development Department, for the amount of \$210,000.

RECOMMENDATION:

Recommendation: Staff recommends that the City Council, by motion, approve the Annual Blanket Purchase Orders, which collectively total \$210,000 and are already allocated in the FY25/26 council-adopted budget.

Recommended Motion: I move that the City Council approve the Annual Blanket Purchase Orders for \$210,000 allocated in the FY25/26 council-adopted budget.

BACKGROUND:

Per Hanford Municipal Code 2.48.060, the City Council has the sole authority to authorize purchases exceeding \$50,000, regardless of whether the funding has already been appropriated in the adopted budget. Additionally, purchases of \$2,500.00 or more must have either formal or informal bids or a sole-source justification provided.

Community Development Department is seeking approval on the following Blanket Purchase Orders.

VENDOR	DESCRIPTION	AMOUNT
BPR Consulting Group	Building Plan Review Service	\$110,000
Rod Carsey	Building Plan Review Service	\$100,000

FISCAL IMPACT:

These expenses will be covered by previously approved budget appropriations for Building Safety Fund for Fiscal Year 2025-2026.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of appropriation, not to exceed \$128,750 from the Refuse Operating Fund 0306 account 749500 Professional and Special Services; and authorize the City Manager to enter into an agreement with R3 Consulting Group, Inc. of Roseville, CA, not to exceed \$128,750 for a prop 218 rate study and an operations and efficiency study in the City of Hanford Refuse Division.

RECOMMENDATION:

Recommendation:

Appropriate a not to exceed amount of \$128,750 from the Refuse Operating Fund 0306 account 749500 Professional and Special Services and authorize the City Manager to enter into an agreement with R3 Consulting, Inc, to perform a proposition 218 Refuse Rate Study and operations and efficiency study.

Recommended Motion:

Appropriate a not to exceed amount of \$128,750 from the Refuse Operating Fund 0306 account 749500 Professional and Special Services and authorization for the City Manager to enter into an agreement with R3 Consulting, Inc, to perform a proposition 218 Refuse Rate Study and operations and efficiency study.

BACKGROUND:

The City of Hanford last evaluated its refuse rates in 2022. Since that time, several key developments have significantly impacted the Refuse Division's budgetary needs. These include unforeseen increases in tipping fees and evolving regulatory mandates from the California Air Resources Board (CARB), particularly affecting the City's fleet operations. These pressures jeopardize the City's ability to maintain sustainable refuse operations as Hanford continues to grow.

To ensure long-term financial sustainability and regulatory compliance, a new Proposition 218 rate study is essential. This study will comprehensively assess the costs associated with delivering each service function within the Refuse Division and ensure that customer rates are aligned with the true cost of providing those services.

City staff solicited proposals from qualified firms and received three comprehensive submissions from the following consultants:

- R3 Consulting
- MSW Consultants
- HF&H Consultants

After a detailed review and scoring process by four independent staff evaluators, R3 Consulting received the highest overall ranking and was selected to lead the rate study.

R3 Consulting brings specialized expertise in refuse rate studies and has recent, relevant experience working with nearby municipalities, including the Cities of Tulare and Porterville. In addition to the core rate study, R3 recommended the City conduct an Operations and Efficiency Study within both the Refuse and Fleet Services divisions. This supplemental study aims to enhance operational performance and improve customer service delivery.

City staff are confident that R3 Consulting's proposal and strategic recommendations will equip the City with the necessary tools to address current fiscal challenges, meet regulatory mandates, and continue delivering reliable service to the Hanford community. Due to financial concerns in the Refuse Fund consideration of a rate adjustment (if needed) as of January 1, 2026 could be needed.

FISCAL IMPACT:

The Refuse Operating Fund 0306 has an approved appropriation of \$50,000 for FY26. The amount of \$78,750 is an additional appropriation that is being requested to fund the total cost (\$128,750) for the rate study and operations and efficiency study. The Refuse Operating Fund currently has a negative balance of \$1.7 million.

ATTACHMENTS:

1. R3 Refuse Rate Study Proposal
2. Proposed Fee Structure and Schedules
3. Evaluation Summary
4. HF&H Refuse Rate Study Technical Proposal
5. MSW Consultants Proposal to Perform a Solid Rate Study

May 21, 2025

City of Hanford
Finance Department, Purchasing Division
900 South 10th Avenue, Hanford, CA 93230
submitted via the City's online portal: www.bidnetdirect.com

SUBJECT: Refuse Rate Study - R3 Proposal

To Whom It May Concern,

R3 Consulting Group, Inc., (R3) is eager to be of service to the City of Hanford (City) in providing a Refuse Rate Study (Study) that will enable the City to establish, notice, and adopt five years of refuse rates sufficient to fund the City's refuse collection operation and appropriate reserves. As a mission driven organization whose core aim is to serve communities by providing unbiased, expert analysis that sustainability advances environmental policy, finance, and operations – we firmly believe that our firm will best serve the City in this critically important engagement.

R3 is aware that the City's prior 2022 Refuse Enterprise Financial Analysis and Rate Study (not performed by R3) has resulted in insufficient refuse rate revenues to fund the City's refuse collection operations (which we believe was due to poor estimates of additional revenues from uncertain sources that did not materialize). As a result, reserves in the refuse fund have been depleted (instead of being replenished as projected in the 2022 study), requiring the refuse operation to seek temporary financial resources through loans from other City funds. This is a serious and concerning situation in that these conditions (rate revenues being less than sufficient to cover expenses, depletion of fund reserves, and a new debt obligation to other City funds) will require off-schedule, urgent – and higher than normal – increases in refuse rate revenues to keep the City's refuse operations fiscally solvent.

Adjusting refuse rates under these conditions is no small effort and will require the City not only hire a consulting firm that is adept at navigating such circumstances, but will also require careful handling of economic and political perceptions. Not uncommonly, when jurisdictions face such circumstances, questions arise regarding whether operations are effective; often, questions of whether the refuse operation should be privatized also arise. R3 has, by virtue of prior experience in similar circumstances as well as our team's experience working as local government solid waste and city managers, an expertly developed approach to addressing these concerns. Therefore, our proposal recommends a review of operational efficiency and performance as part of the Study, in order to document efficiency measures already implemented by the City, and to assist the City in pursuing and incorporating additional measures, if feasible.

Overall, our aim in serving the City will be to rapidly put forth rate adjustment recommendations that enable the City's refuse operations to remain ongoing in the City, that will not be subject to a majority protest under Proposition 218, and that City Council can vote to authorize with confidence and surety. Based on the schedule we have established for this project, and assuming that the City can provide its financial records and other information quickly, we believe the City could establish new refuse rates as early as January 1, 2026. Given our understanding of the City's refuse fund's fiscal position, we believe that planning to adjust rates as soon as feasible is warranted and prudent, and we believe we are the best firm to rise to the challenge.

When it comes to refuse rate studies, the adage “*you get what you pay for*” is apt and appropriate. While we know that the City is hoping to achieve this important undertaking at a minimum cost, we also know that it will take more time and effort to complete this Study than would be possible at the budget amount stated in Addendum #2 to the City’s request for proposals (RFP). In putting forth this proposal, R3 has carefully evaluated the City’s needs and what it will take for the Study to successfully enable the City to adjust refuse rates, while also taking into consideration the City’s challenging fiscal position. During these uncertain economic times, and given the stakes for the City’s refuse operations, we strongly recommend that the City select a consultancy to perform the Refuse Rate Study that is adequately resourced to meet the challenges that the City will likely face, and not select a consultant based on lowest price. We firmly believe that R3 will provide the best value and best outcomes to the City, and we estimate that all it will take is a small 0.26% one-time adjustment to refuse rates will be sufficient to fund the entirety of the Scope of Work included in our proposal, amounting to a \$0.83 per resident per year.

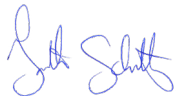
Project Team

Garth Schultz, Principal, will serve as Project Manager and primary point of contact. **Scott Hanin**, Principal, **William Schoen** and **Steve Harriman**, Sr. Directors, **Jim Howison**, Sr. Managing Consultant, **Peggy Paulsen** and **Katelyn Scholz**, Managing Consultants, **Jordan Muratsuchi**, Sr. Consultant, and **Angela Micheletti**, Associate Consultant, will provide various support to Garth throughout the duration of the engagement. More information on our project team can be found on page 14.

* * * * *

Thank you for this opportunity to be of service to the City. If you have any questions regarding our proposal or need additional information, please contact me.

Sincerely,



Garth Schultz | *Principal*
R3 Consulting Group, Inc.
510.292.0853 | gschultz@r3cgi.com

A. GENERAL INFORMATION

About R3

- | | |
|---|--|
| <p>» R3 Consulting Group, Inc.
1504 Eureka Road, Suite 220
Roseville, CA 95661
p 916.782.7821 f 916.782.7824</p> | <p>» Account Representative
Garth Schultz Principal, Project Manager
gschultz@r3cgi.com
p 510.292.0853</p> |
| <p>» Type of Organization
S-Corporation; CA Small Business
Established in 2002</p> | <p>» Federal Tax ID Number
33-1030017</p> |

Over the past two decades, we have specialized in providing a diverse range of solid waste management consulting services to public agencies, including nexus fee studies, zero waste planning, rate and financial reviews, competitive procurement and/or extension negotiations of collection, processing and disposal services, development, implementation and monitoring of service contracts and franchise agreements, and legislative compliance. Our team has dedicated their careers to the field of solid waste management and sustainability and skillfully deliver expert industry analysis and recommendations to our clients.

We provide a range of services to our clients, including:

- › Financial and technical analyses of programmatic and policy alternatives.
- › Rate reviews and cost-of-service studies.
- › Legislative compliance and audits to ensure compliance is maintained.
- › Negotiation and competitive procurement assistance for collection, processing, and disposal services.
- › Zero waste planning, implementation, and 5- and 10-year updates to zero waste plans based on progress and necessary pivots.
- › Development, implementation, and monitoring of service contracts and franchise agreements.
- › Operations and performance reviews.

Organizational Chart



R3 assures continuity of our key project personnel, as shown above in the organizational chart. Garth Schultz will be the City's primary point of contact and will be maintained throughout the term of the contract. More information on our team's experience and backgrounds can be found on page 14.

Financial and Rate Services

R3 staff members have broad experience conducting solid waste rate reviews and performing financial and rate structure analyses for municipalities, public utilities, and regional authorities. R3's understanding of the perennial challenge of local governments to balance complex services and programs with the realities of budget constraints allows us to provide effective and meaningful financial consulting services to our clients.

Our rate review projects provide comprehensive review and analysis of contractor rate applications, resulting in documented adjustments to projected revenues and expenses plus specific recommended rate adjustments. Our financial and rate analysis projects furnish the financial information and comparative analysis our clients require to make sound, informed decisions.

Our solid waste financial and rate analysis services include:

- › Financial and operational strategic planning.
- › Conducting detailed rate reviews and indexed rate adjustments.
- › Conducting cost of service and revenue requirement studies.
- › Assisting municipal agencies with budgeting and long-term financial planning.
- › Developing rate models and multi-year rate financial projections.
- › Evaluating alternative funding mechanisms and conducting Nexus Studies to support those mechanisms.
- › Revising rate structures to support management objectives to comply with Proposition 218.
- › Performing rate and service surveys.
- › Customer rate setting and adjusting.
- › Audits of solid waste billing systems and franchise fee payments.
- › Development of refuse vehicle impact fees and solid waste development fees.

Operations and Performance Reviews

R3 has extensive experience operating and evaluating solid waste management systems, having assisted 50+ clients with the review and analysis of both municipally operated and franchised solid waste operations, including collection, transfer, and landfill operations. Our vast understanding of the challenges associated with operating municipal systems and administering franchised solid waste services enables us to generate meaningful data-based recommendations that focus on opportunities to improve safety and customer service, increase productivity, and reduce costs.

Our operations and performance review services include the following:

- › Review and analysis of management and administrative functions.
- › Review of collection-system productivity and the development of target-productivity standards and performance-enhancement strategies.
- › Review of contract compliance by private operators.
- › Time-and-motion analysis of collection and transfer operations.
- › Analysis of vehicle-routing systems.
- › Review of customer service and billing functions.
- › Development of performance benchmarking metrics to measure system performance and improvements.

Surety Information for all Sureties

See the following page.

General and Automobile Liability, E/O and Worker's Compensation



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Whitney Oaks Insurance Services Inc. 1221 Pleasant Grove Blvd., Ste. 180 Roseville, CA 95678 License #: 0F74432	CONTACT NAME:	Tim Barile	
		PHONE (A/C, No, Ext):	(916)415-1930	FAX (A/C, No):
		E-MAIL ADDRESS:	tim@whitneyoaksinsurance.com	
		INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED	R3 Consulting Group Inc 1512 Eureka Rd Ste 220 Roseville, CA 95661	INSURER A :	Sentinel Insurance Company, LTD	30104
		INSURER B :	Hartford Accident & Indemnity Insurance Co.	22357
		INSURER C :	Hartford Casualty Insurance Company	29424
		INSURER D :	Philadelphia Indemnity Insurance Company	
		INSURER E :		
		INSURER F :		

COVERAGES

CERTIFICATE NUMBER: 00009456-615567

REVISION NUMBER: 51

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

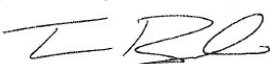
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		57SBABG2HHH	11/27/2024	11/27/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY		57UECFM1071	11/27/2024	11/27/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$		57SBABG2HHH	11/27/2024	11/27/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y N/A	57WBCAU7Z0F	11/27/2024	11/27/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Lia.		PHSD1832607	12/15/2024	12/15/2025	Occurance \$ 2,000,000
D	Professional Lia.		PHSD1832607	12/15/2024	12/15/2025	Aggregate \$ 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This certificate of insurance certifies that the coverages listed above have been issued to the named insured for the period indicated.

CERTIFICATE HOLDER

CANCELLATION

R3 Consulting Group Inc 1512 Eureka Rd Ste 220 Roseville, CA 95661	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  (TCB)

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ACORD 25 (2016/03)

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Printed by TCB on 11/04/2024 at 11:36AM

Client References

1. City of Tulare

Contact Information

Ms. Trisha Whitfield, Public Works Director
3981 S. K Street, Tulare, CA 93274
559.684.4320 | twhitfield@tulare.ca.gov

Types of Work Completed

- › Solid Waste Rate Study
- › Solid Waste Operations and Rate Study

Corresponding Data

- › [2017 Solid Waste Rate Study](#)
- › [2018 Rate Study and Financial Plan](#)
- › [2024 Rate Study and Financial Plan](#)



2. City of Redlands

Contact Information

Mr. Chris Boatman, Assistant City Manager
P.O. Box 3005, Redlands, CA 92373
909.798.7510 | cboatman@cityofredlands.org

Types of Work Completed

- › Solid Waste Rate Structure & Feasibility Study
- › SB 1383 Gap Analysis
- › Cost-of-Service and Rate Structure Study
- › Proposition 218 Public Noticing

Corresponding Data

- › [Solid Waste Financial Plan & Rate Study](#)
- › [Proposition 218 Public Noticing](#)



3. City of Santa Monica

Contact Information

Ms. Yvonne Yeung, Principal Administrative
2500 Michigan Ave, Building 9, Santa Monica, CA 90404
310.458.8552 | Yvonne.Yeung@SMGOV.NET

Types of Work Completed

- › 2024 Zero Waste Plan Update (active)
- › Solid Waste Operational Analysis and Rate Study
- › 2019 Zero Waste Plan Update

Corresponding Data

- › [5-Year Rate Study](#)



4. City of Porterville

Contact Information

Mr. Michael Knight, Assistant City Manager
555 N. Prospect Street Porterville, 93259
559.782.7514 | mknight@ci.porterville.ca.us

Types of Work Completed

- › Solid Waste Rate Study

Corresponding Data

- › Updated Financial Plan



5. City of Folsom

Contact Information

Ms. Marie McKeeth, Section Manager, Public Works Department
50 Natoma Street, Folsom, CA 95630
916.351.3353 | mmckeeth@folsom.ca.us

Types of Work Completed

- › Mandatory Organics & Recycling Programs
- › Solid Waste Operation & 5-Year Rate Study
- › Recyclables Processing Procurement Assistance
- › Management and Productivity Review

Corresponding Data

- › Senate Bill 1383 Rate Study
- › Rate Study



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

B. PROPOSED PROJECT APPROACH

Scope of Work

Our team has provided the following Scope of Work for the Refuse Rate Study (Study) which includes the specific tasks we envision to be completed.

Task 1 Investigation and Data Collection

Objectives

Initiate and gather information and data necessary for completion of the Study.

Description

R3 will schedule a kick-off meeting with City staff from the City's Public Works Department and Refuse Division (Division). The objective of this meeting will be to review goals and objectives, scope, and schedule as well as to discuss and gather the information and data necessary for the project.

In support of our review and with authorization to proceed, we request the Division provide the following information:

- › Current Division rate policies, procedures, and regulatory requirements.
- › List of Division-provided refuse services and customer subscription service levels.
- › Current approved refuse rate schedules.
- › Projected annual customer/account growth.
- › The number of weekly routes by line of business.
- › Average weekly length of day per route.
- › Historical and current budgeted and actual revenues and expenses from past three fiscal years, include detail for each and every revenue and expense line for refuse services. Include any overhead or shared central services charges.
- › Current available refuse fund and vehicle/equipment fund reserve accounts and balances.
- › Vehicle and equipment list and replacement schedule with the type of vehicle, customer class, and age indicated.
- › Current and projected capital project expenses and schedules.
- › Identification of any additional long-term funding needs related to the solid waste enterprise, including those related to proposed legislation and recently adopted laws (such as SB 1383).
- › Other relevant data and information.

Meetings and Deliverables

- › Information request (submitted in advance of kick-off meeting).
- › Kick-off meeting agenda (including discussion questions) and notes.
- › Facilitation of remote (Zoom or Teams) kick-off meeting with Division staff.

Tentative Timeline and Completion Date

- › Kick-off meeting week of August 4, 2025.
- › Completion of investigation and data collection week of September 1, 2025.

City Staff Involvement

- › Participation in kick-off meeting.
- › Timely responsiveness to information request and data collection needs via email, phone, and files sharing.

- › Participation in limited informational interviews via phone / remote meeting in August, 2025.

Task 2 Regional Rate Comparison

Objectives

Compare the City's solid waste management services and costs to cities in the region to provide a comparative benchmark for existing rates and proposed rates.

Description

R3 will gather solid waste services and rates for up to 10 municipalities within the region, to be used as a comparative baseline for existing rates and proposed rates developed during the Study. We will work with City staff to identify the agencies to be included in the survey and to identify key issues for the survey to address. Results and findings will be summarized in an easy-to-understand format using Excel and PowerPoint (PPT). R3 already has refuse rate information for many jurisdictions in the Central Valley and all available information will be used to cost-effectively prepare this information.

Meetings and Deliverables

- › No meetings.
- › Summary of regional rate comparison results and findings in Excel and PPT format.

Tentative Timeline and Completion Date

- › Initiation of regional rate comparison the week of August 4, 2025.
- › Completion of regional rate comparison the week of September 1, 2025.

City Staff Involvement

- › Identification of agencies and key issues to be included in the regional rate comparison.

Task 3 Rate Structure Review and Alternatives

Objectives

Review the City's existing solid waste and recycling rate structure and discuss advantages and disadvantages compared to other approaches. Summarize and discuss findings with the City's project team.

Description

Our team will analyze the City's current residential and commercial solid waste, recycling, and organics rate structure. This will involve a review of the existing rates, assessing their operational efficiency, financial sustainability, and effectiveness in achieving the City's goals. We will compare the City's structure with those of similar municipalities to identify strengths, weaknesses, and areas for improvement. Ultimately, this task will identify alternative rate structures or modifications to the City's existing solid waste and recycling rates that could improve equity and/or better achieve City objectives.

The City's RFP indicates that the City desires for its selected consultant to develop and analyze up to four alternatives that includes variable garbage rate, variable organics rate, variable recyclables rates, special rate, variable street sweeping rates, and to estimate the City's cost to provide the billing service for each rate structure. We should note that, most commonly, the simplest and most straight forward rate and billing service is the most practical, and that we believe that significant variance from the City's current rate structure and billing approach will not likely be practical in this case. Our approach will include exploring and assessing various alternative rate structures. This task involves assessing the impacts on different customer classification.

Meetings and Deliverables

- › Memorandum discussing rate structure review and alternatives, including R3's recommendations and discussing the pros and cons of different rate structure and billing options and their general impacts on different types of customers.
- › Virtual meeting with City staff to discuss memorandum and affirm direction regarding rate structure to be applied in this Study.

Tentative Timeline and Completion Date

- › Initiation of rate structure review and alternatives the week of August 4, 2025.
- › Completion of rate structure review and alternatives (including a virtual meeting with City staff) the week of September 1, 2025.

City Staff Involvement

- › Feedback regarding rate structure review and alternatives and R3's recommendations.

Task 4 Financial Analysis and Projections

Objectives

Develop 10 years of financial projections for operating expenses and revenues necessary to fund operating expenses and appropriate fund reserves. Allocate costs of service to the various customer classes and rate categories to support the recommended rate structure and demonstrate that proposed rates reasonably reflect the cost of providing service and are fair and equitable to all customer classes.

Description

Using line-item budget information, operating reserve balances, and other information provided by the City, R3 will construct an Excel-based financial model that will project revenues and expenses over a 10-year planning period and provide for the evaluation of rate adjustments, including cost-of-service rate adjustments for various City refuse and street sweeping operations and services.

This task involves documenting current financial baselines, including applicable revenue and expense line items, fund reserves, capital cost estimates, and other relevant data. It is anticipated that this information will, with appropriate adjustments, form the "basis for projections" over the planning period.

R3 will prepare expense projections of the City's expenditures over the planning period. This task will build on the "basis for projections" established per the above. In developing these projections, R3 will coordinate with appropriate City staff, as necessary, to review the historical expenditures and discuss the assumptions, conditions, and trends affecting the projections. The format for these projections will correspond with the City's existing accounting records. R3 will assume that a "cash-basis" accounting system is used, whereby expenditures will be included in the fiscal year in which they occur.

R3 will also develop a plan for capital equipment purchases and operational changes, which is anticipated to include: capital replacement of trucks, carts, and bins; purchase of zero emission vehicles (ZEVs) to meet the California Air Resources Board (CARB) Advanced Clean Fleets (ACF) rule, which requires government agencies in the State to replace vehicles powered by internal combustion engines (ICE) in certain quantities over a certain time period. R3 has assisted several other local government solid waste operations with estimated and projected costs of transitioning to ZEVs and will develop a funding model for the City as part of the financial analysis.

Revenue projections will be prepared for the planning period. These projections will account for rate-related and non-rate-related revenue (interest income, bond proceeds, grants, sale of assets, development fees, recycling revenues, etc.) as identified by the City. Rate revenue projections will be based on current rates, which will then be adjusted as part of the rate modeling and analysis performed.

R3 will review the City's reserve accounts to determine whether each reserve's balance is appropriate regarding the reserve's purpose. We will review proposed equipment purchases and the impacts of different funding mechanisms. The rate model will be constructed so that rates are sufficient to generate the necessary reserve funds over the planning period and account for the utilization of those reserves as necessary to fund the associated expenses as they are expected to incur.

R3 will include in the rate study a review of funding options for SB 1383 implementation. This will include developing a revenue plan to help ensure that the City meets the State's recycling mandates, primarily the requirement of SB 1383. R3 has helped dozens of agencies establish funding plans to meet SB 1383 requirements and will be able to bring best practices, proportionate estimates, and other approaches to bear in completing this portion of the financial analysis cost-effectively for the City.

Meetings and Deliverables

- › Periodic virtual meetings with City staff to seek responses to clarifying questions, to share initial results, and to solicit feedback regarding the 10-year financial plan and forecast details.
- › Detailed 10-year financial plan and projections in Excel format for the City's review and future use.

Tentative Timeline and Completion Date

- › Initiation of financial analysis and projections the week of August 4, 2025.
- › Completion of financial analysis and projections the week of September 29, 2025.

City Staff Involvement

- › Participation in periodic (i.e., bi-weekly) remote meetings to respond to clarifying questions and provide feedback on initial results.

Task 5 Rate Calculations and Recommendations

Objectives

Develop five years of recommended rate calculations to cover operating expenses and appropriate fund reserves. Rate calculations will demonstrate that proposed rates reasonably reflect the cost of providing service and are fair and equitable to all customer classes. The rate model will be prepared and provided to the City in Excel spreadsheet format. The model's construction will be documented in a manner that allows the City to understand the formulas which are used, and how variables affect rate calculations. The City will be able to use the model in the future to evaluate actual performance against projections and to make adjustments as necessary. The model will be the property of the City and may be used by the City for any purpose. Recommended rates will be in conformance with applicable laws, including the provisions of Proposition (Prop.) 218. R3 will take direction as appropriate from the City's legal counsel regarding the applicability of court cases interpreting these provisions, and court cases concerning the effects of Proposition on tiered rate structures.

Description

The various revenue and expense projections developed in the prior task will be used to construct the rate model and other agreed-upon capabilities and components (e.g., revenue and expense allocations, rates and service levels, vehicle replacement schedules, cost-of-service comparisons, etc.). The rate model will be developed using Excel and will provide a means to evaluate various rate adjustment scenarios, including the required cost-of-service rate adjustments. The rate model is also intended to serve as a tool for the City as part of its ongoing review and analysis of rates. To that end, the rate model will provide the ability to update financial projections and other underlying assumptions annually. The rate model will summarize the City's current rate structure, operating expenses, capital costs, revenue streams, reserve funds, and projected financial performance over the 10-year planning period. R3 will analyze various rate adjustment scenarios. As directed by the City, those scenarios can account for the cost of revenue-neutral service adjustments, combined with overall rate adjustments sufficient to fund the City's annual operating costs and capital and landfill operating reserves.

Rate adjustment scenarios may include:

- › A single rate adjustment that will restructure rates and satisfy the revenue requirement over a set planning period without a need additional adjustment (i.e., no additional annual indexed adjustments).
- › A single rate adjustment that will restructure rates and satisfy the revenue requirement over the set planning period, with additional planned annual CPI indexed adjustments.
- › Consistent annual rate adjustments over a set amount of time to gradually introduce the rate structure changes.
- › Periodic rate adjustments (e.g., every two or three years).
- › Others to be discussed with the City.

Meetings and Deliverables

- › Periodic virtual meetings with City staff to seek responses to clarifying questions, to share initial results, and to solicit feedback regarding the 5-year rate calculations and alternatives
- › Five-year rate calculations and alternatives in Excel format for the City's review and future use.

Tentative Timeline and Completion Date

- › Initiation of rate calculations and projections the week of August 4, 2025.
- › Completion of rate calculations and projections the week of September 29, 2025.

City Staff Involvement

- › Participation in periodic (i.e., bi-weekly) remote meetings to respond to clarifying questions and provide feedback on initial results.

Task 6 Operations Efficiency and Performance Review (*Optional and Recommended*)

Objectives

Review the City's refuse operations to establish findings and recommendations regarding potential efficiency and operational improvements and/or to document existing efficiencies and performance trends already established by the City.

Description

R3 understands that the City's refuse operations are at a significant deficit of revenues to expenses, and that as a result, the City will likely need to consider higher-than-normal rate increases, earlier than expected. Given these circumstances, and based on R3's experience helping other municipal refuse operations navigate similar circumstances in the past, we believe it will become necessary to document and demonstrate how the City's refuse operations are performing effectively and efficiently.

Via this optional (but highly recommended) task, R3 will conduct a review of the City's refuse operations to establish findings and recommendations regarding how the City's refuse operations can improve efficiency and performance to the benefit of rate payers. Ideally, this exercise will identify the ways in which the City's refuse operations have already implemented high-efficiency and high-performance measures, in which case this task will benefit the project by documenting these existing measures. If the review does identify potential areas for performance and/or efficiency improvements, our intention is to disclose those to the City early in this process, so that the financial projections and rate calculations from other tasks will benefit from their implementation.

This task may include, but is not necessarily limited to, a review of the following items:

- › Efficiency of collection operations, including an analysis of routes, and schedules, and alternatives that may increase efficiency and/or cost-effectiveness.
- › Field observations/route audits of the City's residential and commercial collection services, including driver start and end times, off route times, and visual inspections of residential and commercial routes before and after collection to evaluate cart and bin placement, cleanliness of streets.
- › Missed pickup records.
- › Worker training program(s) and safety metrics.
- › Supervisor roles and responsibilities.
- › Route to supervisor ratio.
- › Other categories that may be identified by discussion between R3 and the City.

Meetings and Deliverables

- › Up to three (3) virtual meetings with City staff to conduct interviews and gather and discuss information necessary to complete the operations efficiency and performance review.
- › One (1) on-site meeting with Division managers, staff, and drivers to conduct interviews and gather and discuss the information necessary to complete the operations efficiency and performance review.
- › Memorandum describing the results of the operations efficiency and performance review, including pertinent findings and recommendations that may be considered by the City in conjunction with financial projections and rate calculations.

Tentative Timeline and Completion Date

- › Initiation of operations efficiency and performance review the week of August 4, 2025.
- › Completion the week of September 29, 2025.

City Staff Involvement

- › In conducting this task, we will meet with management and supervisors of the City and review the structure and staffing of their management and administrative systems and operations. We may also interview various front-line staff through a combination of in-person or virtual meetings depending on schedule and availability.

Task 7 Public Workshops

Objectives

Attend up to four meetings (afternoon and evening) with the Hanford City Council at work sessions to present the interim status of the study, preliminary and final report and obtain their input. Develop a PPT presentation summarizing key findings, alternatives, and draft rate recommendations. Conduct a workshop to present the findings and input from the Hanford City Council and the public. Input received from the Hanford City Council, staff, the public, and others should be incorporated in final recommendations.

Description

R3 will attend up to four public workshops with members of the City Council, City staff, and members of the public to present interim, preliminary, and final Study results. Two R3 staff members will be present at each meeting, with a senior member of the R3 team (likely Garth Schultz) making the public presentation and the second member of the team being present to take notes on feedback and comments from the City Council, staff, and public attendees. Following the public workshops, R3 will discuss with staff how to address feedback and comments received and will make revisions to financial projections and rate calculations as appropriate to address them.

Meetings and Deliverables

- › Attendance at up to four in-person workshop meetings including members of the City Council, City staff, and members of the public regarding interim, preliminary, and final Study results.
- › One (1) PPT presentation for each meeting summarizing interim, preliminary, and final Study results.

Tentative Timeline and Completion Date

- › Initiation of City Council public workshops the week of September 1, 2025.
- › R3 anticipates approximately one (1) public workshop per week in September – if public workshops are able to be paired (i.e., to be on the same day, or successive days) the fees for this task will be reduced.
- › Completion the week of September 29, 2025.

City Staff Involvement

- › City staff would be responsible for scheduling the public workshops, securing the venue, announcing and noticing the workshops to the Council and the public, providing information technology support for presenting PPT slides, any necessary security, and all other associated “host” functions.

Task 8 Reports

Objectives

Prepare draft and final reports describing the Study purpose, approach, methodology, analysis, findings, and recommendations in compliance with Prop. 218. The report will be sufficient to demonstrate and document how resultant recommendations fulfill the cost-of-service and proportionality requirements of Prop. 218.

Description

R3 will first prepare a draft report describing the Study purpose, approach, methodology, analysis, findings, and recommendations, which will be shared with City staff for review and comment. The report will be revised, as appropriate, in response to written comments provided by City staff, as well as comments received during the aforementioned public workshops. After revision, R3 will prepare a final report which the City should make available for public review, in association with Prop. 218 noticing. The report will be sufficient to demonstrate and document how resultant recommendations fulfill the cost-of-service and proportionality requirements of Prop. 218. R3's approach to such reports is to strike a balance between the public's ability to read and understand the reasons that recommended rates are necessary to fund the City's refuse operation, with the detail necessary to document the validity for those reasons and comply with the requirements of Prop. 218. Put simply, R3's reports aim to be understandable by members of the public, while still presenting the necessary details that elected leaders will need to rely on in making sound policy decisions.

Meetings and Deliverables

- › Draft and Final Rate Study Report in electronic Word and PDF formats.
- › Final 10-year financial projections and final recommended 5-year refuse rate calculations, both in Excel format.

Tentative Timeline and Completion Date

- › Initiation of report development the week of September 1, 2025.
- › Final report completed the week of October 6, 2025.

City Staff Involvement

- › Review of draft report and preparation of consolidated written comments.

Task 9 Proposition 218 Notice Design

Objectives

R3 will provide guidance and advice to City staff to ensure compliance with the Prop. 218 process as it applies to solid waste services. R3 will include the design of the Prop. 218 public notice as a service to the City.

Description

Prop. 218 is an amendment to California's Constitution requiring government agencies and utilities to notify property owners of proposed changes to service rates. A written notice must be sent to property owners 45 days prior to a scheduled public hearing regarding proposed changes. R3 is well-practiced in supporting our clients in a simple, straightforward noticing process. It will provide guidance, support, and recommendations for best practices to the City as it proceeds with a Prop. 218 Noticing process for its solid waste rates. R3 will be responsible for the complete design and language content (in English) for the notice; the City will be responsible for the translation of the language content from English to Spanish, as well as for the addressing, printing, and mailing of the notices. R3 is available to assist the City in securing the translation, printing and mailing services, but we do not provide those services directly. R3 recommends one notice incorporation both English and Spanish languages, such that only one notice will need to be printed and mailed.

Specifically, the customized notice will include:

- › A clear statement about the solid waste rates and reasoning for adjustments.
- › A brief description of the rate adjustment process and the basis for cost-of-service findings.
- › A table illustrating the proposed rates - either the most common service or a fully detailed rates table(s), as directed by the City.

R3 Example Prop. 218 Noticing

- › [Merced County](#)
- › [City of Redlands](#)
- › [City of Pomona](#)

Meetings and Deliverables

- › Periodic virtual meetings with City staff as necessary to complete notice design.
- › Up to two (2) rounds of draft notice design development.
- › One (1) final notice, provided in PDF format, inclusive of English and Spanish languages, with Spanish language translation provided by the City.

Tentative Timeline and Completion Date

- › Initiation of Prop. 218 design development the week of September 1, 2025.
- › Final Prop. 218 notice completed the week of October 6, 2025.
- › Issuance of final Prop. 218 notice to City's print, addressing, and mail service provider October 7, 2025.
- › Target date for mailing of Prop. 218 notices on October 13, 2025.

City Staff Involvement

- › City staff will be responsible for securing and paying for translation of Prop. 218 notice language into Spanish, securing the addresses to which the notices will be mailed, and securing and paying for notice printing mailing services.

Task 10 City Council Public Hearing

Objectives

Attend the Prop. 218 Public Hearing on the rate study and proposed rate adjustments. Remain available to give a summary presentation highlighting key findings and recommendations. Remain available to answer questions at the Hanford City Council's direction. It is the intent of the City to adopt the rate study and proposed solid waste rates at the conclusion of the Prop. 218 Public Hearing.

Description

R3 is well versed in City Council Prop. 218 Public Hearing processes and has presented outcomes to dozens of such meetings. In preparation for attending the Public Hearing, R3 will provide a PPT presentation for review by City staff and will also assist City staff in preparing the agenda report for the Public Hearing. R3 will be available in advance of the meeting to assist City staff in responding to questions from the City Council and the public.

Meetings and Deliverables

- › Attendance at one (1) City Council meeting for the Prop. 218 Public Hearing on recommended five-year refuse rates.
- › Draft and Final PPT presentation for the City Council meeting.

Tentative Timeline and Completion Date

- › City Council meeting with Prop. 218 Notice Public Hearing on December 2, 2025. Backup date of December 16, 2025 if new recommended refuse rates are to be effective January 1, 2026.
- › Overall dates and timeline of project can shift if necessary, though our understanding is that new refuse rates to adequately fund City's refuse operations are critically necessary and therefore should be implemented for effectiveness as soon as possible.

City Staff Involvement

- › City staff will be responsible for gathering, reviewing, and counting number of valid protests and preparing staff report and resolution/ordinance.

C. STAFF QUALIFICATIONS AND EXPERIENCE

KEY TEAM MEMBERS	PROPOSED ROLE	BRIEF BIO
Garth Schultz <i>Principal</i>	Project Manager	Garth brings 20+ years of solid waste management experience in both the private and public sectors. He will provide team oversight, rate analysis, and leadership to this project. Garth will be the person of primary responsibility for all aspects of the project, including quality control, communications, presentations, engagement with City legal counsel (if necessary), and messaging of rate study outcomes.
Scott Hanin <i>Principal</i>	Project Advisor	Scott has assisted dozens of jurisdictions in the procurement, development, and/or negotiations of their solid waste agreements, as well as financial analyses and rate setting. As the former Executive Director of RecycleMore and City Manager of the City of El Cerrito, he understands the financial and cost issues at hand and is particularly adept at negotiating solutions that work for all parties.
William Schoen <i>Sr. Director</i>	Operations Analyst	William is an engineer with 30+ years of experience in solid waste operations, rate reviews, financial analyses, and legislative compliance. His expertise lies primarily in strategic planning, service procurement, contract negotiations, operational and performance reviews, conducting rate reviews and setting rates, and long-term financial planning.
Steve Harriman <i>Sr. Director</i>	Rate Study & Operation Review Analyst	Steve brings a wealth of knowledge, with nearly 35 years of experience in the solid waste industry. Most recently, he served as the Integrated Waste Manager for the City of Rancho Cordova for the past 18 years, which included management of the residential and commercial waste collection franchises including rate setting, administration of various grants, and oversight of the Matthew Kilgore Cemetery.
Jim Howison <i>Sr. Managing Consultant</i>	Financial Specialist	Jim brings comprehensive experience in rate setting and managing all solid waste financial aspects and services, complex projects, and operations. He provides advice and guidance on future financial plans, as well as reviews of financial reports, monitor accounts, and preparing financial forecasts.
Peggy Paulsen <i>Managing Consultant</i>	Communications Specialist	With Peggy's expertise in fine-tuned information design, she regularly develops custom, visually appealing, and easy-to-understand public notices, brochures, graphics, and other various mailers to engage and educate our clients and their communities about new and current solid waste legislation. She is a very energetic and creative person with a keen eye for detail and organization, and leads all marketing and communications efforts for R3.
Katelyn Scholz <i>Managing Consultant</i>	Rate Study & Operation Review Analyst	Katelyn has experience in private hauler operations, involving both the deployment of new collection and processing programs, as well as ongoing implementation of contractual obligations. She has helped launch a fully-automated collection fleet, supported the integration of CNG and electric vehicles, and developed cross-departmental processes.
Jordan Muratsuchi <i>Sr. Consultant</i>	Rate Study & Operation Review Analyst	Jordan is well-versed in working with governmental, business, and community stakeholders. He regularly conducts solid waste rate studies, cost-of-service and other financial analyses, and assists clients in understanding the benefits and drawbacks of their current solid waste collections agreements, specifically with regards to legislation such as AB 341, AB 939, AB 1826, and SB 1383.
Angela Micheletti <i>Associate Consultant</i>	Rate Comparison Surveying Analyst	Angela provides support on a variety of projects, including financial and rate reviews, policy planning and implementation, and negotiations and procurement assistance. She will leverage her experience in conducting surveys, performing online and in-the-field data research, and compiling and critically analyzing the resulting data and findings for the City.



Garth Schultz

Principal, Project Manager

About

Garth Schultz is the President of R3 and has 20+ years of solid waste management experience in both the public and private sectors. He leads our fee study practice area and is known throughout the state in this area of expertise. Garth is an expert in solid waste and recycling public administration including operations, finances, policy, community outreach, sustainable materials management programs, achievement of local, regional and statewide objectives, and engagement with elected officials. His values are strongly rooted in the ethics of public service, and he is deeply committed to advancing community, environment, and climate change mitigation and adaptation interests.

Garth is skilled in identifying and communicating simple solutions to complex problems and shepherding adoption of public policy outcomes that benefit the community and the environment. As managing partner of R3, he oversees R3's engagement with 120+ active R3 clients. This provides a clear view of the wide range of approaches that government agencies employ to further their solid waste and recycling goals and objectives. All of this experience and commitment will be leveraged in this engagement with the City.

Education & Certifications

- » Master of Public Administration and Public Policy Development, Cal State East Bay
- » Bachelor of Science in Environmental Science, Minor in Public Policy, University of California, Berkeley

Relevant Experience

» Solid Waste Financial Plan and Rate Study | City of Redlands

Garth served as the project manager for R3's engagement with the City of Redlands for completion of a 10-year financial forecast and 4-year rate study for the City's municipal solid waste collection operations. The engagement started in 2023 and concluded in 2024 with unanimous adoption of recommended solid waste rates billed by the City to residents and businesses for (FY) 2024-25 through FY 2027-28. Prior to completion of the rate study, the City's rates had not been adjusted in several years such that solid waste rate revenues were not sufficient to cover the costs of providing solid waste services and therefore fund balance was being depleted in order to maintain operations. That set of conditions, combined with the need to fund new organics waste collection programs required by SB 1383, required larger-than-normal rate adjustments amounting to 9% per year for three years. Under Garth's careful management and direction, R3 and the City presented a thorough and well received financial plan and rate recommendations to the City's Municipal Utilities/Public Works Commission (over a two meetings that included commissioner feedback and adjustment) and then to the City Council that were then noticed to the community via 45-day Proposition 218 written notice followed by a public hearing and successful adoption of the recommended rates. Garth was the lead presenter to the City Council over the course of two meetings, addressed and answered questions raised by the Council and public, and received praise from City staff for his handling of the overall project.

» 5-Year Rate Study | City of Santa Monica

Served as project manager and primary analyst for completing a 10-year financial forecast and 5-year rate study for the City's Resource Recovery and Recycling Division, a municipal solid waste collection operation. The original engagement started in 2019 and was nearly completed in March of 2020 just prior to the onset of the COVID-19 pandemic. Considering the economic uncertainty associated with the pandemic, the City opted to hold off on completing the rate study, which also meant no adjustments to customer rates for three years, from 2020 through 2022. Consequently, the City's Resource Recovery and Recycling (RRR) Fund incurred a structural budget deficit of over \$10 million per year, which was offset using emergency reserves in the Fund. Additionally, the City's rate structure included charges that were out of the norm for industry standards, the resolution of which required substantial revisions to the City's rate structure for commercial and multi-family solid waste customers. Through completion of the 10-year financial forecast and 5-year rate study - which included detailed modeling of the RRR Funds projected revenues, expenses, and rebuilding of emergency reserves - R3 found that rates needed to be immediately increased to keep the RRR Fund from becoming insolvent. R3's work also identified the key benefits in the form of new and enhanced programs and services that were desired by the community. After many years of work and positive collaboration with City staff, the 5-year rates were unanimously approved the City Council in June of 2023, ensuring the ongoing viability of the City's municipally operated and much-valued resource recovery and recycling operations.

» Solid Waste Rate Studies and Financial Plans | Cities of Folsom, Merced, Roseville, Santa Barbara

Served as principal oversight, project director, and strategic advisor to develop multi-year financial forecasts and projections as well as multi-year solid waste rate recommendations. Garth's role in all such engagements has been to focus on the endgame, namely those activities that need to be accomplished such that the results can be successfully acted on by city management, policy makers, and elected leaders. Such projects always include detailed and thorough reviews of financial information provided, development of multi-year financial projections, and calculation of rate revenue adjustments necessary to sustainably fund the costs of solid waste operations compliant with Proposition 218.



Scott Hanin

Principal, Project Advisor



About

Scott Hanin has more than 35 years of solid waste experience, including serving as the Executive Director of the West Contra Costa Integrated Waste Management Authority (RecycleMore). Scott was also City Manager for the City of El Cerrito for 17 years, a member agency of RecycleMore. Scott oversaw all aspects of city government including budget development, strategic planning, community engagement, organizational development and restructuring, capital projects, legislative compliance, and oversight of all department heads.

Throughout his career Scott has worked in many related capacities including a recycling outreach coordinator, project manager of buy-back and drop of centers and environmental analyst for the City of New York. In his work as a consultant, Scott has assisted agencies throughout California with all aspects of their solid waste and diversion programs including contract development and management, program design, financial analysis and rate setting. He is currently assisting a number of jurisdictions in developing and evaluating SB 1383 programs and administering the related contract documents.

Education & Certifications

- » Master of Public Administration, New York University
- » Bachelor of Arts in Political Science, University of Delaware

Relevant Experience

- » **Franchise Fee Revenue Justification** | Various Jurisdictions
Scott is providing overall direction and quality assurance for our team's efforts related to providing fee studies for 20+ public sector clients. He is responsible for conducting cost-recovery analyses, vehicle impact analyses, and property value analyses. His primary focus is reviewing the current local fees included on solid waste franchises to determine their relationship to actual expenses associated with related activities, vehicle impacts, sanitation fees or value associated with the franchise to help ensure Proposition 218 compliance.
- » **Assistance with Agreement Assignment** | Cities of Cerritos, Downey and San Luis Obispo County
Worked with jurisdictions to conduct a review of the financial and operational strength of Athens and Waste Management, including the impact of the assignment on company finances, and to review operations and organizational structure, in order to determine its ability to take over all the responsibilities described in the Franchise Agreements.
- » **Solid Waste Agreement Negotiations and Development** | Cities of Clayton, Martinez, Pinole, Suisun City, and Union City
Assisting in the review of their current exclusive franchise agreement and developing a new, SB 1383 compliant agreement with the necessary services and requirements.
- » **Cost-Based Review, Performance Review, and Negotiations** | Cities of San Bruno and Union City
Assisted the City with their process of negotiating a new solid waste franchise agreement which includes both operational and financial reviews and development of new SB 1383 programs and their evaluation.
- » **Procurement Services** | City of Norco, Rancho Cordova, Rosemead and Sebastopol
Assisted with the development of an RFP, and a new, SB 1383 compliant agreement. This includes developing schedules, deal points, drafts and presentations for stakeholders as well as City fee development and Proposition 218 compliance.
- » **Assistance with Disposal Agreement Negotiations** | City of Los Altos
Served as negotiator for the City to assist in securing a new disposal agreement with Republic Services in an effort to ensure disposal capacity, increased diversion and rate stability.
- » **Program Oversight, Development, Negotiation, and Compliance** | RecycleMore*
In his former role as Executive Director, Scott was primarily responsible for developing programs and public education, negotiating agreements, setting rates, and ensuring regulatory compliance for six jurisdictions. Scott was also responsible for rate setting and negotiating with franchised haulers for new organics program and area wide public information program.

*denotes completion with prior organization



William Schoen

Sr. Director, Operations Analyst



About

William Schoen is an engineer with 30+ years of solid waste operational and consulting experience. His expertise lies primarily in conducting rate studies, rate reviews and setting rates, operational and performance reviews, strategic planning, service procurement, contract negotiations, and long-term financial planning. He has also managed recycling and landfill operations and reviewed the finances and operations of numerous municipal and private sector solid waste management operations.

William's focus is developing recommendations that save money, improve program and operational effectiveness, and improve our clients' ability to manage their contractors efficiently and effectively. His operational and financial understanding is fundamental to his ability to successfully negotiate new or extended solid waste service contracts and establish fair and reasonable rates for those services.

Education & Certifications

- » Bachelor of Science in Bioengineering, University of Pennsylvania

Relevant Experience

- » **Municipal Refuse Rate Studies and Rate Models** | Butte County, Folsom, Kings Waste and Recycling Authority, Merced, Pomona, Porterville, Redlands, Sacramento, Tulare, Wasco, and Visalia
Managed Refuse Rate Studies, including cost of service rate analysis for multiple cities and regional agencies that operate municipal collection, transfer and/or landfill systems. Projects involved the development of detailed 10-year financial Rate Models in support of the development of 5-Year Rate adjustment Plans. In many cases those models involved cost of service rate analysis, evaluation of rate structure alternatives, public workshops, and Proposition 218 assistance. Many of the Rate Models incorporated operating, capital projects, and vehicle replacement reserve funding at levels designed to meet the jurisdictions associated objectives and requirements.
- » **Municipal Operational Reviews** | Cities of Folsom, Manteca, Merced, Pomona, Porterville, Redlands, Sacramento, Tulare, Wasco, and Visalia
Conducted operations and performance reviews of these cities municipal solid waste collection operations with a goal of improving safety and customer service, and operational and financial performance. Many of those projects included the development of Financial Models and accompanying 5-Year Rate Adjustment Plans in support of those cities short-, medium- and longer-term enterprise fund financial goals.
- » **Municipal System Safety Program** | City of Manteca
Building upon the findings of our Operational Review, the City, engaged R3 to assist it with the enhancement of its Solid Waste Division's Safety Program. The project included conducting a risk assessment and benchmarking the Division's safety record against industry standards, drafting a Safety Policy with employee responsibilities, management roles and compliance requirements, developed standard operating procedures, designed a 12-month training program, and established the framework for continuous improvement.
- » **Franchise Agreement Assistance** | Amador, Butte, Plumas, Siskiyou and Sonoma Counties, and dozens of CA cities
Over the past 17 years at R3, William has assisted numerous California cities and counties with the management of their franchise agreements and their franchised haulers. Services have included drafting and negotiating new franchise agreements, evaluating contract extension requests, calculating annual rate adjustments, reviewing proposals for new or expanded services, and assessing exclusive and non-exclusive franchise systems.
- » **SB 1383 Edible Food Recovery Capacity Planning and Implementation** | Sacramento County (8 incorporated jurisdictions) and Butte County (4 incorporated jurisdictions)
Previously managed the preparation of SB 1383 edible food recovery Capacity Plans for Sacramento County and Butte County. Currently assisting both counties and their incorporated jurisdictions with the preparation of required Implementation Schedules, the drafting of an MOU for the management of a coordinated county-wide SB 1383 edible food recovery program (Program), and the development of a year one Program Budget and Work Plan.



Steve Harriman

Sr. Director, Rate Study & Operation Review Analyst



About

Steve Harriman brings 35+ years of experience in the fields of solid waste management and public works infrastructure finance, operations, and maintenance. Steve was a founding member of R3 in 2002, and his career includes significant public and private sector experience. He served as the Public Works Operations and Maintenance Division Manager for the City of Rancho Cordova for the past 10 years and also served as Integrated Waste General Manager for the City of Sacramento, serving over 125,000 residential solid waste customers. He spent four years in Puerto Rico on a consulting engagement with the Infrastructure Finance Authority, where he worked on the privatization of the island-wide water and sewer utility. Steve started his career as an Associate Solid Waste Planner with the Sacramento County Department of Waste Management and Recycling, where he managed the implementation of the 3-cart residential program for over 165,000 customers.

In 2025, Steve re-joined R3 as a Sr. Director and is focused on assisting agencies with competitive procurement of solid waste services, contract negotiations, program implementation and monitoring, and long-range strategic planning to ensure regulatory compliance and delivery of cost-effective solid waste and street sweeping services.

Education & Certifications

- » Master of City Regional Planning, Cal Poly, San Luis Obispo
- » Bachelor of Arts, Environmental Studies and Geography, U.C. Santa Barbara

Relevant Experience

- » **On-Call Consulting Services | City of Citrus Heights**
R3 has supported the City with comprehensive solid waste consulting services since 2003, including assistance with management and administration of residential and commercial franchise agreements, implementation of Citywide organics programs to comply with SB 1383, preparation and submittal of electronic annual reports to CalRecycle and long-range strategic planning to comply with future State laws and requirements. Steve is currently assisting with a competitive procurement process for the residential collection franchise, including a comparative analysis of a 2-stream wet/dry collection system versus a traditional 3-stream system. Steve is preparing the RFP and will assist City staff and elected officials with proposal evaluation, negotiation and execution of the franchise agreement, and a potential transition of service providers.
- » **Solid Waste Coordination Services | City of Nevada City**
The R3 team assists with the management of the City's solid waste programs, including the design and implementation of the inspection and enforcement of the commercial recycling and organics program, CalRecycle reporting and data verification, and grant implementation and support. R3 is also representing the City in contract negotiations with the exclusive residential and commercial waste hauler. This includes working with City staff and community stakeholders to identify programs and services necessary to comply with State Law and meet the needs of the residents and businesses. Steve is assisting in the negotiations, including reviewing and analyzing rate proposals, drafting contract language to reflect negotiated requirements and programs, and preparation of the City Council staff report and presentation for execution of the new franchise agreement.
- » **Solid Waste Consulting Services | Various Jurisdictions**
Steve was the project manager and/or lead analyst for various solid waste consulting engagements for over twenty-five California local agencies. The engagements included competitive procurement of solid waste services, design and implementation of recovery programs and facilities, detailed analysis and comparison of program alternatives, rate setting and evaluation, grant administration, and community outreach and engagement. Steve has delivered multiple presentations to elected officials and facilitated numerous public meetings, surveys and community stakeholder engagements. Steve has also managed Prop 218 notification and public hearing processes and led performance audits and compliance reviews of various solid waste collection and processing operations. His role in these consulting engagements included providing guidance and support to public agency staff in implementing policy objectives, securing additional resources to fulfill solid waste and recycling program mandates, and improving organizational functionality to increase efficiency and effectiveness.
- » **Integrated Waste Manager | City of Rancho Cordova***
In his former role, Steve was responsible for all aspects of the City's residential and commercial solid waste programs, including planning and implementation of programs to achieve compliance with State laws. He negotiated and managed solid waste collection franchise agreements, including rate setting and compliance tracking for diversion and reporting requirements. He recently managed the competitive procurement process for the City's residential solid waste collection and street sweeping franchise, resulting in a transition of service providers with competitive rates and improved programs and services. In his role with the City, Steve regularly collaborated with various internal and external stakeholders, including public officials, regulatory agencies, private waste contractors and community members.

*denotes completion with prior organization



Jim Howison

Sr. Managing Consultant, Financial Specialist



About

Jim Howison brings comprehensive experience in planning and managing all financial aspects and services, complex projects, and operations for solid waste companies. He is well-versed in devising and executing strategies, overseeing accounting operations, producing reports, increasing efficiency, assessing financial performance and risk, managing audits and internal control processes. Jim provides advice and guidance to management on future financial plans, as well as reviews of financial reports, monitor accounts, and prepare financial forecasts.

Jim demonstrated his abilities at Mt. Diablo Resource Recovery to such an extent that R3 ultimately brought him on board. Jim is recognized for leading and monitoring multi-functional teams and multitasks to achieve desired goals. Skilled at fostering and maintaining professional relationships with clients and enhancing process, performance, productivity, efficiency, and organizational growth. He is an out-of-the-box thinker and creative problem-solver with exceptional interpersonal, leadership, communication, and analytical skills.

Education & Certifications

- » Master of in Business Administration in Finance, Saint Mary's College
- » Bachelor of Science in Accounting, Loyola Marymount University

Relevant Experience

- » **Cost-Base Rate Study** | Union City
Led negotiations during a Cost-Base Rate Study involving a multi-billion hauling entity. The negotiations centered on the quality of the hauling company's financial controls and a lack of attention to detail causing concerns as to the integrity of the application itself. The review also included the analysis of fixed asset purchases, material processing fees, inter-company accounting practices, and the justification and allowance of legal expenses related to multiple class-action litigations. The result was a material reduction in the rate increase and a savings to the City and its residents in excess of \$2.2 million annually. Total savings to the City and its residents over ten-years is over \$26 million.
- » **Negotiation Assistance** | City of Clayton
Managed the financial review of the City of Clayton's rate negotiations. With extensive experience in accounting and finance saved the residents and business of Clayton in excess of \$1 million over the term of the contract. This was achieved through recognition of accounting/finance practices not in accordance with Generally Accepted Accounting Practices (GAAP) and industry standards. The City Manager personally thanked Jim for his contribution to the process.
- » **RFP Process** | City of Pomona
Presented in sub-committees and at the City Council meeting to list the pros and cons of Pomona outsourcing its solid waste management program. The discussions entailed logistical issues of future requirements concerning alternative fueled garbage trucks, implementation issues, and operational limitations specific to municipality ran operations.
- » **2024-2025 Detailed Rate Reviews** | City of Mill Valley (on behalf of MVRs Franchisors)
Jim is building on past successes by taking the lead on the Mill Valley 2023 Detailed Rate Review. The review requires the appropriate estimation of revenue and cost projections, which are then used to calculate rate increase for ten different jurisdictions. The review also includes changes in routes related to MSW, Organics, and Recycling materials. The purchase of fixed assets and the appropriate useful life to ensure fair cost recovery for the hauler, while still protecting rate payers from excessive rate increases. Jim also represents R3 at City Council meetings, and any meetings require agency staff.
- » **Financial Analysis on Hauling Companies Audited Financial Statements** | City of Santa Barbara
Analyzed and performed an extensive financial analysis on the hauling company's audited financial statements. The objectives included: (1) Determining financial soundness of the company; (2) Noting any unusual activity; (3) Determining the liquidity or cash-flow health of the organization; and, (4) drawing a conclusion, based on a financial, economic, and accounting interpretation as to changes in the year-over-year audited financial statement.
- » **Performance Review and Special Rate Review** | City of Santa Rosa
Led the financial analysis of a detailed rate review including an in-depth examination of compensation and fixed asset accounting. The result was a decrease in the proposed rate increase of 58.04%, resulting in a multi-million dollar savings for ratepayers. The rate adjustment was reduced from 7.45% to 3.44%.
- » **Financial Analysis** | City of Lakeport
Led the financial review of a small family ran garbage company and issues brought forth due to internal and external factors impacting the rate study. Became part of the Team that led discussions with City Official on alternative rate increasing mechanism resulting in a mutual agreed upon rate setting methodology between City Staff and the hauling company.



Peggy Paulsen

Managing Consultant, Communications Specialist



About

Peggy Paulsen is an experienced and certified Marketing & Communications Director, bringing twelve years of experience in organizing data, brand management, social media engagement, designing and maintaining company websites, and producing professional services proposals. She is a very energetic and creative person with a keen eye for detail and organization, and leads all marketing and communications efforts for R3 and contributes to the growth, leadership, and overall strategic direction of the organization.

With her expertise in fine-tuned information design, Peggy regularly collaborates to develop visually appealing, easy-to-understand graphics and outreach materials to help engage and educate communities about new legislation such as AB 1826 and SB 1383. She designs customizable forms, brochures, newsletters, and presentations, as well as personalized maps, infographics and logos, and event posters and flyers. Additional areas of expertise includes report and presentation organization, creation, preparation, and execution, quality assurance, and social media marketing.

Education & Certifications

- » Bachelor of Business Administration, Emphasis on Communications, National University
- » Certified Professional Services Marketer, Society for Marketing Professional Services

Relevant Experience

- » **Proposition 218 Public Noticing** | Cities of Hercules, Lakeport, Monterey Park, Pomona, Redlands, Rosemead, Sonoma, and Vallejo; Counties of Santa Clara, Sonoma, and Merced; Town of Loomis
Peggy has provided guidance, support, and recommendations for best practices for various jurisdictions with their required Proposition 218 public noticing process for its solid waste rate increases - regarding SB 1383 requirements and associated rate adjustments. Peggy has drafted a wide variety of custom notices, depending on community demographics and needs, ranging from simplified postcards to fully-detailed 8-page booklets with four languages.
- » **SB 1383 Implementation and On-Call Assistance** | City of Citrus Heights
Collaborated on the development of SB 1383 outreach and educational material. She also recently designed and created the public Proposition 218 notice. This resulted in a full bleed, full color postcard, and was delivered to 25,000 residential accounts. The public hearing for the solid waste rate increase was held in January 2022, and was approved with less than 50 protests. In addition, she updated the City's website, to educate and engage customers to sign up for organic collection.
- » **Solid Waste Coordination Services** | Town of Loomis
For the past two years, our team has supported the Town with various solid waste coordination services, including a review of compliance, reporting, and administration of the Town's solid waste programs. As a part of this engagement, Peggy provided outreach support to the Town for their mandatory Proposition 218 Noticing process, and currently, she is developing a customized Food Waste Prevention At Home flyer for display in Town Hall and for distribution to the community.
- » **Various On-Call Consulting Services** | City of Rancho Cordova
Recently supported the implementation of outreach and education efforts for ABs 341, 1826, and SB 1383 to all covered generators and residents. She designed the Alternative Service Compliance and Exemption Waiver, crafted new SB 1383-compliant website language, and reviewed the City's Annual Outreach Plan for clarity and conciseness.
- » **SB 1383 Program Development and Public Outreach** | Nevada County & City of Grass Valley
Assisted in distinguishing the similarities and differences between the responsibilities of County and City, and combining into an easy-to-read, comprehensive report, as they relate to an SB 1383 program and implementation plan that will fulfill legislative compliance. She also updated website language and aimed to educate and engage the County's and City's target audience to be following Article 4 of SB 1383 requirements. For the City of Grass Valley, she designed and provided content for an entirely new solid waste page on the City's website.
- » **2024 Zero Waste Plan Update (ZWPU)** | City of Santa Monica
Building on the ZWPU provided by R3 in 2019, our team was re-engaged for the next update. Our team is currently devising new initiatives and strategies for consideration by the City and their Sustainability Commission. Peggy is building the public-facing document from scratch, creating all design elements by hand and incorporating City branding and imagery. She is reviewing all content for clear themes and concise storytelling and is responsible for the overall aesthetic and messaging.
- » **SB 1383 Compliance and On-Call Assistance** | San Benito County
Our team is currently assisting with comprehensive support in all aspects of their waste management program. Peggy provided support in the form of collateral creation for county-wide distribution. She designed an organics facility map, illustrating locations and providing contact information for county-approved facilities; a "Donating Extra Food" sticker, with information on how businesses can be a part of ongoing edible food recovery efforts; and also provided content for social media posts.



Katelyn Scholz

Managing Consultant, Analytical Support



About

Katelyn Scholz has worked in the solid waste industry for 13+ years, with a background in deploying innovative recycling, composting and waste reduction programs. She has experience in the private, public and non-profit sectors, forging meaningful partnerships to advance sustainability goals. In her previous role at Mill Industries, she led the start up's municipal partnerships where she assessed opportunities for the new technology in community settings, project managed pilot programs, and served as the company's solid waste subject matter expert.

Prior to Mill Industries, Katelyn worked for the GreenWaste Recovery family of companies. She began working with GreenWaste of Palo Alto where she oversaw and coordinated the implementation of public education and outreach programs, conversion to fully-automated collection routes, and extension of collection agreements. As she moved to the corporate office, she became responsible for companywide sustainability practices and impactful community engagement. She also led business development, including responses to public procurements, and oversaw contract management for multiple municipal agreements.

As Managing Consultant for R3, Katelyn provides important support on a variety of solid waste management projects, including contract negotiations, drafting of agreements, analysis of collection fleets, grants management, and SB 1383 implementation.

Education & Certifications

- » Bachelor of Science in City and Regional Planning, Cal Poly, San Luis Obispo

Relevant Experience

- » **Operational Review and Fee Study** | City of Glendale
As an element of the study, Katelyn analyzed the City's refuse fleet to understand challenges and impacts associated with converting to a fully electric collection fleet. This work included cost projections, evaluation of comparable vehicles, and considering space required for a charging depot and route operations impacts. She researched Advanced Clean Fleet (ACF) implications on the City's fleet, including potential waiver eligibility and available compliance pathways.
- » **Rate Study** | City of Palo Alto
Katelyn has been assisting with an evaluation of the City's existing refuse rate model, current refuse rates, revenue and expense projections, and cost distributions across sectors. Currently, she is helping develop rate adjustment scenarios that are sufficient to fund the City's annual operating costs, which include funding for the City's collection and processing contracts.
- » **Negotiation Support** | City of Woodland
Recently completed contract negotiations for the City Woodland, a scope that included writing a new Agreement that prioritized measurable performance standards for the contractor covering customer service, operations, and public education. Notable deal points within the negotiation included the rollout of new technology to enforce overages and contamination, incorporating street sweeping services as a contractor-provided service, a new curbside HHW service, and rate adjustments to account for these new programs.
- » **Various On-Call Consulting Services** | City of Rancho Cordova
Currently supporting the City with residential and commercial agreement administration, which includes conferring with the hauler and regularly meeting with City staff. Katelyn conducts planning, tracking and implementation on behalf of the City for SB 1383 Implementation Grants, City County Payment Program, and other applicable CalRecycle Grant Programs. She is coordinating with staff to develop new processes for better tracking of program compliance and successful waste diversion.
- » **Solid Waste Coordination Services** | Town of Loomis
Katelyn has been supporting the Town's Construction & Demolition Debris Recycling program and managing the Town's procurement agreement with Desert View Power for procurement compliance attributes. She is also coordinating with the Town's hauler to update reporting templates and protocols, and analyze disposal and diversion tonnage. Katelyn is currently negotiating a solid waste collection contract extension to provide for ongoing compliance with SB 1383, memorialize services provided in the field, and improve efficiency and diversion of services provided. She is also conducting planning, tracking, and implementation for SB 1383 Implementation Grants and the City County Payment Program.



Jordan Muratsuchi

Sr. Consultant, Rate Study & Operation Review Analyst



About

Jordan Muratsuchi has 10 years of solid waste, recycling, and community engagement experience. Prior to joining R3, he was the Executive Director of an environmental 501c(3) nonprofit focused on waste management and community engagement. He combines his fiscal awareness with a diverse comprehension of environmental management.

As Sr. Consultant for R3, Jordan combines his strong analytical skills with regulatory knowledge to develop cost-effective programs for clients. He is solution-focused and well-versed in working with governmental, business, and community stakeholders and clients. He regularly conducts rate studies, cost-of-service and other financial analyses, and assists clients in understanding the benefits and drawbacks of their current solid waste collections agreements, specifically with regards to legislation such as AB 341, AB 939, AB 1826, and SB 1383. Jordan is solution-minded and strives to tailor results to the unique conditions of individual communities.

Education & Certifications

- » Master of Science, Natural Resources & Environmental Management, University of Hawai'i, Mānoa
- » Bachelor of Science, Civil Engineering (Environmental Concentration), University of Michigan
- » Certified Manager of Zero Waste, Solid Waste Association of North America

Relevant Experience

- » **Solid Waste Rate Study | City of Tulare**
Currently conducting a solid waste rate study as a follow up to R3's previous rate study with the City that resulted in cost-effective rates and supplied the City with sufficient resources for the past seven (7) years, beyond the proposed 5-year rate schedule. This engagement will produce a 10-year financial rate model for City use, including an updated 5-year schedule of rates that will provide the best value to ratepayers while continuing to ensure financial sustainability for the solid waste enterprise fund.
- » **Solid Waste Rate Study | City of Porterville**
Assisted the City by conducting a rate study for the City, involving the creation of a 10-year financial model for the City's solid waste enterprise fund. Analyzing various rate adjustment scenarios that will allow the City to generate enough revenue for financial sustainability of its enterprise fund and ensuring a sufficient amount of reserve funds while being mindful of potential impacts to rate payers.
- » **Solid Waste Rate Study | City of Merced**
Currently developing a 10-year financial rate model for the City's solid waste enterprise fund, including a 5-year rate plan that will ensure financial sustainability and the best value for rate payers. This engagement has involved working with staff to identify and incorporate costs into the rate model, while maintaining sufficient resources for unexpected fund incurrences.
- » **Solid Waste Rate Study | City of Wasco**
Developed a 10-year financial rate model for the City's solid waste enterprise fund, including a 5-year rate plan that will ensure financial sustainability and the best value for rate payers. Additionally, he assisted with SB 1383 compliance and budgeting for the additional costs incurred by unfunded state mandates.
- » **Solid Waste Regional Rate Setting | 10 Agencies within San Luis Obispo County**
Currently developing a regional-scale rate application methodology for 10 agencies within the County and their franchised hauler. This engagement will produce a single rate setting methodology combining all 10 agencies, replacing the current rate setting manual developed in 1994 which has been independently applied to each agency. The new regional rate setting will be simpler, incorporate new industry standards, stabilize rate adjustments, and overall lead to a more transparent process.
- » **Solid Waste Rate Study | City of San Luis Obispo**
Conducted a full solid waste rate study for the City, including a detailed (base year) rate review, cost-of-service analysis, and analysis of legal liability. Additionally, he redeveloped the City's Solid Waste Rate Setting Manual, originally created in 1994, to modernize and streamline it with the anticipated product ensuring a straight-forward rate setting process.
- » **2025 Base Year Rate Review | City of Union City**
In the process of completing a review of the base year rate applications from the City's two haulers to ensure logical consistency, mathematical accuracy, and conformance with the rate setting methodology and franchise agreements. Provided recommendations which resulted in an adjusted rate increase which was less than initially requested.



Angela Micheletti

Associate Consultant, Rate Comparison Surveying Analyst



About

Angela Micheletti combines her background in geology with her passion for research and data analysis to work with local governments in reducing and better managing their waste streams. She has a strong background in assessing environmental impacts, engaging others in action - without hindering performance - to obtain measurable results. She is research-oriented and focused on providing client-centered service, accurate collection of data, and high-quality report writing.

As Associate Consultant for R3, Angela provides important support on a variety of solid waste management projects, including policy planning and implementation, grant reporting, negotiations and procurement, financial and rate reviews, as well as assisting jurisdictions with incorporating state regulations into their solid waste contracts. Additionally, she has conducted surveys, performed online and in-the-field data research, and has compiled and critically analyzed the resulting data and findings for our clients and their communities.

Education & Certifications

- » Bachelor of Science in Geology, University of California, Davis

Relevant Experience

- » **Rate Study** | Cities of Clayton, Rialto, Rosemead, Santa Clara and Santa Barbara
Angela conducted a solid waste rate study for various cities across California. The rate study includes an analysis of the surrounding jurisdictions' rates for comparison and rate adjustment scenarios. After comparing rates of nearby jurisdictions, she provided the cities with a financial model to present to City Council(s).
- » **Negotiation Support and Options** | County of Santa Clara
Assisted the County with an extensive review of the proposals submitted for the County's facilities and was involved with the interview process. As a part of the RFP process, she read through proposals to help provide key-determining factors of each hauler and if they would cover all the aspects the County required in the RFP. She also conducted a rate survey by researching surrounding jurisdictions garbage collection rates and helped determine recommendations for the next steps. While negotiations for the new hauler were underway, she began work on an Outreach project that educated the facilities' staff on the three-container system and the importance of recycling.
- » **Franchise Fee Revenue Justification** | Various Jurisdictions
In R3's franchise fee justification studies, Angela's primary focus is on the development of the property value analyses. She has assisted with the cost-recovery analyses, vehicle impact analyses, and research of the jurisdiction's solid waste program management. In her analysis, she has focused on the franchise fee values in comparison to administration costs. Based on her analysis, she was able to provide a detailed assessment to the client for defensible justification as well as recommendations for how the client should proceed.
- » **On-Call Solid Waste Consulting Services** | City of Rancho Cordova
Supporting the City with CalRecycle grant reporting, edible food recovery support, electronic annual report assistance, recordkeeping of the implementation record, and commercial agreement administration. She regularly communicates with the City in monitoring grant expenditures and follows up with grant projects to ensure progress is being made. She has completed the 2022 and 2023 EAR for the City which includes gathering data from all exclusive and non-exclusive garbage haulers and consolidating various program descriptions.
- » **Solid Waste Coordination Services** | Town of Loomis
Over the past two years, our team has supported the Town with solid waste coordination services, including review of compliance, reporting, and administration of their solid waste programs. As a part of this engagement, Angela assisted with CalRecycle grant reporting and administration of grant funding. She has completed the electronic annual report for the Town and attends regular solid waste group meetings representing Loomis. As part of the meetings, she collaborates with other Placer County jurisdictions' to develop outreach methods and materials to the County.
- » **2023 Rate Setting** | City of San Rafael (on behalf of Marin Franchisors Group)
Angela conducted a solid waste rate study for the City on behalf of the Marin Franchisors Group. This study included an analysis of the surrounding jurisdictions' rates for comparison. The comparison consisted of financial models of the residential and commercial rates from each jurisdiction. She ensured the material was presented with accuracy and consistency with industry standards.

D. RELATED EXPERIENCE

1. City of Tulare

Ms. Trisha Whitfield, Public Works Director
3981 S. K Street, Tulare, CA 93274
559.684.4320 | twhitfield@tulare.ca.gov

R3’s Specific Involvement: Full Service Solid Waste Operations and Financial Consultant

Project Dates	Proposed Cost	Final Cost
December 2016 - February 2018	\$139,480	\$136,580
April 2024 - May 2025	\$ 80,000	\$ 80,000

Project Description

Rate Model and Financial Planning

R3 developed a rate model for the City that is user-friendly, Excel-based, and made to be used as a tool to project the City’s costs over an extended planning period (e.g., 1-5 and 6-10 years) and account for, among other things, timely vehicle replacement and other future capital costs. This information was used to help set rates that are sufficient to support an “industry standard” solid waste collection operation for the City. The rate model was also used to project the cost of service of the City’s residential, commercial, roll-off and street sweeping operations, and set cost of service rates. R3 established cost-of-service rates that comply with Proposition 218 and supported the City’s compliance with Proposition 218 public noticing and hearing requirements.

Collection Operations Review

For this task, R3 evaluated how the City currently provides solid waste services, and including assessing collection productivity, management and administration, and data tracking and reporting. R3 provided recommendations covering a wide range of issues including vehicle routing, staffing, safety, vehicle maintenance, and customer service in support of improving the overall performance of the City’s municipal solid waste management system.

Solid Waste Rate Study

R3 was engaged by the City to perform a solid waste rate study (Study). The purpose of the Study was to develop a recommended five-year rate adjustment schedule for the City’s Solid Waste Division (Division) that generates adequate revenue to fund the Division’s operations over the next five years. R3 completed a similar study for the City in 2017 that provided recommended rate adjustments through fiscal year 2022/23, which the City implemented. As part of this Study, a “cost of service” analysis was conducted to assess the extent to which the rates for each of the following Division lines of business cover the associated expense: Residential, Commercial, and Roll-Off.

2. City of Redlands

Mr. Chris Boatman, Assistant City Manager
P.O. Box 3005, Redlands, CA 92373
909.798.7510 | cboatman@cityofredlands.org

R3’s Specific Involvement: Full Service Solid Waste Operations and Financial Consultant

Project Dates	Proposed Cost	Final Cost
May 2023 - December 2024	\$106,875	\$106,875

Project Description

Solid Waste Financial Plan and Rate Study

R3 prepared a financial plan and rate study for the Solid Waste Service Enterprise Fund, analyzing and forecasting necessary expenses and revenues. The study revealed that solid waste service rates had not been adjusted since October 2021, leading to the depletion of reserve balances to maintain current service levels. Without rate adjustments, reserves would be exhausted by the end of FY 2025-26, jeopardizing service levels starting FY 2026-27. R3 recommended annual rate adjustments of 9% for the next three years (2025, 2026, 2027) and a 4% adjustment in 2028 to ensure financial stability and compliance with state regulations, including SB 1383, which mandates programs to reduce organic waste and greenhouse gas emissions.

The methodology included detailed reviews of current and projected revenues and expenses, with projections accounting for inflationary increases in costs such as labor, fuel, recycling, composting, and disposal. The study also emphasized the need for new expenses to comply with SB 1383, including funding for additional programs to achieve full compliance. The proposed rate adjustments aimed to proportionately allocate costs among different customer types and service levels, ensuring that the Solid Waste Fund remains financially stable while maintaining service levels and compliance with state regulations.

3. City of Santa Monica

Ms. Yvonne Yeung, Resource Recovery and Recycling Manager

2500 Michigan Ave, Building 9, Santa Monica, CA 90404

310.458.8552 | yvonne.yeung@smgov.net

R3's Specific Involvement: Project Manager, Primary Consultant

Project Dates

December 2018 - December 2023

Project Cost

\$364,575

Final Cost

\$362,663

Project Description

R3 was previously engaged by the City to conduct an Operational Analysis, Rate Study and Zero Waste Plan Update for the Resource Recovery and Recycling Division (RRR Division)'s municipally operated solid waste collection and recycling operations. The primary objective of this project is to determine how to continue achieving the City's long-term sustainability goals and initiatives while preserving the health of the RRR Enterprise Fund.

R3 was the lead of a multi-consultant team (Sloan Vazquez McAfee, HDR, and Abbe & Associates) who conducted the following six primary tasks for this engagement:

- › Staffing, Routing and Vehicle Efficiency Analysis
- › Billing Audit
- › Technology & Systems Review
- › Zero Waste Strategic Operations Plan Review & Update
- › Rate Study & Financial Analysis
- › Community Engagement Plan Development

By working closely with the City and engaging its ratepayers through a robust community outreach process, the R3 team provided recommendations for improving the efficiency and effectiveness of its solid waste operations. R3 completed a rate study to ensure ongoing funding of City's entire solid waste program, including Zero Waste programming and State compliance. This engagement included the following components:

Zero Waste Strategic Operations Plan Review and Update

The R3 Team assisted the City in updating its 2014 Zero Waste Plan and recommending additional strategies to further the City's progress towards its goal of achieving 95% diversion by 2030 in the event that current strategies are not sufficient, or if the Zero Waste goal is determined to no longer be realistic for the City.

For this task, R3 took a data-driven approach to assessing the City's progress toward achieving its Zero Waste goals by using multiple measurable metrics including, but not limited to: tonnage of waste disposed and diverted; the diversion rate; total pounds per person per day (PPD) and CalRecycle diversion rate equivalent; estimated greenhouse gas emission reductions; customer participation; and AB 341 and 1826 commercial recycling

compliance. Based on these metrics, the R3 Team projected Citywide disposal through 2030 to determine if the City is on track to meet its 95% diversion goal and recommend strategies to enhance the effectiveness of current programs or implement new programs that will cost-effectively increase diversion. For each zero waste strategy recommendation, the R3 Team provided the City with an analysis of estimated additional diversion and implementation costs.

Rate Study and Rate Model

The R3 Team determined the sustainability of the City's current rate structure to continue supporting solid waste operations without depleting the City's RRR Enterprise Fund, which receives 90% of its revenue from solid waste operations. The R3 Team conducted a comprehensive analysis of the Fund's financial forecast, revenues, and expenditures for solid waste and recycling operations over a 10-year planning period and assisting the City in transitioning from line-item to program-based budgeting.

For this task, the R3 Team developed an Excel-based Rate Model for use by the City to project revenues and expenses, and evaluated the current and future rate adjustment options, including cost-of-service rate options, over an extended planning period. R3 also conducted a Benchmarking Survey of solid waste rates and service of (a minimum of 5) comparable communities, including analysis of how other municipalities have managed the financial impact of Proposition 218.

4. City of Porterville

Mr. Michael Knight, Assistant City Manager

291 N Main Street, Porterville, 93259

559.782.7514 | mknight@ci.porterville.ca.us

R3's Specific Involvement: Full Service Solid Waste Operations and Financial Consultant

Project Dates

July 2020 - October 2023

Proposed Cost

\$208,880

Final Cost

\$208,523

Project Description

Solid Waste Rate Study

R3 assisted the City in reviewing their current solid waste operations and associated costs of service, to provide recommendations for improvement on identified areas of opportunity. The City currently conducts solid waste operations in-house, providing residential, commercial, industrial/roll-off, and street sweeping services.

To ensure the financial sustainability and continuation of operations, R3 analyzed the City's solid waste funds and how operational practices inform the development of a 5-year rate plan that allows the City to generate the revenue required to operate at industry standard levels. Included with this rate plan is a 10-year fully functional excel-based rate model, which will allow the City to project different scenarios and determine the associated rate increases that will be necessary. Additionally, R3 ensured the legality of implementing the new rates by managing the procedural requirements under Proposition 218.

Solid Waste Operational Review

In 2022, R3 was engaged to evaluating how the City currently provides solid waste services, and make recommendations for improving the overall performance of the City's municipal solid waste management system. The primary objective of this engagement was to review the City's operations to identify opportunities for improved efficiency and provide recommendations for specific changes to support operations and services on par with generally practiced industry standards. As part of our review, R3 conducted a wide range of tasks, including observing various functions within the operations of the City, including fleet maintenance; observing morning routines and day-to-day operational activities; interviewing personnel in each area of the City (management, supervisor/driver(s), dispatch/customer service); reviewing existing policies and procedures; evaluating existing routes and workloads; and reviewing a wide range of information and data (to the degree available). In considering our findings and recommendations, we encouraged the City to take a measured, organized, and methodical approach to implementing any changes. This includes developing appropriate supporting policies and procedures, providing associated staff training and oversight, and holding staff accountable for performance so that desired changes become standard operating procedures and are sustained.

5. City of Folsom

Ms. Marie McKeeth, Section Manager, Public Works Department
50 Natoma Street, Folsom, CA 95630
916.351.3353 | mmckeeth@folsom.ca.us

R3’s Specific Involvement: Project Manager

Project Dates	Proposed Cost	Final Cost
June 2017 - October 2019	\$98,710	\$98,685

Project Description

Solid Waste Operation & 5-Year Rate Study

R3 was recently engaged by the City to conduct a Performance Review of the City’s solid waste operations and conduct a Rate Study. R3’s goals were to identify opportunities to improve the effectiveness and efficiency of the City’s solid waste operation, and determine if a rate change was needed to support ongoing services. R3 reviewed all aspects of the City, including the operational practices from pre to post trips, the organizational and management structure of its staff, and City’s existing fleet management and maintenance. Based on the review, specific recommendations were provided to the City regarding areas that needed improvement to achieve higher efficiency and route optimization. Following the review, R3 also assisted the City in the implementation of a number of corrective actions to address deficiencies regarding safety, staffing, policies and procedures, productivity, and accountability. R3 analyzed the City’s solid waste rates and fees to determine if revenues for each program were consistent with the cost of service, and provided the City with five rate structuring scenarios to consider for the implementation of a rate adjustment necessary to meet the City’s revenue goals.

For the Performance Review, R3 conducted a wide range of tasks, including:

- › Observed various functions within the operations of the City, including fleet maintenance, morning routines, and day-to-day operational activities.
- › Interviewed personnel in each area of the Division (management, driver(s), and dispatch/customer service).
- › Conducted in-cab ride-along trips with residential and commercial drivers.
- › Reviewed existing policies and procedures and evaluated existing routes and workloads.

R3 assisted the City with implementing a number of corrective actions to address deficiencies that were identified during the course of the performance review, including the following main issues:

- › Safety issues related to pre-trip consistency, overweight vehicles, safety data tracking, driver training, and the development of a solid waste specific safety training program.
- › Staffing issues including management, analytical support, vehicle mechanic, and route driver positions.
- › Policy and procedural issues including the development of an operational standards document that concretizes policies and procedures, and a “Safe Driver Observation” Program.
- › Accountability issues including discipline authority, enforcement of policies and procedures, and morning launch organization for drivers.
- › Productivity issues including the fleet replacement schedule, reevaluation of weekend commercial services, time clock and route monitoring tools, routing of residential and commercial collection systems, missed pick-up reporting procedures, performance benchmarking management system, and work schedules.
- › Fleet management issues, including replacement, expansion, and maintenance of vehicles.

For the Rate Study, R3 developed an Excel-based Rate Model that provided the following key elements:

- › Projection of the Division’s revenues and expenses over a 10-year time period, enabling the City to evaluate its annual revenue requirements to meet current expenses and future additional programs or expenses.
- › Calculation and projection of the rate adjustments needed to meet the City’s target revenues.
- › Incorporation of a Cost-of-Service Module to track City costs for the residential, commercial and roll-off services, which enabled the City to establish cost-of-service rates for each of its major lines of business.

Additionally, R3 recommended development of an Annual Business Plan that includes setting specific annual goals and objectives for the coming year for the overall Division, and for each of its major lines of business. In support of the development of a Division Fiscal Year (FY) 2018-19 Business Plan, R3 also provided a list of suggested Division priorities for the next 12 months, listed by priority and ease of implementation.

Additional Relevant Project Experience

Since 2002, R3's project team has developed a unique level of relevant experience and knowledge of solid waste solutions that can help you deliver the programs and policies that your community needs. Our team is proud to have served 120+ clients over the past three years, and below, we have compiled a sample list.

CLIENT	SERVICES				
	Financial / Rate Studies	Operations / Performance Reviews	Legislative Compliance	Prop 218 Noticing	Various Consulting Services
City of Beaumont	X		X		X
City of Burbank		X	X		X
City of Citrus Heights	X		X	X	X
City of Concord	X	X	X		X
City of Elk Grove	X	X	X		X
City of Fairfield		X	X		X
City of Folsom	X	X	X		
City of Glendale	X	X	X		X
City of Lakeport	X		X	X	
City of Los Altos	X	X	X		X
City of Menlo Park	X		X		X
City of Merced	X		X		X
City of Pomona	X	X	X	X	X
City of Porterville	X	X	X	X	X
City of Redlands	X		X	X	X
City of Sacramento	X	X	X		X
City of Salinas	X	X	X		X
City of San Bruno	X	X	X		
City of Santa Clarita	X		X		
City of Santa Monica	X	X	X		
City of Stockton	X	X			
City of Tulare	X	X	X	X	
City of Turlock	X		X		X
City of West Sacramento	X	X	X		X
City of Vallejo	X	X	X	X	X
City of Visalia	X	X			
City of Yuba City	X		X		X
County of Merced	X		X	X	X
Sacramento County	X	X	X		X
Sonoma County	X		X	X	X
Town of Loomis	X		X	X	X
Yuba Sutter RWMA	X		X		X

E. PROJECT TIMELINE

TASK	TENTATIVE START DATE	TENTATIVE COMPLETION DATE	MILESTONE	DELIVERABLE	CITY-PROVIDED RESOURCES
1. Investigation and Data Collection	August 4, 2025	September 1, 2025	Project Initiation	N/A	N/A
2. Regional Rate Comparison	August 4, 2025	September 1, 2025	Comparative Analysis	Excel Workbook and a Power Point Presentation Summary	N/A
3. Rate Structure Review and Alternatives	August 4, 2025	September 1, 2025	Select Rate Structure Approach	Summary Memo	N/A
4. Financial Analysis and Projections	August 4, 2025	September 29, 2025	10-Year Financial Forecast	Excel Workbook	N/A
5. Rate Calculations and Recommendations	August 4, 2025	September 29, 2025	5-Year Adjustments to Rates	Excel Workbook	N/A

TASK	TENTATIVE START DATE	TENTATIVE COMPLETION DATE	MILESTONE	DELIVERABLE	CITY-PROVIDED RESOURCES
6. Operations Efficiency and Performance Review	August 4, 2025	September 29, 2025	Verification of Operational Viability	Summary Memo	Interviews with staff
7. Public Workshops	September 1, 2025	September 29, 2025	Community Engagement and Feedback	Power Point Presentations	City to conduct public outreach, provide venue, IT, and all associated needs.
8. Reports	September 1, 2025	October 6, 2025	Rate Study Report	Draft and Final Report and a Power Point Presentation	N/A
9. Prop. 218 Notice Design	October 13, 2025	November 27, 2025	Start of 45-day Notice Timeframe	Draft and Final Prop. 218 Notice	City to conducting addressing, printing and mailing of notices.
10. City Council Public Hearing	December 2, 2025		City Council Prop. 218 Hearing	N/A	City to gather, review, and count number of valid protests and prepare staff report and resolution/ ordinance.
New Solid Waste Rates Take Effect	January 1, 2026		Effective Date for Year 1 of new Rates	N/A	N/A

F. PROPOSED FEE STRUCTURE AND SCHEDULES

R3 has provided the Proposed Fee Structure and Schedule in a separate document, as requested in the City's RFP.



G. CONFLICT OF INTEREST

R3 has no potential conflicts of interest that may arise during the contracted work. R3 assures there are no conflicts that would compromise the integrity of the evaluation and procurement process. Our team has dedicated their careers to the field of solid waste management and sustainability, and skillfully deliver expert industry analysis and recommendations to our clients, who consist primarily of municipalities, public agencies, and joint power authorities - but never the solid waste companies we may be reviewing someday.

H. REQUIRED PROPOSAL FORMS

› Addendum 1 Form	page 34
› Addendum 2 Form	page 35
› Non-Collusion Affidavit	page 36
› Workers’ Compensation Insurance Certificate	page 38
› Equal Employment Opportunity Compliance Certificate (Executive Order 11246)	page 39
› Americans with Disabilities Act Compliance Certificate	page 40
› City of Hanford, CA Ownership Disclosure for Contractors and Consultants	page 41
› State of California Drug-Free Workplace Certification STD.21 (REV.12-93)	page 42
› Iran Contracting Act Certification	page 43
› California Levine Act Statement	page 44



City of Hanford, CA

315 N. Douty Street
Hanford, CA 93230
purchasing@hanford.city
(559) 585-2152

ADDENDUM NO. 1

Issued: Thursday, May 8, 2025
Project: Refuse Rate Study
Project No.: RFP 2025-14
Bids Due: Wednesday, May 21, 2025 @ 2:00 p.m.

Addendum No. 1 is being issued to provide answers to questions received via Bidnet and the proposer conference. This addendum becomes part of the bid documents for this project and must be signed and submitted with the Proposal.

Questions/Responses

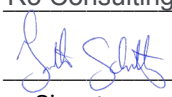
Q1: Will the City provide a copy of the previous Rate Study?
R1: Please see attached document.

PROPOSER ACKNOWLEDGMENT OF ADDENDUM NO. 1

Proposer to sign and submit with Proposal.

Firm: R3 Consulting Group, Inc.

Date: May 21, 2025

By: 
Signature

RFP 2025-14
Refuse Rate Study
Addendum No. 1

Questions & Answers - 2

Solicitation RFP 2025-14 - Refuse Rate Study
Buying Organization City of Hanford

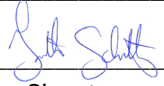
No	Question/Answer	Question Date
Q4	Question: City Budget What is the City's intended budget for this project? Answer: The City's intended budget for this project is approximately \$50,000.	05/14/2025
Q5	Question: Target Effective Date What is the City's target date for rates to become effective? July 1, 2026? Answer: The City does not have a set implementation date. Once the bids are in and a vendor selected, we will work with them to set an effective date.	05/14/2025

PROPOSER ACKNOWLEDGMENT OF ADDENDUM NO. 2

Proposer to sign and submit with Proposal.

Firm: R3 Consulting Group, Inc.

Date: May 21, 2025

By: 
Signature

RFP 2025-14
Refuse Rate Study
Addendum No. 2

NON-COLLUSION AFFIDAVIT

(Submit with Proposal)

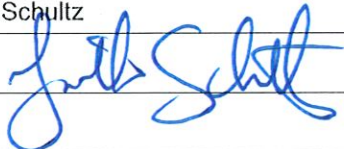
TO: THE CITY OF HANFORD

The undersigned, in submitting a proposal for performing the following work by contract, being duly sworn, deposes and says:

That he/she has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competition in connection with such contract.

Work to be performed: **RFP No. 2025-14**
Refuse Rate Study

Proposer's Name: Garth Schultz

Signature of Proposer: 

Title: President

Business Address: 1504 Eureka Road, Suite 220, Roseville CA 95661

Place of Residence: Roseville

State of: California

County of: Placer

On this _____ day of _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature _____ (Seal)

CR 5/19/25
See Attached Notary
Acknowledgment Certificate

RFP 2025-14
Refuse Rate Study
23

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: California

County Of: Contra Costa

On May 19th, 2025 before me, Carlos Eduardo Leal Reyes Notary Public, personally appeared,

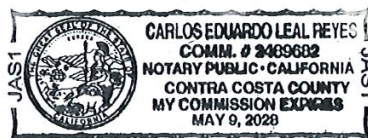
Garth Schultz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature: Carlos Eduardo Leal Reyes



Title of Document: Non-Collusion Affidavit

Total Number of Pages including Attachment: 2 pgs.

Notary Commission Expiration Date: May 09, 2028

Notary Commission Number: 2489682

WORKERS' COMPENSATION INSURANCE CERTIFICATE

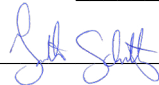
(Submit with Proposal)

STATE OF CALIFORNIA)
) ss
CITY OF HANFORD)

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work under this contract.

Company: R3 Consulting Group, Inc.

Business Address: 1504 Eureka Road, Suite 220, Roseville CA 95661

Signature: 

Name of Signing Official: Garth Schultz

Title of Signing Official: President

Date: May 21, 2025

Company Seal: N/A

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE (EXECUTIVE ORDER 11246)

(Submit with Proposal)

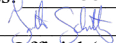
Equal Opportunity Clause

Unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Executive Orders 10925, 11114 or Section 204 of Executive Order 11246 of September 24, 1965, during the performance of each contract with the City of Hanford, the Proposer agrees as follows:

1. The proposer will not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin, or political affiliation. The proposer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, gender, national origin, or political affiliation. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The proposer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
2. The proposer will, in all solicitations or advertisements for employees, placed by or on behalf of the proposer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, national origin or political affiliation.
3. The proposer will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or the workers' representative of the proposer commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice on conspicuous places available to employees and applicants for employment.
4. The proposer will comply with all provisions of Executive Order 11246 of September 24, 1965, and the rules, regulations and relevancy orders of the Secretary of Labor.
5. The proposer will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and relevant orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
6. In the event of the proposer's non-compliance with the non-discrimination clauses of this subcontract or with any of such rules, regulations or orders, this subcontract may be canceled, terminated or suspended, in whole, or in part and the proposer may be declared ineligible for further government contracts in accordance with the procedures authorized in accordance with Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or otherwise provided by law.
7. The proposer will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The proposer will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event the proposer becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the proposer may request the United States to enter into such litigation to protect the interest of the United States.

Company Name: R3 Consulting Group, Inc.

Business Address: 1504 Eureka Road, Suite 220, Roseville CA 95661

Signature: 

Name of Signing Official (type): Garth Schultz

Title of Signing Official (type): President

Date: May 21, 2025

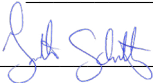
(Seal) N/A

AMERICANS WITH DISABILITIES ACT COMPLIANCE CERTIFICATE
(Submit with Proposal)

By submission of a bid, the BIDDER certifies it will comply with the Americans with Disabilities Act, 42 U.S.C., 12101 et. seq., and will maintain compliance throughout the life of this Contract. By commencing performance of the Contract work, the selected BIDDER certifies to the Americans with Disabilities Act compliance.

Company: R3 Consulting Group, Inc.

Business Address: 1504 Eureka Road, Suite 220, Roseville CA 95661

Signature: 

Name of Signing Official: Garth Schultz

Title of Signing Official: President

Date: May 21, 2025

Company Seal: N/A

CITY OF HANFORD, CA OWNERSHIP DISCLOSURE FOR CONTRACTORS AND CONSULTANTS

(Submit with Proposal)

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

Firm Name: R3 Consulting Group, Inc.

Firm Address: 1504 Eureka Road, Suite 220, Roseville CA 95661

List the names of all principals, partners, and/or trustees. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

Garth Schultz, President

Scott Hanin, Sr. Vice President

Janet Barile, Vice President

Carrie Baxter, Corporate Secretary

Nate Forst, Principal

Submitted by: Name Garth Schultz

Date May 21, 2025

STATE OF CALIFORNIA DRUG-FREE WORKPLACE CERTIFICATION STD.21 (REV.12-93)

(Submit with Proposal)

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or grant recipient to the certification described below. I am fully aware that this certification, executed on the date below, is made under penalty of perjury under the laws of the State of California.

Contractor Proposer Firm Name: R3 Consulting Group, Inc.
Federal ID Number: 33-1030017
BY (Authorized Signature): *Garth Schultz*
Date Executed: May 21, 2025
Printed Name of Person Signing: Garth Schultz
Telephone Number (Including Area Code): 510.292.0853
Title: President
Contractor/Proposer Firm's Mailing Address: 1504 Eureka Road, Suite 220, Roseville CA 95661

The contractor or grant recipient named above hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The above-named contractor or grant recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).

2. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b), to inform employees about all of the following:

- (a) The dangers of drug abuse in the workplace,
- (b) The person's or organization's policy of maintaining a drug-free workplace,
- (c) Any available counseling, rehabilitation, and employee assistance programs, and
- (d) Penalties that may be imposed upon employees for drug abuse violations.

3. Provide as required by Government Code Section 8355(c), that every employee who works on the proposed contract or grant:

- (a) Will receive a copy of the company's drug-free workplace policy statement, and
- (b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.

4. At the election of the contractor or grantee, from and after the "Date Executed" and until May 21, 2028 (NOT TO EXCEED 36 MONTHS), the state will regard this certificate as valid for all contracts or grants entered into between the contractor or grantee and this state agency without requiring the contractor or grantee to provide a new and individual certificate for each contract or grant. If the contractor or grantee elects to fill in the blank date, then the terms and conditions of this certificate shall have the same force, meaning effect and enforceability as if a certificate were separately, specifically, and individually provided for each contract or grant between the contractor or grantee and this state agency.

IRAN CONTRACTING ACT CERTIFICATION

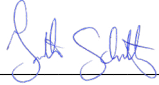
(Public Contract Code Section 2200 et seq.)

(Submit with Proposal)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 et seq.) is true and correct:

Please check the appropriate option:

- ☒ The Contractor is not:
- (1) Identified on the current list of persons and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or
 - (2) A financial institution that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.
- The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.
- The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000 over the life of the contract (up to 5 years).

Signature: 

Printed Name: Garth Schultz

Title: President

Agency Name: R3 Consulting Group, Inc.

Date: May 21, 2025

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or eligibility to bid on contracts for three years.

CALIFORNIA LEVINE ACT STATEMENT

(Submit With Proposal Attachment 8)

California Government Code Section 84308, also known as the “Levine Act,” can prohibit members of the Hanford City Council from participating in any action related to a “license, permit, or entitlement for use” if he or she receives any political contributions, which total more than \$500 during the twelve (12) months prior to and for twelve (12) months following the date of a final decision on such “license, permit, or entitlement for use,” from the person or company submitting a proposal or application to the City or any person who is not directly a party to the proposal or application but who actively supports or opposes a particular decision involving a “license, permit, or other entitlement” and who has a financial interest in the decision (“Participant”).

Government Code Section 84308 defines “license, permit, or entitlement for use” as “all business, professional and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.”

The following website contains a list of current Hanford City Council Members, <https://cityofhanfordca.com/1269/City-Council>. You are responsible for reviewing the names of Hanford City Council Members prior to making the following disclosure:

1. Have you, your company, any agent on behalf of you or your company, or, to the best of your actual knowledge, a Participant made any political contributions of more than \$500 to a Hanford City Council Member or a candidate running for Hanford City Council during the twelve (12) months preceding the date of the submission of your proposal or application or the anticipated date of any City Council action related to this proposal or application?

YES: _____ NO: X

If YES, please identify the City Council Member(s) and/or candidates for Hanford City Council and date(s) of contribution in the space below:

Council Member(s) or Candidate(s) Name

Date of Contribution(s):

I declare under the penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Answering YES to the question above does not preclude the City of Hanford from approving a “license, permit, or entitlement for use” for you or your firm or from taking any subsequent action. It does, however, preclude the identified Hanford City Council Member(s) from participating in any actions related to the approval process.

No party, or agent to a party, to a pending proceeding involving a “license, permit, or other entitlement for use” or Participant, or agent to a Participant, shall make a contribution of more than \$500 to any City Council Member(s) or City Council candidate during the proceeding and for twelve (12) months following the date of a final decision is rendered by the City in the proceeding.

NOTICE: The disclosure duty under state law continues for twelve (12) months after the final decision on a “license, permit, or other entitlement for use.” If the above information regarding contributions changes during such twelve (12) month period, then the undersigned is required to update this disclosure form.



Signature of Authorized Individual

May 21, 2025

Date

Garth Schultz

Printed or Typed Name of Authorized Individual

R3 Consulting Group, Inc.

Print or Type Name of Company

F. PROPOSED FEE STRUCTURE AND SCHEDULES

R3 proposes to complete the project for a total fee of **\$128,750**. **Table 1**, below, shows the fee breakdown by task. Within this proposed fee structure, we have included alternative fee proposal options, as shown on **Table 2**, on the following page. For the reasons stated in our cover letter, we recommend City acceptance of our complete Scope of Work and Fee Proposal as the City's best means to achieve fiscal sustainability for the City's refuse operations. For context, taken over 5-years, the City would only need a small one-time 0.25% adjustment to refuse rates in order to fund the Study.

Additional consulting services beyond those proposed will be charged at the standard rates shown in **Table 3**, on page 3. Fees for work completed will be billed monthly at the first of each month, for the preceding month, and are due within 30 days of the invoice date. Our team's proposed fee structure and schedules are guaranteed for 60 days, commencing upon submittal of this proposal.

Table 1: Fee Breakdown by Task

TASK	KEY PROJECT PERSONNEL						HOURS	FEE
	<i>G. Schultz / S. Hanin</i>	<i>W. Schoen / S. Harriman</i>	<i>J. Howison</i>	<i>P. Paulsen / K. Scholz</i>	<i>J. Muratsuchi</i>	<i>A. Micheletti</i>		
	\$340	\$340	\$265	\$240	\$220	\$185		
1 Investigation and Data Collection	5	5	-	5	5	-	20	\$ 5,700
2 Regional Rate Comparison	5	-	-	-	5	15	25	\$ 5,575
3 Rate Structure Review and Alternatives	5	-	-	10	10	-	25	\$ 6,300
4 Financial Analysis and Projections	15	10	10	10	50	-	95	\$ 24,550
5 Rate Calculations and Recommendations	15	-	-	10	30	15	70	\$ 16,875
6 Operations Efficiency and Performance Review	5	20	-	-	30	-	55	\$ 15,100
7 Public Workshops	50	-	10	10	10	10	90	\$ 26,100
8 Reports	15	5	5	5	15	5	50	\$ 13,550
9 Prop. 218 Notice Design	5	-	-	25	-	-	30	\$ 7,700
10 City Council Public Hearing	15	-	-	-	10	-	25	\$ 7,300
TOTALS	135	40	25	75	165	45	485	\$ 128,750

Alternative Fee Proposal Options

To demonstrate creativity and flexibility, our proposal includes alternative fee proposal options, as shown in **Table 2**, below. Please note, R3 recommends the full and complete Scope of Work as shown in our proposal, at the total proposed fee shown on the prior page and the leftmost column, below. Alternative fee proposal options are shown for comparative purposes, and are not necessarily recommended in that they would provide lesser value to the City and also, potentially, put the success of the Study at risk. We have also included, in the rightmost column, a demonstration of what it would take to meet the budget amount, as stated in Addendum #2 to the City's RFP – R3 is not offering this alternative as it would limit the Scope of Work to such a degree that we believe the Study would not be successful.

Finally, at the bottom of Table 2 we have included approximate one-time rate revenue adjustments necessary to fund the Study, as well as the approximate annual amount per residential rate payer that would be necessary to fund the Study. We share these to demonstrate that, compared to the budget amount stated by the City in Addendum #2, funding the full Scope of Work, as proposed by R3, is a difference of a 0.16% adjustment to refuse rates or \$0.51 per year per residential ratepayer.

Table 2: Alternative Fee Proposal Options

TASK	TOTAL PROPOSED FEE	ALTERNATIVE 1 - REMOTE WORKSHOPS	ALTERNATIVE 2 - IN-PERSON WORKSHOPS & NO EFFICIENCY REVIEW	ALTERNATIVE 3 - REMOTE WORKSHOPS & NO EFFICIENCY REVIEW	ALTERNATIVE 4 - NO WORKSHOPS OR EFFICIENCY REVIEW	ALTERNATIVE 5 - NO WORKSHOPS OR EFFICIENCY REVIEW OR PROP. 218 NOTICE	FOR EXAMPLE PURPOSES ONLY - NOT OFFERED
1 Investigation and Data Collection	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,700	\$ 2,850
2 Regional Rate Comparison	\$ 5,575	\$ 5,575	\$ 5,575	\$ 5,575	\$ 5,575	\$ 5,575	-
3 Rate Structure Review and Alternatives	\$ 6,300	\$ 6,300	\$ 6,300	\$ 6,300	\$ 6,300	\$ 6,300	
4 Financial Analysis and Projections	\$ 24,550	\$ 24,550	\$ 24,550	\$ 24,550	\$ 24,550	\$ 24,550	\$ 21,700
5 Rate Calculations and Recommendations	\$ 16,875	\$ 16,875	\$ 16,875	\$ 16,875	\$ 16,875	\$ 16,875	\$ 14,025
6 Operations Efficiency and Performance Review	\$ 15,100	\$ 15,100	-	-	-	-	-
7 Public Workshops	\$ 26,100	\$ 14,965	\$ 26,100	\$ 14,965	-	-	-
8 Reports	\$ 13,675	\$ 13,675	\$ 13,675	\$ 13,675	\$ 13,675	\$ 13,675	\$ 11,425
9 Prop. 218 Notice Design	\$ 8,325	\$ 8,325	\$ 8,325	\$ 8,325	\$ 8,325	-	-
10 City Council Public Hearing	\$ 7,300	\$ 7,300	\$ 7,300	\$ 7,300	\$ 7,300	\$ 7,300	-
TOTALS	\$ 129,500	\$ 118,365	\$ 114,400	\$ 103,265	\$ 88,300	\$ 79,975	\$ 50,000
Approximate One-time Adjustment to Refuse Rates to Fund Study	0.26%	0.24%	0.23%	0.21%	0.18%	0.16%	0.10%
Approximate Annual Residential Revenue Per Resident to Fund Study	\$0.83	\$0.76	\$0.73	\$0.66	\$0.56	\$0.51	\$0.32

Table 3: Standard Rates FY 2025-26

CLASSIFICATION	RATES
Principal / Sr. Director	\$ 340 per hour
Director	\$ 305 per hour
Sr. Managing Consultant	\$ 265 per hour
Managing Consultant	\$ 240 per hour
Sr. Consultant	\$ 220 per hour
Consultant	\$ 200 per hour
Associate Consultant	\$ 185 per hour
Expert Witness	1.5x Rates Listed Above
REIMBURSABLE COSTS	
Consultants/Subcontractors	Cost plus 10%
Lodging and Meals	Direct cost
Travel — <i>Private or company car</i>	At Current Federal Rate
Travel — <i>Other</i>	Direct cost
Delivery and other expenses	Direct cost

	TM	NM	RS	CT	Average
R3 Consulting Group	94	94	93	93	94
MSW Consulting Group	91	91	91	95	92
H F & H	79	86	88	87	85

Rank

1

2

3

CITY OF HANFORD



Refuse Rate Study Technical Proposal

May 21, 2025





HF&H Consultants

590 Ygnacio Valley Rd. Suite 105
Walnut Creek, CA 94596
Phone: (925) 977-6950
Web: hfh-consultants.com

May 21, 2025

Lisa Valencia
Purchasing Agent
City of Hanford
315-321 North Douty Street
Hanford, CA 93230

Subject: Technical Proposal for Refuse Rate Study – RFP No. 2025-14

Dear Lisa Valencia,

HF&H Consultants, LLC (HF&H) is pleased to submit this proposal to the City of Hanford (City) to perform a refuse rate study. We have prepared and organized our proposal based on the instructions contained in your request for proposal and trust we are fully responsive to your direction.

Growth

The City is one of California's fastest growing cities, with a recent growth rate of approximately 2% per year. Growth places demands on the City to provide continued exceptional refuse services to the City's residents and businesses. How can this be done? Careful and thorough planning will be a critical component. HF&H will provide the City with a menu of potential rate structures that will allow the City to plan out its future rate impacts in a thoughtful manner, using "what if" scenarios to consider and minimize unintended consequences.

Compliance

The City needs assurance that its rates are in compliance with Proposition 218. HF&H has incomparable experience in structuring solid waste and other utility rates for Proposition 218 compliance. Our water, wastewater, and refuse rates practice focuses on Proposition 218 in every study they conduct. As a benefit to the City, we have included an owner/partner, which leads our rates practice, to lead this project for the City to ensure we can properly support any fees or reimbursements included in the rate model.

Diversion

Beyond complying with Proposition 218, the passage of AB 341, SB 1826, and now AB 1383, the State has placed strict mandates on not only generators, but also collectors and the agencies themselves. Over the next several years, the City will face the dual challenge of bringing the existing ratepayers to compliance, while also providing new residents and businesses with the programs and services needed to comply. The City, being the collector of solid waste, recyclables, and organics for its residents and businesses, has a significant role to play over the next few years in becoming compliant with the regulations. In short, the City may need to select new programs to develop or recently employed new programs since the last rate study was conducted in 2022, and such selection should be supported by a detailed cost/benefit analysis. HF&H will work with the City reviewing its diversion plans, timing, and

costs of new programs to ensure rates are set proportionally to the cost of service, as required by Proposition 218. These costs and timing will be an integral part of the rate model we create for the City.

Financial Stability and Rate Impacts

The City provides municipally operated refuse and recycling collections to its residents (approximately 53,000 customers) and businesses (approximately 1,400 customers). The

If necessary, we shall work with City staff to develop a transitional rate adjustment strategy to reduce rate shock or hardships for any class.

City is concerned that the current rate structure may not provide sufficient revenues to fund operations and maintenance costs, meet its capital needs, and maintain operating reserves. The added complexities of future growth and the on-going State mandated programs require a rate model that will be flexible to allow the City to meet its financial goals.

Getting Public Support

Public support is the key to a smooth and efficient rate adjustment process. Effective public outreach is crucial. Typically, the public is not necessarily interested in how the rates are calculated but what is covered by the rates. Our presentations provide an overview of the “how” and the “what” and our reports provide greater detail for those who wish to dig deeper.

Our public meetings are geared towards helping the City Council and the public understand, and ultimately support, the rate changes.

The Experience You Need

Our project director, Rick Simonson (with over 24 years of utility rate consulting experience) and project manager Gabe Sasser (with 6 years of utility rate consulting experience), have conducted over 150 Proposition 218 cost-of-service rate studies for municipal-provided water, sewer, and solid waste clients. Additionally, HF&H has a very collaborative approach to its engagements. We have a “bench” that includes diversion planning, cost of service modeling, and solid waste financial planning specialists, all of whom will be on-call to assist and advise Rick and Gabe throughout this engagement.

We are pleased to receive this opportunity to submit our proposal to assist the City.

Sincerely,



Rick Simonson
Senior Vice President



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ATTACHMENTS

- 1. Staff Resumes
- 2. Required Forms
- 3. Signed Addenda



Section A. General Information

1. FIRM CONTACT INFORMATION

HF&H Consultants, LLC consists of 39 employees across two offices located at the following addresses:

Walnut Creek Office

590 Ygnacio Valley Road, Suite 105
Walnut Creek, CA 94596

Irvine Office

2081 Business Center Drive, Suite 265
Irvine, CA 92612

Main Line: (925) 977-6950

Fax: (925) 977-6955

Email: rsimonson@hfh-consultants.com

2. ACCOUNT REPRESENTATIVE

Rick Simonson, located at the Walnut Creek Office, will serve as the Account Representative and primary contact for this engagement and can be contacted via the following methods:

Phone: (925) 977-6957

Email: rsimonson@hfh-consultants.com

3. ORGANIZATION TYPE

HF&H is a limited liability company and State of California Certified Small Business

4. TAX IDENTIFICATION NUMBER AND BUSINESS LICENSE

Federal Tax ID#: 94-3097242

City of Hanford Business License: HF&H does not currently have a City of Hanford business license. Upon selection for this project, we will apply for and ascertain a valid business license prior to project commencement.

5. FIRM OWNERS

Rob Hilton – President
Laith Ezzet – Senior Vice President
Rick Simonson – Senior Vice President

6. YOUR HF&H TEAM

Our proposed consulting team and their experience is provided in detail in **Section C – Staff Qualifications and Experience**, as requested in the RFP.



7. INSURANCE

We maintain the following policies of insurance with carriers doing business in California:

- Commercial General Liability Insurance (\$2,000,000 Occurrence/\$4,000,000 Aggregate)
- Workers' Compensation (\$1,000,000)
- Professional Liability Insurance (\$2,000,000 Occurrence/\$2,000,000 Aggregate)
- Hired and Non-Owned Auto Liability¹ (\$2,000,000)
- Umbrella Liability (\$3,000,000 Occurrence/\$3,000,000 Aggregate)
- Cyber Liability (\$1,000,000 Each Claim)

All costs incurred in complying with additional coverages or limits (excluding additional insured and waiver of subrogation endorsements) become the responsibility of the client and are not included in the fees for services or direct charges but are billed in addition to the contract at cost, plus any professional or administrative fees.

8. REFERENCES AND REFERRALS

Detailed descriptions of our project experience are included in **Section D. Related Experience**.

Figure 1. Client References

Client Name & Title	Jurisdiction	Email Address	Phone Number
Brock Buche Public Utilities Director	City of Fresno	brock.buche@fresno.gov	(559) 621-8610
Michael Sigsbee Utilities Assistant General Manager	City of Ontario	msigsbee@ci.ontario.ca.us	(909) 395-2653
Benjamin Blanchard Administrative Services Officer	City of Long Beach	benjamin.blanchard@longbeach.gov	(562) 570-4696

¹ HF&H Consultants does not own any company automobiles.

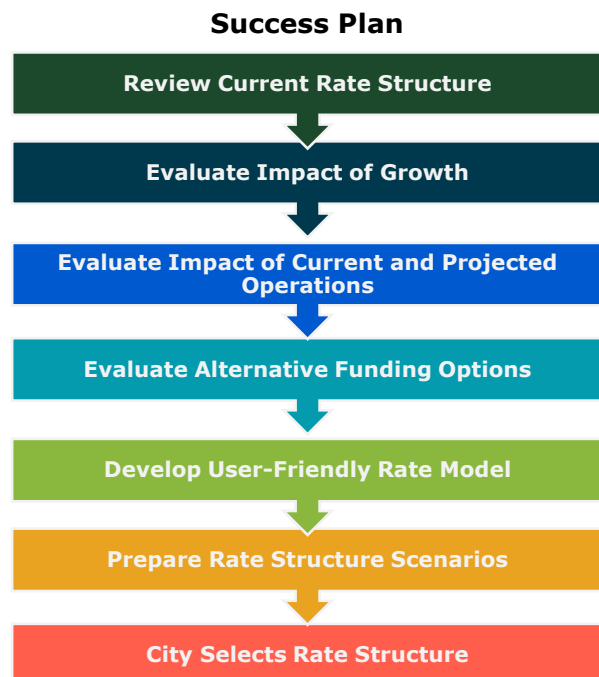


Section B. Proposed Project Approach

PROJECT UNDERSTANDING AND APPROACH

HF&H believes every client is unique! The City is experiencing unique growth and the rate structure has not been reviewed since 2022, prior to the full implementation of State regulations (e.g., SB 1383) which has changed the level of service provided to customers. Our scope of work will be tailored specifically for you to help you meet these challenges.

Our general approach to this engagement is for City staff and HF&H staff to work together as a collaborative team, conferring directly with Finance and Solid Waste department staff to ensure all parties clearly understand the objective of the model, the underlying assumptions and inputs, prepare rate structure and rate increase alternatives, and concur with the findings and recommendations. HF&H will prepare a report documenting the analysis, findings and recommendations and present these to the staff for comment. Thereafter, HF&H will revise the report to produce the final version and prepare presentation materials based on the final report. Throughout the engagement, HF&H staff will manage its progress against a schedule, created at the kick-off meeting with City staff, which will be organized by day and describe who is responsible for performing each task and delivering each work product. Also, throughout the engagement, Rick and Gabe will supervise staff in performing certain tasks and Rick will be responsible for performing quality assurance reviews of interim and final work products.



PHASES AND OBJECTIVES

Phase 1: Determine Revenue Requirement. Within this Phase HF&H will facilitate a kick-off meeting with the City to confirm key deadlines and overall goals of the project. If necessary, it is at this point where we will revise our scope to better meet the City's needs. Then, HF&H will review current and projected operational and financial data provided by the City to determine the annual revenue requirements that will drive future revenue increases.

Phase 1 Objective: Understand the policies, procedures, and assumptions for the City's refuse collection, processing, and disposal services in order to develop achievable short- and long-range financial projections based on a good understanding of the current and anticipated operations.

Phase 2: Calculate Rates. Within this Phase, HF&H will develop a rate model to be used to determine Proposition 218 compliant rates which will allocate costs based on a detailed-level



cost of service structure. Based on the results of the model, HF&H will work with the City on developing a rate design that will meet all of the City's rate-making objectives.

Phase 2 Objective: Develop a detailed-level cost of service refuse rate model to calculate rates by customer class, material stream, and container size that meet's the City's rate design goals.

Phase 3: Outreach and Communication. Within this Phase HF&H will provide the City with a report of the cost-of-service analysis and recommendations resulting from the rate model, support in creation and implementation of the Proposition 218 notice, and present interim and final results to City Council and the public.

Phase 3 Objective: Provide the City with a report of the results and recommendations from the rate model, provide support in creation, and translation, of the Proposition 218 notice, and present findings to stakeholders.

TASKS, DELIVERABLES, AND MEETINGS

The following tasks will provide the City with a five-year rate model for its solid waste program, which will be used for adopting a five-year rate schedule that is compliant with Proposition 218.

The following tasks will be performed as part of proposed project approach. Please note all project meetings with City staff are captured under **Task 7**. All presentations to City Council and public workshops are included in **Tasks 5 or 6**.

Task 1. Project Initiation

We will facilitate a virtual kick-off meeting with key City staff. The meeting will introduce the participants (City and HF&H) and identify their project roles and expectations. Meeting topics will include: 1) discussing project scope, timing, and deliverables; 2) discussion of prior cost-of-service study, 3) key model components and assumptions; 4) model format and expected scenarios; and 5) requesting and compiling all relevant and required data. HF&H will provide a data request list ahead of this meeting for discussion during the kick-off meeting.

City staff should budget two hours for this virtual meeting. The discussion will be summarized in meeting notes that will also list the data requirements and the City staff responsible for providing the data. HF&H staff will also be available to meet with individual City staff following the kick-off meeting to review various issues in more detail, as needed.

Deliverables:

- Data request for City staff

Meetings:

- Kick-off call with City staff (Virtual)



Task 2. Revenue Requirements

HF&H will review, identify, and summarize the City's solid waste system's financial and operational data. Projections will be made for future year's revenue requirements based on available data and inflationary factors. The revenue requirement projections will be used in Task 3 to determine the future revenue increases that will be needed to fund the annual revenue requirements

We will approach each of the following elements of determining the revenue requirement as follows:

Expenses. Expenses are comprised of the City's budgeted or actual expenditures. HF&H will use the City's most recent actuals or budgeted expenditures to project the future revenue requirements. In preparation for Task 3, HF&H will gather or calculate the following supplemental information to support in integration into the rate model:

- Allocation of refuse collection activities between customer classes and material streams
- Allocation of overhead costs between customer classes and material streams
- Allocation of disposal and processing costs from the City's post-collection operations
- Current and anticipated capital costs or funding
- Current billing program costs
- Reserve fund policies and requirements

Revenues. We calculate and project rate revenue based on the current rate structure, by customer class and material type collected. This is more accurate than simply extrapolating total revenues (which is a common, albeit less accurate, practice) and provides a good crosscheck on the City's projections.

We also monitor and extrapolate revenues received for the current rate year to update projections. This is an important consideration for future revenue projections, as well as the revenue reconciliation of the present year.

Future Considerations. The City must consider State-mandated diversion requirements and programs. This concern requires careful planning to maintain financial stability for the City, as the complexities of these requirements affect multiple facets. HF&H will review with the City its productivity and cost assumptions associated with expanded diversion programs for incorporation into the rate schedule and planning model. This will include analysis of expected changes in:

- The impact of projected growth and inflation on operational and financial assumptions
- The impact of new diversion programs, if applicable, on operational and financial assumptions
- The impact of changes in equipment purchase scheduling



- The impact of changes in capital project scheduling
- The impact of variations in debt financing decisions
- Analysis of disposal and processing rates for City operations

Deliverables:

- Five-year projected revenue requirements

Meetings:

- Monthly project status check-ins (Virtual), or more frequently as needed

Task 3. Cost-of-Service Rate Model

Incorporating the results of Tasks 1 and 2, HF&H will prepare a five-year, user friendly planning model for the City's use in determining future rates. The first year of the rate model will be used for the cost-of-service analysis, in which the overall revenue requirements are distributed among the levels of service and material collection types. The cost-of-service rate model will be tailor-made to conform to the rate structures that are identified. We will use a "detailed level" approach for the model, which most solid waste rate setting consultants will not provide. In this case, we will analyze the City's costs and determine the fixed and variable components along with the allocation of the City's costs to better calculate a more accurate cost-of-service proportionate to the level of service received.

Rate adjustments for the second- through fifth-year of the five-year planning period will flow through the model as across-the-board, equal percentage rate increases on the "year one" rate structure.

The residential solid waste container costs, and ultimately the bundled rates (including recycling and organics service), would be based on the size of the solid waste container. For commercial rates, each material stream's rates will be calculated independently. In developing these costs, we use a "capacity-based" allocation methodology to determine the variance between the solid waste component of the rates for each container size, which will encourage diversion.

Miscellaneous and street sweeping rates will be determined through either actual costs, calculated time to provide the service, or an allocation based on lane miles swept.

We will be careful to show how the results of the cost-of-service analysis compare with the revenue that is generated by current rates. This is an important step in explaining how the rates are changing. By the end of the rate calculations, we will clearly indicate 1) how much the overall revenue requirement changes; 2) how much the cost-of-service changes for each service level; 3) how much the rates change for each customer class; and, 4) how much customer bills change for representative customers. Our explanation will greatly aid City staff and customers in understanding why individual customers' bills increase more or less than the overall increase in revenue requirements.



Throughout the model creation, we will work closely with City staff on reviewing interim work products to ensure that we incorporate all City-specific nuances and discuss preliminary results or roadblocks. Our models are provided as work products in an editable Excel-based format without additional licensing costs or other proprietary restrictions for the City to use in future rate years to track projections to actuals or to make adjustments as necessary.

Deliverables:

- Cost-of-service analysis integrated into a five-year rate model
- Customer impact analysis integrated into the five-year rate model

Meetings:

- Monthly project status check-ins (Virtual)

Task 4. Rate Design & Comparison

To meet Proposition 218 requirements, the proposed rates must reasonably reflect the cost of providing service and must be fair and equitable to all. The process of designing rates is one in which the City's current rates are compared with the rates that are calculated during the cost-of-service analysis. HF&H will meet with the City to discuss the preliminary results of the analysis compared to the current rate structure, and discuss if any additional rates should be created to reflect current or expected service offerings.

As requested in the RFP, the City would like the option to analyze up to four alternative rate structures to improve equity or better achieve the City's objectives. The alternatives may include rate phasing options to lessen the immediate impact to rate payers if the cost-of-service analysis yields significant increases are necessary for one customer class or the other. HF&H and the City will meet to discuss which alternative structures will be modeled and prepare a revised analysis to calculate these alternative structures. While the specific scenarios are not determined at this time, HF&H has included within the timeline and budget up to four alternative rate structure revisions.

If necessary, we shall work with City staff to develop a transitional rate adjustment strategy to reduce rate shock or hardships for any class.

Additionally, our rate designs are presented within the model so that the bill impacts are easily understood by staff, elected officials, and, most importantly, rate payers. We will compare the cost-of-service rate structure with the current rate structure and with comparable agencies' rate structures. In this case, comparable agencies will include entities that provide solid waste services in Kings County, Fresno County, and Tulare County. We use tabular and graphical techniques to clearly communicate the differences.

Deliverables:

- Five-year rate projections integrated into the five-year financial planning rate model
- Four alternative rate structure scenarios
- Neighboring jurisdiction's customer bill comparison integrated into the five-year rate model



Meetings:

- Two meetings with City staff to discuss results of study and rate alternatives (Virtual)

Task 5. Communicate Results

The analysis will be presented to City stakeholders and documented in a concise report that will include attachments of the final rate model with the selected rate structure. The document will explain how the methodology complies with the substantive provisions of Proposition 218 and relevant court decisions. The draft report will be reviewed with City staff to confirm recommendations and address questions prior to public workshops and Council study sessions. The City may elect to, and we would recommend to, have legal counsel review the report and provide comments.

HF&H will prepare a PowerPoint presentation summarizing the cost-of-service study's findings, alternatives, and draft rate recommendations to be presented to City Council and the public. HF&H will also be available to attend up to four meetings with the City Council for work sessions to present the interim, preliminary, and final results of the study. Feedback received from City Council and as directed by City staff will be incorporated into the draft report and final recommendation. We will present a final draft report of our findings to City Council ahead of their vote to authorize mailing of the Proposition 218 notices to all ratepayers.

Draft and final deliverables will be provided in Microsoft Word, Excel, and PDF formats. Deliverables in Word and Excel formats will be editable by City staff.

Deliverables:

- One draft report
- One final report

Meetings:

- Up to four work sessions with City Council for review of study progress and findings (Virtual)
- One presentation to City Council and public on the final study results (Virtual)

Task 6. Implementation

We will assist in preparing the notice to rate payers required under Proposition 218. The notice will be provided in both English and translated into Spanish by an HF&H staff member who is certified as a translator. The City may elect to, and we would recommend, have legal counsel review the Proposition 218 notice and provide comments. It is our assumption the City would print and distribute the Proposition 218 notice to rate payers.

We will attend the protest hearing, which shall be no sooner than 45 days after the mailing of the Proposition 218 notices, to present our findings and recommendations and to answer questions.

Deliverables:

- One draft Proposition 218 notice in both English and Spanish



Meetings:

- One meeting with City staff and legal counsel to review the draft Proposition 218 notice (Virtual)
- One Proposition 218 protest hearing (Virtual)

Task 7. Progress Meetings

During the conduct of the study, HF&H will provide status updates to City staff to communicate progress on tasks and to ensure alignment with staff direction and timing. These will occur throughout Tasks 2 through 5. These meetings are intended to obtain staff input and develop solutions that will be accepted by City Council and the ratepayers. The City will benefit from HF&H working closely with City staff and legal counsel through virtual meetings to address questions and model impromptu alternatives.

Additional meetings required for implementation of rates beyond those assumed in Task 6 can be attended under the scope of Task 7, if project budget is available.

Meetings:

- Six one-hour meetings with City staff for project progress meetings (Virtual)

Task 8. Project Management

An allowance is required for monitoring schedules and budgets, periodic status calls with City staff regarding the progress of the project and other issues, and quality control checks to peer review our analysis and work products. This task includes creation of project progress reports and control reports for invoicing.

Deliverables:

- Invoices

TIMELINE

HF&H anticipates beginning this project in July 2025 and holding a kickoff within the first month to confirm the project goals and timeline. HF&H will create the cost-of-service model from August 2025 through November 2025 and will connect with the City in December 2025 and January 2026 to discuss the results and rate alternatives. We anticipate Council work sessions to occur between December 2025 through March 2026, with the Proposition 218 notices to customers in early April and the protest hearing in late May. HF&H anticipates that the rates shall be completed, approved, and effective July 1, 2026.

If the City wishes to enact rates sooner or later, this can be discussed during the kick-off meeting and the schedule will be adjusted accordingly.

The proposed project timeline is expanded in greater detail in **Section E. Project Timeline.**



Section C. Staff Qualifications & Experience

One of our strengths is our depth of staff, which allows us to provide our clients with timely and professional work product(s), while balancing commitments to multiple clients at any given time. Generally, our senior staff manage three to five projects at time and our analysts are engaged with five to eight projects at a time. Our project team is comprised of an HF&H partner, a project manager, two analysts, and “bench” to provide redundancy. As deliverables for other projects arise from time to time, our redundancy of staff can ensure the City’s project maintains forward progress and we can quickly and knowledgeably respond to City staff inquiries and questions on a daily basis. This team of consultants is located in our Walnut Creek office and has worked together on numerous other similar projects.

Our collaborative approach between the City and our diverse team of consultants will provide the City with the confidence to face its future financial obligations, diversion goals, and regulatory compliance. Staff resumes are included in **Attachment 1 - Staff Resumes**.

Rick Simonson, Senior Vice President – Project Director

Over his 24 years at HF&H, Rick has managed numerous solid waste rate study projects. He brings a depth of knowledge and expertise in Propositions 218 and 26 compliance, rate structure design, and a strong financial modeling background. In addition, Rick’s experience prior to joining HF&H includes five years of conducting audits for the Contra Costa County Assessor’s Office.

As Project Director, Rick will serve as the firm executive overseeing the project. He will be responsible for the following functions:

- Monitor the project team’s interaction with the City to ensure that all work is completed properly
- Perform QA/QC on all deliverables
- Attend the public presentations
- Attend check-in meetings with City staff, as needed
- Advise the Project Manager on project-related activities

Gabe Sasser, PE, Project Manager – Project Manager

Since joining HF&H in 2019, Gabe has served our clients as an analyst and project manager over the course of more than 60 engagements. Clients benefit from his technical experience as a registered civil engineer. With eight years of project management, he is a proven communicator, conscientious of client budget and schedule. Agencies can depend on the Proposition 218 compliant solutions Gabe provides due to his technical background and rate modeling proficiency. Gabe seeks to help clients balance their solid waste, water, and sewer ratemaking needs while ensuring fiscal stability.

As Project Manager, Gabe will oversee the day-to-day operations of the proposed project team. He will have primary responsibility for contact and communications with the



development and adoption of municipal utility rates. He will be responsible for the following functions:

- Coordinate the project team's interaction with the City to ensure that all work is completed properly
- Manage the project team's progress against the schedule and budget
- Lead all project meetings and public presentations
- Assist in development of the sewer model and rate recommendations
- Prepare the reports and presentations to the City's stakeholders
- Perform QA/QC on all deliverables

Danielle Derby, Senior Associate – Lead Project Analyst

Danielle will work closely with HF&H supporting staff to conduct the analysis. She has served as the lead project analyst on numerous cost-of-service rate models, has extensive knowledge of our internal model, and can speak to both the methodology and allocation factors behind the model's calculations. The redundancy of staff will ensure the analysis proceeds on the City's timeline. Her assistance in developing the solid waste rate model will also allow for on-the-spot scenarios and sensitivity analysis when meeting with City and legal staff.

As the lead project analyst, her responsibilities will include the following assignments:

- Update and develop the rate model and analysis
- Assist in preparing the project report
- Attend meetings and assist with presentations, as necessary
- Oversee the bill impacts and neighboring agency survey

La Velda Peterson, Assistant Analyst – Support Analyst

La Velda is the newest member of our team. Prior to joining HF&H, La Velda worked in treasury and risk management at Sacramento Municipal Utility District, and she worked at the California Department of Justice in the fiscal services section, all while earning her Bachelor of Science in Business Administration (Finance) from California State University Sacramento. La Velda's professional and educational background has equipped her with the means necessary to support her clients in the water and wastewater industry.

As a project analyst, her responsibilities will include the following assignments:

- Generate the data request
- Support Gabe and Danielle to update/develop the rates model and rate recommendations
- Conduct bill impact analysis and the neighboring agency rate survey
- Assist with preparing the report and public presentations



Section D. Related Experience

Founded in 1989, HF&H Consultants, LLC (HF&H) is a consulting firm that specializes in providing tailored solutions to local governments in two key practice areas: recycling and solid waste services and water, wastewater, and stormwater services. Our consultancy focuses on offering environmentally responsible economic, financial, strategic planning, and management services. Throughout our 35-year history, HF&H has remained steadfast in its commitment to serving clients exceptionally and with unwavering integrity. HF&H is led by three partners: Rob Hilton, Laith Ezzet, and Rick Simonson.

HF&H has provided leadership, expertise, independence, and support to hundreds of municipal agencies through over 2,500 engagements. Our reputation for excellent client service is well-established, as approximately 70% of our work comes from repeat clients, some of whom we have partnered with for over three decades. Our track record, measured by the number and types of engagements and the number of repeat clients, demonstrates our ability to consistently deliver a high level of client satisfaction.

We have assembled one of the most accomplished teams of consultants in the industry. Our partners and senior managers possess 15 to 35 years of direct experience in the consulting industry, serve on professional association boards, have presented numerous papers, and, in two cases, co-authored a widely used industry manual on zero waste planning, funding, and programming. Currently, three of our employees serve as faculty for the CRRA and SWANA "Zero Waste Principles and Practices Training," which is a nationally recognized professional certification program. Our team leverages proven management and analytical tools to develop creative solutions that support our clients in achieving their objectives.

In recent years, our HF&H solid waste team has supported numerous California agencies who provide municipal-operated refuse services, including the cities of Fresno, Long Beach, Ontario, and San Diego, among others. Brief descriptions of recently completed projects similar to those requested in the City's RFP are provided below.

City of Fresno – Residential Solid Waste Cost-of-Service Study

HF&H was retained by the City to independently assess and evaluate an existing residential solid waste rate model (Rate Model or Model) and propose residential rates for the next five-year rate cycle, consisting of Fiscal Year End (FYE) 2025 through FYE 2029 (July 1, 2024 - June 30, 2029) to provide the necessary revenue to adequately fund the Solid Waste Management Fund's operations, capital, and reserves during that period. The evaluation focused on the Rate Model utilized by the City to record and project revenues and expenses and the inclusion and allocation of costs within that Model.

Results

Our findings and recommendations consisted of: 1) Rate Model improvements to make the Rate Model user-friendly (to empower staff to update it on an annual basis to reflect actual results); and, 2) recommended cost-of-service based rates for the five-year period ending June 30, 2029. Solid Waste Management Fund was facing a 40% revenue shortfall for FYE 2025 due to lack of rate increases since September 2009. The analysis included alternative



funding strategies recommended by HF&H to reduce the impact to ratepayers through capital deferrals, vehicle financing plans (instead of cash financing), and inter fund loans, resulting in lower rate increases phased-in over time.

Project Details

Duration - June 2022 to July 2024

Budget - \$134,670; Project Spend: \$58,682

Reference

Brock Buche, Public Utilities Director, brock.buche@fresno.gov, (559) 621-8610, 1626 E Street, Fresno, CA 93706

City of Ontario – Cost of Service Rate Study (2019-2020; 2022-2023, 2024- Present)

The City of Ontario, a governmental agency, oversees solid waste service to the City's residents and businesses. The City provides all residential and commercial refuse, recycling, and organics collection and related transportation, materials processing, and disposal services, and provides automated refuse services to its residential and commercial customers. The City desired a cost of service study to determine the revenue necessary to meet the City's revenue requirements, determine the cost of service attributable to each customer, and ensure the proposed rate structure is compatible with Proposition 218 mandates. In 2022, the City requested HF&H to update the cost of service study with revised revenue requirements to reflect regulatory and operational changes and update the projected multi-year phase in of rates.

With data provided by City staff, we updated the rate model to reflect the projected revenue requirement for the coming five fiscal years and allocated costs based on the level of service provided to each customer class (cart, bin, and roll-off customers) by size of container and material stream.

Results

In 2020, HF&H created the initial cost of service model and determined the projected revenue needed for fiscal years 2021-2026. The study resulted in a phase-in of rates over the upcoming years to achieve full cost of service with the fiscal year 2024-2025 proposed rate adjustment. In 2023, HF&H assisted the City with the follow-up study to project rates through fiscal years 2027-2028 and revised the rate phasing plan to achieve cost of service in fiscal year 2025-2026. HF&H is currently working with the City to update and project the cost of service model an additional three years.

The solid waste rate study and rate phasing model that HF&H performed for the City included:

- Developing a cost of service methodology that meets Proposition 218 requirements yet still incentivizes customers to generate less solid waste



- Developing a rate phasing model that phases rate increases and generates funds to meet the reserve fund balance minimums
- Presenting the cost of service methodology and results of the study in a report that met the City's inside and outside counsel's requirements
- Assisting in the preparation of the Proposition 218 notice

Project Details – Current COS Model Project (2024)

Duration - August 2024 to June 2025. HF&H analysis is complete and rates are scheduled to be adopted in June 2025.

Budget - \$99,340; Project Spend: \$91,213 through April 2025

Reference

Michael Sigsbee, Utilities Assistant General Manager, msigsbee@ci.ontario.ca.us, (909) 395-2653, 1425 S. Bon View Ave., Ontario, CA 91761

City of Long Beach – Cost of Service Study (2018-Present)

The City of Long Beach, a governmental agency, needed to conduct a thorough, forward looking cost of service rate study for its services provided to the City's residents and businesses. The City had a model that determined the costs by the residential and commercial service sector. The existing model determined the rate adjustment required for solid waste and recycling collection as a whole. The City felt in order to be in compliance with Proposition 218, the rate adjustment needed to be according to the level of service provided.

In order to complete the City's objectives, HF&H is performing the following work for the City:

- Evaluating the City's current rate model and rate schedules, including considering its conformance with Proposition 218
- Evaluating the billing data provided by the City in order to establish service subscription levels
- Forecasting and re-allocating the revenue requirement to customer classes by service levels to better reflect the true cost to provide services to the individual customer classes
- Designing multiple rate scenarios with varying adjustments based on the level of service provided for the City's consideration

Results

Since this type of study had not been performed in the past, the results had significant impacts to various rates. Additionally, the City realized it needed to analyze its billing data against the actual service provided. Therefore, we provided a two-year rate adjustment plan. The City adopted rates for 2019 and 2020, with anticipation of performing another study once the billing analysis has been completed.

Refuse Rate Study Technical Proposal

Section D. Related Experience



The solid waste rate study that HF&H performed for the City included:

- Developing a cost of service methodology that meets Proposition 218 requirements yet still incentivizes customers to generate less solid waste
- Presenting the cost of service methodology and results of the study in a report that met the City's inside and outside counsel's requirements
- Providing a template and assisting in the preparation of the Proposition 218 notice
- Attending the public hearing where there were minimal comments from the public

Project Details – Current COS Model Project (2024)

Duration – January 2024 to March 2025.

Budget - \$100,363; Project Spend: \$100,452

Reference

Benjamin Blanchard, Administrative Services Officer, benjamin.blanchard@longbeach.gov, (562) 570-4696, 411 W. Ocean Blvd., Long Beach, CA 90802



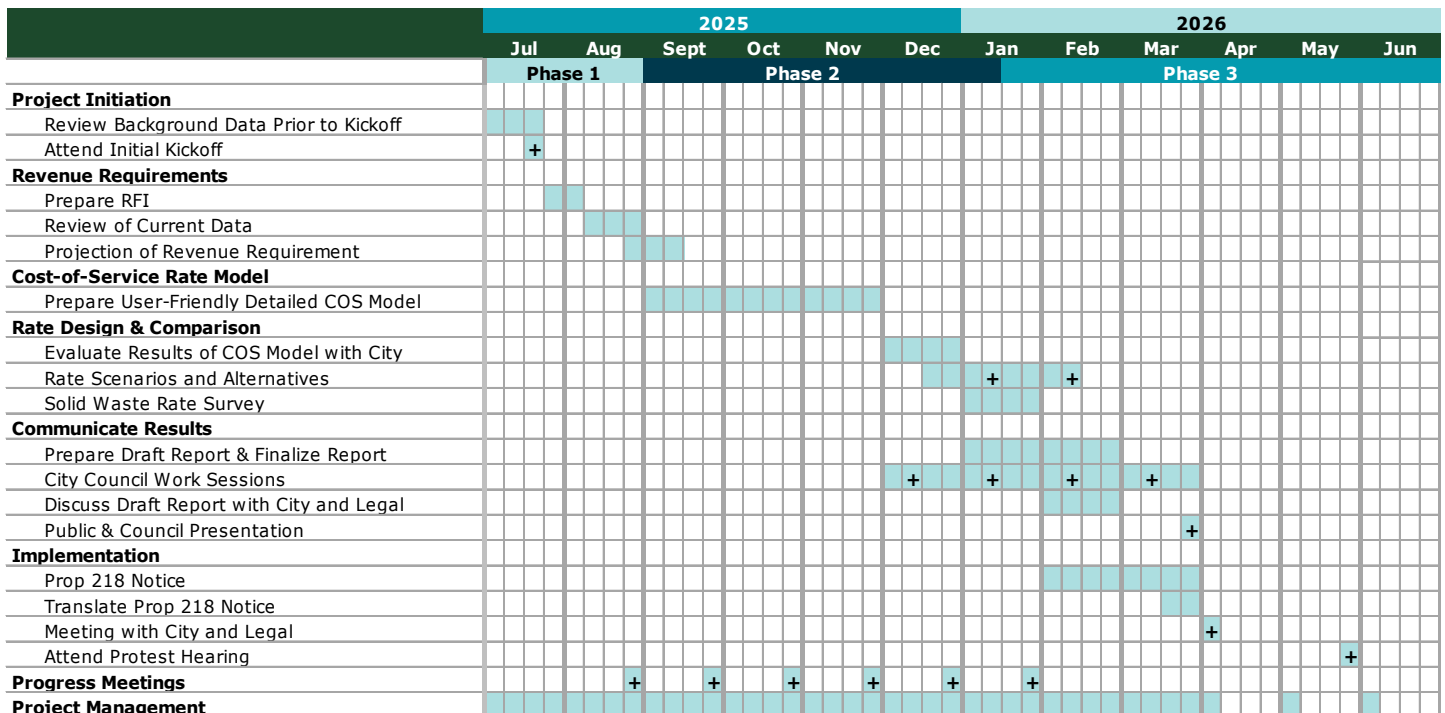
Section E. Project Timeline

HF&H is prepared to commence this engagement promptly and pursue the completion of the engagement diligently. Nevertheless, we are dependent on the performance of certain activities by persons outside our control. Should the engagement become delayed for any reason, HF&H will immediately notify the City.

The proposed project timeline is shown in **Figure 2** below. We have assumed receiving a notice-to-proceed by July 1, 2025 and an estimated completion date of July 1, 2026. This assumed start date provides adequate time for conducting the analyses, reviewing preliminary results with staff, presenting preliminary results in City Council session, and conducting the Proposition 218 process, well in advance of the July 1, 2026 effective date for solid waste rates.

The proposed schedule will be reviewed during the initial kick-off meeting to confirm or modify the schedule based on updated information or the desired implementation date of the revised rates. As previously stated, all meetings are assumed to be virtual unless discussed with City staff.

Figure 2. Timeline of Project



Legend:
+ = Teleconference with staff/Remote Presentation
Δ = In-person meeting/presentation



Section F. Conflict of Interest

HF&H does not have any financial, business, or other relationships with the City or any member of the City staff that may have an impact on the outcome of this project. We are not aware of any current clients who may have a financial interest in the outcome of this project.



ATTACHMENT 1

Staff Resumes





Rick Simonson

Senior Vice President



Education and Certifications

- B.S., Business Administration, Accountancy, California State University - Sacramento
- B.A., Communication Studies, Media Production, California State University - Sacramento

Professional History

- HF&H Consultants, LLC: 2000 to present
- Contra Costa County Assessor's Office: Auditor/Appraiser, 1996 to 2000
- Laidlaw Transit: Staff Accountant, 1995-1997

Professional Memberships

- Institute of Management Consultants
- American Water Works Association
- Water Environment Federation

Contact Information

(925) 977-6957

RSimonson@hfh-consultants.com

RANGE OF EXPERIENCE

Over 24 years of utility rate setting experience with HF&H and has performed over 100 financial planning/rate studies for water, wastewater, stormwater, and solid waste clients. He brings a depth of knowledge and expertise in Propositions 218 and 26 compliance, rate structure design, and a strong financial modeling background.

EXPERTISE

- **General Fund Reimbursements** – Public safety, governmental facilities, right-of-way maintenance
- **Rates and Charges** – Multi-year financial modeling, cost-of-service analysis, rate structure designs
- **Development Impact Fees** – Water and wastewater capacity/connection fee charges
- **Proposition 218 Compliance** – Develop cost-of-service compliant rates and facilitate Prop. 218 process and procedures

RECENT PROJECTS AS PROJECT DIRECTOR/MANAGER

- **City of Livermore** – Litigation support, 2024 Utility General Fund Reimbursement Analysis
- **City of San Jose** – 2024 rate adjustment calculation and revenue audit
- **City of Berkeley** – 2024 cost-of-service Proposition 218-compliant solid waste rate setting
- **City of San Mateo** – Developed five-year financial planning model and cost of service solid waste rates in 2022-2024, including Proposition 26 and Proposition 218-compliant City fees. Currently updating for 2025
- **Castro Valley Sanitary District** – 2020-2024 solid waste rate Proposition 218-compliant rate setting
- **City of Oakland** – 2021-2024 solid waste rate setting, employing the Refuse Rate Index methodology

SPEAKING ENGAGEMENTS

- SWANA – Western Regional Symposium – Apr. 2019 – “A Holistic Approach to Stormwater Funding: Understanding the Nexus Between Solid Waste and Stormwater”
- Moderator and Presenter, HF&H/CalRecycle High Diversion Rates & Compensation Workshops, Oct. 2013 (Oakland), Nov. 2013 (Lakewood), and Dec. 2013 (Sacramento)
- SWANA – Western Regional Symposium – May 2005 – “Accurate Solid Waste Rate Comparisons”
- SWANA – Western Regional Symposium – May 2004 – “Annual Solid Waste Rate Adjustments – Index Method or Cost-of-Service Method?”



Gabe Sasser

Project Manager



Industry Experience

- Water, wastewater, stormwater, and solid waste utilities
- Rate making for municipal-owned utilities
- Enterprise reimbursements

Education and Certifications

- B.S., Civil Engineering, California Polytechnic State University – San Luis Obispo
- Registered Civil Engineer C88906, California
- Project Management Professional (PMP) -2023

Professional History

- HF&H Consultants, LLC: 2019 to present
- Gas Transmission Systems, Inc: Project Manager, 2016-2019, 2012-2014
- Ruggeri-Jensen-Azar: Assistant Engineer, 2014-2016

Professional Memberships

- Project Management Institute
- American Water Works Association
- Association of California Water Agencies

Contact Information

(925) 900-6005

GSasser@hfh-consultants.com

RANGE OF EXPERIENCE

Gabe is a Project Manager in our Northern California office. He supports clients throughout California to develop cost-of-service studies and rate updates for water, wastewater, and solid waste fees and charges.

Since joining HF&H in 2019, he has served our clients as an analyst and project manager over the course of more than sixty engagements. Clients benefit from his technical experience as a registered civil engineer. As a certified Project Management Professional, he is a proven communicator, conscientious of client budget and schedule. Agencies can depend on the Proposition 218 compliant solutions Gabe provides due to his technical background and rate modeling proficiency. Gabe seeks to help clients balance their solid waste, water, and wastewater ratemaking needs while ensuring fiscal stability.

EXPERTISE

- **Rates and Charges** – Multi-year financial modeling, cost-of-service analysis, rate structure design
- **Development Impact Fees** – Water and wastewater capacity and connection charges; stormwater impact fees
- **Proposition 218 compliance**

RECENT PROJECTS

- **City of Redwood City** – Solid Waste Cost of Service Studies (2022-2024)
- **City of Redwood City** – Franchise Fee Justification (2024)
- **West Valley Solid Waste Management Authority** – Franchise Fee Justification, Vehicle Impact Analysis
- **City of Whittier** – Franchise Fee Justification
- **City of Santee** – Franchise Fee Justification
- **City of Azusa** – Franchise Fee Justification
- **City of Foster City** – Solid Waste Cost of Service Study, Franchise Fee Justification
- **City of San Mateo** – Solid Waste Cost of Service Studies (2020-2025)
- **Town of Hillsborough** – Solid Waste Cost of Service Study, Solid Waste Rate Updates (2021-2025)
- **City of Santa Maria** – Landfill Fee Model



DANIELLE DERBY

Senior Associate



"My passion is merging our client's operational and environmental initiatives through detailed financial analysis."

RANGE OF EXPERIENCE

Danielle Derby specializes in providing rate and audit services within our solid waste and recycling practice. She has experience reviewing costs for programs and services that comply with SB 1383 regulations, performing index, cost-based, and special rate reviews for solid waste rate adjustment, and performing compliance reviews. Her expertise lies in executing cost of service studies for jurisdictions looking to enact solid waste rates that are compliant with Proposition 218, which requires extensive data gathering, financial modeling, and communication with stakeholders. Danielle also works with the contract services side of HF&H by assisting with solid waste procurements. Her work ranges from evaluating proposer cost forms; benchmarking proposed programs, comparing operating statistics and rates; and supporting negotiations. Prior to joining HF&H, Danielle worked as an auditor at PricewaterhouseCoopers.

Annually, Danielle assists multiple jurisdictions with their rate setting adjustment application review and calculation. Currently, she is assisting the City of San Jose with its annual commercial rate adjustment and the City of Livermore with its cost-based rate adjustment by comparing contractor's rate applications to the applicable methodologies within their respective franchise agreements. In the coming months, Danielle will continue to support the City of Sunnyvale with its annual contractor's compensation adjustment which requires detailed reconciliation and projection of various expense categories. Danielle has assisted the City of Oakland with its annual rate setting for the past 4 years and plans to assist the City once again in March.

EXPERTISE

- Financial modeling/assurance for cost of service rate structures
- Data gathering and detailed support validation
- Cost review and compliance for franchise agreements
- Annual index or cost-based rate reviews

RECENT ENGAGEMENTS

- **City of Oakland:** Annual Solid Waste Rate Setting
- **City of San Jose:** Annual Commercial Rate Setting
- **City of Sunnyvale:** Annual Contractor

RECENT CLIENTS



Historical Experience

Clients Served: 84
Past Engagements: 192

Education

B.S., Accounting, Saint Mary's College, Moraga

Certified Public Accountant
License Number: 138309

Professional History

HF&H Consultants, LLC: 2019 to present

PricewaterhouseCoopers:
2016 to 2019

Speaking Engagements

SWANA SoCal Webinar:
Commodity Market Trends
(2022)

Cal Recycle Zone Works:
Commodity Markets &
Influences (2022)

Contact Information

(925) 900-5950
dderby@hfh-consultants.com



La Velda Peterson

Assistant Analyst



Education and Certifications

- B.S., Business Administration (Finance)/ Minors in Economics and Environmental Studies, California State University, Sacramento

Professional History

- HF&H Consultants, LLC: 2025 to present
- Sacramento Municipal Utility District (SMUD): 2023-2024
- California Department of Justice 2023

RANGE OF EXPERIENCE

As an Assistant Analyst, La Velda provides support to HF&H's Rates and Audit team. She specializes in developing water and wastewater rates in compliance with Proposition 218. She has experience performing index reviews and water use analyses and communicating customer bill impacts.

Prior to joining HF&H, in April 2025, La Velda worked in treasury and risk management at Sacramento Municipal Utility District. Here, she performed net present value analysis for potential clean energy projects, managed interest rate swap transactions, and assisted in bond transactions.

She also worked at the California Department of Justice in the fiscal services section. Here she performed year-end financial analysis by breaking down spending by department and month. La Velda earned her Bachelor of Science in Business Administration (Finance) from California State University Sacramento.

La Velda's professional and educational background has equipped her with the means necessary to support her clients in the water and wastewater industry.

EXPERTISE

- Financial Modeling
- Data Analysis
- Customer Bill Impacts

RECENT PROJECTS

- **City of Hillsborough** – Water Rate Study
- **City of Pleasanton** – Index Rate Review
- **South Coast Water District** – Water and Sewer Rate Study
- **City of Redwood City** – Water Rate Study
- **City of West Sacramento** – Water and Sewer Rate Study

RECENT CLIENTS



Contact Information

(925) 977-6954

LPeterson@hfh-consultants.com



ATTACHMENT 2

Required Forms



NON-COLLUSION AFFIDAVIT

(Submit with Proposal)

TO: THE CITY OF HANFORD

The undersigned, in submitting a proposal for performing the following work by contract, being duly sworn, deposes and says:

That he/she has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competition in connection with such contract.

Work to be performed: **RFP No. 2025-14**
Refuse Rate Study

Proposer's Name: RICHARD J. SIMONSON

Signature of Proposer: *Richard J. Simonson*

Title: SENIOR VICE PRESIDENT

Business Address: 590 YGNACIO VALLEY ROAD, SUITE 105
WALNUT CREEK, CA 94596

Place of Residence: BENICIA, CA

State of: CALIFORNIA

County of: CONTRA COSTA

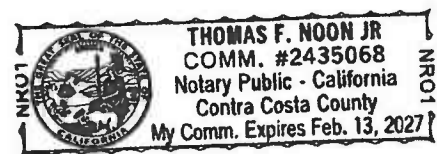
On this 15th day of MAY 2025 before me,
THOMAS F. NOON, JR., a Notary Public, personally appeared
RICHARD J. SIMONSON, who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature *Thomas F. Noon, Jr.* (Seal)

Thomas F. Noon, Jr.
- Notary Public



WORKERS’ COMPENSATION INSURANCE CERTIFICATE
(Submit with Proposal)

STATE OF CALIFORNIA)
) ss
CITY OF HANFORD)

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work under this contract.

Company: HF&H Consultants, LLC

Business Address: 590 Ygnacio Valley Road, Suite 105, Walnut Creek, CA 94596

Signature: DocuSigned by:
Richard J. Simonson
7055E20FE65F4BA...

Name of Signing Official: Richard Simonson

Title of Signing Official: Senior Vice President

Date: May 16, 2025

Company Seal:



EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE (EXECUTIVE ORDER 11246) (Submit with Proposal)

Equal Opportunity Clause

Unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Executive Orders 10925, 11114 or Section 204 of Executive Order 11246 of September 24, 1965, during the performance of each contract with the City of Hanford, the Proposer agrees as follows:

1. The proposer will not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin, or political affiliation. The proposer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, gender, national origin, or political affiliation. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The proposer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

2. The proposer will, in all solicitations or advertisements for employees, placed by or on behalf of the proposer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, national origin or political affiliation.

3. The proposer will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or the workers' representative of the proposer commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice on conspicuous places available to employees and applicants for employment.

4. The proposer will comply with all provisions of Executive Order 11246 of September 24, 1965, and the rules, regulations and relevancy orders of the Secretary of Labor.

5. The proposer will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and relevant orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

6. In the event of the proposer's non-compliance with the non-discrimination clauses of this subcontract or with any of such rules, regulations or orders, this subcontract may be canceled, terminated or suspended, in whole, or in part and the proposer may be declared ineligible for further government contracts in accordance with the procedures authorized in accordance with Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or otherwise provided by law.

7. The proposer will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The proposer will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event the proposer becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the proposer may request the United States to enter into such litigation to protect the interest of the United States.

Company Name: HF&H Consultants, LLC

Business Address: 590 Ygnacio Valley Road, Suite 105, Walnut Creek, CA 94596

DocuSigned by:

Signature: Richard J. Simonson

Name of Signing Official (type): Richard Simonson

Title of Signing Official (type): Senior Vice President

Date: May 16, 2025

(Seal)



AMERICANS WITH DISABILITIES ACT COMPLIANCE CERTIFICATE
(Submit with Proposal)

By submission of a bid, the BIDDER certifies it will comply with the Americans with Disabilities Act, 42 U.S.C., 12101 et. seq., and will maintain compliance throughout the life of this Contract. By commencing performance of the Contract work, the selected BIDDER certifies to the Americans with Disabilities Act compliance.

Company: HF&H Consultants, LLC

Business Address: 590 Ygnacio Valley Road, Suite 105, Walnut Creek, CA 94596

Signature: DocuSigned by:
Richard J. Simonson
7055E20FE65F4BA...

Name of Signing Official: Richard Simonson

Title of Signing Official: Senior Vice President

Date: May 16, 2025

Company Seal:



**CITY OF HANFORD, CA OWNERSHIP DISCLOSURE FOR
CONTRACTORS AND CONSULTANTS**

(Submit with Proposal)

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

Firm Name: HF&H Consultants, LLC

Firm Address: 590 Ygnacio Valley Road, Suite 105, Walnut Creek, CA 94596

List the names of all principals, partners, and/or trustees. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

Rob Hilton
Richard Simonson
Laith Ezzet

Submitted by: Name Richard Simonson

Date May 16, 2025

STATE OF CALIFORNIA DRUG-FREE WORKPLACE CERTIFICATION STD.21 (REV.12-93)

(Submit with Proposal)

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or grant recipient to the certification described below. I am fully aware that this certification, executed on the date below, is made under penalty of perjury under the laws of the State of California.

Contractor Proposer Firm Name: HF&H Consultants, LLC
 Federal ID Number: 94-3097242
 BY (Authorized Signature):  Richard J. Simonson
 Date Executed: May 16, 2025
 Printed Name of Person Signing: Richard Simonson
 Telephone Number (Including Area Code): (925) 997-6957
 Title: Senior Vice President
 Contractor/Proposer Firm's Mailing Address: 590 Ygnacio Valley Road, Suite 105, Walnut Creek, CA 94596

The contractor or grant recipient named above hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The above-named contractor or grant recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).

2. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b), to inform employees about all of the following:

- (a) The dangers of drug abuse in the workplace,
- (b) The person's or organization's policy of maintaining a drug-free workplace,
- (c) Any available counseling, rehabilitation, and employee assistance programs, and
- (d) Penalties that may be imposed upon employees for drug abuse violations.

3. Provide as required by Government Code Section 8355(c), that every employee who works on the proposed contract or grant:

- (a) Will receive a copy of the company's drug-free workplace policy statement, and
- (b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.

4. At the election of the contractor or grantee, from and after the "Date Executed" and until _____ (NOT TO EXCEED 36 MONTHS), the state will regard this certificate as valid for all contracts or grants entered into between the contractor or grantee and this state agency without requiring the contractor or grantee to provide a new and individual certificate for each contract or grant. If the contractor or grantee elects to fill in the blank date, then the terms and conditions of this certificate shall have the same force, meaning effect and enforceability as if a certificate were separately, specifically, and individually provided for each contract or grant between the contractor or grantee and this state agency.

IRAN CONTRACTING ACT CERTIFICATION

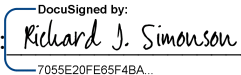
(Public Contract Code Section 2200 et seq.)

(Submit with Proposal)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 et seq.) is true and correct:

Please check the appropriate option:

- ☒ The Contractor is not:
- (1) Identified on the current list of persons and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or
 - (2) A financial institution that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.
- The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.
- The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000 over the life of the contract (up to 5 years).

Signature:  _____
7055E20FE6SF4BA...

Title: Senior Vice President

Printed Name: Richard Simonson

Agency Name: HF&H Consultants, LLC

Date: May 16, 2025

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or eligibility to bid on contracts for three years.

CALIFORNIA LEVINE ACT STATEMENT

(Submit With Proposal Attachment 8)

California Government Code Section 84308, also known as the “Levine Act,” can prohibit members of the Hanford City Council from participating in any action related to a “license, permit, or entitlement for use” if he or she receives any political contributions, which total more than \$500 during the twelve (12) months prior to and for twelve (12) months following the date of a final decision on such “license, permit, or entitlement for use,” from the person or company submitting a proposal or application to the City or any person who is not directly a party to the proposal or application but who actively supports or opposes a particular decision involving a “license, permit, or other entitlement” and who has a financial interest in the decision (“Participant”).

Government Code Section 84308 defines “license, permit, or entitlement for use” as “all business, professional and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.”

The following website contains a list of current Hanford City Council Members, <https://cityofhanfordca.com/1269/City-Council>. You are responsible for reviewing the names of Hanford City Council Members prior to making the following disclosure:

1. Have you, your company, any agent on behalf of you or your company, or, to the best of your actual knowledge, a Participant made any political contributions of more than \$500 to a Hanford City Council Member or a candidate running for Hanford City Council during the twelve (12) months preceding the date of the submission of your proposal or application or the anticipated date of any City Council action related to this proposal or application?

YES: _____ NO: X

If YES, please identify the City Council Member(s) and/or candidates for Hanford City Council and date(s) of contribution in the space below:

Council Member(s) or Candidate(s) Name

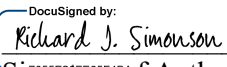
Date of Contribution(s):

I declare under the penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Answering YES to the question above does not preclude the City of Hanford from approving a “license, permit, or entitlement for use” for you or your firm or from taking any subsequent action. It does, however, preclude the identified Hanford City Council Member(s) from participating in any actions related to the approval process.

No party, or agent to a party, to a pending proceeding involving a “license, permit, or other entitlement for use” or Participant, or agent to a Participant, shall make a contribution of more than \$500 to any City Council Member(s) or City Council candidate during the proceeding and for twelve (12) months following the date of a final decision is rendered by the City in the proceeding.

NOTICE: The disclosure duty under state law continues for twelve (12) months after the final decision on a “license, permit, or other entitlement for use.” If the above information regarding contributions changes during such twelve (12) month period, then the undersigned is required to update this disclosure form.

DocuSigned by:


Signature of Authorized Individual

May 16, 2025
Date

Richard Simonson
Printed or Typed Name of Authorized Individual

HF&H Consultants, LLC
Print or Type Name of Company



ATTACHMENT 3

Signed Addenda





City of Hanford, CA
315 N. Douty Street
Hanford, CA 93230
purchasing@hanford.city
(559) 585-2152

ADDENDUM NO. 1

Issued: Thursday, May 8, 2025
Project: Refuse Rate Study
Project No.: RFP 2025-14
Bids Due: Wednesday, May 21, 2025 @ 2:00 p.m.

Addendum No. 1 is being issued to provide answers to questions received via Bidnet and the proposer conference. This addendum becomes part of the bid documents for this project and must be signed and submitted with the Proposal.

Questions/Responses

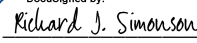
Q1: Will the City provide a copy of the previous Rate Study?
R1: Please see attached document.

PROPOSER ACKNOWLEDGMENT OF ADDENDUM NO. 1

Proposer to sign and submit with Proposal.

Firm: HF&H Consultants, LLC

Date: May 19, 2025

By: 
DocuSigned by:
7055E20FE05F4BA
Signature



Proposal to Perform a Solid Refuse Rate Study

Submitted by



**Solid Waste Consultants
to Local Government**

May 21, 2025

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May 21, 2025

Ms. Lisa Valencia
Purchasing
City of Handford
315 N. Douty Street
Handford, CA 93230

MSW Consultants, a California corporation, is pleased to submit this proposal to prepare a Refuse Rate Study for the City of Hanford. We specialize in solid waste consulting for local governments, with expertise in finance, economics, and public policy. We do not work with private haulers, ensuring full independence and avoiding conflicts of interest. We are well-qualified to support the City in the following areas:

Demonstrated Ability and Technical Competence: Our team brings over 30 years of experience supporting public agencies across California. We have completed financial and rate studies for more than 80 jurisdictions, including cost of service evaluations, rate design, and compliance strategies aligned with California regulations.

Proven Track Record: Our past performance reflects our ability to deliver clear, actionable results. References will confirm our responsiveness, technical rigor, and skill in communicating complex financial and policy issues to support informed decision-making.

Ability to Perform Within Project Time Frame: Our team is fully California-based. We can execute this work efficiently, with timely site visits, close coordination, and minimal travel-related delays. We are well-versed in working within typical municipal timelines and budgets.

Practical Deliverables: We build Excel-based rate models that are transparent, easy to use, and designed for ongoing utility by City staff. Quick-reference guides and clear documentation ensure long-term usability.

Thank you for your time, and we appreciated meeting your team during the May 7 virtual information session. Should you have any questions about our proposal, please contact me directly at (951) 704-9776 or via email at dave@msw-consultants.com.

Sincerely yours,



David Davis, CMA I President, MSW Consultants
41760 Ivy St., Suite 203, Murrieta, CA 92562
(951) 704-9776
www.msw-consultants.com



**Proposal for Solid Waste and
Recycling Rate Study
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Attachment 1 – Cost Based Rates: The Route to Collection Efficiency

A. General Information

MSW Consultants is a California Corporation. Located at 41760 Ivy St., Murrieta Ca 92562. Our Federal Tax ID is 27-319650. Our firm officers are David Davis, President, and Chrisinda Davis-Chief Financial Officer.

1.1 References

City of Lompoc

Ms. Christie Donnelly, Management Service Director
(805)875-8274
c_donnelly@ci.lompoc.ca.us

City of Pasadena

Mr. Thanos Gautier, Public Works Administrator (626) 744-6472
tgauthier@cityofpasadena.net

City of Prescott

Ms. Carey Oberheim, Financial and Business Operations Manager (928) 777-1653
carey.oberheim@prescott-az.gov

City of Santa Barbara

Mr. Dustin Merback, Environmental Specialist, (805) 564-5671
dmerback@santabarbaraca.gov

City of Santa Maria

Ms. Jennifer Alvarado, Management Analyst (805) 925-0951 x7239
jalvarado@cityofsantamaria.org

B. Project Approach

1.2 Background and Key Issues

The City of Hanford provides solid waste collection service to all residential and commercial customers in the City. The City also provides street sweeping service, which is delivered via a third party vendor. The City does not provide rolloff services.

The City bills for solid waste services in conjunction with its billing for other utility services such as water, sewer, and stormwater. The City's fleet of refuse vehicles is maintained by the City's central fleet services department. The City accounts for its solid waste revenues and expenses in a solid waste enterprise fund.

Key issues that must be addressed in this rate study include:

- Providing adequate funding for capital expenditures, especially replacement vehicles required due to changing regulations.
- Providing adequate funding to cover the cost of increases in disposal tipping fees.
- Anticipating the impact on the enterprise fund of the annexation of new areas into the City.
- Providing adequate funding to pay for the transition from rear-loading vehicles to front loading vehicles in the commercial sector.
- Providing adequate funding for the City to fully comply with the organics collection requirements of SB 1383.
- Potentially providing funding to cover the cost of upgrading the City's information technology infrastructure to integrate the City's routing and container inventory systems with its billing system.
- Analyzing and considering alternate rate structures.
- Complying with Proposition 218. The City's fees must reflect the nexus between the amount charged to the customer, and the cost of providing the service.

1.3 Rate-making Objectives

The objectives of the rate study are to design rates that will:

- Generate sufficient revenue to meet financial obligations
- Maintain appropriate reserves per City financial policies
- Comply with legal, regulatory, and debt covenant requirements
- Ensure equity across and within customer classes
- Design rates that are easy to understand and administer
- Encourage recycling through price signals
- Maintain regional competitiveness
- Promote rate stability over time

1.4 Approach

The primary objective of this study is to analyze the City's solid waste operating and capital costs and determine rates that align with the City's solid waste program goals. Our approach to this study will be to perform three interrelated analyses over a five year planning period:

- **Financial Plan – The “big picture.”** We will analyze the total amount of current and projected operating and capital expenditures, available cash reserves, any planned debt financing, and required debt service coverage requirements. The result of this analysis provides the revenue requirement, which is matched with the projected rate revenues from the rates. This ensures that the City will generate sufficient revenues to meet its financial obligations.
- **Cost of Service Analysis.** We will allocate the revenue requirement in the Financial Plan among the enterprise fund's service sectors (e.g., single-family vs. multi-family (2-4)). This ensures that costs are equitably charged to the various types of customers.
- **Rate Design / Customer-level rate analysis.** We will analyze the cause-and-effect relationship between the activities undertaken and resources used to provide various levels of service. Rates are designed to reflect the nexus between the rates charged to customers, and the costs incurred to deliver that service (labor, vehicle, disposal, etc.). This analysis ensures that the City's collection rates are equitable among customers, and compliant with Proposition 218. We will explore up to four rate structure alternatives.

1.5 Tasks

Summary of Tasks

In this section, we describe the key tasks that will be completed as part of the solid waste rate study. The project begins with coordination between our team and City staff to confirm the project scope, schedule, roles, and data needs. We will collect and review financial, operational, and contractual data to support the rate analysis, and work with staff to clarify rate-setting objectives. A regional rate survey will also be completed to compare Hanford's structure to those of similar agencies.

Subsequent tasks include evaluating the City's current rate structure, developing up to four rate alternatives, and preparing a five-year cost-of-service analysis. We will deliver a draft report, a user-friendly Excel rate model, and proposed rate schedules that reflect both system costs and policy priorities. Throughout the project, we will meet with City staff, present at public workshops and hearings, and provide Proposition 218 compliance support. Final deliverables will include all required documentation, tools, and meeting participation to support implementation.

Task Descriptions

Task 1 - Project Management

The purpose of this task is to ensure that all stakeholders have a common understanding of the project objectives, information needed, and key issues; and that the project will be completed on schedule and under budget. To start this project, we will conduct a project kick-off call with the City team to:

- Identify members of City staff, and others who will play a key role in the project.
- Determine the roles and responsibilities of participants from the City and MSW.
- Establish a project schedule and key milestone dates.
- Discuss a preliminary list of needed information (discussed in the next task).

During the project, we will also host and conduct bi-weekly project status meetings.

Deliverables

- Kick-off meeting and meeting minutes
- Bi-weekly status reports

Task 2 - Investigation and Data Collection

The purpose of this task is to identify data needs, and coordinate with City staff to obtain all the information necessary to support the rate analysis. We will prepare a list of needed financial and operational information. The *financial information* we will need will likely include, but not be limited to, the following:

- The general ledger trial balance for the most recently completed two fiscal years. The general ledger trial balance includes detailed line-item revenues and expenditures for the City, as well as the beginning and ending reserve balance.
- Fiscal year-to-date revenues and expenditures.
- Debt service schedules (if applicable)
- Operating and capital budgets.

The *operational information* that we will need will likely include, but not be limited to, the following:

- Customer census data including the number and type of single-family customers, residential cart subscription data, and commercial customer service levels (i.e., number and size of bins, number of weekly pickups).
- Number of tons of solid waste and recyclables collected by customer sector.
- The City's solid waste plan and any relevant technical memos.
- Contractual information regarding the City's material delivery arrangements with various transfer, processing, and landfill facilities.

Deliverables

- List of needed information

Task 3 - Survey Regional Solid Waste Rates and Facilities

We will conduct a survey of regional solid waste rates from other jurisdictions and disposal facilities. We will work with City staff to identify agencies and facilities to be included, and to identify any key issues to address in the survey. We will include both rate data and associated service information (e.g., street sweeping) to identify and quantify any distinguishing characteristics.

We will summarize the survey information in an easy-to-understand format. This will enable the City to evaluate the reasonableness of the rates we design in the cost of service study. We may also use this survey to evaluate the structure of the City's rates.

Deliverables

- Easy-to-understand rate survey.

Task 4 - Review the Existing Rate Structure and Evaluate Alternatives

The purpose of these tasks is to evaluate the appropriateness of the City's current rate structure compared to other approaches. The rate survey we conduct in Task 3 will inform this task.

We will analyze both the City's residential and commercial rate structures, and discuss the advantages and disadvantages with City staff. For example, the City currently offers only a 96 gallon waste container and has flat rate structure. We will discuss the pros and cons of offering smaller size residential containers and transitioning to a variable rate structure. We will also discuss the advantages and disadvantages of transitioning the City's commercial rates to a structure that provides customers an incentive to select more bins and fewer pickups (as described in the 'Cost Based Rates' article in Attachment 1).

We will evaluate up to five (5) alternate rate structures. We will discuss these rate structures in the context of the rate-making objective outlined above. Based on our discussions with City staff, we will prepare a memo describing the pros and cons of each alternative rate structure we discuss with the City. This memo may include quantitative examples.

Deliverables

- Memo describing the pros and cons of each alternative rate structure

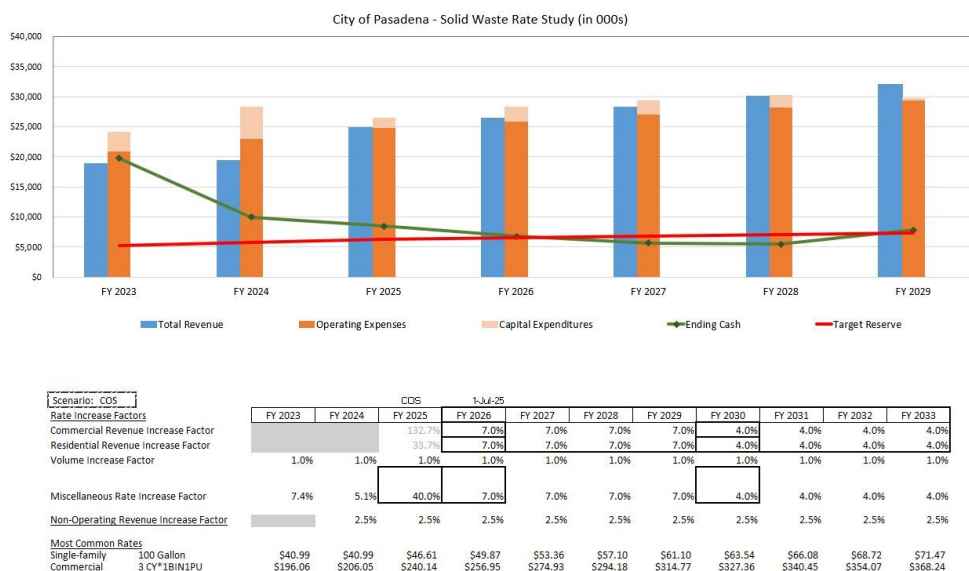
Task 5 - Develop Cost of Service Rate Analysis

The purpose of this task is to achieve the project's key objectives of ensuring that the City's rates generate an adequate amount of revenue to meet the City's financial obligations and

rate-making objectives. In this task, we will identify the nexus between individual rates and the cost of each level of service. To do this, we will:

- Develop a rate model that mirrors the financial behavior of the City’s solid waste enterprise fund. The model will project expenses, revenue requirements, and the resulting need for changes in the solid waste rates for a period of at least 5 years. Based on this model, we will develop the cost-of-service analysis and a rate schedule that includes planned adjustments over a five-year period.
- Construct and document the model in a manner that allows the City to understand the formulas that are utilized, and how variables affect rate calculations. The City will be able to use the model in the future to evaluate actual performance against projections and to adjust as necessary.

Chart 1 – Example Rate Model Dashboard



- Include a user-friendly dashboard that produces reports and graphs based on changeable revenue and expenditure variables similar to the one shown above in Chart 1.
- Include narratives that clearly specify the assumptions and methodology used in establishing the rates.
- Ensure that proposed rate structures are easy to understand and administer; and can be accommodated within the City’s existing utility billing system.
- Recommend proposed rate structures that support our evaluation of alternate rate

structures as described in Task 4, and address the City's rate-making objectives.

- Consider changes in the rate calculations including projected cost of services including:
 - Increased costs associated with the impacts of transitioning to front end loading trucks.
 - Growth (or decline) in disposal tonnages, and increases in tipping fees.
 - Changes in operations and maintenance expenses and programs including staffing.
 - Any appropriate automatic adjustments or pass-through components (e.g., inflation factors, fuel, disposal costs, health insurance, etc.)
 - Projected capital expenditures, including replacement and expansion- related costs for both infrastructure and equipment
 - Compliance with new regulations
 - Increased costs from new or anticipated changes to regulations.
 - Plans for equipment purchases and operational changes.
- Attend a meeting with staff to review the preliminary work products.

Deliverables

- Rate model with cost of service analysis across the City's customer classes, and in compliance with Proposition 218

Task 6 - Develop Solid Waste Rate Recommendations

The purpose of this task is to harvest all the analysis up to this point and develop a proposed rate adjustment plan. We will prepare a slide deck to outline the rate adjustment plan. We will meet with City staff to discuss our findings and proposed rate adjustments. Based on the City's feedback, we will incorporate revisions and finalize the rate study accordingly. If the City requests, we will provide a copy of the rate model and provide guidance and training on how to use it for sensitivity analysis.

Deliverables

- Rate adjustment plan
- Slide deck of rate adjustment plan

Task 7 - Conduct Public Workshop(s)

The purpose of this task is to obtain buy-in from the public and elected officials. We will plan, conduct and participate in up to four meetings to present our preliminary findings, and to solicit input from

stakeholders. We will prepare slide decks to clearly summarize key findings, rate alternatives, and recommendations. We will facilitate a public workshop to communicate results and gather input from the Council, City staff, and community members. We are a California-based firm. As such, we are well-positioned to attend these meetings in person.

Deliverables

- Slide deck presentation summarizing key findings
- Participation in up to four meetings

Task 8 - Proposition 218 Assistance

The purpose of this task is to ensure that the City's rates are approved in compliance with Prop 218. We will provide guidance to ensure the City's solid waste rates comply with all applicable provisions of Proposition 218, including Sections 13C and 13D of the State Constitution. This includes confirming that all fees maintain a defensible nexus between the charges imposed and the cost of providing service. We will prepare the required Proposition 218 Notice—both in English and Spanish—as part of our scope, and ensure conformance with relevant legal precedents, including cases addressing tiered rate structures. We will advise City staff throughout the process to support full compliance and minimize legal risk.

Deliverables

- Prepare Proposition 218 Notice (English and Spanish)

Task 9 - Prepare Draft and Final Report and Rate Model

The purpose of this task is to communicate our recommendations to the City. We will prepare a draft report (see links to example workproducts in Section 1.1). Our report will summarize the project background, objectives, methodology, and recommendations related to cost-of-service rates. Administrative draft versions of all key work products will be provided to City staff, including the revenue requirement analysis, five-year financial forecast, cost-of-service results, rate structures, and supporting narrative materials. We will submit our report in draft form for the City's review and comment. Once we have received feedback from City staff, we will finalize the report. The report will be sufficient to serve as the 'Engineers Report' in the context of Prop 218.

As described above, the model will include a user friendly dashboard, and documented in a manner that allows the City to understand the formulas, and how variables affect the rate calculations. The model will serve as a management tool that the City can use in future rate analyses. For example, the City may use the model to evaluate actual performance compared to projections. The model will become property of the City, and may be used by the City for any purpose.

Deliverables

- Final rate model
- Draft and final reports

Task 10 - Attend Public Hearings on Solid Waste Rates

The purpose of this task is to participate in the public meeting pursuant to the 'majority protest' process under Prop 218. This will entail our participation at two meetings of the City Council. At the first meeting, the City Council will consider the final rate plan. If the Council approves the rate plan, it will authorize the distribution of the 45-day notice and set the date and time for the Prop 218 public hearing.

At the second meeting, the Council will consider the protests submitted in response to the 45-day notice, and conduct a public hearing. If the City receives protests from fewer than 50% of property owners, the Council may vote to approve the rate plan. If a majority of the Council approves the rate plan, the new rates will go into effect.

We will prepare meeting materials and present our findings in person at both of these meetings. We will answer any questions from the Council and the public. We are a California-based firm. As such, we are well-positioned to attend these meetings in person.

Deliverables

- Participate in the Proposition 218 Public Hearing

C. Staff Qualifications and Experience

The key personnel for this project will be comprised of the following individuals: David L. Davis, CMA, Arisha Ashraf, Girard Mobley, Craig D. Stroud, CPA. Our staff will be fully dedicated and responsive to the City's needs. Key personnel will be available for the duration of this project and no key personnel will be removed or replaced without written permission from the City.

David Davis, CMA – President - Mr. Davis will serve as the Project Director for this project. He will serve as the main point of contact and have overall responsibility for the project. He is a Certified Management Accountant (CMA) and an expert in solid waste macro- and micro-economics.

Arisha Ashraf – Project Manager – Ms. Ashraf will serve as Project Manager. She has led rate modeling and cost-of-service analyses for more than a dozen California municipalities and brings two years of small business management experience. Her background in economics and quantitative modeling supports both the technical and strategic aspects of this project.

Girard Mobley – Project Manager – Mr. Mobley will also serve as Project Manager. He is a skilled financial analyst and project manager. He has extensive experience in conducting audits on waste haulers for municipalities, performing rate analysis, and rate survey comparisons

Craig D. Stroud, CPA – Senior Consultant – Mr. Stroud will be available to provide various technical advice as needed. He has conducted several solid waste cost of service studies. He is a Certified Public Accountant (CPA) and operational analyst with over 20 years of experience revamping the operations of companies. Mr. Stroud will oversee the day-to-day operation to ensure all milestone and deadlines are met and review all reports.

	
CREDENTIALS	
EXPERIENCE	
30 Years	
EDUCATION	
BA, Finance, Cal State Fullerton, 1983	
LICENSES & CERTIFICATIONS	
Certified Management Accountant (CMA)	
PROFESSIONAL AFFILIATIONS	
Solid Waste Association of North America, Southern California Waste Management Forum (Chair)	
Zero Waste Practitioner	

C.1 Resumes

David Davis – Project Director - Mr. David Davis is a Certified Management Accountant (CMA) with over 30 years of experience in the field of solid waste management. Mr. Davis's expertise lies in working with municipal managers to maximize the value of the solid waste services provided to their ratepayers. He has held executive management positions in both the private and public sectors and has extensive experience in providing business advisory services to local government in the field of solid waste management.

As a chief financial executive for local hauling and landfill divisions of a national solid waste management company, Mr. Davis was responsible for financial reporting, budgeting, cost analysis, billing, and collections. He also managed the accounting and rate analysis sections of the City of Riverside's Department of Public Utilities.

Mr. Davis has specific experience in: 1) analysis and design of customer rates for refuse collection, transfer, processing and disposal operations; 2) development and evaluation of competitive proposals for waste collection, recycling, and transfer service; 3) feasibility studies for waste processing, waste transfer, and landfill gas projects; 4) verification of the proper payment of solid waste fees; 5) management reviews of solid waste operations; 6) evaluation of alternative waste diversion programs; 7) solid waste program planning and funding; and, 8) evaluating internal management controls.



CREDENTIALS

EXPERIENCE

15 years

EDUCATION

PhD, Environmental Economics and Policy, University of California, Riverside

LICENSES & CERTIFICATIONS

Recycling 101 Certificate (Oregon State University Extension)

PROFESSIONAL AFFILIATIONS

Southern California Waste Management Forum (Member)

National Stewardship Action Council (Member)

Arisha Ashraf – Project Manager - Ms. Ashraf has a strong track record in utility rate modeling, cost-of-service analysis, and environmental economics, exclusively supporting public agencies in California. At Raftelis Financial Consultants, she conducted rate studies and developed equitable, transparent rate structures for over a dozen California municipal utilities. Her work included Excel-based rate models designed for long-term usability by City staff, with clear documentation and user guides aligned with municipal operations.

Her background includes financial planning for public-sector projects with multi-million-dollar annual revenues, rate forecasting, and economic analysis to support informed decision-making by city councils and utility boards. She has authored comprehensive rate reports explaining methodology, cost allocations, and rate alternatives—ensuring decision-makers understand policy trade-offs and financial implications. She has also provided sustainability and waste management assistance to municipalities and businesses under state and federal programs, focusing on regulatory compliance, GHG reduction, and resource efficiency.

Ms. Ashraf holds a Ph.D. in Environmental Economics & Policy, a Master's in International Sustainable Development from Brown University, and dual undergraduate degrees in Biology and International Relations from Boston University. With her California-specific experience, public-sector orientation, and technical depth, she brings the independence, rigor, and practical approach required to deliver a high-quality Refuse Rate Study for the City of Hanford.



CREDENTIALS

EXPERIENCE

25 Years

EDUCATION

BS, Finance, San Diego State University, 2014

LICENSES & CERTIFICATIONS

SWANA Certified Zero Waste Practitioner

PROFESSIONAL AFFILIATIONS

California Resource Recovery Association (Member)

Girard Mobley – Project Manager - Mr. Mobley is a skilled financial analyst and project manager. He has extensive experience in conducting audits on waste haulers for municipalities, and in providing recycling outreach and education to commercial waste generators. He graduated from San Diego State University with a BS in Business Administration with a focus on Finance and a minor in Economics. He is also a certified practitioner in the zero waste principles and practices.

Mr. Mobley has been with MSW Consultants since March 2019. In that time, he has worked on solid waste consulting engagements for the County of Santa Barbara, and the cities of Chula Vista, La Habra, La Palma, Lomita, Norco, Orange, Rolling Hills, Signal Hill, Vernon, Whittier, and Rancho Palos Verdes.

Mr. Mobley has audited the accounting records of over 20 waste haulers. He also oversees the recycling survey program in the City of Vernon providing outreach and educational resources to over 400 commercial waste generators. He regularly educates commercial waste generators about the requirements of AB 341 and AB 1826. Prior to joining MSW Consultants, he served for 20 in the United States Marine Corps.



Craig Stroud Senior Consultant - Mr. Stroud is a Certified Public Accountant (CPA) and operational analyst with over 28 years of experience revamping the operations of companies. He is very familiar with corporate internal controls and accounting systems. He has served in managerial, operational, analysis and marketing roles within the professional services, Department of Defense, healthcare, and e-commerce industries.

Mr. Stroud has been with MSW Consultants since February 2017. In that time, he has conducted solid waste consulting engagements for the cities of Auburn, Alabama, Copperas Cove, Texas, and Prescott, Arizona. Additionally, he has conducted hauler compliance audits for the California cities of Chula Vista, Orange, Placentia, Rancho Palos Verdes, and Vernon. He has audited the accounting records of over 15 waste haulers including the local divisions of Athens Services and Republic Services.

As a revenue analyst with Science Application International Corporation (SAIC) Mr. Stroud was responsible for executing extensive data queries and financial models to maximize program staffing revenue. He has built multiple departments within companies, from conception to operational profitability. Mr. Stroud is a veteran of the U.S. Air Force. He graduated from California Polytechnical State University, San Luis Obispo with a BS in Business management, with a focus on accounting. He earned his CPA while employed as an auditor with the national CPA firm Ernest & Young.

CREDENTIALS
EXPERIENCE
28 Years
EDUCATION
BS, Business Administration-Accounting, Cal Poly San Luis Obispo, CA
LICENSES & CERTIFICATIONS
Certified Public Accountant (CPA)
PROFESSIONAL AFFILIATIONS
Southern California Waste Management Forum (Member)

D. Related Experience

City of Lompoc - Solid Waste Rate Studies From 2001 through the present, we have developed and updated a solid waste rate model to allocate costs between the City's landfill and collection operations, and among single family, multi-family, and commercial customers. We use our rate model as a tool to project revenues, expenditures, and cash balances for the City's solid waste enterprise fund. Our work has included developing new landfill and collection service rates based on allocated costs. We also designed volume-based rates to provide customers with an incentive to recycle. **Proposed and final cost:** \$45,000. **Contact:** Ms. Christie Donnelly, Management Service Director (805) 875-8274

c_donnelly@ci.lompoc.ca.us

[Click here for example workproduct-City of Lompoc](#)

City of Pasadena - Solid Waste Rate Study

In 2024, we conducted a cost-of-service study for the City. Our work included preparing a rate model that mirrors the behavior of the solid waste enterprise fund and using that model to prepare a proforma projection of the enterprise fund's operating results. We also designed cost-based rates to reflect the relationship between the cost of service and the amount charged to ratepayers. Our work also included developing a rate model that mirrored the financial performance of the City's solid waste enterprise fund, allocating costs among single-family multi-family, and commercial customers, and developing alternate rate adjustment scenarios. **Proposed cost:** \$49,000; **final cost:** \$75,000 (Increased cost due to additional analysis requested by City). **Contact:** Thanos Gautier, Public Works Administrator (626) 744-6472 tgauthier@cityofpasadena.net

[Click here for example workproduct – City of Pasadena](#)

City of Prescott, AZ - Solid Waste Rate Study

In 2018 and 2022, we conducted solid waste rate studies for the City. This work included developing a solid waste rate model to allocate costs between the City's transfer station and collection operations, and among single family, multi-family, and commercial customers. We use our rate model as a tool to project revenues, expenditures, and cash balances for the City's solid waste enterprise fund. Our work has included developing new tipping fees and collection service rates based on allocated costs. The study was designed to fund the City's significant capital expenditure program for new and replacement route vehicles. **Proposed and final cost:** \$35,000. **Contact:** Ms. Carey Oberheim, Financial and Business Operations Manager (928) 777-1653 carey.oberheim@prescott-az.gov

[Click here for example workproduct – City of Prescott](#)

City of Santa Barbara – Solid Waste Rate Study

In 2023, we conducted a cost-of-service study for the City. The City performs the billing function, and the hauler is paid from the residual amount collected by the City after City program costs and fees are deducted. Our work entailed preparing a financial plan and cost of service and rate design analysis. In 2017, we assisted the City in evaluating the method for setting tipping fees for the Tajiguas Resource Recovery Project, and for allocating project costs among several participating jurisdictions in Santa Barbara County. In 2013, we assisted the City in a financial review of its exclusive waste hauler, MarBorg Industries, Inc. We allocated MarBorg's revenues, expenses, and profitability among the various jurisdictions it serves in Santa Barbara County. We analyzed the impact of various negotiating deal points on MarBorg's revenue and profitability in the City of Santa Barbara. **Proposed cost:** \$100,000; **final cost:** \$109,000. (Increased cost due to additional analysis requested by City). **Contact:** Mr. Dustin Merback, Environmental Specialist, (805) 564-5671

dmerback@santabarbaraca.gov

[Click here for example workproduct- City of Santa Barbara](#)

City of Santa Maria – Solid Waste Rate Study

In 2021, we completed a solid waste rate study and landfill pricing strategy analysis for the City. Our work included preparing a rate model that mirrors the financial performance of the City's solid waste enterprise fund, projecting revenues and expenses over a 20-year planning horizon, allocating cost among residential, commercial, and landfill operations, and assessing the impact of various capital funding scenarios. We prepared debt service calculations, including debt service coverage ratios. The model was used to evaluate various waste import scenarios and pricing strategies. We prepared a report of our findings that was used to support the City's Prop 218 rate approval process. **Proposed cost:** \$86,000; **final cost:** \$106,000. (Increased cost due to additional analysis requested by City). **Contact:** Ms. Jennifer Alvarado, Management Analyst (805) 925-0951 x7239

jalvarado@cityofsantamaria.org

[Click here for example workproduct – City of Santa Maria](#)

E. Project Timeline

We will conduct this study according to the schedule shown below in **Error! Reference source not found..**

Task	Description	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1	Project Management												
2	Investigation and Data Collection												
3	Survey Regional Solid Waste Rates and Facilities												
4	Review the Existing Rate Structure and Evaluate Alternatives												
5	Develop Cost of Service Rate Analysis												
6	Develop Solid Waste Rate Recommendation												
7	Conduct Public Workshops												
8	Prop 218 Assistance												
9	Prepare Draft and Final Report and Rate Model												
10	Attend Public Hearings on Solid Waste Rates												

F. Proposed Fee Structure and Schedules (submitted separately)

G. Conflict of Interest and Proposal Forms

MSW Consultants does not have any financial, business or other relationship with the City or any member of the City staff that may have an impact on the outcome of this project. MSW Consultants has no clients that may have a financial interest in the outcome of this project.

Proposal Forms

1. Addendum #1
2. Worker Compensation Insurance Certificate
3. Equal Employment Opportunity Compliance Certificate
4. Americans With Disabilities Act Compliance Certificate
5. City of Hanford Ownership Disclosure for Contractors and Consultants
6. Drug Free Workplace Certification
7. Iran Contracting Certification Act
8. California Levine Act Statement
9. Non-collusion Affidavit



City of Hanford, CA

315 N. Douty Street
Hanford, CA 93230
purchasing@hanford.city
(559) 585-2152

ADDENDUM NO. 1

Issued: Thursday, May 8, 2025
Project: Refuse Rate Study
Project No.: RFP 2025-14
Bids Due: Wednesday, May 21, 2025 @ 2:00 p.m.

Addendum No. 1 is being issued to provide answers to questions received via Bidnet and the proposer conference. This addendum becomes part of the bid documents for this project and must be signed and submitted with the Proposal.

Questions/Responses

Q1: Will the City provide a copy of the previous Rate Study?
R1: Please see attached document.

PROPOSER ACKNOWLEDGMENT OF ADDENDUM NO. 1

Proposer to sign and submit with Proposal.

Firm: MSW Consultants

Date: 5/21,2025

By: _____

Signature

RFP 2025-14
Refuse Rate Study
Addendum No. 1

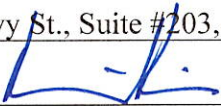
WORKERS' COMPENSATION INSURANCE CERTIFICATE
(Submit with Proposal)

STATE OF CALIFORNIA)
) ss
CITY OF HANFORD)

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work under this contract.

Company: MSW Consultants

Business Address: 41760 Ivy St., Suite #203, Murrieta, CA 92562

Signature: 

Name of Signing Official: David L. Davis

Title of Signing Official: President

Date: 5-21-25

Company Seal:



EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE CERTIFICATE
(EXECUTIVE ORDER 11246)
(Submit with Proposal)

Equal Opportunity Clause

Unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Executive Orders 10925, 11114 or Section 204 of Executive Order 11246 of September 24, 1965, during the performance of each contract with the City of Hanford, the Proposer agrees as follows:

1. The proposer will not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin, or political affiliation. The proposer will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, gender, national origin, or political affiliation. Such action shall include, but not be limited to, the following: employment upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The proposer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
2. The proposer will, in all solicitations or advertisements for employees, placed by or on behalf of the proposer, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, national origin or political affiliation.
3. The proposer will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or the workers' representative of the proposer commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice on conspicuous places available to employees and applicants for employment.
4. The proposer will comply with all provisions of Executive Order 11246 of September 24, 1965, and the rules, regulations and relevancy orders of the Secretary of Labor.
5. The proposer will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and relevant orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
6. In the event of the proposer's non-compliance with the non-discrimination clauses of this subcontract or with any of such rules, regulations or orders, this subcontract may be canceled, terminated or suspended, in whole, or in part and the proposer may be declared ineligible for further government contracts in accordance with the procedures authorized in accordance with Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or otherwise provided by law.
7. The proposer will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The proposer will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that in the event the proposer becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the proposer may request the United States to enter into such litigation to protect the interest of the United States.

Company Name: MSW Consultants
Business Address: 41760 Ivy St., Suite #203, Murrieta, CA 92562
Signature: [Signature]
Name of Signing Official (type): David L. Davis
Title of Signing Official (type): President
Date: 5-21-25



AMERICANS WITH DISABILITIES ACT COMPLIANCE CERTIFICATE

By submission of a bid, the BIDDER certifies it will comply with the Americans with Disabilities Act, 42 U.S.C., 12101 et. seq., and will maintain compliance throughout the life of this Contract. By commencing performance of the Contract work, the selected BIDDER certifies to the Americans with Disabilities Act compliance.

Company: MSW Consultants

Business Address: 41760 Ivy St., Suite #203 Murrieta, CA 92562

Signature: 

Name of Signing Official: David L. Davis

Title of Signing Official: President

Date: 5-21-25

Company Seal:



**CITY OF HANFORD, CA OWNERSHIP DISCLOSURE FOR
CONTRACTORS AND CONSULTANTS**

(Submit with Proposal)

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

Firm Name: MSW Consultants

Firm Address: 41760 Ivy St., Suite #203, Murrieta, CA 925621

List the names of all principals, partners, and/or trustees. For corporations provide names of officers, directors and all stockholders owning more than 10% equity interest in corporation:

David L. Davis - President

Chrisinda Davis - Chief Financial Officer

Submitted by: Name David L. Davis

Date May 21, 2025

**STATE OF CALIFORNIA DRUG-FREE WORKPLACE
CERTIFICATION STD.21 (REV.12-93)**

(Submit with Proposal)

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or grant recipient to the certification described below. I am fully aware that this certification, executed on the date below, is made under penalty of perjury under the laws of the State of California.

Contractor Proposer Firm Name: MSW Consultants
Federal ID Number: 27-3196520
BY (Authorized Signature): _____
Date Executed: May 21, 2025
Printed Name of Person Signing: David L. Davis
Telephone Number (Including Area Code): (951) 973-0023
Title: President
Contractor/Proposer Firm's Mailing Address: 41760 Ivy St., Suite #203, Murrieta, CA 92562

The contractor or grant recipient named above hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The above-named contractor or grant recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).

2. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(b), to inform employees about all of the following:

- (a) The dangers of drug abuse in the workplace,
- (b) The person's or organization's policy of maintaining a drug-free workplace,
- (c) Any available counseling, rehabilitation, and employee assistance programs, and
- (d) Penalties that may be imposed upon employees for drug abuse violations.

3. Provide as required by Government Code Section 8355(c), that every employee who works on the proposed contract or grant:

- (a) Will receive a copy of the company's drug-free workplace policy statement, and
- (b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.

4. At the election of the contractor or grantee, from and after the "Date Executed" and until 6/30/27 (NOT TO EXCEED 36 MONTHS), the state will regard this certificate as valid for all contracts or grants entered into between the contractor or grantee and this state agency without requiring the contractor or grantee to provide a new and individual certificate for each contract or grant. If the contractor or grantee elects to fill in the blank date, then the terms and conditions of this certificate shall have the same force, meaning effect and enforceability as if a certificate were separately, specifically, and individually provided for each contract or grant between the contractor or grantee and this state agency.

IRAN CONTRACTING ACT CERTIFICATION

(Public Contract Code Section 2200 et seq.)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 et seq.) is true and correct:

Please check the appropriate option:

- ☒ The Contractor is not:
- (1) Identified on the current list of persons and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or
 - (2) A financial institution that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.
- The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.
- The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000 over the life of the contract (up to 5 years).

Signature: 

Printed Name: David L. Davis

Title: President

Agency Name: MSW Consultants

Date: 5-21-25

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or eligibility to bid on contracts for three years.

CALIFORNIA LEVINE ACT STATEMENT

(Submit With Proposal Attachment 8)

California Government Code Section 84308, also known as the “Levine Act,” can prohibit members of the Hanford City Council from participating in any action related to a “license, permit, or entitlement for use” if he or she receives any political contributions, which total more than \$500 during the twelve (12) months prior to and for twelve (12) months following the date of a final decision on such “license, permit, or entitlement for use,” from the person or company submitting a proposal or application to the City or any person who is not directly a party to the proposal or application but who actively supports or opposes a particular decision involving a “license, permit, or other entitlement” and who has a financial interest in the decision (“Participant”).

Government Code Section 84308 defines “license, permit, or entitlement for use” as “all business, professional and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.”

The following website contains a list of current Hanford City Council Members, <https://cityofhanfordca.com/1269/City-Council>. You are responsible for reviewing the names of Hanford City Council Members prior to making the following disclosure:

1. Have you, your company, any agent on behalf of you or your company, or, to the best of your actual knowledge, a Participant made any political contributions of more than \$500 to a Hanford City Council Member or a candidate running for Hanford City Council during the twelve (12) months preceding the date of the submission of your proposal or application or the anticipated date of any City Council action related to this proposal or application?

YES: _____ NO: X

If YES, please identify the City Council Member(s) and/or candidates for Hanford City Council and date(s) of contribution in the space below:

Council Member(s) or Candidate(s) Name

Date of Contribution(s):

I declare under the penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Answering YES to the question above does not preclude the City of Hanford from approving a “license, permit, or entitlement for use” for you or your firm or from taking any subsequent action. It does, however, permit, or

preclude the identified Hanford City Council Member(s) from participating in any actions related to the approval process.

No party, or agent to a party, to a pending proceeding involving a “license, permit, or other entitlement for use” or Participant, or agent to a Participant, shall make a contribution of more than \$500 to any City Council Member(s) or City Council candidate during the proceeding and for twelve (12) months following the date of a final decision is rendered by the City in the proceeding.

NOTICE: The disclosure duty under state law continues for twelve (12) months after the final decision on a "license, permit, or other entitlement for use." If the above information regarding contributions changes during such twelve (12) month period, then the undersigned is required to update this disclosure form.



Signature of Authorized Individual

May 21, 2025

Date

David L. Davis

Printed or Typed Name of Authorized Individual

MSW Consultants

Print or Type Name of Company

**NON-COLLUSION
AFFIDAVIT**

TO: THE CITY OF HANDFORD

The undersigned, in submitting a proposal for performing the following work by contract, being duly sworn, deposes and says:

That he/she has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competition in connection with such contract.

Work to be performed: RFP No. 2025-14
Refuse Rate Study

Proposer's Name: David L. Davis

Signature of Proposer: 

Title: President

Business Address: 41760 Ivy St., Suite #203, Murrieta, CA 92562

Place of Residence: Murrieta, California

State of: California

County of: Riverside

On this _____ day of _____ before me,
_____, a Notary Public, personally appeared, who
_____ proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On May 20 2025 before me, Karen L. Jones, Notary Public
personally appeared David L. Davis

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen L. Jones



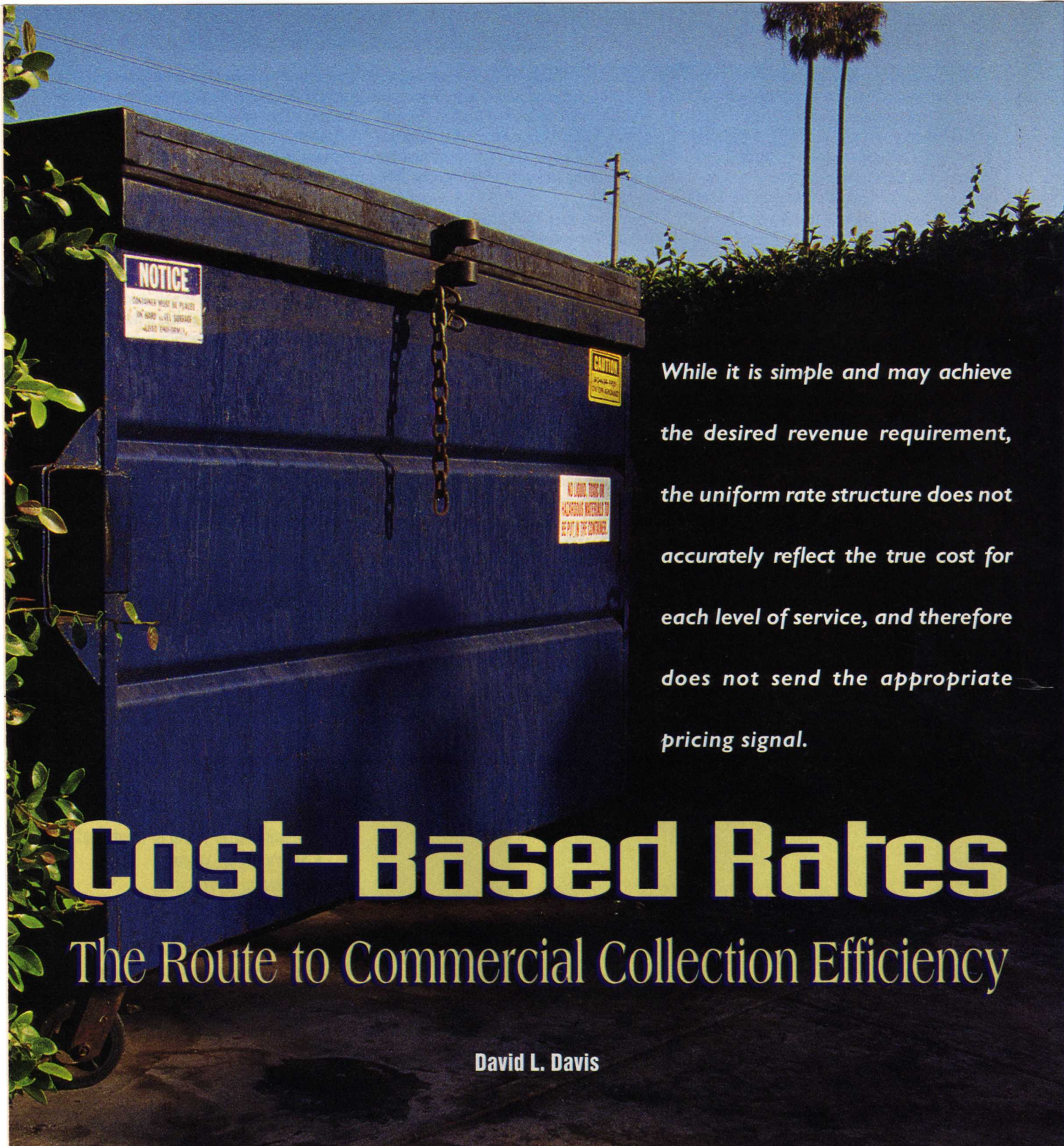
(Seal)

Titel or type of Document :

Non-Collusion Affidavit

Document Date: 5/20/2025

Number of pages: 1



While it is simple and may achieve the desired revenue requirement, the uniform rate structure does not accurately reflect the true cost for each level of service, and therefore does not send the appropriate pricing signal.

Cost-Based Rates

The Route to Commercial Collection Efficiency

David L. Davis

Photo: Ric Frazier, Brooks Institute of Photography

Today, municipal managers responsible for setting refuse collection rates are able to reduce the work their agencies would otherwise perform and provide their communities with significant benefits by employing certain cost-accounting techniques in developing their commercial refuse collection rates.

The Typical Commercial Refuse Collection Rate Structure

Commercial rate structures such as shown in Table 1 are typically uniform and volume-based. The monthly rate increases uniformly with the volume of waste collected (i.e. the monthly rate doubles when the volume doubles). As a result, customers are indifferent

about having a single 3-yd. bin picked up twice per week, or having two 3-yd. bins picked up one time per week. Both service levels enable the customer to discard the same volume of waste for \$108 per month. However, it is significantly more costly for the collection truck to make two stops each week to pick up a single container than it is for the truck to make one

Table 1. Uniform Rate Structure
Monthly Rate for Commercial Refuse Service

Bins		Weekly Pick-Ups			
No.	Size	1 time	2 times	3 times	4 times
1	2-yd.	\$43.00	\$86.00	\$129.00	\$172.00
1	3-yd.	54.00	108.00	162.00	216.00
1	4-yd.	65.00	130.00	195.00	260.00
2	2-yd.	86.00	172.00	258.00	344.00
2	3-yd.	108.00	216.00	324.00	432.00
2	4-yd.	130.00	260.00	390.00	520.00
3	2-yd.	129.00	258.00	387.00	516.00
3	3-yd.	162.00	324.00	486.00	648.00
3	4-yd.	195.00	390.00	585.00	780.00

stop each week to pick up two containers next to one another.

Cost-Based Pricing and Allocation of Economic Resources

Prices that accurately reflect the cost of service give customers the proper incentive to select a level of service that elicits the optimal supply of resources. Municipal utilities, including those with refuse collection utilities, should use sound cost-accounting techniques. They should identify the relationship between specific types of cost, and the drivers that cause them, to develop cost-based prices that properly influence customers' decisions about how much of a service to consume and when to consume that service. For example, an electric utility's cost of providing service is driven not only by how much power it produces, but when it produces it. Maintaining the generating capacity to meet the demand for electricity during peak daytime hours and summer months is a significant part of a utility's cost structure. An electric utility develops service prices based on its cost of providing power at different times of the day and year.

The utility's customers who pay higher prices for the electricity they use during peak periods through "time-of-use" or "demand" charges have an economic incentive to shift their usage to less expensive off-peak periods.

As those electric customers who are able to do so shift their usage to off-peak periods, the utility is able to forego or postpone the construction of new generating capacity, thereby minimizing its total cost. It uses its resources more efficiently as a result of having established service rates based on the relationship between the various types of costs incurred and the activities that cause them. In the same way, refuse collection utilities can gain route efficiencies and optimize use of their resources by charging cost-based rates.

Types of Costs and Cost Drivers

Commercial refuse collection operations are composed of six main types of costs that are attributable to particular activities or to the use of certain resources. Cost drivers represent the relationship between the incurrence of these types of costs and the activities or use of

resources that cause them. These types of costs are:

Service Area Travel Time Costs—the variable operating costs related to the time it takes to travel between stops within the service area;

Container-Emptying Time Costs—the variable operating costs related to the time spent emptying containers while at each customer's location;

Disposal Site Travel Time Costs—the variable operating costs related to the time it takes to travel to the disposal site, unload the truck, and return to the service area;

Disposal Tipping Fee Costs—the variable costs of fees (usually per

ton or per yard) assessed by landfills and processing facilities to accept waste;

Container Costs—the per-unit costs of container depreciation, delivery, and maintenance; and

Fixed Costs—costs that are incurred regardless of the level of service provided.

Vehicle expenses such as depreciation and maintenance are commonly considered fixed costs; however they are not. They are step-variable. Therefore, the variable operating costs described above include all vehicle expenses as well as labor expenses.

The number of stops the truck is required to make in the service area drives service area travel time costs. The number of times the truck empties a container (which is a function of the number of containers, and the number of stops per week) drives container-emptying time costs.

The volume of waste drives disposal site travel time costs (i.e. higher-volume customers cause trucks to fill up faster and place more demand on trucks to make a trip to the disposal site). The volume of waste also drives disposal tipping fee costs.

Container costs are driven by the number of containers in place at each customer's location. Fixed costs usually include such expenses as land and buildings, administration, data processing, and other fixed overhead. Because the utility incurs these costs regardless of the amount of service it provides, costs are assigned equally to all customers regardless of their level of service.

The Cost-Based Rate Schedule

Table 2 is an example of a cost-based rate schedule for commercial refuse collection service. This rate schedule was developed by assigning costs (e.g. disposal expense per cubic yard) to each level of service based on its cost drivers. There-

Table 2. Cost-Based Rate Structure
Monthly Rate for Commercial Refuse Service

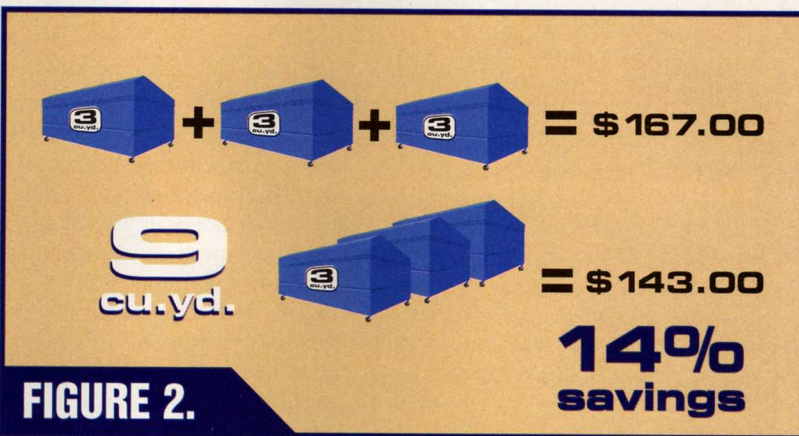
Bins		Weekly Pick-Ups			
No.	Size	1 time	2 times	3 times	4 times
1	2-yd.	\$55.00	\$95.00	\$135.00	\$176.00
1	3-yd.	66.00	117.00	167.00	218.00
1	4-yd.	77.00	138.00	199.00	260.00
2	2-yd.	82.00	146.00	209.00	273.00
2	3-yd.	105.00	189.00	273.00	357.00
2	4-yd.	127.00	232.00	337.00	442.00
3	2-yd.	109.00	196.00	283.00	370.00
3	3-yd.	143.00	261.00	379.00	497.00
3	4-yd.	178.00	326.00	475.00	623.00

fore, the rate for each level of service reflects the degree to which it causes the various types of refuse collection costs to be incurred.

In the cost-based rate schedule in Table 2, compare the \$66 rate for a single 3-yd. bin picked up once per week with the \$117 rate for the same bin picked up twice per week. The level of activity related to providing the additional pickup day causes all the utility's variable costs, except container costs, to double. Since only one container is used to provide either level of service, the utility's container costs do not increase when a customer chooses to add another service day. The customer pays the same fixed costs for either level of service. Figures 1 and 2 show representative savings from a reduction in service frequency.

As a result the rate for twice-per-week service is less than double that of the once-per-week service (as in the typical rate structure). The \$15 difference between twice the single-pickup rate (\$66 x 2 = \$132) and the cost-based rate for twice-per-week service of \$117 reflects the monthly cost savings related to using the same container (\$5), and the fact that the additional pickup day does not cause the fixed cost per customer (\$10) to increase.

Again in Table 2, compare the \$66 monthly rate for a single 3-yd. bin picked up once per week to the \$105 rate for two (side-by-side) 3-yd. containers picked up once per week. The additional container causes all the utility's variable costs to double with the exception of the service area travel time cost. Therefore, the \$27 difference between twice the single-container rate (\$66 x 2 = \$132) and the cost-based rate for two containers of \$105 is attributable



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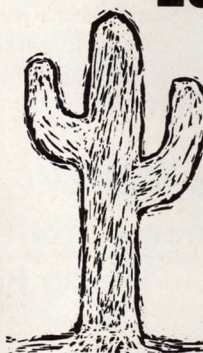
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to the fact that the \$17 in service area travel time cost and the \$10 in fixed cost included in the \$66 rate do not change with the addition of another container.

Benefits of Cost-Based Pricing of Commercial Refuse Collection

The advantage of the cost-based rate structure is that it gives customers an incentive to have more containers and fewer pickups per week. When offered the choices in the uniform rate schedule (see Table 1), customers are indifferent about selecting a single container picked up twice per week or having two containers picked up once per week. However, when presented with the cost-based pricing options in Table 2 and the 10% savings of having two containers picked up once per week instead of a single container picked up twice per week, customers who are able to have more containers and less frequent service will choose to reduce their refuse collection costs.

MSW managers are able to offer these options to their commercial customers by analyzing the utility's cost and operational data, and gradually implementing a new cost-based rate structure. The movement of customers to less frequent service levels with more containers will result in benefits to the

community that include more efficient allocation of economic resources, incentive for reduced truck traffic on public streets, equitable rate structure, and implementation of cost-based rates.

Greater Route Efficiency

As in the case with the electric utility, a municipal refuse collection utility's costs of providing service are driven not only by how much refuse they collect, but when or how often it is collected. As those customers who are able to do so opt for less-frequent service (while continuing to dispose of the same volume of waste), the utility will experience a net cost savings.

The utility will set out more containers, thus increasing its overall container cost. However, it also will experience a cost savings (or future cost avoidance) by spending less travel time within the service area. While a reduction in service area travel time resulting from a change in rate structure may not immediately decrease the number of trucks required to serve the community, it would increase the utility's current capacity to accommodate new growth and enable the utility to forego or postpone capital expenditures on additional trucks. Some may wonder if there really is a direct relationship between the frequency of service and the travel time between service locations (i.e. reduc-

ing the number of stops by a third does not necessarily reduce travel time cost by a third). They may contend that if a given customer were to add containers and reduce service frequency, the route truck would probably end up driving right by that customer on its way to another stop. And while there may be some savings, they would not be directly proportionate to the reduction in the frequency of service. Although there will no doubt be cases such as this, there also will be instances where the elimination of certain stops will have a comparatively greater reduction in costs, such as stops that are difficult to access and/or that are on the outskirts of routes. For many communities these two types of circumstances will tend to offset one another and increase overall route efficiency.

Incentive for Reduced Truck Traffic on Public Streets

Street maintenance and driveway repair costs attributable to refuse trucks represent a significant cost to the community. Additionally, stops at customers' locations sometimes involve hazardous maneuvers, such as slowing down traffic to turn into a customer's driveway, negotiating obstacles to reach the containers, backing up "blind" after dumping the containers, and again pulling out into traffic. All

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too often these maneuvers increase the utility's costs of service in the form of damage claims and higher insurance premiums. The cost-based rate structure provides customers with an incentive to have more containers and fewer pickups, thereby reducing truck traffic on public streets.

Equitable Rate Structure

Another advantage of cost-based service prices is that they are fair to all groups of customers. Each customer pays only for the level of resources they demand from the utility. Because the typical rate structure in Table 1 is not based on the cost of service, there are instances in which a group of customers with one level of service subsidize the cost of providing service to another group of customers. For example, under the uniform rate structure, customers with more containers and fewer pickups subsidize the cost of providing service to customers with more pickups and fewer containers.

Implementation of Cost-Based Rates

To successfully transition from the typical rate structure to cost-based rates, MSW managers must consider the following issues:

The new rate structure should be implemented gradually over a two- to three-year period to minimize the changes in customers' rates and to allow for rerouting. This can be

**Less frequent
service with more
containers will
result in
more efficient
allocation of
economic resources**

accomplished by combining changes in the rate structure with other periodic rate increases.

Not all customers will be able to have more containers or less frequent service. Some customers will not have enough space on their

premises for more containers. Other customers who generate putrescibles (restaurants, for example) must receive more frequent service for public health reasons. As discussed above, under a cost-based rate structure these customers will no longer be subsidized by those with more containers and less-frequent service.

The shift in customers away from more-frequent service levels must be anticipated when estimating the revenue generated from rates. While the cost-based rates may yield the desired revenue requirement when extended by the current customer configuration, they may not when customers move to less-frequent service at relatively lower rates. The utility must anticipate this shift when designing rates.

MSW managers today are able to use the leverage embodied in their rate structures to minimize and efficiently allocate the costs they incur. They are able to accomplish this by simply applying certain cost-accounting techniques in developing their rate structures, and planning for the gradual implementation of cost-based rates.

MSW

David L. Davis is a certified management accountant and a senior associate with Hilton Farnkopf & Hobson in Newport Beach, CA, who provide solid waste consulting services exclusively to government agencies.



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AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of the purchase of one (1) Cimline M1 150 gallon crack sealing machine from Haaker Equipment of La Verne, CA in the amount of \$81,741.67 and appropriation of \$81,741.67 from Fleet Reserve Fund 0448 to cover the purchase.

RECOMMENDATION:

Recommendation:

That the City Council authorize the appropriation of \$81,741.67 from Fleet Reserve Fund 0448 and approve the procurement of one (1) Cimline M1 150 gallon crack sealing machine from Haaker Equipment of La Verne, CA.

Recommended Motion:

That by motion, the City Council authorize the appropriation of \$81,741.67 from Fleet Reserve Fund 0448 and approve the procurement of one (1) Cimline M1 150 gallon crack sealing machine from Haaker Equipment of La Verne, CA.

BACKGROUND:

The City of Hanford Streets Division performs routine crack sealing as a preventative maintenance measure to extend the operational life of local streets and protect the integrity of the City's infrastructure. Crack sealing is essential in preventing water intrusion, which can lead to structural failure in both asphalt surfaces and the underlying sub-base.

The Division currently utilizes a Cimline 150-gallon crack seal machine, originally purchased in 2019. While equipment of this type typically has a useful life expectancy of 8 to 10 years, the City's current unit sustained unexpected damage in the summer of 2024 when it was parked adjacent to a City Refuse truck that unexpedically caught fire. As a result, the machine suffered significant heat-related damage.

City staff made efforts to restore the unit to a functional condition through in-house repairs but were ultimately unsuccessful. The unit was then sent to the manufacturer for further evaluation. Following a detailed inspection, the manufacturer concluded that the unit was beyond repair and could not be restored to operational status.

To address this equipment loss, Fleet Services solicited three quotes for a replacement unit from the following vendors:

- Haaker Equipment
- Craftco Equipment
- Sealmaster

After careful review, Haaker Equipment was the only vendor able to provide a quotation for a 150-gallon machine matching the City's operational needs. Therefore, Haaker Equipment was selected as the preferred vendor, offering a replacement unit at a cost of \$81,741.67.

This replacement is critical to ensure the Streets Division can continue its essential pavement preservation efforts and maintain the long-term health of Hanford's road infrastructure.

The procurement of this equipment is essential to resume critical pavement preservation operations and maintain the City's commitment to infrastructure longevity and public safety.

FISCAL IMPACT:

Staff have confirmed that there are enough funds in the Fleet Reserve Fund to fully fund this purchase.

ATTACHMENTS:

1. Haaker Cracksealer Quote
2. CrafcO Quote
3. Sealmaster Quote
4. Sole Source



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. 328.3874 (Toll Free)
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763.553.7765 (Fax)
info@cimline.com

January 12, 2025

To whom it may concern,

Haaker Equipment in La Verne, CA is the sole dealer for Cimline Products in Southern California from Fresno South, and Nevada. They are our only dealer for sales, service and warranty in that area. Any questions feel free to contact me at the numbers below. Thanks.

Regards,

**Gary McGee
Cimline Regional Sales Manager
612.770.6506
gmcgee@cimline.com**

A Division of Plymouth Industries and Hines Corporation.

Add-On/Cooperative Purchase Authorization: Haaker Equipment Company offers the above proposed price, terms and conditions to any governmental agency or subdivision in the State of California or Nevada for a period not to exceed a full calendar year from the date of original purchaser's purchase order or contract.

We appreciate the opportunity to present this proposal and look forward to being of further and continued service.

HAAKER EQUIPMENT COMPANY _____

ACCEPTED BY: _____

BY: Tony Saragosa

DATE: _____

TONY SARAGOSA
SALES REPRESENTATIVE

Cimline™**Cimline M1™****Detailed Specification****150 Gallon Crack Sealing Unit****Trailer Melter/Applicator**

Revision Date: 09/2020



1.0	Purpose:	Yes	No
1.1	The crack sealing unit (melter/applicator) must be able to safely melt, agitate, circulate and apply all grades of asphalt rubber sealants, specification joint sealants, jet fuel resistant sealants and fiber modified asphalt sealants. The machine must be capable of starting at ambient temperature and bringing material to pouring temperature in less than one hour. The unit must have continuous sealant agitation with internal recirculation of sealant (not hose recirculation) to eliminate temperature stratification of sealant being applied. Complete operation manual, parts lists, and training video must be furnished with the unit. A factory-trained representative will be available for initial startup and training.		
1.2	The equipment being bid must be new, current year production and meet the needs of this specification without modification. The model must be currently advertised, have been in production for a min. of two years and have a working volume of not less than called for in this specification. Hybrid, one-off or prototype equipment is unacceptable.		
1.3	These specifications are not intended to be restrictive, but are meant to describe the kind and size of unit desired to be purchased in detail. If bidder is basing the proposal on equipment other than what is specified in these bid documents and wishes the equipment to be considered as an "approved equal" they shall submit on a separate sheet, an item by item description of that which is proposed. The bidder's specifications must be complete and of sufficient detail to cover all items included in this bid specification and in a manner that allows a direct comparison. Any item not covered will be deemed as not meeting specifications. Such bidder shall also include, but not as a substitute for the above, any manufacturer's literature. In addition, if the bidder takes exception to any item they shall note this and describe in detail the exception and how the proposal is an "approved equal". Failure to carry out the provisions noted herein may be deemed sufficient reason to reject the bidder's proposal. Check yes if demonstration has been performed prior to bid letting.		

2.0	Basic Machine Requirements:	Yes	No
2.1	Double jacketed boiler type material tank design.		
2.2	Trailer mounted and rated for highway class use.		
2.3	Diesel powered and diesel heated.		
2.4	Electric heated sealing hose equipped only.		
2.5	Minimum working capacity of 150 gallons.		
2.6	Single insulated loading door on curb side of machine.		
2.7	LED sealed lighting including stop/turn and clearance lights.		

3.0		Melting System Minimum Requirements:	Yes	No
	3.1	The material tank must be of double boiler design and have a minimum working volume of 150 gallons. Working volume can be described as the maximum usable amount of sealant that can be contained in the material tank at one time and pumped out of the hose.		
	3.2	The material and oil tanks must be constructed of no less than 7 gauge (.179") steel. The oil tank must hold a maximum of 25 gallons of heat transfer oil (HTO) at ambient temperature. The oil reservoir will be surrounded by a 10 gauge (.134") air reservoir that will be filled with hot burner gases heating both the bottom and sides of the oil tank for best heat transfer.		
	3.3	Tank must be insulated on top, sides and bottom with a min. 1.5" ceramic or FBX insulation.		
	3.4	Full sweep vertical direct driven reversible agitator design. Agitator shaft must include auger flighting for best mixing.		
	3.5	Minimum 15 x 26-inch, insulated/angled loading door will be curbside and of "splash-free" design.		
	3.6	For safety, material loading height will be no more than 50 inches for proper lifting ergonomics.		
	3.7	For safety, unit must include a vented HTO expansion tank. Sealed expansion tanks will be considered a fatal deviation.		
	3.8	Diesel burner maximum of 250,000 BTU for best fuel efficiency and fastest heat-up.		
	3.9	Minimum 6-inch round wand recirculation port located on the rear of the machine is required.		
	3.10	The material tank will have a minimum capacity of 150 US gallons.		

4.0		Trailer Minimum Requirements:	Yes	No
	4.1	The melting unit will be trailer mounted and capable of being towed at safe highway speeds when fully loaded. The frame shall include minimum flat horizontal surface steel fenders to facilitate handling and loading of material blocks. All lighting will be LED.		
	4.2	The frame is to be constructed of minimum 6"x2"x3/16" gusseted steel tube for safety and strength.		
	4.3	A 2-1/2" towing ring that is adjustable in height from 15" to 30" high will be provided.		
	4.4	Minimum 12 gauge flat horizontal surface steel fenders to facilitate handling and loading of material blocks.		
	4.5	A swing-away weight appropriate adjustable screw jack must be provided.		
	4.6	To insure towing mobility in both forward and reverse directions, the melter shall have a single torsion axle system and be rated at a GAWR (Gross Axle Weight Rating) of 7000 lbs.		
	4.7	Electric brakes, emergency breakaway switch, radial tires, and two 3/8" x 4 foot long safety chains with slip hooks will be included.		
	4.8	Oval LED stop, tail, and turn lights will be included. Clearance lighting will also be LED. A lighted license plate bracket will be attached to the fender.		
	4.9	The lighting harness will be woven loom with weather proof connectors at all lights. The trailer harness shall use a junction box at the front to allow easy changeover to different types of towing vehicle plugs. A seven (7) pin flat RV round plug will be included.		

5.0	Pumping and Delivery System Minimum Requirements:		Yes	No
5.1	A positive displacement pump will provide material flow for sealing and recirculation. The material pump and all related plumbing must be contained within a heated chamber. External oil jacketed pumps are not acceptable. The re-circulation will be confined safely within the interior of the machine (Internal Machine Recirculation). Hose recirculation is not an acceptable alternative. Submerged pumping systems are unacceptable due to their reduction of sealant working volume, their inability to recirculate sealant and their excessive maintenance down time.			
5.2	The pump shall be direct coupled, driven hydraulically and run in either direction to permit cleaning of plumbing system.			
5.3	A minimum 20 gpm is required output. Pump speed will be variable.			
5.4	A maximum of 25 rpm's is allowed to achieve maximum pump output to provide long pump life.			
5.5	When sealing valve is closed, sealant must be recirculated back to machine to provide fast recovery and heat up time.			
5.6	Sealing hose will be electrically heated. For safety, only floating ground design systems will be acceptable. Due to weight, length and flexibility considerations, Oil or DC heated hoses will not be considered. The hose will be a minimum of 3/4" inner diameter (ID) and no less than 20 feet long.			
5.7	Hose boom(s) will be located at the rear center of the heating chamber. Boom height must be high enough as to allow a 6' 2" operator to walk under without risk of personal injury. The boom must be supported by heavy duty collar and oilite type maintenance free bushing.			
5.8	The wand will utilize a ball valve attached at the end of the wand to eliminate dripping when valve is shut off. Rubber tips are not an acceptable substitution. Should the wand be accidentally dropped, all flow and line pressure must cease.			
5.9	A 2.5" swivel disk will be included.			

6.0	Temperature and Flow Control Minimum Requirements:		Yes	No
6.1	For sealant placement temperature quality, the material temperature will be measured outside of the sealant tank and before the placement hose. The digital control system must be able to operate in manual or automatic mode. Sealant flow will be digitally controlled.			
6.2	The display must have adjustable digital controllers with readout for oil, material and heated hose temperatures. Control must have intervals no greater than 1 degree F and continuously monitor thermocouples. Controllers must be stowed in a water tight operators box on rear curbside of machine.			
6.3	The control panel will contain (3) LED status indicators for pump, agitator and hose. When all three indicators are green, operator can begin to work.			
6.4	Digital controllers must display an error code and shut burner down should a thermocouple failure occur.			
6.5	The control system must be able to operate in manual or automatic mode. When in "Auto", the system will control agitation and pump start up by temperature automatically. Control is to be placed on outer control box with operator selection for Run / Clean Out / Cool Down / Off			
6.6	Pump forward/reverse and agitator forward/reverse will be electrically controlled from rotary switch on the control station door panel without having to open the weather proof box. A clear cover will allow viewing of status LED's and digital temperature readout without opening box.			
6.7	A single hydraulic manifold system shall be provided with cartridge valves, which permit maintenance without hose removal. Pressure relief valves included for protection of motors. Nine (9) preset positions are available to adjust sealant flow.			

6.8	Additional status LED indicators shall provide burner, pump and hose heating status.		
6.9	Additional analog gauges shall be included for agitator and material pump pressure and backup material temperature.		

7.0	Engine, Burner and Hydraulics Minimum Requirements:	Yes	No
7.1	The unit will be equipped with a diesel engine with spin-on type oil and fuel filters. It will be joined to the frame with rubber engine mounts to prevent vibration transfer. The management system will be located near the engine for ease of operation and maintenance. A self-igniting diesel fired burner will be included.		
7.2	The unit will be equipped with a 3 cylinder direct injected, 25hp, Tier 4 Final, diesel engine. The engine will have spin-on type oil and fuel filters.		
7.3	The engine will be protected by a digital engine management system including integrated hour meter and also burner failure indicator lamp.		
7.4	Auto shutdown protection will be provided for alternator, oil pressure and coolant temperature.		
7.5	The exhaust will exit through a noise reduced cowl muffler.		
7.6	The unit will include a minimum 33 gallon diesel fuel tank. The tank will incorporate a fuel fill cap with integrated fuel gauge. For safety, hose type sight gauges are strictly forbidden.		
7.7	The system will include separate dual spin-on type fuel filters with ball valve shut offs to simplify filter replacement and supply fuel to the burner and engine. Filters will be located near the fuel tank for ease of maintenance.		
7.8	The hydraulic system shall have a minimum 33 gallon reservoir, shall be equipped with a suction strainer and a return filter and a sight level with integrated temperature gauge.		
7.9	One 12 volt 250,000 BTU diesel burner will fire into an angled ceramic lined combustion chamber. The burner will have a self-contained electronic spark igniter and proof of flame protection. To minimize downtime the burner must be self-priming and be equipped with a fuel pressure gauge.		

8.0	Paint and Safety Decals Minimum Requirements:	Yes	No
8.1	The unit shall be painted using safety green and black accents. It will be equipped with required safety decals and signage.		

9.0	Warranty Minimum Requirements:	Yes	No
9.1	The manufacturer shall warranty the equipment for a period of one year. Engine must be covered for major components for a period of 2 years or 2000 hours. Bidder warranty policy must be included with bid submittal.		

10.0	Included Options: (if box is "X" items must be included)	Yes	No
	Insulated noise reducing locking engine cover.		
	Agitator stop (stops agitator when loading door opens).		
	Single strobe, mounted on mast.		
	LED directional arrow stick, mounted with controller.		

	Tool box, mounted.				
	10 lb. fire extinguisher, mounted with bracket.				
	Operator horn, audible communication system.				
	Spare tire, mounted on frame.				
	Light weight aluminum sealing wand, 4' with heated hose in lieu of standard wand and heated hose.				

11.0	Machine Upgrades: (if box is "X" items must be included)	Yes	No
	Skid mount air compressor: The unit will be a stand alone skid mounted air compressor with independent engine. Skid mount will fit into or onto standard truck beds and will have a boom with pivot to swing over truck cab to front of vehicle. Will include air hose and cold air lance.		
	A 50 ft. self-retracting hose reel will be included.		

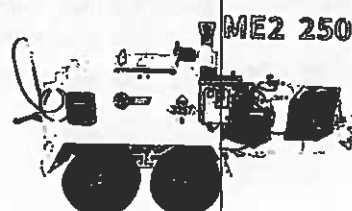
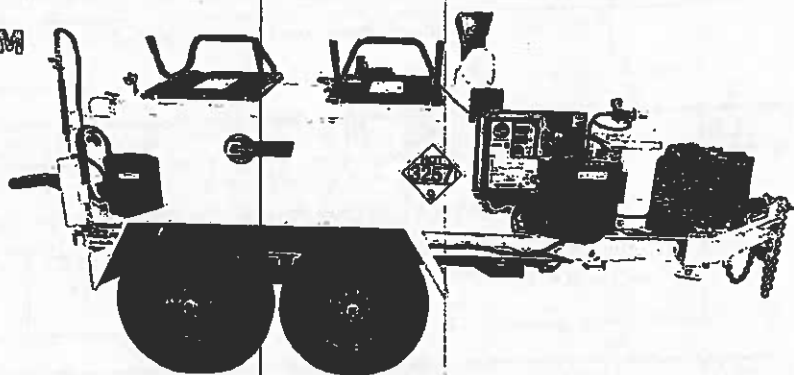
12.0	Air Compressor Heat Lance Upgrade: (if box is "X" item must be included)	Yes	No
	Integrated heat lance upgrade: As an upgrade to the skid mount air compressor, the unit shall include an integrated heat lance package including the following: 50ft of 1/2" air line and 1/4" gas line. A heat lance with regulator and a rack for a 40 lb. propane bottle.		



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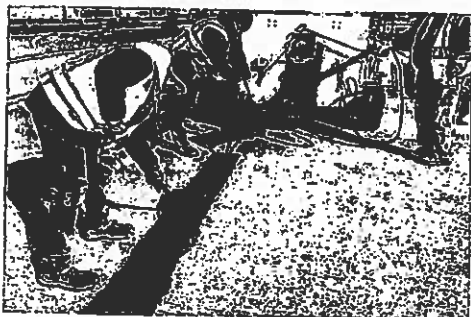
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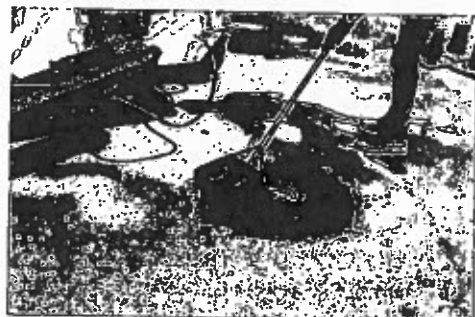
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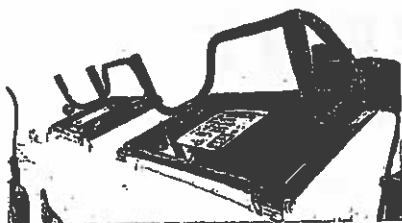
Sturdy and simple to understand controls, proven engine reliability (Isuzu Tier IV diesel engine on the ME2 and ME3 models or Kohler gasoline engine on the ME1), heavy duty auger and bearings, thick 7 gauge steel tank design. All these features make the Cimline ME Series the obvious choice.

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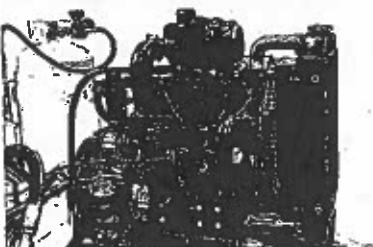
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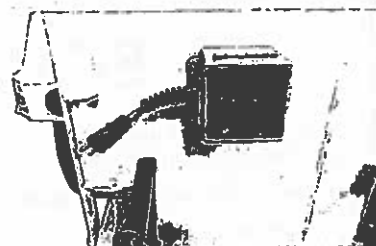




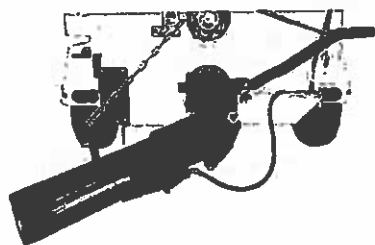
From 47 to 64 Inch Loading Door Height



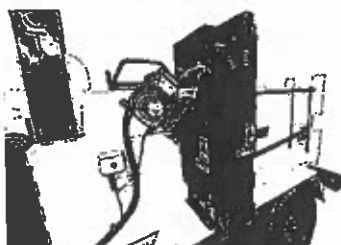
19hp Isuzu Tier IV Diesel Power Plant



ME3 with Dual Overnight Heating Probes



ME2 and ME3 Equipped with Wide Reach Propane Heated Chute



ME2 and ME3 Standard Diesel Heated Toolbox on Timed Relay



Simple Reliable Control System

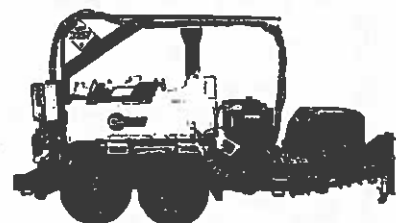
SPECIFICATIONS

Cimline ME-Series

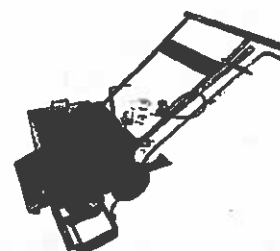
	ME1 #311-001-902	ME2 #311-021-902	ME3 #308-002-902
Material Capacity	60 Gallons	250 Gallons	350 Gallons
Tank Burner Heat Rating	250,000 BTU's	340,000 BTU's	340,000 BTU's
Diesel Fuel Capacity	8 Gallons	34 Gallons	34 Gallons
Hydraulic Capacity	7 Gallons	20 Gallons	20 Gallons
Tank Insulation	Ceramic, 1.5 Inch Thickness		
Heating Method	Diesel		
Material Outlet Port	6 Inch		
Engine	9.5HP Kohler™	Isuzu Tier IV 19HP Diesel	
Temperature Gauge	Electronic Control	Electronic Control and 3.5 Inch Analog	Electronic Control and 3.5 Inch Analog
Material Loading Height	47 Inches	58 Inches	64 Inches
Material Loading Doors	Single Curbside	Single Curbside	Dual Curbside
Material Chute Heating Method		Propane	Propane
GVWR		9,900 Lbs.	9846 Lbs.
Axles		2x5200 Lbs. / Leaf Spring	2x7000 Lbs. / Leaf Spring
Dimensions (LxWxH)	75" X 32" X 69" Inches	175 x 84 x 92 Inches	205 x 84 x 94 Inches
Shipping Weight	1450 Lb	6,000 Lbs.	6,500 Lbs.
Warranty	1 Year Bumper to Bumper		

Due to continuous improvement, specifications are subject to change without notice.

PRODUCTS FROM CIMLINE



M-Series™ Melter Applicator
150 / 230 / 410 Gallon Units Available



ME Bander Applicator



R3
Asphalt Crack Router



Learn more at cimline.com
Phone : 800-328-3874 Email : orders@cimline.com

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03-24

EQUIPMENT WARRANTY

Cimline Pavement Maintenance Group warrants its equipment, to the original purchaser only, against defects in material or workmanship based on normal use of service.

Cimline Equipment is warranted for one year / 1000 hours of use and includes/excludes the following:

Includes basic frame and tanks, steel fabricated parts, hydraulic and burner control system.

Excludes the engine, air compressor, battery, and tires as these items are covered by their respective manufacturer; and all warranty for these items should be directed to their local authorized distributor/dealer.

Warranty period begins at the date unit is first placed in service, or shipped from factory. Upon sale or rental of the equipment by the distributor or Cimline the provided warranty card should be mailed within 14 days starting date the unit is placed in service.

In the absence of this card on file, the warranty period begins from date of shipment from factory.

Warranty for material pumps and electric heated hoses/heated hose with heated wands, are pro-rated using the following scale:

<u>Days</u>	<u>Hours</u>	<u>Warranty Coverage</u>
365 (1 year)	500	100%

Any warranty claims on parts may require a return for evaluation. Specifically heated wands with heated hose, standard heated hoses, and material pumps will be required to return for evaluation on any warranty claim.

Replacement parts are warranted for a period of 60 days from factory invoice, with the exception of the replacement material pumps, heated hoses and heated hoses with heated wands, which use the above scale for pro-rated coverage. For replacement parts that are purchased, the 60-day period will commence from the date of distributor to end user invoice. A copy of the invoice will be required as proof of in service date. If invoice is not provided, policy will revert back to the original factory invoice date.

Warranty does not apply to defects caused by improper or unreasonable use, damage (including freight damage), accidents, failure to provide reasonable maintenance or faulty repair made by others; furthermore, warranty is void if the product or any of its components are modified or altered in any way or if aftermarket (NON-OEM) parts have been used during the warranty period.

Our responsibility under this warranty is limited to replacement or repair (at Cimline's discretion) of such part or parts, as inspection shall disclose to have been defective, to be performed at Cimline Inc. factory at Plymouth, MN or at a facility designated by Cimline.

In no event shall Cimline Pavement Maintenance Group be liable for incidental or consequential damages of any kind whatsoever. Downtime, overhead and performance penalties are not recognized at any time as part of warranty coverage. Reasonable labor, travel, and diagnostic time will be reviewed for reimbursement. The use of aftermarket (NON-OEM) parts will result in denial of the claim.

All warranty claims must be processed through the factory authorized Cimline dealer that was the original distributor of your Cimline Equipment or OEM Parts.

No exceptions will be made to this warranty unless agreed to in writing by the Cimline Customer Service Manager.



2601 Niagara Lane · Plymouth, MN 55447 · (763) 557-1982 · (800) 328-3874 · Fax (763) 557-1971



6165 W. Detroit St.
Chandler, AZ 85226
(602) 276-0406 (800) 528-8242
FAX: (480) 940-0313

SOURCEWELL CONTRACT
#080521-CFC

BBBQ74248

Date Quoted 6/12/2025

Expiration Date 8/31/2025

Quote To: Account Code: 918183

Ship To: Account Code:

CITY OF HANFORD CA
GLEN WEAVER

315 N DOUTY ST
HANFORD, CA 93230
US

Phone: 559-585-2554

Fax:

Email: gweaver@hanfordca.gov

Project Title: Supershot 125D

Start Date: 6/12/2025

Effective Dates: 6/12/2025 TO 8/31/2025

Terms: NET 30

F.O.B.: PPD- ADD FREIGHT

Ship Via: Truck/Common Carrier

Sales Group: SRC- SOURCEWELL

Quoted By: Gary Lewis

Sales Office: WR3-

Estimated Time to Ship After Receipt of Order:

Customer: CITY OF HANFORD CA

Project Title: Supershot 125D

Quote Number BBBQ74248

Date 06-12-25

SALES TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT THE TIME OF ORDER OR SALES TAX WILL BE ADDED TO YOUR ORDER

Part #	Description	Unit	Qty.	Contract Price	Ext. Price
43600-SRC	SUPERSHOT 125 DIESEL	EA	1	\$63,450.0000	\$63,450.0000
20014-SRC	3" PINTLE HITCH	EA	1	\$126.4000	\$126.4000
24227-SRC	SEVEN PIN FLAT BLADE CONNECTOR	EA	1	\$0.0000	\$0.0000
20120-SRC	18" HITCH EXTENSION	EA	1	\$524.0000	\$524.0000
24086-SRC	LOCKABLE BATTERY BOX	EA	1	\$236.0000	\$236.0000
24516S-SRC	SUPERSHOT/EZ				
	WORKLIGHTS, ARROWBAR, STROBE,	EA	1	\$3,436.0000	\$3,436.0000
	CLASS 1				
24190K-SRC	OVERNIGHT HEATER 110V W/ US	EA	1	\$352.0000	\$352.0000
	PLUG				
26058-SRC	10# FIRE EXTINGUISHER (MUST	EA	1	\$236.0000	\$236.0000
	ORDER 26059 TO MOUNT)				
26059-SRC	FIRE EXTINGUISHER BRACKET	EA	1	\$84.0000	\$84.0000
26119-SRC	3/8" SAFETY HOOK W/ LATCH (2	EA	2	\$58.0000	\$116.0000
	REQUIRED)				
43416-SRC	GRAVITY FEED KIT	EA	1	\$284.0000	\$284.0000
43549-SRC	SPARE TIRE KIT (SINGLE AXLE)	EA	1	\$548.0000	\$548.0000
45535-SRC	ENGINE COVER	EA	1	\$1,276.0000	\$1,276.0000
38750K-SRC	WIRELESS CAMERA SYSTEM	EA	1	\$1,100.0000	\$1,100.0000
	(INSTALLED NOT COMPATIBLE W/				
	24506S OR 24507S)				
27120-AZ03	DISK 3 INCH SWIVEL RV A	EA	2	\$107.7500	\$215.5000
27130-AZ03	DISK, 4" SWIVEL RA	EA	2	\$129.6500	\$259.3000

06/13/25 09:22:32

We value your business.

Page 1 of 3

1 of 3

Customer: CITY OF HANFORD CA
Project Title: Supershot 125D

Quote Number BBBQ74248
Date 06-12-25

SALES TAX EXEMPT CERTIFICATE MUST BE PROVIDED AT THE TIME OF ORDER OR SALES TAX WILL BE ADDED TO YOUR ORDER

Part #	Description	Unit	Qty.	Contract Price	Ext. Price
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Sales Tax	\$5,960.06
Shipping	\$600.00
Contract Total	\$78,803.2600

COMMENTS:

Training will be provided on the day of delivery.

Warranty: 2 Years

For questions contact Gary Lewis at 619-994-9995 or Gary.Lewis@crafco.com

SealMaster Bakersfield

518 SUMNER ST

BAKERSFIELD, CA 93305

+16615469135

djoirer@sealmasterbakersfield.com

www.sealmaster.net



Estimate

ADDRESS

Glen Weaver

City of Hanford

SHIP TO

Glen Weaver

City of Hanford

ESTIMATE # 5176

DATE 06/17/2025

SKU	DESCRIPTION	QTY	RATE	AMOUNT
E2747HH	TR-125 DA Crackfilling Machine	1	77,530.00	77,530.00T
P74001	Upgrade to 22 ft. hose	1	900.00	900.00T

Equalis Pricing

Shipping includes delivery and training

SUBTOTAL

78,430.00

TAX

8,470.48

SHIPPING

1,000.00

TOTAL

\$85,900.48

Accepted By

Accepted Date

Please remit payment to:

SealMaster

518 Sumner St.

Bakersfield, CA 93305

NOTE:**WARNING:**

Products on this quote may be labeled in accordance with California Proposition 65.

For Terms and Conditions of purchases go to: <https://crafco.com/Terms-of-Sale.pdf> <https://crafco.com/Terms.pdf>
Quantities may be limited at CrafcO's discretion.

Pricing and availability are subject to change without notice.

Pricing does not include applicable taxes. Tax exemption forms must be on file prior to invoicing. Unpaid sales tax will be reported to State and Local tax authorities. Extension is net after terms.

FOB DEFINITIONS:

PPA- Delivered; freight included.

PPD- Delivered; freight separate.

Pavement Preservation Products Restocking Policy**RETURN POLICY**

Crafco will only accept the return of products that have been authorized in writing in advance, and proof of purchase is required. Not all purchases are returnable. This is a Return Policy for non-warranty claims. Refer to the product data sheet for information about warranty and claims for warranty reimbursement.

All returns are subject to restocking fees.

All products returned must be in the original packaging and be in good and salable condition.

Crafco reserves the right to charge repackaging fees in addition to restocking fees.

The customer is responsible for all shipping costs of returned products.

Request information on the acceptability for returns for any specific product when ordering.

Nonreturnable Products

Not all products are returnable. Products that have a shelf life or are considered made to order, or special order may not be returned. No used parts may be returned and any part or product that is non-standard or obsolete is not returnable.

Product	Return Status
Athletic Surfacing Products, Cure & Commercial Liquids, Equipment, Geocomposites, Paint, Sealcoat, and Silicone	Non-Returnable

Restocking Fees

All returnable products have a restocking fee if returned.

Product	Restocking Fee
Parts	15% of part purchase price
All Other Products	25% of product purchase price

How to Return an Item

1. To obtain authorization contact your customer service representative.
2. A written authorization will be faxed or emailed to you.
3. A copy of the Return Authorization must accompany the material being returned.



June 23, 2025

To: Finance Department

This form must be used as justification for a purchase from a single or sole source provider without open competition when the purchase is \$2,500 or above.

The following statements, in my professional judgment, are correct. I have researched my requirements to support these findings. I also certify that no personal advantage, gain or privilege has (or will) accrued to me through the purchase from this vendor. I have reviewed the vendor's proposed costs and find those costs fair and reasonable for the item proposed.

Explanation of Purchase:

The City of Hanford solicited bids from three vendors—Haaker Equipment, Crafcro Equipment, and Sealmaster—for the purchase of a 150-gallon crack sealant machine. All three vendors responded with quotes; however, only Haaker Equipment submitted a proposal for a 150-gallon machine, which meets the City's operational requirements.

The size of the machine directly affects the productivity and efficiency of the Streets Division's crack sealing program. A smaller unit, such as a 100-gallon machine, limits staff's ability to maintain consistent temperatures for melting the sealant material, which slows the application process and reduces overall efficiency. In contrast, a 150-gallon machine allows staff to work continuously throughout the day, supporting uninterrupted operations and maximizing daily output.

This purchase will replace the City's existing 150-gallon crack seal machine, which is no longer operational following irreparable damage caused by a nearby vehicle fire. Despite efforts to repair the unit internally and through the manufacturer, the machine was deemed non-repairable.

The acquisition of a properly sized replacement is essential to maintain the City's street maintenance efforts and protect road infrastructure from water intrusion and premature degradation.

Russ Sterling
Public Works Director
City of Hanford, Public Works Department
900 S. 10th Ave., Hanford CA 93230



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Blanket Purchase Orders (BPO's) and Purchase Orders (PO's) over \$50,000 for the Police Department in the combined amount of \$437,297 for fiscal year 2025/2026.

RECOMMENDATION:

Recommendation: Staff recommends that the City Council, by motion, approve the following Blanket Purchase Order (BPO) and Purchase Order (PO) for a combined total of \$437,297 for fiscal year 2025/2026.

Recommended Motion: I move to approve the blanket purchase order and purchase order listed in this report for a total of \$437,297 for fiscal year 2025/2026.

BACKGROUND:

Per the City of Hanford Purchasing Policy, the City Council has the sole authority to authorize purchases exceeding \$50,000. These purchase orders have continuously been used for the services listed above and is expected to exceed the \$50,000 threshold again next fiscal year. All purchase orders and contracts will be monitored by staff on an annual basis to ensure cost-saving procedures are utilized. The Animal Shelter services contract will be in need of updating. As those contract discussions occur with the county, city council will be provided with final updates for approval as they occur.

VENDOR	DESCRIPTION	AMOUNT	DEPARTMENT	COMMENT
Kings County Sheriff's Office	BPO - Animal control and shelter services	\$355,000	15180000	Sole source, only entity currently that can provide shelter services to the department
Sun Ridge Systems, Inc.	PO - RIMS Annual Software	\$82,297	15121000	Sole source, required annual maintenance for PD dispatch and record management software that has been in use since

FISCAL IMPACT:

Purchase Orders total \$437,297 in approved spending. These expenses come out of previously approved budget appropriations for the impacted department for fiscal year 2025/2026.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Approval of Blanket Purchase Orders (BPO's) \$50,000 or greater for the Finance Division in the amount of \$362,000 for fiscal year 2025/2026.

RECOMMENDATION:

Recommendation: Staff recommends that the City Council, by motion, approve the following annual blanket purchase orders for a combined total of \$362,000 for fiscal year 2025/2026.

Recommended Motion: I move to approve the blanket purchase orders listed below for a total of \$362,000 for fiscal year 2025/2026.

BACKGROUND:

Per the City of Hanford Purchasing Policy, the City Council has the sole authority to authorize purchases \$50,000 or greater. These purchase orders have continuously been used for the services listed and are expected to exceed the \$50,000 threshold again next fiscal year. The blanket purchase orders cover annual contracts and general services provided to various City of Hanford departments, including communications, building supplies and materials needed for maintenance in daily operations, and uniform needs. All blanket purchase orders and contracts will be monitored by staff on an annual basis to insure cost-saving procedures are being utilized.

VENDOR	DESCRIPTION	AMOUNT	COMMENT
HD Supply, Inc.	BPO - Various as-needed supplies & materials	\$57,000	Supplies and materials for miscellaneous day to day operations
Comcast Business	BPO – Internet service/ various sites	\$93,000	City contract-television, internet, ethernet, and ethernet services
Verizon Wireless	BPO – Wireless Services	\$78,000	Multiple PO's for cell phone lines, Ipad lines, Aircards
Vestis Group, Inc.	BPO- Uniform Rental/Floor Mats & Supplies	\$79,000	City contract- uniform rentals/towels/floor mats/supplies

T-Mobile USA, Inc.	BPO-Wireless Services	\$55,000	Cell Phone/iPad lines
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FISCAL IMPACT:

The blanket purchase orders total \$362,000 of approved spending. These expenses will come out of previously approved budget appropriations across all impacted departments for fiscal year 2025/2026.

ATTACHMENTS:

None



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:

Adoption of Resolution 25-39-R approving the City of Hanford's annually updated Investment Policy for FY 2025-2026

RECOMMENDATION:

Recommendation: That City Council, by motion, adopt Resolution 25-39-R approving the City of Hanford's annually updated Investment Policy for FY 2025-2026

Recommended Motion: I move to adopt Resolution 25-39-R approving the City of Hanford's annually updated Investment Policy for FY 2025-2026

BACKGROUND:

The City of Hanford’s Investment Policy reaffirms the City’s commitment to the responsible and prudent management of public funds. It ensures full compliance with all applicable state and local laws governing public investments, while continuing to uphold the highest standards of fiscal stewardship.

The primary purpose of this document is to outline the City’s investment objectives, procedures, and controls. It is designed to support a disciplined, transparent, and methodical investment approach. The policy adheres to the SLY approach- prioritizing **Safety, Liquidity, and Yield**—by safeguarding principal, ensuring sufficient liquidity to meet the City’s daily cash flow needs, and striving to generate a competitive return on investments within a low-risk profile.

In accordance with Government Code Sections 53646 and 53607, the Investment Policy is submitted annually to the City Council for review and adoption. As part of this process, the Council formally delegates investment authority to the Deputy City Manager/Finance Director to act as the City Treasurer for a one-year term, or until such delegation is revoked.

Following a thorough review, staff has introduced a series of substantive updates and refinements to the Investment Policy to enhance its clarity, detail, and comprehensiveness and comply with industry best practices for California’s public sector agencies and districts per policy standards and criteria set forth by California Municipal Treasurers Association (CMTA).

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

1. Exhibit A-City of Hanford Investment Policy 2025-2026
2. Resolution 25-39-R



City of Hanford Investment Policy 2025-2026

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City of Hanford, California

Investment Policy

1.0 INTRODUCTION

The City of Hanford (City) has a fiduciary responsibility to maximize the productive use of its liquid assets entrusted to its care and to manage those public funds wisely and prudently.

The purpose of this document is to provide guidelines for the investment of the City's cash balances and to outline the policies and controls essential to ensuring the safety and strength of the City's investment portfolio. This policy conforms to all applicable federal, state and local laws governing the investment of public funds, including the State of California Government Code. Related activities that comprise fiscally sound cash management include accurate cash projections, the expeditious collection of revenue, the control of disbursements, cost-effective banking relations, and a short-term borrowing program that coordinates working capital requirements and investment opportunities. It is the policy of the City to adhere to the SLY approach- prioritizing **Safety**, **Liquidity**, and **Yield**—by safeguarding principal, ensuring sufficient liquidity to meet the City's daily cash flow needs, and striving to generate a competitive return on investments within a low-risk profile.

2.0 SCOPE

This policy applies to all funds and investment activities under the direct authority of the City. It also covers any funds held by fiscal agents in connection with the issuance of any bonds by the City. When issuing bonds, the City shall invest the bond proceeds in accordance with the applicable trust indenture.

The funds covered by this policy are accounted for in the City's Audited Financial Statements or Annual Comprehensive Financial Report (ACFR) and include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Internal Service Funds
- Trust and Agency Funds
- Funds Held by Fiscal Agents
- Any new funds created by the City Council (unless specifically exempted)

3.0 PRUDENCE

The standard of prudence to be used by City investment officials responsible for the investment of public funds shall be the "prudent person" standard as set forth in California Code Section 53600.3 and shall be applied in the context of managing the overall City

portfolio of funds. City investment officials acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual's security risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4.0 INVESTMENT OBJECTIVES

4.1 Safety. Preservation of Capital (Safety)- the protection of principal is the foremost consideration when undertaking investment decisions that affect public funds. The objective is to mitigate credit and interest rate risk.

A. Credit Risk is the risk of loss of principal and accrued interest due to the failure of the security issuer. Credit Risk can be mitigated by:

- Limiting investments to the safest types of securities. Nationally recognized ratings services will be utilized wherever possible to scrutinize the creditworthiness of investments.
- Diversifying the investment portfolio so that potential losses are minimized.

B. Interest rate risk is the risk that the market value of securities will fall due to a rise in general market interest rates. It is the policy of the City to hold individual securities to maturity. Interest rate risk can be mitigated by:

- Holding individual securities to maturity - Structuring the investment portfolio so that securities mature to meet cash flow requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
- Employing a laddering strategy, as appropriate and as market conditions allow for, whereby staggering maturities of individual securities so the investments come due in increments assuring a stable liquidity pattern.
- Limiting maturities of individual securities and the average maturity of the overall portfolio.

4.2 Liquidity. A sufficient portion of the portfolio shall be maintained in liquid short-term securities which can be converted to cash if necessary to meet all daily cash flow and operating requirements. Since all cash requirements cannot be anticipated, investments in securities shall have an active secondary market for resell.

4.3 Yield. Yield should become a consideration only after the basic requirements of safety and liquidity have been met. The investment portfolio shall be designed to attain a market average rate of return throughout budgetary and economic cycles, considering the City's risk constraints, the cash flow characteristics of the portfolio, and State and Local laws, ordinances or resolutions that restrict investments. Examples of yield benchmarks are U. S. Treasuries from bills to 5 year notes and the average Federal Funds Rate.

4.4 Public Trust. All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of public trust. It is the City's intent, at the time of purchase, to hold all investments until maturity. In a diversified portfolio it must be recognized that occasional measured losses are inevitable, and must be considered within the context of the overall portfolios investment return, provided that adequate diversification has been implemented.

4.5 Procurement of Services. The City has established procurement practices to pre-qualify accountants, auditors, financial institutions, broker/dealers, financial advisors, and other outside consultants with which the City does business.

5.0 DELEGATION OF AUTHORITY

California Government Code Section 53607 provides the authority of the legislative body of the local agency to invest the funds of the local agency or to delegate that authority to the Treasurer of the local agency. Such delegation is to be reviewed annually and may be renewed by the City Council. The adoption of this policy renews the Deputy City Manager/Finance Director (individual who currently oversees the Finance Dept) as the City's Treasurer to manage the investment needs of the City, subject to supervision and constraints established in this policy. The Treasurer shall establish written procedures for the operation and management of the City's investment portfolio consistent with this Policy. The procedures should include reference to safekeeping, wire transfer processes, banking service contracts, and collateral or depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in any investment transaction except as provided under the terms of this Policy and the investment procedures established by the Treasurer.

6.0 ETHICS AND CONFLICTS OF INTEREST

The City Treasurer and those employees that are involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program or impair their ability to make impartial investment decisions.

These individuals are required to complete the Fair Political Practices Commission Page 6 of 43 Rev. 04/07/2022 Form 700, Statement of Economic Interests Disclosure, requiring annual disclosure on material financial interests. These same individuals must undergo two hours of Ethics training within one year of employment and every two years thereafter.

All persons, firms, broker/dealers, financial institutions, and advisors providing investment services or bond issue assistance shall disclose to the City Manager and the Treasurer all fee sharing, fee-splitting and commission arrangements with other entities or persons prior to the City agreeing to buy an investment or issue bonds.

7.0 AUTHORIZED FINANCIAL DEALERS, INSTITUTIONS AND REGISTERED INVESTMENT ADVISERS

The City Treasurer shall maintain a list of qualified financial institutions and broker/dealers authorized to transact investment purchases with the City. The financial entities eligible to transact investment business with the City are nationally or state chartered banks, federal reserve bank, federal or state savings and loan institutions, credit unions and registered primary securities dealers and qualified regional dealers under SEC Rule 15c3-1 (net capital rule).

The City may engage in the services of an external SEC registered Investment Adviser that meets criteria established by the Treasurer. All investments made under contract will be purchased in the City's name and in accordance with guidelines established by the City's investment policy.

7.1 Broker/Dealers must:

- A. Be licensed by the State of California as a broker dealer, as defined in Section 25004 or the Corporations Code.
- B. Be a member of the Financial Industry Regulatory Authority (FINRA).
- C. Provide a written statement that the institution has reviewed the City's Investment Policy and California Government Code Section 53600 et seq. and that all securities offered to the City shall comply fully with all provisions of the City's Policy and the California Government Code.
- E. Comply with the City of Hanford insurance requirements for professional services agreements for general, professional and automotive liability.

Moreover, all financial institutions providing investment services should be reputable, trustworthy, knowledgeable, and experienced in public agency investing.

8.0 AUTHORIZED AND SUITABLE INVESTMENTS

Investment of City funds shall be maintained within the statutory limits imposed by the California Government Code Sections 53600, 53601, 53601.5, 53601.6, and 53635. Within the investments permitted by the Code, the City seeks to further restrict eligible investments to those established in Figure 1 below as published by the California Debt and Investment Advisory Commission. In the event a discrepancy is found between this Policy and the Code, the more restrictive parameters will take precedence. Within the context of these limitations the following investments are authorized:

FIGURE 1

**ALLOWABLE INVESTMENT INSTRUMENTS PER STATE GOVERNMENT
CODE (AS OF JANUARY 1, 2025)^A APPLICABLE TO ALL LOCAL AGENCIES^B**

See "Table of Notes for Figure 1" on the next page for footnotes related to this figure.

INVESTMENT TYPE	MAXIMUM MATURITY ^C	MAXIMUM SPECIFIED % OF PORTFOLIO ^D	MINIMUM QUALITY REQUIREMENTS	GOV'T CODE SECTIONS
Local Agency Bonds	5 years	None	None	53601(a)
U.S. Treasury Obligations	5 years	None	None	53601(b)
State Obligations— CA And Others	5 years	None	None	53601(c) 53601(d)
CA Local Agency Obligations	5 years	None	None	53601(e)
U.S. Agency Obligations	5 years	None	None	53601(f)
Bankers' Acceptances	180 days	40% ^E	None	53601(g)
Commercial Paper—Non-Pooled Funds ^F (under \$100,000,000 of investments)	270 days or less	25% of the agency's money ^G	Highest letter and number rating by an NRSRO ^H	53601(h)(2)(c)
Commercial Paper—Non-Pooled Funds ^I (min. \$100,000,000 of investments)	270 days or less	40% of the agency's money ^G	Highest letter and number rating by an NRSRO ^H	53601(h)(2)(c)
Commercial Paper— Pooled Funds ^J	270 days or less	40% of the agency's money ^G	Highest letter and number rating by an NRSRO ^H	53635(a)(1)
Negotiable Certificates of Deposit	5 years	30% ^K	None	53601(i)
Non-negotiable Certificates of Deposit	5 years	None	None	53630 et seq.
Placement Service Deposits	5 years	50% ^L	None	53601.8 and 53635.8
Placement Service Certificates of Deposit	5 years	50% ^L	None	53601.8 and 53635.8
Repurchase Agreements	1 year	None	None	53601(j)
Reverse Repurchase Agreements and Securities Lending Agreements	92 days ^M	20% of the base value of the portfolio	None ^N	53601(j)
Medium-Term Notes ^O	5 years or less	30%	"A" rating category or its equivalent or better	53601(k)
Mutual Funds And Money Market Mutual Funds	N/A	20% ^P	Multiple ^{Q, R}	53601(l) and 53601.6(b)
Collateralized Bank Deposits ^S	5 years	None	None	53630 et seq. and 53601(n)
Mortgage Pass-Through and Asset-Backed Securities ^T	5 years or less ^T	20%	"AA" rating category or its equivalent or better ^T	53601(o)
County Pooled Investment Funds	N/A	None	None	27133
Joint Powers Authority Pool	N/A	None	Multiple ^V	53601(p)
Local Agency Investment Fund (LAIF)	N/A	None	None	16429.1
Voluntary Investment Program Fund ^U	N/A	None	None	16340
Supranational Obligations ^W	5 years or less	30%	"AA" rating category or its equivalent or better	53601(q)
Public Bank Obligations	5 years	None	None	53601(r), 53635(c) and 57603

TABLE OF NOTES FOR FIGURE 1

- ^A Sources: Sections 16340, 16429.1, 27133, 53601, 53601.6, 53601.8, 53630 et seq., 53635, 53635.8, and 57603.
- ^B Municipal Utilities Districts have the authority under the Public Utilities Code Section 12871 to invest in certain securities not addressed here.
- ^C Section 53601 provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years from the settlement date. However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five year remaining maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.
- ^D Percentages apply to all portfolio investments regardless of source of funds. For instance, cash from a reverse repurchase agreement would be subject to the restrictions.
- ^E No more than 30% of the agency's money may be in bankers' acceptances of any one commercial bank.
- ^F Applies to local agencies, other than counties or a city and county, with less than \$100 million of investment assets under management. Includes agencies defined as a city, a district, or other local agency that do not pool money in deposits or investment with other local agencies, other than local agencies that have the same governing body.
- ^G Local agencies, other than counties or a city and county, may purchase no more than 10% of the outstanding commercial paper and medium-term notes of any single issuer.
- ^H Issuing corporation must be organized and operating within the U.S., have assets in excess of \$500 million, and debt other than commercial paper must be in a rating category of "A" or its equivalent or higher by a nationally recognized statistical rating organization, or the issuing corporation must be organized within the U.S. as a special purpose corporation, trust, or LLC, have program wide credit enhancements, and have commercial paper that is rated "A-1" or higher, or the equivalent, by a nationally recognized statistical rating organization.
- ^I Applies to counties or a city and county, and the City of Los Angeles that have \$100 million or more of investment assets under management.
- ^J Includes agencies defined as a county, a city and county, or other local agency that pools money in deposits or investments with other local agencies, including local agencies that have the same governing body. Local agencies that pool exclusively with other local agencies that have the same governing body must adhere to the limits set forth in Section 53601(h)(2)(C).
- ^K No more than 30% of the agency's money may be in negotiable certificates of deposit that are authorized under Section 53601(i).
- ^L Effective January 1, 2020, no more than 50% of the agency's money may be invested in deposits, including certificates of deposit, through a placement service as authorized under 53601.8 (excludes negotiable certificates of deposit authorized under Section 53601(i)). On January 1, 2026, the maximum percentage of the portfolio reverts back to 30%. Investments made pursuant to 53635.8 remain subject to a maximum of 30% of the portfolio.
- ^M Reverse repurchase agreements or securities lending agreements may exceed the 92-day term if the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity dates of the same security.
- ^N Reverse repurchase agreements must be made with primary dealers of the Federal Reserve Bank of New York or with a nationally or state chartered bank that has a significant relationship with the local agency. The local agency must have held the securities used for the agreements for at least 30 days.
- ^O "Medium-term notes" are defined in Section 53601 as "all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States."
- ^P No more than 10% invested in any one mutual fund. This limitation does not apply to money market mutual funds.
- ^Q A mutual fund must receive the highest ranking by not less than two nationally recognized rating agencies or the fund must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years' experience investing in instruments authorized by Sections 53601 and 53635.
- ^R A money market mutual fund must receive the highest ranking by not less than two nationally recognized statistical rating organizations or retain an investment advisor registered with the SEC or exempt from registration and who has not less than five years' experience investing in money market instruments with assets under management in excess of \$500 million.
- ^S Investments in notes, bonds, or other obligations under Section 53601(n) require that collateral be placed into the custody of a trust company or the trust department of a bank that is not affiliated with the issuer of the secured obligation, among other specific collateral requirements.
- ^T Security types authorized under Section 53601(o) that are issued or guaranteed by an issuer identified in subdivisions (b) or (f), are not subject to the limitations placed on privately issued securities authorized in Section 53601(o)(2)(A)(B).
- ^U A joint powers authority pool must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years' experience investing in instruments authorized by Section 53601, subdivisions (a) to (o).
- ^V Local entities can deposit between \$200 million and \$10 billion into the Voluntary Investment Program Fund, upon approval by their governing bodies. Deposits in the fund will be invested in the Pooled Money Investment Account.
- ^W Only those obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development (IBRD), International Finance Corporation (IFC), and Inter-American Development Bank (IADB), with a maximum remaining maturity of five years or less.

8.1 Prohibited Practices and Investments. Federal and state laws notwithstanding, any investment not specifically described herein including, but not limited to: repurchase agreements, reverse repurchase agreements, derivatives, options, futures, inverse floaters, first mortgages or trust deeds, collateralized mortgage obligations (CMO's), limited partnerships, real estate investments trusts (REIT's), open or closed-end mutual funds, unregulated investment pools, common stock, preferred stock, commodities, precious metals, foreign currency denominated securities, securities with high price volatility, limited marketability (less than three active bidders), and any other speculative investment deemed inappropriate under the prudent investor standard are strictly prohibited. Purchasing debt securities issued by the City or any affiliated legal entity is prohibited.

In addition, any investment transaction that might impair public confidence in the City government is to be avoided. Purchasing or selling securities on margin is prohibited. Leveraging or borrowing money for the purpose of investing is specifically prohibited. In addition, the Policy prohibits active trading and speculation, i.e., the purchase of securities with the intent to profit from favorable market changes in market prices or market conditions.

9.0 REVIEW OF INVESTMENT PORTFOLIO

The securities held by the City must be in compliance with Section 8.0 Authorized and Suitable Investments at the time of purchase. The Treasurer will review the portfolio at least quarterly to ensure securities are still in compliance and determine if it is necessary to report to Council any major or critical incidences of noncompliance.

10.0 INVESTMENT POOLS/MONEY MARKETS/MUTUAL FUNDS

Governmental sponsored investment pools and/or mutual funds are included in Section 8.0 Authorized and Suitable Investments; therefore, the City must perform due diligence and a thorough investigation of the pool and/or fund prior to investing and on a continual basis. The investigation will include review of the following items:

- A. A description of eligible investment securities, and a written statement of investment policy and objectives.
- B. A description of interest calculations and how it is distributed, and how gains and losses are treated.
- C. A description of how the securities are safeguarded (including the settlement processes), and how often are the securities priced and the program audited.
- D. A description of who may invest in the program, how often, and what size deposits and withdrawals are allowed.

- E. A schedule for receiving statements and portfolio listings.
- F. A list of any reserves, retained earnings, etc. utilized by the pool.
- G. A fee schedule, when and how it is assessed.
- H. Pool eligibility for bond proceeds and/or pool policy on accepting such proceeds.

The City further stipulates that money market/mutuals funds are restricted to funds that are permitted in Section 8.0 Authorized and Suitable Investments.

11.0 COLLATERALIZATION

Collateralization will be required on two types of investments: certificates of deposit and repurchase agreements. Collateral for non-negotiable certificates of deposit must comply with Government Code 53652. In addition, if the CD is not FDIC /NCUA insured or goes over the FDIC/NCUA \$250,000 limit, collateral is required equal to 110% of market value of principal and accrued interest. The City will only place in a certificate of deposit that amount of principal which is covered by FDIC or NCUA insurance (per Government Code Section 53653). Collateral for repurchase agreements shall be 102 %of market value of principal and accrued interest.

The City chooses to limit collateral to the following: US Treasury securities or Federal Agency securities. This will provide an additional level of security due to inevitable changes in market conditions. Collateral will always be held by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership (safekeeping receipt) must be supplied to the City and retained. The right of collateral substitution is granted, within the parameters and constraints of this Policy.

Section 53649 of the California Government Code specifies that the City Treasurer is responsible for entering into deposit contracts with each depository. Investments held with third parties and applicable collateral for the investment shall be properly collateralized in accordance with requirements of the California Government Code.

12.0 CUSTODY

To protect against fraud, embezzlement, or losses caused by a collapse of an individual securities dealer, all securities, including collateral for repurchase agreements, shall be held in a custodial account in the name of the City by a third-party custodian. All security transactions should be conducted on a delivery-versus-payment (DVP) basis, and evidenced by custodial receipts. The custodian must act as an agent of the City under the terms of a custody agreement designated by the Treasurer.

The only exception to foregoing custody accounts shall be depository accounts and deposits into approved investment Pools as allowed in Section 8.0 Authorized and Suitable Investments.

13.0 ADDITIONAL DIVERSIFICATION

The City will diversify the investment portfolio by the type of investment, issuer, and maturity dates to mitigate risk in the investment portfolio. With the exception of U. S. Treasury securities, Government Agencies, and authorized pools such as LAIF, not more than 30% of the City's total investment portfolio will be invested in a single security type or with a single financial institution. Each Government Agency issuer name is limited to not more than 30% of the City's total investment portfolio.

14.0 MAXIMUM MATURITIES

It is the City's policy to buy and hold investments until maturity. To the extent possible, the City will attempt to match its investments with anticipated cash flow requirements. Investments will have a maximum remaining maturity of only the limitations imposed by government statute or five (5) years from purchase, whichever is shorter. Reserve funds may be invested in securities exceeding 5 years based on the permissible investment maturities dictated by City Council approval.

15.0 INTERNAL CONTROLS

A system of internal controls shall be established to prevent losses of public funds arising from fraud, employee error, and misrepresentations of third parties, unanticipated changes in financial markets or imprudent actions by employees of the City. An annual audit of internal control and investment practices, policies and procedures will be conducted by the City's external auditor.

16.0 PERFORMANCE STANDARDS

Subject to the priority of investment objectives in Section 4.0, this section sets forth the performance standards for the City's investment portfolio. Investment performance is continually monitored and evaluated by the Treasurer. The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and liquidity needs.

17.0 REPORTING

The Treasurer shall make a quarterly report of the City's current investment portfolio and transactions to the legislative body.

So long as the City Council's annual delegation of investment authority to the City Treasurer pursuant to Government Code Section 53607 is effective, the Treasurer shall make the above-described quarterly report of all investment transactions to the City Council.

18.0 INVESTMENT POLICY ADOPTION

The City Council has charged the Treasurer with the responsibility to review the policy annually and to recommend changes. The policy shall be reviewed annually by the City Council and any modifications made thereto must be approved the City Council.

19.0 GLOSSARY

GLOSSARY

AGENCIES: Federal agency securities and/or Government-sponsored enterprises which include: Federal Home Loan Bank (FHLB), Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), Federal Farm Credit Bank (FFCB), Federal Agricultural Mortgage Association (Farmer Mac), Government National Mortgage Association (GNMA)

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR): The official annual report for the City of Hanford. It includes five combined statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

BANKERS' ACCEPTANCE (BA): A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BOND: A financial obligation for which the issuer promises to pay the bondholder a specified stream of future cash flows, including periodic interest payments and a principal repayment.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COMMERCIAL PAPER: Commercial paper is the trade name applied to unsecured promissory notes issued by finance and industrial companies to raise funds on a short term basis.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

CUSTODY: A banking service that provides safekeeping for the individual securities in a customer's investment portfolio under a written agreement which also calls for the bank to collect and pay out income, to buy, sell, receive and deliver securities when ordered to do so by the principal.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions buying and selling for his own account.

DELIVERY VERSUS PAYMENT (DVP): There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is the delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DISCOUNT: The difference between the cost price of a security and its value at maturity when quoted at lower than face value. A security selling below original offering price shortly after sale is also considered to be at a discount.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL AGENCY: Federal agencies are special government organizations set up for a specific purpose. Some examples include: FAMCA, FFCB, FHLB, FHLMC, and FNMA.

FEDERAL AGRICULTURAL MORTGAGE CORPORATION: Also known as Farmer Mac or FAMCA, is a stockholder-owned, publicly traded company that was chartered by the United States federal government in 1988 to serve as a secondary market in agricultural loans such as mortgages for agricultural real estate and rural housing.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to \$250,000 per entity.

FEDERAL FARM CREDIT BANK (FFCB): GSE that issues debt securities on behalf of the banks of the Farm Credit System to support rural communities and U.S. agriculture. Established by Congress in 1916 as the authority for certain predecessor entities, the Farm Credit System is the oldest of the Government-sponsored enterprises.

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government-sponsored wholesale banks (currently 12 regional banks) that lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions, and insurance companies. The mission of

the FHLBs is to liquefy the housing-related assets of its members who must purchase stock in their district bank.

FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC): FHLMC is a stockholder owned, government-sponsored enterprise (GSE) chartered by Congress in 1970 to keep money flowing to mortgage lenders in support of homeownership and rental housing for middle-income Americans. The FHLMC, also known as Freddie Mac, purchases, guarantees, and securitizes mortgages to form mortgage-backed securities.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, or Fannie Mae, was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans in addition to fixed-rate mortgages. FNMA securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven-member Board of Governors in Washington, D. C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Mortgage-backed securities influencing the volume of affordable housing loans and that are guaranteed by GNMA. Security holder is protected by full faith and credit of the U.S. Government. Underlying mortgages for Ginnie Mae securities include those issued, insured, or guaranteed by the Federal Housing Administration (FHA), the U.S. Department of Veterans Affairs (VA), the U.S. Department of Agriculture's Rural Development (RD), and the U.S. Department of Housing and Urban Development's Office of Public and Indian Housing (PIH). The term "pass throughs" is often used to describe Ginnie Maes.

LOCAL AGENCY INVESTMENT FUND (LAIF): LAIF was established by the State to enable treasurers to place funds in a pool for investment. Each agency is limited to an investment of \$65 million per account.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase – reverse repurchase agreements that establish each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

NATIONALLY RECOGNIZED STATISTICAL-RATING ORGANIZATION (NRSRO): A nationally recognized statistical rating corporation (NRSRO) is a credit rating agency that issues credit rating that the U.S. Securities and Exchange Commission (SEC) permits other financial firms to use for certain regulatory purposes.

NATIONAL CREDIT UNION ADMINISTRATION (NCUA): Created by the U.S. Congress in 1970, the National Credit Union Administration is an independent federal agency that insures deposits at federally insured credit unions, protects the members who own credit unions, and charters and regulates federal credit unions. Insured CDs up to a 250,000 limit.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC) – registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state – the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security “buyer” in effect lends the “seller” money for the period of the agreement, and the terms of the agreement are structure to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, or increasing

bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION (SEC): Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

SUPRANATIONALS: A supranational organization is formed by a group of countries through an international treaty with specific objectives such as promoting economic development. Supranational organizations also issue debt in the United States. The most recognized supranational debt is the International Bank for Reconstruction and Development (IBRD or World Bank), International Finance Corporation (IFC) and Inter-American Development Bank (IADB). The City can only invest in the above-named Supranational organizations, as outlined in Section VIII.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than ten years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security. (b) **NET YIELD** or **YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

RESOLUTION No. 25-39-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING THE CITY INVESTMENT
POLICY FOR FY 2025/2026**

WHEREAS, California Government Code section 53646 recommends that public agencies have their investment policy reviewed and approved annually by the local governing body at a public meeting; and

WHEREAS, California Government Code section 53646 also states that any change in the investment policy shall be considered by the governing body of the local agency at a public meeting; and

WHEREAS, the City Council desires to delegate the authority to the City Treasurer to invest City funds in accordance with the Investment Policy, and to require the City Treasurer to provide quarterly reports of the investment portfolio and transactions to the City Council.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves the attached City Investment Policy for FY 2025/2026, attached as Exhibit A.

PASSED and ADOPTED by the City Council of the City of Hanford at a regular meeting duly held on this 1st day of July, 2025 by the following vote:

AYES: _____
NOES: _____
ABSENT: _____
ABSTAIN: _____

TRAVIS PAYDEN
MAYOR of the City of Hanford

Attest:

NATALIE CORRAL
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 1st day of July, 2025.

Date: _____

City Clerk



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: CONSENT CALENDAR

SUBJECT:

Council: Approval of the appointment of Vice Mayor Nancy Howze to the Kings County Association of Governments (KCAG), the Kings County Abandoned Vehicle Abatement Service Authority (KCAVASA), and the Kings Area Regional Transit (KART) Boards, replacing former Mayor Lou Martinez's representation on these boards.

RECOMMENDATION:

Recommendation: That the City Council, by motion, approve the appointment of Vice Mayor Nancy Howze to the Kings County Association of Governments (KCAG), the Kings County Abandoned Vehicle Abatement Service Authority (KCAVASA), and the Kings Area Regional Transit (KART) Boards, replacing former Mayor Lou Martinez's representation on these boards.

BACKGROUND:

The attached list outlines the City Council appointments originally made during the regular City Council meeting held on December 17, 2024. At the regular meeting on June 17, 2025, the City Council formally accepted and approved the resignation of Lou Martinez from his role as Mayor. In addition to his duties as Mayor, Mr. Martinez also served as the City's primary representative on several intergovernmental boards and committees, consistent with the traditional assignment of such roles to the Mayor. Per past practice, the Mayor serves as the primary representative on KCAG, KCAVASA, and KART, with the Vice Mayor serving as the alternate. However, due to conflicts with the new Mayor, Travis Paden's work schedule, he is unavailable to attend some of the meetings. Vice Mayor Nancy Howze has expressed interest in taking over as the primary representative on the boards previously served on by former Mayor Martinez.

FISCAL IMPACT:

ATTACHMENTS:

1. Council Representation 2025
2. Letter from Lou Martinez



2025 COUNCIL REPRESENTATION ON BOARDS,

COMMISSIONS, COMMITTEES

Organization	Primary Appointment	Alternate Appointment
<u>Kings Economic Development Corporation</u> (Last Monday each month – 11:30 am)	Mark Kairis	N/A
<u>Kings County Association of Governments</u> (4th Wednesday each month – 4:30 pm) Requires Form 700	Lou Martinez	Travis Paden
<u>Kings County Area Public Transit Agency (KART)</u> (4th Wednesday each month – 1:30 pm) Requires Form 700	Lou Martinez	Travis Paden
<u>Kings County Abandoned Vehicle Authority</u> As needed (4th Wednesday each month – 4:30 pm) Requires Form 700	Lou Martinez	Travis Paden
<u>Kings Community Action Organization (KCAO)</u> (3rd Wednesday each month - 4:30 pm) Requires Form 700	Nancy Howze	Travis Paden
<u>Kings Waste and Recycling Authority (KWRA)</u> (2nd Wednesday each month - 8:00 am) Requires Form 700	Mark Kairis	Lou Martinez
<u>Mid-Kings River Groundwater Sustainability Agency</u> (2 nd Tuesday of each month – 1:00 pm) (Alternate not required) Requires Form 700	Kimber Regan	N/A
<u>Kings County Area Disaster Council</u> (Meets 2-3 times a year) Director of Emergency Services, Fire Chief, or the City Manager	Mario Cifuentez	Fire Chief
<u>Kings County Commission On Aging</u> (3 rd Thursday each month – 2:30 pm) Community Member The City Council's within Kings County shall appoint one person each.	Susie Chavez	
<u>Kings Mosquito Abatement District Board</u> (3 rd Thursday of each month – 9:00 am) One (1) member from each of the three (3) cities (Corcoran, Hanford, and Lemoore) 3 Year Term	Cindy Harris (Exp. 12/31/2026)	

RECEIVED

JUN 19 2025

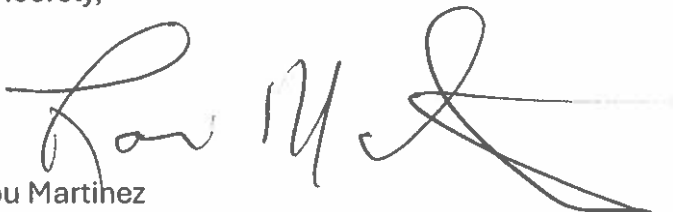
City of Hanford City Clerk

June 19, 2025,

Hanford City Council,

I am writing to formally resign from my position as the representative on the Kings County Association of Governments (KCAG) Board, the Kings County Abandoned Vehicle Abatement Service Authority (KCAVASA) Board, and the Kings Area Regional Transit (KART) Board, effective immediately. I have resigned as Mayor, and in keeping with the city's practice, the new Mayor should serve as the City's designated representative on these boards and the Vice Mayor as the alternate representative.

Sincerely,



Lou Martinez



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Public Hearing to accept public comment and Adoption of Resolution No. 25-34-R approving the Annual Action Plan for the Community Development Block Grant (CDBG) 2025.

RECOMMENDATION:

Recommendation:

1. That the City Council conduct the public hearing and accept comments about the CDBG proposed 2025-26 Action Plan; and
2. Adopt Resolution No. 25-34-R Authorizing and Approving the proposed 2025-26 Annual Action.

BACKGROUND:

The City is entering Program Year Two of its five-year Consolidated Plan for Fiscal Years 2024–2028. As part of its federal entitlement requirements, the City must prepare and submit an Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for the upcoming fiscal year.

The Consolidated Plan, approved by the City Council on May 7, 2024, outlines a multi-year strategy for utilizing Community Development Block Grant (CDBG) funds to support community development goals. CDBG funding is used to foster viable urban communities by investing in projects that provide decent housing, create suitable living environments, and expand economic opportunities—primarily for low- and moderate-income residents.

The Annual Action Plan details the specific projects and activities that will be funded each year under the Consolidated Plan.

2025-2026 ANNUAL ACTION PLAN (ATTACHMENT A)

As presented during the Study Session on March 4, 2025, the City of Hanford must adopt the 2025 Annual Action Plan to identify projects for the upcoming fiscal year. At that time, staff estimated a CDBG budget of \$544,484. Based on this estimate, the City Council directed staff to allocate funding to the following projects:

On May 14, 2025, the U.S. Department of Housing and Urban Development (HUD) announced the City's current CDBG allocation: \$523,508. Additionally, the City anticipates receiving approximately \$25,000 in program income—revenue generated from previously funded activities, such as loan repayments or proceeds from the sale of property improved with CDBG funds. The City will also carry over \$38,456 from the prior year, bringing the total available budget to **\$586,964**. As a result, the staff has revised the proposed activities to reflect the finalized funding.

ADMINISTRATION (20%)	FUNDING
Total Funding Allocated	\$117,382

PUBLIC SERVICES (Subject to 15%)	FUNDING
Kings Tulare Homeless Alliance - Continuum of Care/Point-In-Time Count/LINC	\$10,000
Kings Commission on Aging	\$45,000
Fair Housing	\$13,000
Kings Community Action Organization- Overnight Shelter	\$20,040
Total Public Service Allocated:	\$88,040

AFFORDABLE HOUSING	FUNDING
City of Hanford -Emergency/Minor Home Repair Program	
Total Funding Allocated	\$181,542

PUBLIC FACILITY IMPROVEMENTS	FUNDING
Total Funding Allocated	\$200,000

Total Funding Allocated:	\$586,964
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Alternate Projects

The following projects will serve as examples of other projects in the FY 2025-2026 Annual Action Plan. Projects may be funded from the Alternate Projects List if additional funding is available or if a funded project is canceled or delayed beyond the grant year. Factors to be taken into consideration when selecting from the Alternate Projects list include priority rank on the list, available funding based on the funding caps (ex. (15%), Public Service Cap), eligibility of the project for the available funding source, and timeframe for completion concerning the time for expending funds.

Preferential consideration will be given to projects that demonstrate the ability to spend CDBG funds on time, consistent with the City's goal to meet CDBG timeliness rules, and projects that meet the community's needs defined in the Consolidated Plan.

Project List	Funding
City of Hanford -Emergency/Minor Home Repair Program	\$200,000
First-Time Homebuyer Assistance	\$15,000
Additional funding for Public Service Subrecipients	Subject to 15% CAP

Public Review:

The Action Plan was released for a 30-day public review period on May 20, 2025, with a public notice of availability published in the *Hanford Sentinel* on April 2, 2025. No comments have been received as of the preparation of this

report. Public comments received before the closing of the comment period on June 21, 2025, will be summarized in the final document.

ATTACHMENTS:

1. 2025 ACTION PLAN DRAFT
2. Summary of CDBG Funding Recommendations APP25
3. Resolution 25-34-R



THE CITY OF HANFORD, CA



PROGRAM YEAR

2025-2026

**COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG)**

DRAFT ANNUAL ACTION PLAN

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Hanford (City) is an Entitlement Jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in local communities. The City gets HUD funding through the Community Development Block Grant (CDBG) Program, which is designed to assist low- and moderate-income (LMI) households.

The primary objective of the CDBG program is to develop viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities. CDBG grantees can utilize the resources they receive for Planning and Administration, Public Services, and Capital Improvement Projects (CIP), public facilities and infrastructure, and CIP Housing Rehabilitation. Planning and Administration costs include staffing, general management, oversight, and coordination. Public Service projects provide social services and/or other direct support to individuals and households needing assistance.

The City's entitlement allocation is \$ 523,508 in CDBG funding for Program Year 2025.

The Action Plan incorporates the Consolidated Plan, which outlines a comprehensive plan establishing a unified, coordinated vision for community development, benefiting low-income residents and areas from 2024 to 2028.

The City of Hanford gathers input from citizens, consults its community development partners, and conducts extensive research to determine housing and community development needs. The City of Hanford also partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions using the strategies developed. A vital element of this Consolidated Plan is its collaborative nature.

2. Summarize the objectives and outcomes identified in the Plan

The overview will focus on the findings and discoveries from the assessment of needs. The plan outlines the various necessities and efficiently how to deal with any shortcomings. By understanding these objectives and outcomes, the city of Hanford's administration can align its strategies and actions to resolve the following points:

- Invest in neighborhood infrastructure in low and moderate-income areas.
- Invest in remediation of access and mobility barriers in all neighborhoods.
- Continue to expand the housing rehabilitation assistance to low and moderate-income residents.
- Continue to expand down payment assistance to low and moderate-income residents.
- Invest in public facility improvements that serve low- and moderate-income residents.
- Invest in capacity and programmatic enhancements for service providers primarily serving low- and extremely low-income residents, particularly those at risk of experiencing poverty.
- homelessness.
- Invest in neighborhood and strategic planning to help identify community needs

CDBG-funded programs. Each activity or program funded with CDBG must fall under one of three objectives and one of three outcomes. The framework for selecting these objectives and outcomes is HUD's CPD Outcome Performance Measurement System. Here are the goals and outcomes to choose from:

Objectives

- **Creating Suitable Living Environments** refers to activities designed to benefit communities, families, or individuals by addressing issues in their living environment, ranging from physical problems with the environment to social issues.
- **Providing Decent Housing** encompasses a wide range of housing activities aimed at meeting the individual, family, or community's housing needs.
- **Creating Economic Opportunities** applies to economic development, commercial revitalization, or job creation activities.

Outcomes

- **Availability/Accessibility** applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including people with disabilities.
- **Affordability** applies to activities that provide affordability in various ways to low- and moderate-income people and is appropriate to use whenever an activity lowers the cost, improves the quality, or increases the affordability of a product or service benefits a low-income household.

Performance measurement is a crucial process that enables organizations to assess and evaluate the effectiveness of their programs in meeting the needs of their target audience. By systematically collecting and analyzing data, performance measurement provides insights into how healthy programs perform and whether they achieve their intended outcomes. It serves as a valuable tool for decision-making, enabling organizations to identify areas for improvement, make informed adjustments, and optimize resource allocation

3. Evaluation of past performance

The City of Hanford prepares the Consolidated Annual Performance Evaluation Report (CAPER) annually to assess the impacts of projects and programs in the City. The CAPER provides specific accomplishments for the goals developed through the Consolidated Plan process.

4. Summary of Citizen Participation Process and consultation process

The Citizen Participation Plan outlines the framework and process for developing and implementing Hanford's housing and community development program, as required by HUD. The citizen participation plan is essential to the consolidated plan, ensuring that residents have a voice in shaping their communities' future. This subtopic aims to comprehensively understand the citizen participation plan and its significance. The citizen participation plan outlines how local governments engage with residents, community organizations, and stakeholders in decision-making. Utilizing survey tools can assist researchers in gaining insight into and understanding the public's perception. Their opinions are invaluable and should be a resource tool in shaping housing policies.

5. Summary of public comments

A summary of public comments will be included in the Final Action Plan before its submission to HUD.

All public meetings were properly noticed, as required by the Brown Act. Additionally, the notices included requests for physical accommodation and documents in alternative formats.

The meetings aimed to inform the community about the Action Plan process, identify opportunities to improve collaborative efforts, and eliminate service delivery gaps to develop and sustain decent and affordable housing, suitable living environments, and expanded community and economic opportunities.

To maximize participation in preparing the 2025-2026 Action Plan, the city held a public meeting on March 4, 2025, during the City Council study session.

The Action Plan was made available to the public from May 20, 2025, to June 21, 2025.

The City will hold a Public Hearing for approval of the document on July 1, 2025.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are accepted.

7. Summary

The City of Hanford has undertaken diligent and good-faith efforts to reach all community segments that may benefit from the CDBG programs. The City of Hanford will continue focusing on maximizing impact and addressing the needs, priorities, and goals outlined in the 2024-2028 Consolidated Plan and the 2025-2026 Action Plan.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administering the grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HANFORD	Community Development Department
CDBG Administrator	HANFORD	Community Development Department

Table 1 – Responsible Agencies

Narrative

This document is the Action Plan for the City of Hanford, an entitlement community, for 2025-2026. Hanford receives the following funds annually from HUD: Community Development Block Grant (CDBG); **the City is not Entitlement City to HOME, which is state-funded through an application.**

The Community Development Department's Housing Division is the primary federal entitlement fund administrator.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City's Housing Division, part of the Community Development Department and its consultant, Chrysalis Research Consulting LLC, conducted thorough community engagement outreach efforts to gather public input on potential community improvements that could be addressed using federal entitlement funds.

This division manages all funds and carries out housing development activities. The City of Hanford, along with various public and private agencies, social service organizations, nonprofits, department heads, and representatives, collaborated to gather information and feedback on the most effective use of CDBG resources.

In conclusion, an online survey regarding community and housing needs was created and made available on the city's website. The survey was also provided in paper format at the Community Development and Finance/Utility Departments. A

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

The city of Hanford has a healthy working relationship with the various stakeholders, community partners, and social service providers. With the combined inputs of multiple benefactors, Hanford is leveraging its resources to pursue the city's development needs. These partnerships are essential for several reasons, including gaining new insight into problem-solving, building upon successful efforts, and leveraging scarce resources. The city of Hanford will achieve the goals outlined in this consolidated plan by strengthening the network of residents, faith-based organizations, service providers, lenders, for-profit and nonprofit developers, and state and federal agencies.

The city of Hanford has strengthened its ability to work collaboratively with partners to address the gaps in its housing delivery system. Recognizing the importance of affordable and adequate housing options for its residents, Hanford has fostered strong collaboration to uncover voids in housing development services. Through these efforts, Hanford has identified key areas where the housing system falls short and developed effective strategies to bridge these gaps.

The City of Hanford continues to explore ways to expand its services by coordinating resources with various local agencies. The housing division of the Department of Community Department continues to create partnerships and initiatives to fill institutional gaps and foster institutional coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless people (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and people at risk of homelessness.

Hanford has initiated homeless reduction measures by embracing collaboration with partners and employing innovative strategies coupled with Hanford's Continuum of Care (CoC). Members of the CoC, such as the Kings County Homelessness Collaborative, joined with cooperative associations from internal and adjacent municipalities to combat homelessness. The Housing Authority of Kings County has also taken an initiative-taking, unified approach in response to this challenge of reducing homelessness.

The Housing Authority of Kings County has also adopted a proactive, unified approach in response to this challenge of reducing homelessness. The Housing Authority of Kings County (HAKC) recognizes that homelessness has no borders and has joined with neighboring municipalities. HAKC has worked tirelessly to bring city officials, community organizations, and stakeholders from various municipalities within Kings County.

HAKC aims to create a comprehensive and coordinated response to the housing crisis by fostering these partnerships. Through joint initiatives and shared resources, the unification of cities under HAKC enables the efficient allocation of funding and services. This collaboration allows for better identification of individuals experiencing homelessness and ensures that they receive appropriate support tailored to their specific needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for administering HMIS.

- The City of Hanford does not utilize ESG Funds.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies, and other entities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The city of Hanford has a healthy working relationship with the various stakeholders, community partners, and social service providers. With the combined inputs of multiple benefactors, Hanford is leveraging its resources to pursue the city's development needs. These partnerships are essential for several reasons, including gaining new insight into problem-solving, building upon successful efforts, and leveraging scarce resources. The city of Hanford will achieve the goals outlined in this consolidated plan by strengthening the network of residents, faith-based organizations, service providers, lenders, for-profit and nonprofit developers, and state and federal agencies.

The city of Hanford has strengthened its ability to work collaboratively with partners to address the gaps in its housing delivery system. Recognizing the importance of affordable and adequate housing options for its residents, Hanford has fostered strong collaboration to uncover voids in housing development services. Through these efforts, Hanford has identified key areas where the housing system falls short and developed effective strategies to bridge these gaps.

The City of Hanford continues to seek ways to expand the services it provides by coordinating resources with various agencies. The housing division of the Department of Community Department continues to create partnerships and initiatives to fill institutional gaps and foster institutional coordination.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless people (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and people at risk of homelessness.

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Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not applicable. The City does not receive ESG funding. The Alliance applies on behalf of the applicants.

3. **Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities. See Table #2 (page 11, 12, 13)**

Agency/Group / Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
Housing Authority of Kings County - PHA	Public Agency	AP-60 NA-35	The Housing Authority of Kings County (HAKC) was interviewed for their input on the housing and community development needs and goals for the City of Hanford. The HAKC consulted on the various means and processes it uses to serve the community by providing housing services. HAKC has dedicated itself to serving the community through various means, focusing on providing housing services. With this goal in mind, the authority has consulted extensively to ensure it meets the community's needs effectively and efficiently. In addition to providing affordable housing options, HAKC offers educational resources and support services for community residents. This includes financial management classes, job training programs, and access to health and wellness resources. By providing these services, the authority aims to empower its residents and help them achieve self-sufficiency.

King's Tulare Homeless Alliance	Housing Services	NA-40	The KTHA (Kings Tulare Homeless Alliance) is a non-profit organization that aims to help the homeless population in the Kings and Tulare counties. They offer temporary shelter solutions to protect people without housing from the elements and provide them with a safe space to sleep. They assist individuals and families in transitioning from homelessness to stable housing through various support programs. They collaborate with healthcare providers to ensure our homeless community members' physical and mental well-being. They provide job search assistance, resume workshops, and skills training to help individuals gain employment and financial independence. They are ensuring that no one in our community goes hungry by providing access to nutritious meals and food supplies.
Kings Community Action Organization	Social Services	NA-40 NA-45 NA-50	The agency has been invited to participate in public hearings and a 30-day plan review. The consultation is expected to enhance data and planning within the specified areas. Discussions of the Navigation Center to help improve the homeless population was discussed.
Kings County Homeless Collaborative	Homeless Services	NA-40	Collaborative participated/hosted a public meeting to discuss the housing survey availability and the opportunity for the 30-day review of plans. The anticipated outcome of the consultation is improved data and collaborative planning within the selected sections above.
Champions Recovery Alternative Programs, INC	Social Services	NA-40 NA-45	

Federal Communications Commission	Other - Federal	MA-50	Broadband Internet Needs Internet search for data related to the broadband internet needs for the City of Hanford. https://broadbandmap.fcc.gov Information from the Federal Communications Commission was used to address HUD's requirement to discuss broadband access and "the digital divide." Refer to Section MA-50.
Comcast			
U.S. Census Bureau	Federal Department	MA-60 MA-65	Census Date
Environmental Protection Agency		Ma-65	Environmental Justice Screening and Mapping tools for Socioeconomic Indicators for Low-Income Populations

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kings Tulare Continuum of Care	The Kings Tulare Continuum of Care (KTCOC) is a collaborative network of organizations and individuals working together to end homelessness in Kings and Tulare counties in California. The KTCOC provides a wide range of services to address the various needs of the homeless population in Kings and Tulare counties. These services include, but are not limited to, KTCOC's operation of emergency shelters for individuals and families, providing a safe and temporary place.
County of Kings Housing Element	City of Hanford	The Housing Element identifies the community's housing needs, goals, and objectives to address those needs, and outlines the community's efforts to pursue specific policies and programs to achieve its goals and objectives. The Strategic Plan supports the Housing Elements plan to ensure that there is an adequate supply of affordable housing to meet the current and future needs of the population. Currently, the City's Housing Element is under state review.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize the citizen participation process and how it impacted goal setting

The Citizen Participation Plan (CPP) is a critical document outlining how the local government will involve its citizens in decision-making. It is a roadmap for fostering open communication and collaboration between the government and its residents. CPP fosters public engagement and interaction between the city administration and the everyday citizens to gain various perspectives and insights about public affairs.

The Citizen Participation Plan is a valuable resource for residents of Hanford to actively engage in the planning, implementation, and evaluation of various City programs financially supported by the U.S. Department of Housing and Urban Development (HUD) through federal entitlement grants. These grants include, but are not limited to, the Community Development Block Grant. The plan promotes transparency and accountability by involving citizens in decision-making, allowing the government to become more transparent and accountable for its actions. This fosters trust and builds a positive relationship between the government and its residents.

Public Meeting

An in-person presentation was held during a public meeting to solicit community and stakeholder input for the development of this AP.

Public Review of Draft Documents

A 30-day public review was held from May 20, 2025, through June 21, 2025. Copies of the Draft AP were made available for the public at the following locations: ▪ City Website ▪ City Hall, and the Community Development Department ▪ Main Library. The final Con Plan, amendments, Annual Action Plans, and performance reports will be available for seven years at Hanford's Community Development Department.

Public Hearing Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response & attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notices on the community outreach and community surveys were posted in the Hanford Sentinel newspaper.	Comments are summarized in Appendix A None Received	All comments were accepted	
2	Website Posting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Approximately 250 people were reached through the Alliance's notification system regarding the community needs survey and ConPlan and Action Plan.	Comments are summarized in Appendix A None Received	All comments were accepted	

3	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City conducted a public meeting on March 4, 2025, for discussions on housing and community development needs. Over 40 in Attendance	Comments are summarized in Appendix A (forthcoming)	All comments were accepted	
4	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City will hold a public hearing before Hanford City Council on July 1, 2025.	Comments are summarized in Appendix A (forthcoming)	All comments will be accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Hanford is an entitlement jurisdiction for CDBG funds, and the 2025 allocation is \$523,508 in FY 26 CDBG funds. In addition, \$25,000 in estimated program income from CDBG activities is included. Estimated program income is incorporated into the City's annual budgeting process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	523,508	25,000	38,456	586,964	\$1,640,109	For planning purposes, the City estimates the availability of approximately \$3.1 million in CDBG allocations over the five-year Consolidated Plan period. This estimate assumes stable allocations over the planning period. In addition, the City anticipates a total program income of \$375,000 over five years from a revolving loan fund for housing rehabilitation activities. Specifically, a program income of \$373,861 was received for FY 2024-2025, and it is estimated at \$100,000 for FY 2025-2028.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages federal and local housing funds by supporting non-profit organizations developing affordable housing. The City, or its partners, provides matching funds for housing-related services to several programs, which include the following:

- First-Time Homebuyers program. In this program, low- and moderate-income families may qualify for a low-interest second mortgage loan to purchase a home. As funding is available, this program may be administered internally.
- Homeowner rehabilitation program—This program is provided to Hanford homeowners with unhealthy and unsafe conditions. It also removes barriers for disabled persons.
- Development of a homeless navigation center/shelter
- The City will also be receiving, on an annual basis, Permanent Local Housing Allocation (PLHA) funding, which will assist with matching requirements. • Permanent Local Housing Allocation (PLHA). PLHA will provide a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock. Funding will help Hanford with the following eligible uses, which include increasing the supply of housing for households at or below 60% of area median income; Increasing assistance to affordable owner-occupied workforce housing; assisting people experiencing or at risk of homelessness; facilitating housing affordability, particularly for lower- and moderate-income households; and promoting projects and programs to meet Hanford's unmet share of regional housing needs allocation.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Hanford does not have land to accommodate the uses identified in this plan.

Discussion

See the above discussion.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2026	Affordable Housing	CITY OF HANFORD	Housing	CDBG: \$181,542	Homeowner Housing Added: 2 Household Housing Units Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Community Development Enhancement – Public Facilities	2025	2025	Homeless	CITY OF HANFORD	Neighborhood Preservation and Public Facilities	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1 Household Assisted
3	Public Services	2025	2026	Non-Housing Community Development	CITY OF HANFORD	Public Services	CDBG: \$88,040	Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted Homelessness Prevention: 15000 Persons Assisted Other: 73 Other
4	Program Administration	2025	2026	Program Administration	CITY OF HANFORD	Administration Community Development	CDBG: \$117,382	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Homeowner Housing Rehabilitation: 50 Alternate Activity: First Time Homebuyer: 2 Goal Description: The City of Hanford seeks to increase the affordable housing stock by supporting the planning, design, and construction of new housing units; homeownership through new or existing home buyer, including down payment assistance; housing rehabilitation, including home improvement assistance programs, affordable rental housing construction for special needs families; the building or converting existing buildings for homeless housing; housing construction—partner with CHDO agencies for project work.
2	Goal Name	Community Development/Enhancement
	Goal Description	Neighborhood Preservation and Public Facilities Shelter and Services for the Homeless 1 Facility Goal Description: Improving recreational spaces, supporting community and social service facilities, enhancing existing infrastructure such as streets and sidewalks, curbs and other public facilities lighting, and addressing public safety concerns. Improvements to local nonprofit community facilities such as youth or senior centers and emergency homeless shelters.
3	Goal Name	Public Services
	Goal Description	Public Services Shelter and Services for the Homeless Senior Services Youth Services Goal Description: The City of Hanford will address community and special needs through increased mental and behavioral health public services. This is to meet the public's need for assistance with substance abuse, domestic violence, and general mental health needs. • Hanford will assist homeless prevention services working with the Continuum of Care Kings/Tulare Counties. • Provide funding for youth programs and scholarship programs.
4	Goal Name	Program Administration
	Goal Description	Administration Community Development Goal Description: Planning and Administration of the City's CDBG Program.

Projects

AP-35 Projects – 91.220(d)

Introduction

One-year action Plans are required for each of the five years of the Five-Year Consolidated Plan. The Action Plan implements the strategies in the Consolidated Plan to address the housing needs of Hanford's low—and moderate-income citizens. The city's administration approves and measures all projects, which must comply with the Consolidated Plan and all local, state, and federal regulations.

Each project must be carefully evaluated and prioritized within each specific year of the Action Plan. This will ensure that resources are appropriately allocated and utilized while allowing for flexibility should any unforeseen changes or developments within the community. Additionally, the Action Plan provides transparency and accountability for each project regarding how government funds are utilized to address housing needs.

Depending on the project, some of the CDBG funding will be blended with other local, state, and federal sources for each project. This is to ensure that all resources are maximized and utilized effectively to address the housing needs of Hanford residents. The Action Plan also outlines each project's specific goals and objectives, along with a timeline for completion to stay on track with meeting the overall objectives outlined in the Consolidated Plan.

Furthermore, the Action Plan also includes a monitoring and evaluation component to measure the progress and success of each project. This allows for adjustments or modifications to be made to ensure that the desired outcomes are achieved. The City's administration oversees this process and reports on the results to the community.

Projects

Table 7 - Project Information

#	Project Name
1	Program Administration
2	Homeowner Rehabilitation
3	Public Services- Commission on Aging
4	Public Services-Homeless Services-KCAO
5	Public Service- Youth & Elder Adults Scholarship Program - Parks and Community Services
6	Public Services – Homeless Collaborative -COC/KTHA
7	Public Services- CSET- Fair Housing
8	Community Development Enhancement Public Facilities
9	First Time Homebuyers- Alternate

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

One-Year Action Plans are required for each of the five years of the Five-Year Consolidated Plan. The Action Plan implements the strategies outlined in the Consolidated Plan to address the housing needs of Hanford's low-income and moderate-income citizens. All projects are approved and measured by the City's administration and must comply with the Consolidated Plan. The projects also must comply with all local, state, and federal regulations.

Each project must be carefully evaluated and prioritized within each specific year of the Action Plan. This will ensure that resources are appropriately allocated and utilized while allowing for flexibility should any unforeseen changes or developments within the community. Additionally, the Action Plan provides transparency and accountability for each project regarding how government funds are utilized to address housing needs.

Depending on the project, some of the CDBG funding will be blended with other local, state, and federal sources for each project. This is to ensure that all resources are maximized and utilized effectively to address the housing needs of Hanford residents. The Action Plan also outlines each project's specific goals and objectives, along with a timeline for completion to stay on track with meeting the overall objectives outlined in the Consolidated Plan.

Furthermore, the Action Plan also includes a monitoring and evaluation component to measure the progress and success of each project. This allows for adjustments or modifications to achieve the desired outcomes. The City's administration oversees this process and reports on the results to the community.

Backup Projects: The City may include a backup list of projects in the Action Plan. Should funding become available, projects completed below budget, canceled, or delayed for various reasons will be activated. Approval of the Action Plan by the City Council and HUD will be considered approval for the backup projects. Activating the backup projects does not constitute a substantial amendment to the Action Plan. The following projects will be considered as alternate projects.

Housing Rehabilitation (Additional funding will be added to the total)	\$ 200,000
First-time Homebuyer Assistance	\$ 150,000
Additional funding for Public Service Subrecipients	Subject to 15% CAP
Additional funding for Administration and Planning	Subject to 20% CAP

AP-38 Project Summary

1	Project Name	Program Administration
	Target Area	Program Administration
	Goals Supported	Citywide
	Needs Addressed	All
	Funding	All
	Description	CDBG: \$117,382
	Target Date	Effective and cost-efficient implementation of the CDBG program.
	Estimate the number and type of families that will benefit from the proposed activities	6/30/2026
	Location Description	N/A
	Planned Activities	Citywide

2	Project Name	Homeowner Rehabilitation
	Target Area	Citywide
	Goals Supported	Create a suitable living environment.
	Needs Addressed	Ensure equal access to housing opportunities. Property Repairs
	Funding	CDBG: \$181,542 Activity: \$163,542 Activity Delivery: \$18,000
	Description	The City of Hanford will continue to offer the Emergency Repair Program. This program offers qualifying residents the chance to finance emergency home repairs. The program provides up to \$24,999 per household. Repairs include, but are not limited to, roof repair or replacement, water meter replacement, heating and air repair or replacement, exterior painting, and accessibility improvements. It is anticipated that 15 households will be assisted through the program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities.	Approximately eight (8) income-eligible homeowners will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	The City will fund 15 LMI homeowners for housing repairs and improvements.

3	Project Name	Public Services-Kings Commission on Aging
	Target Area	Citywide
	Goals Supported	Public Services- Older Adults
	Needs Addressed	Provide public services for low- and moderate-income residents.
	Funding	CDBG: \$45,000 priority project for additional funding, should it become available.
	Description	Provide public services for low- and moderate-income residents and older people.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 people will benefit from the proposed activities.
	Location Description	Citywide.
	Planned Activities	Age Well Senior Services: Home Delivered Meals (100 people)

4	Project Name	Public Service- Homeless Services-KCAO
	Target Area	Citywide
	Goals Supported	Public Services – Homelessness
	Needs Addressed	
	Funding	CDBG: \$20,040
	Description	Provide funding to community-based organizations that offer critical services for the homeless and other special needs populations as determined via a competitive application.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities.	Approximately 30 people will benefit from the proposed activities.
	Location Description	City-Wide
	Planned Activities	CDBG funds will provide program support for operating overnight centers to assist unhoused individuals in Hanford.

5	Project Name	Public Service- Youth & Elder Adults Scholarship Program - Parks and Community Services
	Target Area	Citywide
	Goals Supported	Public Services – Fair Housing
	Needs Addressed	
	Funding	CDBG: \$13,000
	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Other:
	Location Description	Citywide
	Planned Activities	Provide fair housing education

6	Project Name	Community Development Enhancement
	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	• Community Improvements • Navigation Centers • Housing
	Funding	\$200,000
	Description	Provide a new facility (i.e., shelter) or upgrade/enhance an existing one.
	Target Date	6/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	Citywide
	Planned Activities	To be determined

7	Project Name	Public Services – Homeless Collaborative -COC/KTHA
	Target Area	City-Wide
	Goals Supported	Support special needs programs and services
	Needs Addressed	• Provide support services for the City's residents
	Funding	\$10,000
	Description	The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several area agencies to address the homeless' needs in Hanford. CDBG funds will help fund a variety of activities, including, but not limited to, the Annual Project Homeless Connect and the Point in Time census.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 250 LMI persons will benefit from this activity
	Location Description	LMI area
	Planned Activities	The Kings Tulare Continuum of Care (COC) is a non-profit organization that partners with several area agencies to address the homeless' needs in Hanford. CDBG funds will help fund a variety of activities, including, but not limited to, the Annual Project Homeless Connect and the Point in Time census.

-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Hanford will allocate funds to highly redeveloped areas. This will help to stimulate economic growth and create jobs, resulting in a more vibrant and thriving community.

Geographic Distribution

Target Area	Percentage of Funds
CITY OF HANFORD	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The allocation of resources is often based on geographic areas. These areas were chosen because they have a history of chronic poverty. This means that the people living in these regions have been struggling with poverty for an extended period. These areas have higher rates of persistent unemployment and are typically in the moderate to low-income category.

CDBG funding directed toward public services is a citywide public service benefit. Public Facilities are based upon CDBG requirements, such as the area benefit noted above, limited clientele, or income qualifications; affordable housing will be citywide, which encompasses CDBG Target Areas. Other programs may benefit within the CDBG Target areas as well; however, they are allowed citywide.

The average household income is at or below 80% of the area's median income. This is an essential factor because it helps to determine the level of need in a particular region. The lower the AMI, the higher the poverty level and resource need.

Discussion

The City of Hanford has had success in its geographic allocation of housing and community development investments. Private investment has been drawn into all areas where a concentrated investment of CDBG and other resources has been used to remove blight and create new affordable housing opportunities.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Division of Neighborhood Housing and Revitalization is slated to rehabilitate eight (8) homeowner units.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	0
Special-Needs	0
Total	8

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Eliminating many of the physical signs of poverty is a critical element in improving the quality of life for the City of Hanford residents. Along with improving the quality and availability of affordable housing, poverty and housing are interconnected issues that impact the well-being of individuals, families, and communities.

The lack of affordable housing is a significant contributor to poverty, and living in poverty often makes it difficult for people to afford adequate housing. The City of Hanford has implemented strategies to reduce poverty and improve access to quality housing to address these challenges.

AP-60 Public Housing – 91.220(h)

Introduction

The housing and infrastructure goals for the City of Hanford within the next year are ambitious but obtainable. The City will continue aiding moderate-to low-income residents facing housing insecurity with supportive services and financial aid. Federal funds (CDBG funds) and state funds (HOME funds) will be utilized to develop a self-sustainable society.

Actions planned during the next year to address the needs to public housing

The City of Hanford does not own or operate public housing. However, the City of Hanford does collaborate with the Housing Authority of King County to increase the availability of affordable housing options within the city. The City of Hanford also is developing several strategies that will be implemented within the following year:

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Hanford hosts council meetings on the first and third Tuesdays of each month. These meetings are open to the public, and community organizations are encouraged to attend and share their insights and ideas for addressing poverty and aiding low-income families. Regular communication and collaboration between the city and community organizations will help identify gaps in services and find ways to support those who need to be updated about initiatives that can benefit them.

The City of Hanford also uses social media such as Instagram and Twitter to connect with residents who want to be kept in the loop about community initiatives and events. Occasionally, polling will be available online, an additional communication conduit allowing residents to express their opinions and provide feedback on city policies and initiatives. This also allows the city to gather information on the specific needs of low-income families in the community.

For individuals who are not computer savvy or lack internet literacy, community officials have taken proactive measures to reach out to these community members by having paper surveys in public meeting spaces. Their opinions and inputs are also considered and incorporated into policymaking and initiatives. This inclusive approach ensures that all voices are heard and considered when implementing specific policy considerations.

Home Buyers

The City of Hanford also has first-time home buyer programs to assist low-income families seeking home ownership. The program provides various resources, such as workshops, classes, and educational materials, to help individuals make informed decisions when purchasing their first home. This initiative aims to promote self-sufficiency and financial stability for low-income families in the community.

In addition to these efforts, the City of Hanford works closely with local nonprofit organizations and community groups to provide resources and support for low-income families. These partnerships allow for a more comprehensive approach to addressing the needs of low-income families and creating a sense of collaboration and unity within the community. Transitioning families from public housing to possible home ownership is the goal of wealth building through housing equity. This not only helps families achieve financial stability but also contributes to the economic growth of the community.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Hanford has taken a proactive approach to addressing issues faced by the homeless and disabled. There are annual initiatives revolving around funding food delivery services and sheltering that prioritize the benefit of disenfranchised populations.

The City of Hanford has partnered with the Kings County Homeless Collaborative and the Kings-Tulare Homeless Alliance to assist displaced populations. This collaborative effort aims to support homeless individuals and offer valuable resources to help them regain life stability. The partnership entails a concerted effort to provide meaningful aid to those in need, address the root causes of homelessness, and prevent its recurrence.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless people (especially unsheltered people) and assessing their individual needs

This section outlines the City's goals for the upcoming year and the actions it will take to implement the homeless strategy outlined in the SP-60 Homelessness Strategy. Additionally, it will describe the jurisdiction's objectives for the year and the specific activities it will undertake to cater to the housing and supportive service requirements of non-homeless populations who need supportive housing.

Addressing the emergency shelter and transitional housing needs of homeless people

The Point in Time Count and HIC Housing Inventory Count are markers used to measure the number of resources on hand compared to the number of individuals who are homeless. These numbers are used as a metric to measure the resources needed to assist the homeless population. Also, it is crucial to the efficiency of fund allocation to maximize the effects of funding specific projects.

The City of Hanford allows various shelters and nonprofits to apply for funding. This spreads the funds across several organizations, potentially reaching more people. The allocated funds will be used by shelters that host citizens who need emergency sheltering as well as those who are stable enough to transition out of shelters and move into market-rate housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

All programs offered by the Homeless Alliance, including emergency, transitional, and permanent housing, provide supportive services to their clients. These supportive services are designed and implemented based on the program's target population and partnerships within the community. The primary goal of these services is to connect individuals and families with mainstream benefits and income support, education, employment services, as well as health and life-skills services. These connections are a crucial component in assisting clients towards self-sufficiency, reducing episodes of homelessness, and preventing recidivism. The programs that serve these vulnerable subpopulations include the following:

Champions, KCAO, and Kings County Behavioral Health: permanent supportive housing (PSH) programs for chronically homeless individuals and families with children.

Westcare: Rapid Re-housing and Homeless Prevention for veterans and their families through the SSVF program.

Aspiranet: transitional housing program for young people aged between 18-24.

The Salvation Army: Rapid Re-housing and Homeless Prevention services for homeless individuals and families.

The continued allocation of CDBG funds to sidewalks and related neighborhood infrastructure will increase accessibility and safety for underserved populations, allowing them to traverse the City more easily.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

All Homeless Alliance programs, including emergency, transitional, and permanent housing, provide supportive services for their clients. The supportive services are designed and implemented by each program based on the target population and partnerships within the community. The primary goal of supportive services is to connect individuals and/or families with mainstream benefits and income support, education, employment services, and health and life-skills services. These linkages are essential in assisting clients with self-sufficiency, reducing homelessness, and preventing relapses. Programs that serve vulnerable subpopulations include:

Champions, KCAO, and Kings County Behavioral Health - Permanent Supportive Housing (PSH) programs for chronically homeless individuals, families, and families with children.

Westcare - Rapid Re-housing and Homeless Prevention services for veterans and their families through the SSVF program.

Aspiranet - Transitional housing program for youth aged 18-24.

The Salvation Army - Rapid Re-housing and Homeless Prevention services for homeless individuals and families.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Hanford will monitor and review public policies for discriminatory practices. The City of Hanford has committed to monitoring and reviewing public policies to avoid discriminatory practices or impacts on housing availability. As part of the Consolidated Plan, the City has also completed an Analysis of Impediments to Fair Housing Choice. The aim is to remove barriers to affordable housing development wherever possible. The analysis identified specific goals to make housing more affordable, which include reducing housing costs and impacting housing availability.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

GOAL 3. Remove or mitigate potential governmental constraints to the extent feasible and appropriate to housing production, maintenance, improvement, and affordability.

- Policy 3.1 Offer regulatory and financial incentives, as available and appropriate, to encourage the construction of quality housing.
- Policy 3.2 Review local ordinances and building regulations to ensure they do not impede housing investment.
- Policy 3.3 Utilize planned developments and other creative mechanisms to facilitate the construction of more innovative, well-designed housing projects.
- Policy 3.4 Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section will describe the City's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing.
- Continue First time services, and rehab multifamily.
- Assist the Low to Moderate Income Earners and Homeless Population
- Develop scholarship Program.

Actions planned to address obstacles to meeting underserved needs

Despite the City's best efforts and efforts of service providers, there continue to be obstacles to meeting the underserved needs in the City of Hanford. Some of these needs The City of Hanford is facing several challenges in meeting the needs of its underserved population, despite the efforts of service providers. Among these challenges are the shortage of housing due to increasing population growth, a tight rental market, and rising housing costs that surpass household income growth. There are also concerns regarding aging in place for the growing elderly population. To address these issues, the City has a plan under the AP 2025 CDBG Program which includes:

- Leveraging financial resources and applying for additional public and private funds.
- Providing financial assistance for housing rehabilitation.
- Funding for public service activities.
- Public facility improvements.
- Funding for code enforcement activities.

Actions planned to foster and maintain affordable housing

Hanford prioritizes providing affordable housing opportunities and maintaining its existing housing stock. To achieve this, the city has developed several strategies, including implementing a first-time homebuyer program to assist low- to moderate-income individuals with financing and ensuring their housing costs fall within their affordability range. An owner-occupied rehabilitation program has also been implemented to support low-income homeowners in preserving their homes. Ongoing code enforcement services are also in place.

Actions planned to reduce lead-based paint hazards

LBP remediation is a crucial component of the rehab program for owner-occupied homes. All homes are tested for lead-based paint, and any LBP found is appropriately addressed.

Actions planned to reduce the number of poverty-level families

The City of Hanford has made the decision to allocate a portion of its CDBG funding to support educational initiatives in the region. The main objective is to invest in the success of students who show academic potential, with the hope that they will contribute to the city's growth and development through their academic achievements.

Actions planned to develop institutional structure

The city of Hanford's long-term goals align with the development of institutional structures. Although scholarships encourage higher education, more overall funding is needed to pursue immediate goals.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Hanford is committed to continuing its collaboration and coordination efforts with social service providers, housing agencies, community and economic development organizations, county, federal, and state agencies, as well as with the private and non-profit sectors. The aim is to meet the needs of individuals and families with a target income within the City of Hanford.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects that will be funded by the CDBG funds available for the year are listed in the Projects Table. Program income available for use on these projects is also identified.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgently need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit people of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may determine that a minimum overall benefit of 70% of CDBG funds is used to benefit people of low and moderate income. Specify the years covered that include this Annual Action Plan.	100 %

Attachment B

Summary of Funding Recommendations



Table 1: Program Year 2025 -2025 CDBG Annual Action Plan	
Resources:	
2025 Estimated Entitlement Allocation	\$ 523,508.00
2025 Estimated Program Income	\$ 25,000.00
Prior Year Resources	\$ 38,456.00
Total FY 2025/26 CDBG Resources	\$ 586,964.00
Expenditures:	
Administration and Planning:	
Planning & Administration (20% cap= \$117,392)	
Total Administration	\$117,382.00
Public Services:	
Kings Tulare Homeless Alliance - Continuum of Care/Point-In-Time Count/LINC	\$ 10,000.00
Kings Commission on Aging	\$ 45,000.00
Fair Housing	\$ 13,000.00
Kings Community Action Organization- Overnight Shelters	\$ 20,040.00
Public Services (15% Cap = \$85,422)	\$ 88,040.00
Affordable Housing:	
City of Hanford - Emergency/Minor Home Repair Program	\$ 163,542.00
Homeowner Rehabilitation - Activity Delivery	\$ 18,000.00
Total Affordable Housing	\$ 181,542.00
Public Facility Improvements:	
King Community Action - Food Bank Service Center	\$ 200,000.00
Total Public Facility Improvements	\$ 200,000.00
Total FY 2025/26 CDBG Expenditures	\$ 586,964.00

**Any increase or decrease of FY 25/26 CDBG annual allocation and/or program income will be directed to the CDBG Emergency Repair Program, First-Time Homebuyer and Public Services (subject to 15% cap) **

ATTACHMENT C

RESOLUTION NO. 25-34-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN FOR THE ACTION PLAN YEAR 2025-26

At a regular meeting of the City Council of the City of Hanford, duly called and held July 1, 2025, upon motion of Council Member_____, and seconded by Council Member_____, and carried, the following resolution, which was adopted:

WHEREAS the City of Hanford opted to become an Entitlement Community within the Community Development Block Grant (CDBG) Program in November 2003, allowing the city to receive an allocation directly from the U.S. Department of Housing and Urban Development (HUD) each year; and

WHEREAS, the City of Hanford should receive in CDBG Entitlement Funds in Program Year 2025-26; and

WHEREAS, the **\$523,508** in annual funds are to be used to benefit low- to moderate- income households and neighborhoods in the elimination or prevention of slum and blight for such programs as housing rehabilitation, affordable homeownership assistance, neighborhood improvement, community services, as well as community development activities, such as the construction or rehabilitation of community infrastructure and facilities and economic development: and

WHEREAS, under the provisions of the Housing and Community Development Act of 1974, as amended, the thirty-day review period for the Action Plan for the program year 2025- 26 will expire on June 21, 2025, and all comments received shall be incorporated in the final document.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopt the Community Development Block Grant Action Plan from July 1, 2025, to June 30, 2026.

Passed and adopted at a regular meeting of the City Council of the City of Hanford
duly called and held on the 1st day of July 2025, by the following vote:

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the
Council of the City of Hanford at a meeting thereof held on **July 1, 2025**, by the
following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

APPROVED: _____
Lou Martinez
MAYOR of the City of Hanford

ATTEST: _____
Nataie Corral
CITYCLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Nataie Corral, City Clerk of the City of Hanford, certify that the foregoing
Resolution was duly passed and adopted at a regular meeting of the City Council of
the City of Hanford on the 1st day of July 2025.

Date: _____

City Clerk



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025	AGENDA SECTION: PUBLIC HEARING
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SUBJECT:

Annexation No. 166, Island #15: A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction.

Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

RECOMMENDATION:

Recommended Motion:

1. Certify the Notice of Exemption, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance No. 25-03, approving Prezone No. 0014-25.
3. Adopt Resolution 25-37-R, initiating proceedings for Annexation No. 166 and direct staff to file the appropriate forms with the Local Agency Formation Commission (LAFCO) of Kings County.

BACKGROUND:

PROJECT DESCRIPTION

Annexation No. 166, Island #15

The site is a substantially surrounded county island, totaling 93.56 acres, generally located south of Fargo Avenue, north of Leland Way, west of 9 ¼ Ave. (see **Attachment 1**) The LAFCo determination of what constitutes an island is attached as **Attachment 2**. Sixty percent is the established substantially surrounded island threshold, according to LAFCo.

Prezone No. 0014-25

Prezone No. 0014-25 is a proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the Low-Density Residential designation on the 2035 Hanford General Plan Land Use Map. The specific proposed prezone is illustrated on the Zoning Map shown in **Attachment 3**.

In accordance with Kings County Zoning, the area is currently zoned RRE Rural Residential and AL

BACKGROUND INFORMATION

General Plan Land Use Designations

The General Plan designates the various substantially surrounded properties as Low-Density Residential. The following policies apply to these land use designations.

3.4.1 Low Density Residential

The expected density range for Low Density Residential is 2 to 10 units per gross acre with an expected average of 4 units per gross acre.

Policy L31 Purpose of the Low-Density Residential Land Use Designation

Establish the Low-Density Residential land use designation to provide mainly single-family development on lot sizes typically found in urban settings.

Policy L32 Typical Uses in the Low-Density Residential Land Use Designation

Define the uses allowed in the Low-Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.

Policy L33 Size of Lots in the Low-Density Residential Land Use Designation

While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.

Annexation Policies

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission is charged with reviewing proposed annexations and making a finding that the proposed annexation is consistent with the policies of the General Plan, and then forward that finding to the City Council. The Hanford Planning Commission found that Annexation 166 is consistent with the Hanford General Plan Policies L15, L16, and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

- 1. The land is within the Primary Sphere of Influence.*
- 2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.*
- 3. Land for development within the City limits is insufficient to meet the current land use needs.*
- 4. The territory to be annexed is contiguous to existing developed areas.*

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

State Law

To facilitate the annexation of county islands to contiguous cities, the state legislature has adopted specific provisions in the Government Code that require LAFCo annexation approval and waiver of protest proceedings if LAFCo makes certain findings and determinations. Those determinations are found in Government Codes 56375(a)(4) and 56375.3.

Government Code Section 56375

(a)(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city and is not within the sphere of influence of another city.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

Government Code Section 56375.3

(a) In addition to those powers enumerated in Section 56375, a commission shall approve, after notice and hearing, the change of organization or reorganization of a city, and waive protest proceedings pursuant to Part 4 (commencing with Section 57000) entirely, if all of the following are true:

(1) The change of organization or reorganization is initiated on or after January 1, 2000.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city.

(3) The commission finds that the territory contained in the change of organization or reorganization proposal meets all the requirements set forth in subdivision (b).

(b) Subdivision (a) applies to territory that meets all the following requirements:

(1) It does not exceed 150 acres in area, and that area constitutes the entire island.

(2) The territory constitutes an entire unincorporated island located within the limits of a city or constitutes a reorganization containing several individual unincorporated islands.

(3) It is surrounded in either of the following ways:

(A) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean.

(B) Surrounded by the city to which annexation is proposed and adjacent cities.

(4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:

(A) The availability of public utility services.

(B) The presence of public improvements.

(C) The presence of physical improvements upon the parcel or parcels within the area.

(5) It is not prime agricultural land, as defined by Section 56064.

(6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.

(7) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

Planning Commission

A public hearing was held on May 27, 2025. Deputy City Manager Waters presented the staff report and City Attorney Mizote provided the following legal points:

1. The Local Agency Formation Commission (LAFCO) is a completely separate governing body and has final authority.
2. The Planning Commission is tasked with considering if what is being proposed is consistent with the City of Hanford General Plan.
3. A "No" vote can only be made if a finding cannot be made.

Following the presentation of the staff report and legal points, the public comment portion of the public hearing was opened:

IN FAVOR

None.

OPPOSED

Dennis Aldean - asked if there would be an environmental review and if the City would take into consideration all the wildlife in the area.

Director Waters responded that every project in California must have an environmental analysis. Depending on the project, some qualify for an exemption, and this project will be exempt.

Art Castenada - asked why only one side of 9 1/4 Avenue is being annexed.

Director Waters replied that this is the only part that is technically an island (60% touching City)

Motions were made to:

1. Recommend adoption of the Notice of Exemption, in accordance with CEQA.
2. Adopt Resolution No. 2025-20, recommending approval of Prezone No. 0014-25 to the City Council.
3. Find that the proposed Annexation No. 166 is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 166, to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

All motions were passed by a 4-0 vote.

PROJECT EVALUATION

Annexation No. 166

The project is a request to annex a substantially surrounded island into the City of Hanford from the Kings County jurisdiction. The premise and guidance for the proposal is given by State law, which finds that county islands should generally be annexed into a city so they may receive more efficient delivery of services, as a city is usually more equipped to provide urban level services than a county or other entity.

Annexation of land into Hanford allows previously undeveloped land to become available for development and allows the City of Hanford to provide the territory that is annexed with its full range of City services.

The General Plan also has policies regarding annexation of land into the city limits. The Planning Commission reviewed the proposed annexation and made a finding that the proposed annexation is consistent with the policies of the General Plan. On May 27, 2025, the Planning Commission found that Annexation 166 was consistent with Hanford General Plan Policies L15, L16, and L17.

Policy L15 Initiation of Annexations

Consider initiation of annexation of land into the City of Hanford only when the following criteria are met:

- 1. The land is within the Primary Sphere of Influence.

Analysis: The substantially surrounded island is within the Primary Sphere of Influence.

- 2. The capacity of the water, sewer, fire, school, and police services are adequate to service the area to be annexed or will be adequate at the time that development occurs.

Analysis: Table 1 shows which services are currently being provided by the County.

Table 1
Current Island Annexation Service Providers

- Law Enforcement:** County
- Fire / Emergency Service:** County
- Water Supply:** Private
- Water Distribution:** Private
- Wastewater Collection:** Private
- Wastewater Disposal:** Private
- Solid Waste Collection*:** Private
- Flood Control/Drainage:** County
- Street Maintenance:** County
- Street Lighting:** County
- Parks and Recreation:** County

** Solid waste collection in the County islands is currently optional.*

Water

The area is currently on private wells. Were the City to annex the island, the City has the capacity to add the existing residential units to its water system. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as

long as a backflow device is installed on the domestic water service. Residents will only be required to connect to the City water system when major work on their well is needed to provide water. Minor work, such as cleaning or pump replacement, will not trigger a requirement to connect to the City water system.

Sewer

The area is currently served by private septic services. The City would not require hookup to City sewer service if the home's septic tank is operating properly. If the septic system violates State or local health codes, then both City and County ordinances require connection to the City system if one is available within 200 feet of the property. The City will issue permits for a new septic tank or substantial work on the leach field if a City sewer line is not within 200 feet of the property.

Fire and Police

The County is currently responsible for police, emergency, and fire protection of the substantially surrounded County island proposed to be annexed.

The Police Department's current staffing ratio is 1.09 officers per 1,000 residents. The General Plan Background Report suggests a ratio of 1.1 to 1.2 is appropriate for similar cities of the size of Hanford. Annexation of the County island will result in an increase in population of persons who will need to be served by the City's Police Department.

The City's current ISO rating is 2 (ISO rating is on a scale of 1 to 10, with 1 being best). Due to the City's ability to provide such services to its current population, there is no evidence indicating that the addition of residents resulting from the island annexations would be too great for the City to adequately serve. The City continues to be able to use the County's fire services in times of need, therefore the overall fire service capacity will not be affected.

School

There would be no change to school districts because of the island annexation. Since no new development is proposed, the annexation will not affect school enrollment.

Utilities/Public Services

Natural gas, electricity, and communications public services would not change because of annexation of the county island.

3. Land for development within the City limits is insufficient to meet the current land use needs.

Analysis: The proposed annexation of the substantially surrounded county island is not to accommodate any specific proposed development project. Instead, the purpose of the proposed annexation is to further good local government and make available the full range of City services to both developed and undeveloped county island areas. Therefore, this requirement is not relevant to the proposal.

4. The territory to be annexed is contiguous to existing developed areas.

Analysis: The island is substantially surrounded by developed areas within the city limits of Hanford.

Policy L16 County Islands

Initiate annexation of County islands when it is found that urban services are needed and can be provided or made available in the near future.

Analysis: The City has the capacity to provide all of the services currently being provided by the County. Because of their proximity inside the city limits, the provision of service within the county island can be more efficiently provided by the City. Additional water and sewer can be made available to the island area if the property desires City water and/or sewer or if their individual systems fail.

Policy L17 Plan for Services

Prepare and make publicly available a written Plan for Services that describes how urban services will be provided prior to initiating an annexation.

Analysis: The Plan for Services was described in the letter to property owners dated March 27, 2025 - attached as **Attachment 4**. The letter describes the City's intention to provide services to the substantially surrounded county island, when the property has the choice to add City services, and when additional City services will be required.

Prezone No. 0014-25

Prezone No. 0014-25 would be consistent with the land use designations shown on the 2035 General Plan Land Use Map. This will ensure that zoning after annexation is consistent with the General Plan. Most land use designations in the General Plan are only consistent with one corresponding zone in the Zoning Ordinance. The Low-Density Residential land use designation can be consistent with the R-L-5 and R-L-12 zones. In these cases, the specific prezoning is recommended based on the size of the existing parcels in the particular annexation area and the adjacent surrounding zoning.

In accordance with the Hanford Municipal Code Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: Prezone No. 0014-25 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Land Use Policies L15, L16, and L17. There is not a plan for development at this time. Most of the parcels proposed for annexation are already developed at the densities consistent with the proposed prezoning.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

Analysis: There is no evidence that annexation of the county island into the city limits would negatively affect health, safety, or welfare. On the contrary, the coordination of services between the City and County will be improved by reducing inefficiencies through annexation.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: The proposed prezoning is consistent with the land use designations established in the

General Plan.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: It is anticipated that the undeveloped sites in the substantially surrounded county island area will eventually develop in a manner consistent with the proposed rezoning.

Favorable Factors for Annexation

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

Analysis: The island is substantially surrounded by urban development. City services are available to the island area.

2. The proposed annexation conforms to the adopted General Plan.

Analysis: As discussed above, there is evidence to support a finding that annexation of the island is consistent with Policies L15, L16, and L17 of the General Plan. The island area will be rezoned so that zoning after annexation is consistent with the 2035 General Plan Land Use Designation Map.

3. The proposed area is consistent with the sphere of influence.

Analysis: The island is within the Sphere of Influence adopted by LAFCo.

4. The proposed annexation comes with 100% consent of all landowners.

Analysis: The island annexation does not come with 100% consent of the landowners. However, as previously stated, State law encourages the annexation of county islands and waives the protest hearings at LAFCo that determine landowner consent for island annexations like the one being proposed here. The City staff held an open-forum community meeting on April 23, 2025, in the training room of City Hall, to address any questions posed by landowners.

FINDINGS FOR APPROVAL

Based on the information and analysis above, City staff recommends that the following findings be made:

1. The substantially surrounded county island is within the Primary Sphere of Influence.

2. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property owners either desire to hook up or are required to because their systems fail.

3. Inclusion of the island in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.

4. There would be no change to school districts because of the island annexation.
5. The proposed annexation of the island is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
6. The island is substantially surrounded by developed areas within the city limits of Hanford.
7. Because of the proximity inside the city limits, the provision of service within the substantially surrounded county island can be more efficiently provided by the City.
8. The rezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.
9. The rezoning would not be detrimental to the public health, safety, or welfare of the community.
10. The rezoning would maintain the appropriate balance of land uses within the City.
11. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally existing non-conforming.
12. A portion of the island is developed and the entire island is substantially surrounded by urban development. City services are available to the island area.
13. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
14. Based on the above findings, Annexation No. 166 is consistent with the Hanford General Plan Policies L15, L16, and L17.

ENVIRONMENTAL ASSESSMENT

In accordance with California Environmental Quality Act (CEQA) Guidelines, Annexation No. 166 and Prezone No. 0014-25 were determined to be exempt from CEQA per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) per CEQA Guidelines Section 15319(a) and per Categorical Exemption Class 5 (Section 15305 Minor Alterations in Land Use Limitations of the CEQA Guidelines) per CEQA Guidelines Section 15305. A Notice of Exemption has been prepared for the project in accordance with CEQA – **Attachment 5**.

PUBLIC COMMENTS

Planning Commission:

Noticing of the project was published in the newspaper on May 16, 2025. Notices were mailed to property owners within the annexation territory and to property owners within 300 feet of the annexation territory on May 15, 2025.

No comments were received prior to the Planning Commission hearing. Public comments received

during the May 27, 2025 hearing are discussed above.

City Council:

Noticing of the project was published in the newspaper on June 20, 2025. Notices were mailed to property owners within the annexation territories and to property owners within 300 feet of the annexation territories on June 18, 2025.

No additional comments have been received as of the date of preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Certify the Notice of Exemption, in accordance with CEQA.
2. Introduce and waive the first reading of Ordinance No. 25-03, approving Prezone No. 0014-25.
3. Adopt Resolution 25-37-R, initiating proceedings for Annexation No. 166 and direct staff to file the appropriate forms with the Local Agency Formation Commission (LAFCO) of Kings County.

FISCAL IMPACT:

No Impact to the General Fund

ATTACHMENTS:

1. Ordinance 25-03 Prezone
2. Resolution 25-37-R Annexation 166
3. Island Annexation and Legal Description
4. LAFCO Island Determination
5. Prezone Map
6. Island 15 Notice and FAQ
7. Notice of Exemption

ORDINANCE NO. 25-03

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD PREZONING
ANNEXATION 166, CONSISTENT WITH THE 2035 HANFORD GENERAL PLAN LAND USE
MAP**

The City Council of the City of Hanford does ordain as follows:

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.86 of the Hanford Municipal Code:

Annexation 166: filed by the City of Hanford

FROM: County zoning RRE Rural Residential and AL 10 Limited Agricultural-10

TO: City zoning R-L-12 Low-Density Residential and R-L-5 Low-Density Residential

On property described as follows:

93.56 acres, generally located south of Fargo Avenue, north of Leland Way, west of 9 ¼ Ave, as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.70.100 of the Hanford Municipal Code and Government Code Section 65854. The City Council that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current prezoning) and per Categorical Exemption Class 5 (Minor alterations in land use limitations). The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.06.010 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 1st day of July 2025 at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the 1st day of July, by the following roll call vote:

APPROVED

ATTEST:

MAYOR of the City of Hanford

Natalie Corral
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

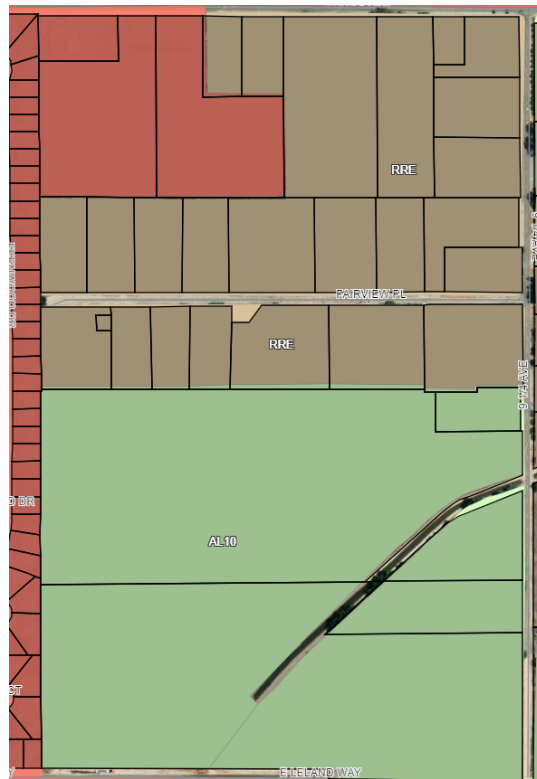
I, NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 1st day of July, 2025 and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2025.

Dated: _____

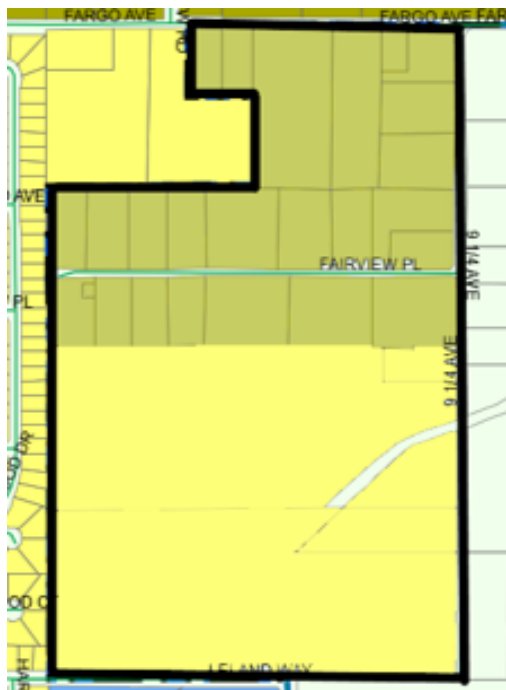
Natalie Corral
City Clerk

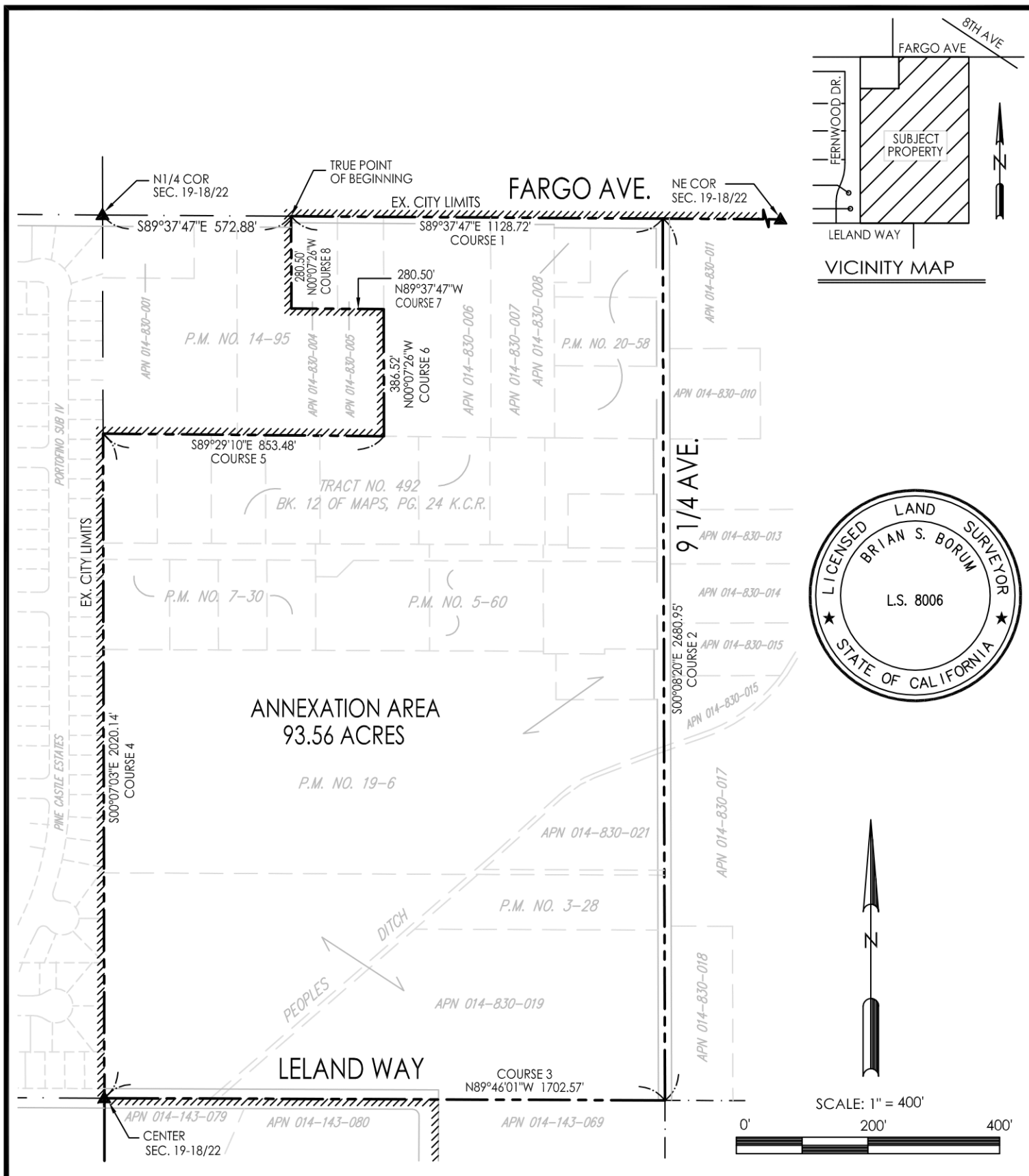
Exhibit A

From: County zoning RRE Rural Residential and AL 10 Limited Agricultural-10



To: City zoning R-L-12 Low-Density Residential and R-L-5 Low-Density Residential





DATE: 12-18-24
 DRAWN: BM
 CHECKED: BB
 PROJECT: 24186

EXHIBIT B
CITY OF HANFORD
ANNEXATION NO. 2025 -
ANNEXATION TO THE CITY OF HANFORD

BLS
Borum Land Surveying Inc.
 www.borumlandsurveying.com
 1445 W. Grand Ave. Ste. C
 Grover Beach, Ca 93433

RESOLUTION NO. 25-37-R

**A RESOLUTION OF APPLICATION BY THE CITY OF HANFORD REQUESTING THE
LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR
ANNEXATION NO. 166: A REQUEST TO ANNEX A SUBSTANTIALLY SURROUNDED
COUNTY ISLAND, TOTALING APPROXIMATELY 93.56 ACRES, INTO THE CITY OF
HANFORD FROM THE KINGS COUNTY JURISDICTION.**

RESOLVED by the City Council of the City of Hanford, that,

WHEREAS, the City of Hanford desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Reorganization Act of 2000, Division 3, commencing with Section 5600 of the California Government Code, an affected City, as defined therein, may by resolution adopted by its legislative body make a proposal for a change of organization and request initiation of proceedings thereon; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Council has conducted a public hearing based upon this notification; and

WHEREAS, the principal reasons for the proposed annexation are as follows:

1. The substantially surrounded county island is within the Primary Sphere of Influence.
2. There is capacity in the City water and sewer systems to add the parcels currently on individual water and sewer systems if those property owners either desire to hook up or are required to because their systems fail.
3. Inclusion of the island in the city limits will not negatively affect the Police or Fire Department's ability to provide their services to the community.
4. There would be no change to school districts because of the island annexation.
5. The proposed annexation of the island is not to accommodate any specific proposed development project. The purpose of the proposed annexations is to further good local government and make available the full range of City services to both developed and undeveloped county island areas.
6. The island is substantially surrounded by developed areas within the city limits of Hanford.
7. Because of the proximity inside the city limits, the provision of service within the substantially surrounded county island can be more efficiently provided by the City.
8. The rezoning is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

9. The rezoning would not be detrimental to the public health, safety, or welfare of the community.
10. The rezoning would maintain the appropriate balance of land uses within the City.
11. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses, except where uses are deemed legally existing non-conforming.
12. A portion of the island is developed and the entire island is substantially surrounded by urban development. City services are available to the island area.
13. State law encourages the annexation of county islands to further the goal of effective and efficient provision of local government services.
14. Based on the above findings, Annexation No. 166 is consistent with the Hanford General Plan Policies L15, L16, and L17.

WHEREAS, the following agency would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Hanford	Annexation

WHEREAS, the territory proposed to be annexed is inhabited, and a map and description of the boundaries of the territory are attached hereto as:

Annexation 166: Exhibit A (annexation map) and (legal description)

and by this reference incorporated herein, and,

WHEREAS, the proposal is consistent with the General Plan of the City of Hanford; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. That the annexation areas be rezoned as follows:
 - a. **Annexation 166:** R-L-12 Low-Density Residential (12,000 square foot minimum lot size) and R-L-5 Low-Density Residential (5,000 square foot minimum lot size)

WHEREAS, this proposal will be consistent with the spheres of influence for all agencies which would be affected by the annexation; and

WHEREAS, the City Council determined that the Project was Categorically Exempt from the California Environmental Quality Act (CEQA), per Categorical Exemption Class 19 (Annexation of areas containing existing public or private structures developed to the density allowed by the current rezoning) and Categorical Exemption Class 5 (Minor alterations in land use limitations).

NOW, THEREFORE, BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the City Council of the City of Hanford and the Local Agency Formation Commission of Kings County is hereby requested to take proceedings of the annexation of territory as authorized in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 1st day of July 2025, by the following vote:

AYES:	Council Member	_____

NOES:	Council Member	_____
ABSTAIN:	Council Member	_____
ABSENT:	Council Member	_____

MAYOR

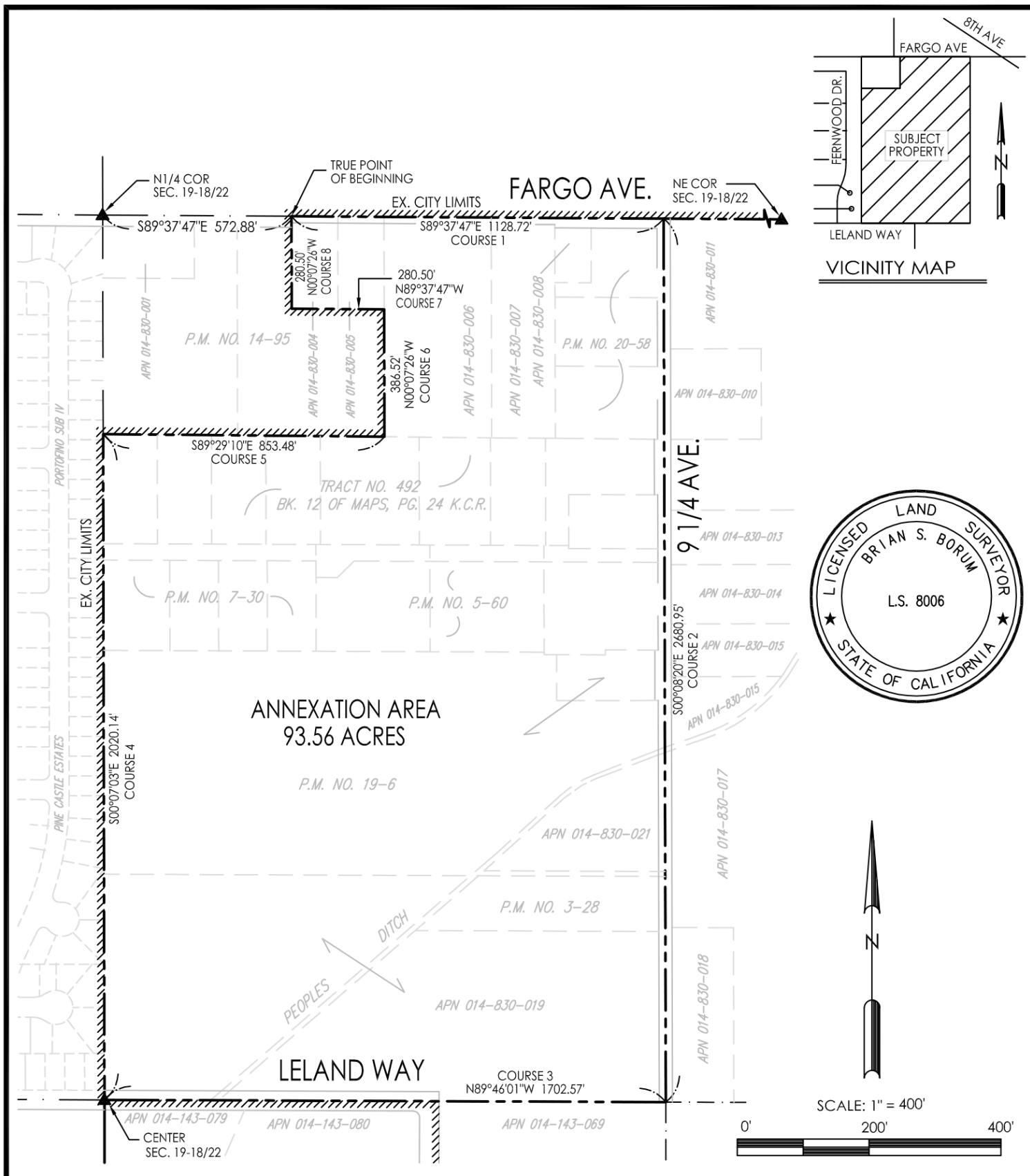
STATE OF CALIFORNIA)
COUNTY OF KINGS)
CITY OF HANFORD) SS

I, **Natalie Corral**, City Clerk of the City of Hanford, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 1st day of July, 2025.

Dated: _____

City Clerk

Exhibit A: Annexation 166



DATE: 12-18-24
 DRAWN: BM
 CHECKED: BB
 PROJECT: 24186

EXHIBIT B
CITY OF HANFORD
ANNEXATION NO. 2025 - _____
ANNEXATION TO THE CITY OF HANFORD

BLS
Borum Land Surveying Inc.
 www.borumlandsurveying.com
 1445 W. Grand Ave. Ste. C
 Grover Beach, Ca 93433

Exhibit A
Geographic Description
City of Hanford
Annexation 2025-_____
Annexation to the City of Hanford

That portion of the Northeast Quarter of Section 19, Township 18 South, Range 22 East, Mount Diablo Meridian in the County of Kings, State of California, described as follows:

Beginning at the North Quarter Corner of said Section 19 thence S89°37'47"E along the North line of the Northeast Quarter, said North line also being the centerline of Fargo Ave., a distance of 572.88 feet to the Northeast corner of Parcel Map 14-95 per map recorded in Book 14 of Parcel Maps at Page 95 K.C.R. and the **True Point of Beginning**;

Course 1: Thence continuing S89°37'47"E along the North line of the Northeast Quarter a distance of 1128.72 feet;

Course 2: Thence S00°08'20"E 2680.95 feet to a point on the South line of the Northeast Quarter, said South line also being the centerline of Leland Way;

Course 3: Thence N89°46'01"W along the South line of the Northeast Quarter a distance of 1702.57 feet to the Center of said Section 19;

Course 4: Thence N00°07'03"E along the West line of the Northeast Quarter, a distance of 2020.14 feet to the Southwest corner of Parcel Map 14-95;

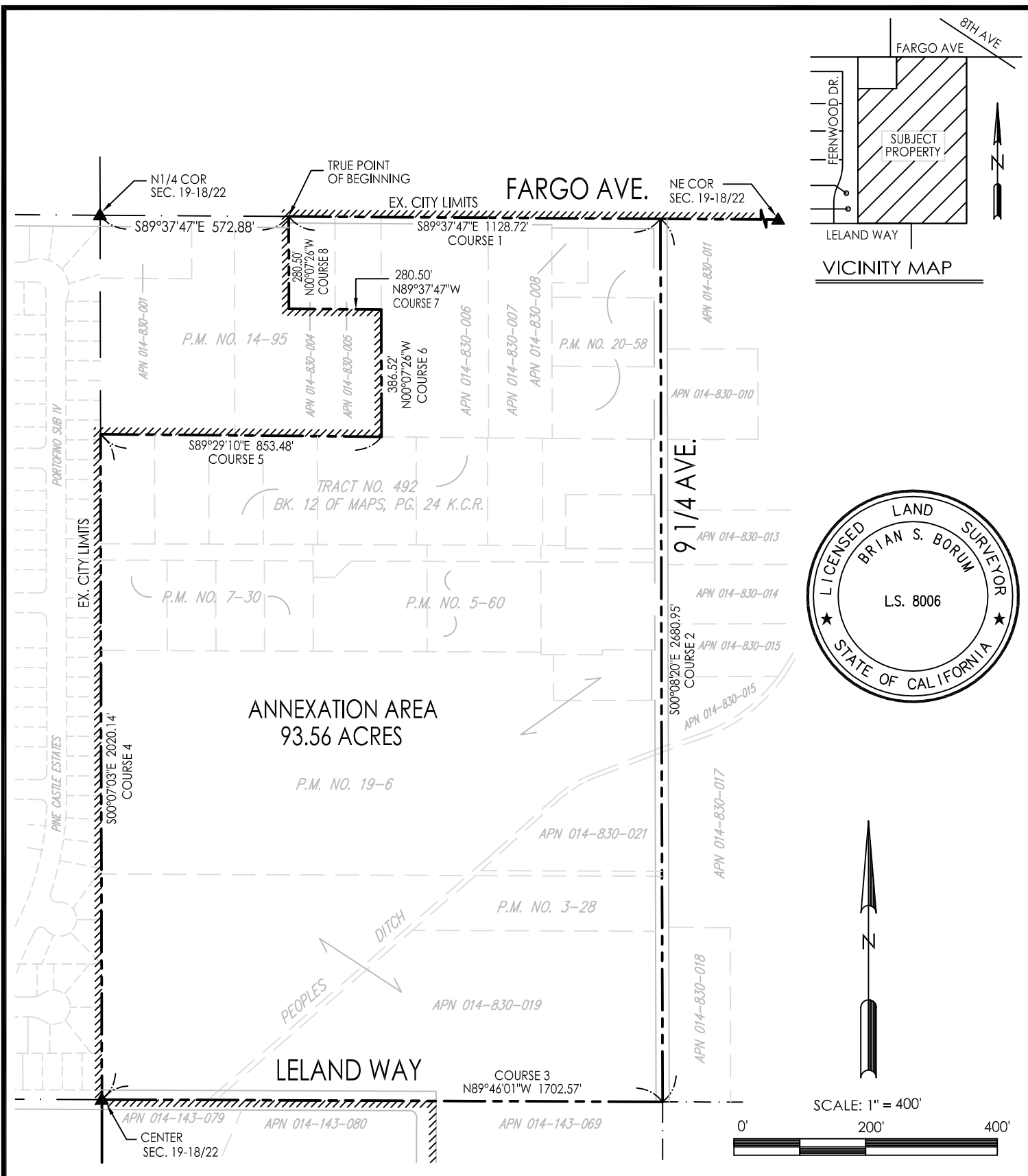
Course 5: Thence S89°29'10"W along the South line of Parcel Map 14-95 a distance of 853.48 feet;

Course 6: Thence N00°07'26"W along the East line of Parcel Map 14-95 a distance of 386.52 feet;

Course 7: Thence N89°37'47"W along an easterly line as shown on Parcel Map 14-95 a distance of 280.50 feet;

Course 8: Thence N00°07'26"W along an easterly line of Parcel Map 14-95, a distance of 280.50 feet to the **True Point of Beginning**.

Containing 93.59 acres, more or less.



DATE:	12-18-24	EXHIBIT B CITY OF HANFORD ANNEXATION NO. 2025 - _____ ANNEXATION TO THE CITY OF HANFORD	 Borum Land Surveying Inc. www.borumlandsurveying.com 1445 W. Grand Ave. Ste. C Grover Beach, Ca 93433
DRAWN:	BM		
CHECKED:	BB		
PROJECT:	24186		

Exhibit A
Geographic Description
City of Hanford
Annexation 2025-____
Annexation to the City of Hanford

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Course 2: Thence S00°08'20"E 2680.95 feet to a point on the South line of the Northeast Quarter, said South line also being the centerline of Leland Way;

Course 3: Thence N89°46'01"W along the South line of the Northeast Quarter a distance of 1702.57 feet to the Center of said Section 19;

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Course 5: Thence S89°29'10"W along the South line of Parcel Map 14-95 a distance of 853.48 feet;

Course 6: Thence N00°07'26"W along the East line of Parcel Map 14-95 a distance of 386.52 feet;

Course 7: Thence N89°37'47"W along an easterly line as shown on Parcel Map 14-95 a distance of 280.50 feet;

Course 8: Thence N00°07'26"W along an easterly line of Parcel Map 14-95, a distance of 280.50 feet to the **True Point of Beginning**.

Containing 93.59 acres, more or less.

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KINGS, STATE OF CALIFORNIA**

**IN THE MATTER OF ESTABLISHING A)
POLICY FOR DETERMINING WHETHER AN)
AREA IS SUBSTANTIALLY SURROUNDED)**

Resolution No. 05-02

Re: Island Policy

WHEREAS, Senate Bill 1266/Chapter 96, Statutes of 2004, changes the procedures for the annexation of unincorporated territory within city boundaries that are islands, or are "substantially surrounded."; and

WHEREAS, "substantially surrounded" is not defined in the Corteze-Knoz-Hertzberg Act, therefore the Commission must adopt a policy establishing a definition; and

WHEREAS, on January 26, 2005, this Commission at a Special Meeting considered the matter and directed Staff to return with a resolution for the Commissions consideration establishing a policy defining the criteria for determining whether an area is "substantially surrounded."

NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY RESOLVED AS FOLLOWS:

The Commission adopts the following policy that establishes criteria for determining whether a partially surrounded unincorporated area is eligible for city annexation under Senate Bill 1266/Chapter 96, Statutes of 2004. The following criteria shall be added to the LAFCO Procedures and state that:

An area considered for annexation is determined as "Substantially Surrounded" if that area:

1. Borders the annexing city on at least three contiguous sides or parts thereof; and
2. The length of the area's contiguous boundary with the annexing city constitutes at least 60 percent or more of the total annexation area perimeter.

The foregoing Resolution was adopted upon a motion by Commissioner Rachford, seconded by Commissioner Thompson, at a special meeting held February 23, 2005 by the following vote:

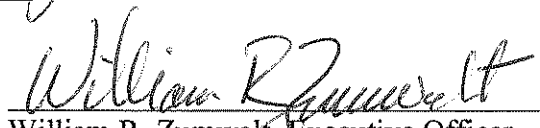
AYES: Rachford, Thompson, Wadsworth, Neves
NOES: None
ABSENT: Ayers
ABSTAIN: None

LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY



Joe Neves, Chairman

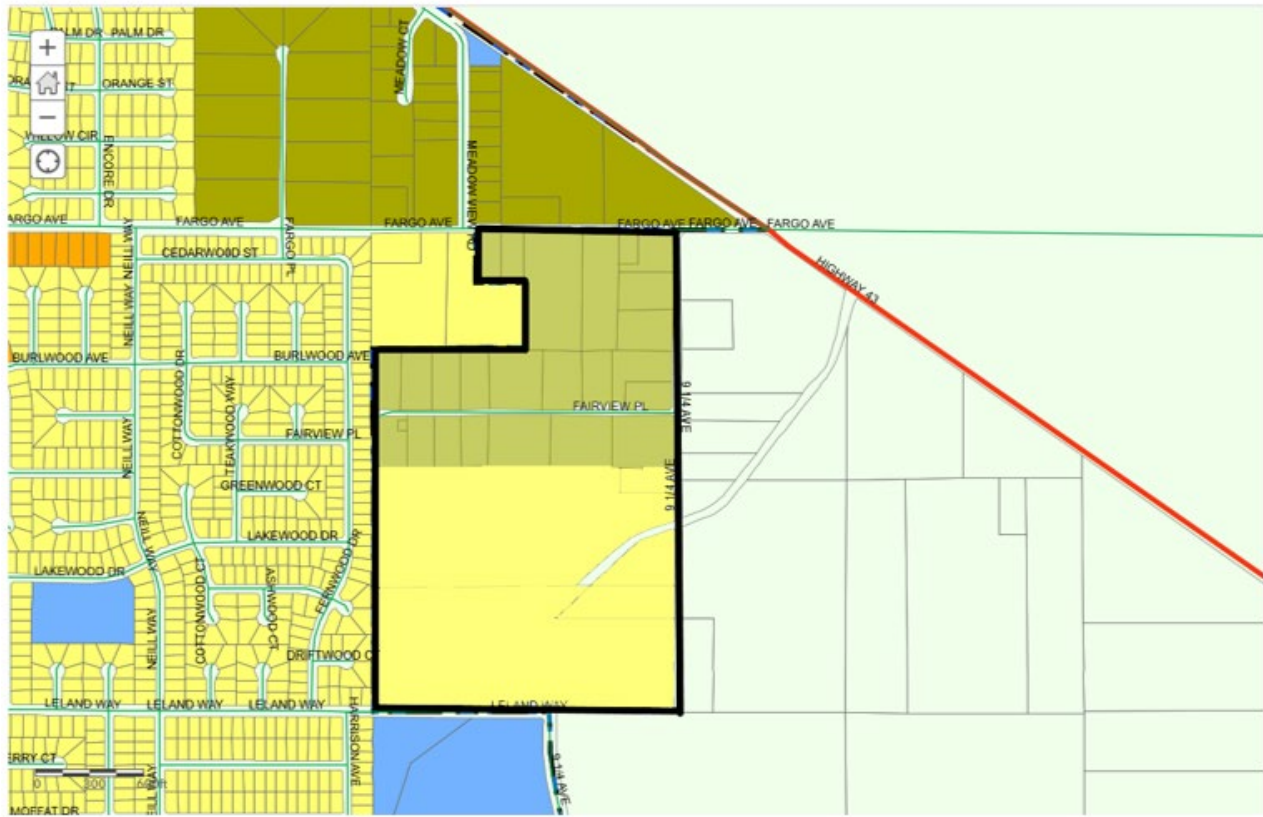
WITNESS, my hand this 1st day of March, 2005.



William R. Zumwalt, Executive Officer

cc: Kings County Counsel

Pre-Zone: R-L-12 Low-Density Residential (12,000 square-foot minimum lot size) and R-L-5 Low-Density Residential





March 27, 2025

To: Property Owners within Substantially Surrounded Island #15

Re: Effect of Annexation on County Island #15

This letter serves as notice that the City of Hanford is proposing to initiate the annexation of substantially surrounded county-islands, in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) and the State of California's Local Agency Formation Commission (LAFCO) guidelines.

Substantially surrounded islands are areas of land where the City of Hanford surrounds land within Kings County's Jurisdiction by more than 60%. The City and County have agreed that it is in both parties' best interest to annex these islands to reduce inefficiencies and deficiencies of services provided.

Prior to initiation of the annexation of the County islands, the City of Hanford wishes to inform property owners within the County islands of the effect of annexation into the City limits. This letter provides answers to some of the most frequently asked questions associated with annexation. Please review the information below.

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss.

Any remaining questions will be addressed during an open-forum community meeting, which will be held on **April 23, 2025 from 4:00 p.m. to 6:00 p.m. in the Training Room of City Hall, 319 N. Douty Street, Hanford, CA 93230.**

PUBLIC COMMENT: All interested parties are invited to attend the meeting and/or send written comments to Natalie Corral, City Clerk, City of Hanford, 319 N. Douty Street, Hanford CA 93230; NCorral@hanfordca.gov To ensure comments will be considered, all comments are requested to be submitted to the City by 12:00 p.m. the day of the meeting.

Frequently Asked Questions:

1. What is annexation?

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 governs annexation of unincorporated areas to a City. Annexation is a reorganization that changes the governmental authority from one jurisdiction (the County) to another (the City). The Kings County Local Agency Formation Commission (LAFCO) reviews and approves annexation requests. For more information regarding LAFCO, please visit the website at <http://www.kingslafco.com/>

2. What is an island?

An unincorporated "island" is a relatively small pocket of land currently served by the Kings County, but substantially surrounded by the City of Hanford. Generally, in accordance with Section 56375.3 of the Government Code, LAFCO characterizes an "island" as follows:



- a. the land is substantially surrounded by a city, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city's general plan, and is not within the Sphere of Influence of another city, and
- b. the land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city's general plan, and
- c. the land area does not exceed 150 acres.

Although islands are completely or substantially surrounded by a city, they remain under the land use and service authority of the County. The State Legislature determined that the continued existence of these islands created problems for cities, counties, island residents, adjacent city residents, and various agencies and special districts responsible for providing services and facilities. **Consequently, the State modified the procedures to encourage cities to undertake island annexations by limiting the due process otherwise afforded other types of annexations.**

3. What is the streamlined process for island annexation?

In 1999, the California Legislature adopted AB 1555 (codified in Government Code Section 56375.3) that encouraged cities to annex small unincorporated islands. The law allows cities to annex islands without protest proceedings or elections, provided the island meets special criteria. By law, LAFCO must approve an annexation request submitted by a city if all the criteria mentioned in Question #2 above are satisfied.

The proposed island annexation satisfies the specified criteria; therefore, protest proceedings are not required.

Finance Department

Contact Finance, Utility Billing via phone (559)585-2510 or email, finance@hanfordca.gov, regarding the information below:

1. Will my utility bills increase?

The cost to residents for City utilities will be as follows (based on utility rates effective July 1, 2024):

	Rates as of July 1, 2024 @ 11 Units of Water
Water Service	19.85
Water Consumption	24.64
Sewer Service	27.63
Storm Drain Service	5.04
Trash Service/Street Sweeping	29.99
Total	107.15



2. Will my property taxes increase?

No change will occur. All properties are taxed at the same rates whether annexed to the City or not (approximately one percent of assessed value). That is, City and County property owners pay the same tax rates. Thus, property tax assessments will not be affected by annexation. However, if the property is resold, or if new improvements to the property are constructed, the assessed value of the property will most likely increase. This increase, however, has nothing to do with a property being in the City or the County.

Public Works Department

Contact the Public Works Department via phone (559)585-2550 or email, publicworks@hanfordca.gov, regarding the information below:

1. Must I hook up to the City's sewer system if I already have a septic system?

Not at this time. Neither the County nor the City can require you to have sewer service if you are using a properly operating septic system. However, if your septic system violates State and/or local health and building codes, both County and City ordinances require most homeowners to connect to a sewer system if one is available within 200 feet of the property.

2. Can I replace my septic tank or do substantial work on the leach field once I am in the City?

The city will issue permits for new septic tank work or substantial work on the leach field only if the sewer line is not within 200 feet of your property line. Minor work on the leach field is allowed.

3. Can I keep my existing well and continue to use it after annexation to the City?

Yes. Existing wells can be retained after annexation. The City encourages property owners to hook up the house to city water, but the existing well can be retained long term for watering the property as long as a backflow device is installed on your domestic water service.

4. Is there a time in which I must connect the house to city water?

No. You will only be required to connect to city water when major work on the well is needed. Minor work, such as cleaning or pump replacement, will not require connection.

5. If I already have City water and sewer service, will my water and sewer bills go up after annexation?

No; however, the City will begin street sweeping the annexed areas and that charge will now appear on your bill.

6. What about curbs, gutters, sidewalks, street trees, storm drains, or streetlights?

There is no requirement that curbs, gutters, sidewalks, street trees, storm drains, or streetlights be installed as part of the annexation. The City may require a developer to make off-site improvements, which may include improvements along the frontage of individual properties. If a property owner undertakes substantial building



remodeling or new building construction on an individual lot basis after annexation, then curbs, gutters, sidewalks, street trees and streetlights may be required to be constructed along the frontage of property. If desired by a neighborhood, a special district could be established to install these items at the cost of the property owners within the newly established district.

7. I now have trash service from a private contractor, can I keep my existing service and for how long?

You would have 12 months after annexation before you are required to sign up for City trash service. Currently, the city trash service for solid waste, and recycling and green waste is \$29.99 per month (inclusive of street sweeping; fees subject to change). The City also provides a spring clean-up for a free pickup truck load to the dump. This service is included in the normal service fees.

Fire Department

Contact the Fire Department via phone (559)585-2545 or email, FirePrevention@hanfordca.gov, regarding the information below:

1. Who will be responsible for Fire protection?

Fire protection service will be provided by the City Fire Department upon annexation.

Police Department

Contact the Police Department, via phone (559)585-4540 or email, PoliceAdministration@hanfordca.gov, regarding the information below:

1. Who will be responsible for Police protection?

Police protection service will be provided by the City Police Department.

Kings County Elections Office

Contact the Kings County Elections Office via phone (559)852-4401 or email, elections@countyofkings.com, regarding the information below:

1. What changes will annexation have on elections?

The Kings County Elections Department conducts Federal, State, School, County, City and Special District elections. After annexation, residents of the areas affected would become citizens of the City, entitled to vote in City elections, and eligible to hold City elective and appointive positions.



Community Development Department – Planning Division

Contact Senior Planner, Gabrielle Myers, via phone (559)585-2578 or email, gmyers@hanfordca.gov, regarding the information below:

1. What effects will annexation have on zoning?

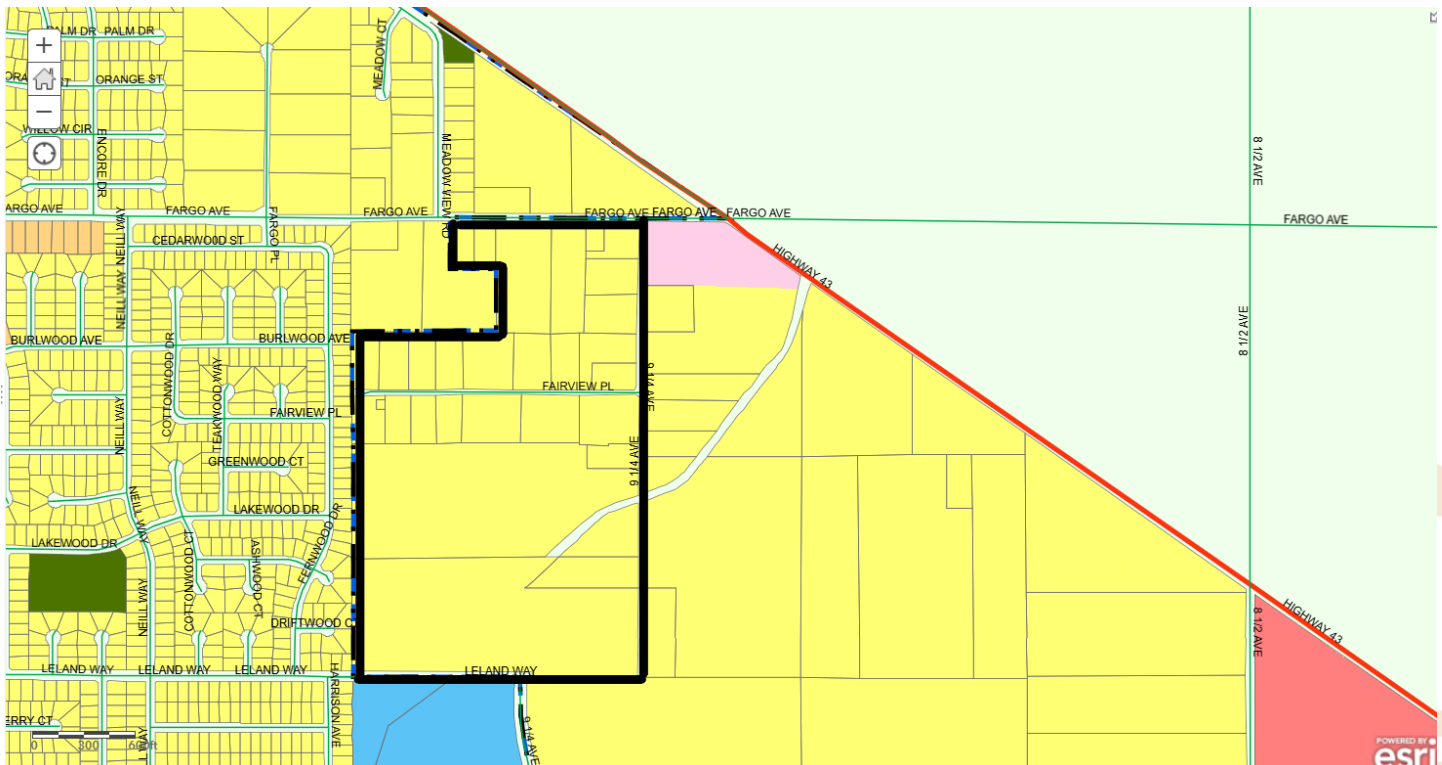
The county island will be pre-zoned, based on the General Plan Designation for the area.

The ordinance can be viewed at this address: <http://qcode.us/codes/hanford/>

Island #	General Location	General Plan Designation	Pre-Zoning
15	South of Fargo Avenue, West of 9 1/4 th Avenue	Low-Density Residential	R-L-12 Low-Density Residential R-L-5 Low-Density Residential

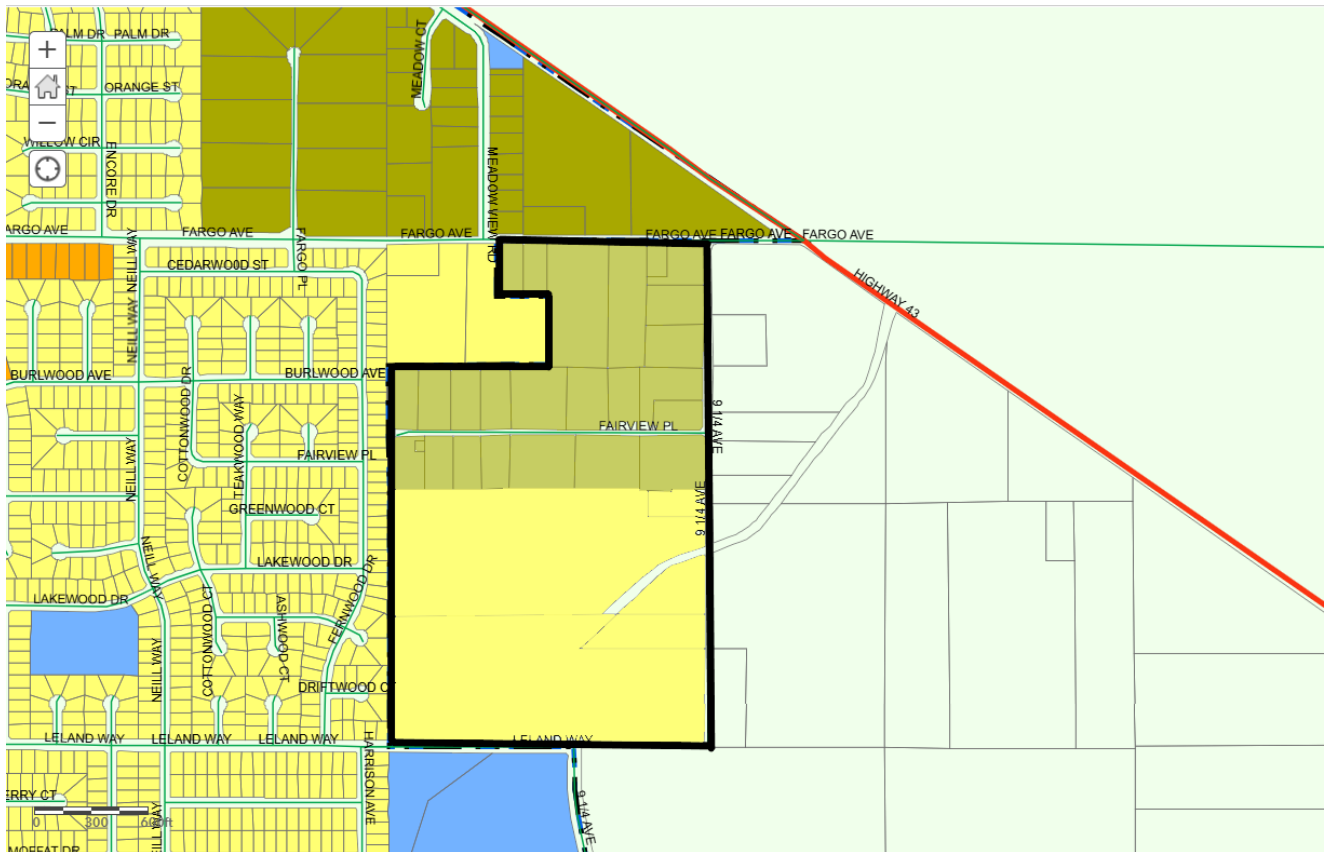
County Island #15

General Plan Designation: Low-Density Residential





Pre-Zone: R-L-12 Low-Density Residential (12,000 square-foot minimum lot size) and R-L-5 Low-Density Residential



2. What effects will annexation have on the uses allowed? If a use is allowed in the County, but not allowed in the City, what happens?

A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of the City

For example: If you are legally operating (have a valid business license and all required permits for operation/structures) a vehicle repair shop in Kings County, currently, but upon annexation the use is not allowed in the City's zone district, you may still operate. However, if you discontinue the use for a period of six months or more, the non-conforming use shall not be able to reestablish. A nonconforming use may be expanded by up to 10% of its exiting floor area if a conditional use permit is granted. The expansion of a nonconforming use or structure may be allowed only one time per use.

3. What is the permitting process like in the City?

The permitting and entitlement process is a similar process and requirements as Kings County.



4. I have various animals in the County, can I keep them in the City?

An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e., type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply.

Please note that you are limited to the allowances approved by Kings County.

Community Development Department – Building and Code Enforcement

Contact Building Official, Tom Webb, via phone (559)585-2584 or email, twebb@hanfordca.gov regarding the information below:

1. Does the City of Hanford have Code Enforcement?

Yes, the City of Hanford does have Code Enforcement officers and will enforce the City ordinances upon annexation on a complaint-basis. Code enforcement issues include, but are not limited to:

- a. Abandoned vehicles
- b. Junk and debris
- c. Property maintenance
- d. Building without permits

2. Will my address be changed?

It depends, if you currently do not have a City-style address, you will be reassigned one; City-style addressing is typically four numbers verses County-style, which is five.

- a. The City will notify you and the post-office of the change

Community Development Department – Housing Division

Contact Housing Analyst, Sandra Lerma-Martinez, via phone (559)585-4766 or email, slerma@hanfordca.gov, regarding the information below:

- 1. Upon annexation, homeowners will now be eligible to apply for City assistance programs (formerly, while being located outside of city limits, owners were not eligible for these programs).

Should you have any questions not addressed by this letter, or wish to discuss further, please contact the staff-member associated with the topic you wish to discuss. Thank you!

Sincerely,

Jason Waters
Deputy City Manager
(559)585-2590
jwaters@hanfordca.gov

Notice of Exemption 2025-25

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford – Gabrielle Myers (Senior Planner)
317 N. Douty Street
Hanford, CA 93230
(559)585-2578

Project Title: Annexation 166 and Prezone No. 0014-25

Project Location – South of Fargo Avenue, north of Leland Way, west of 9 ¼ Ave.

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: Annexation No. 166 (Island #15): A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction. Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

Name of Public Agency Approving Project: Kings LAFCO (responsible agency)

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15305 *Minor Alterations in Land Use Limitations; 15319 (a) Annexation of Existing Facilities and Lots for Exempt Facilities*
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

See attached

Lead Agency Contact Person: Jason Waters Telephone: (559) 585-2590

Signature: _____ Date: July 1, 2025 Title: Deputy City Manager

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

Applicant Information:

Name: Jason Waters
Address: 317 N. Douty Street, Hanford CA 93230
Phone Number: (559)585-2590

PROJECT DESCRIPTION

Annexation No. 166 (Island #15): A proposal to annex a substantially surrounded county island, totaling 93.56 acres, into the City of Hanford from the Kings County jurisdiction. Prezone No. 0014-25: A proposal to prezone the proposed territory to be annexed as R-L-12 Low-Density Residential (12,000 sq. ft. minimum lot size) and R-L-5 Low-Density Residential (5,000 sq. ft. minimum lot size) consistent with the 2035 Hanford General Plan Land Use Map.

EXEMPTIONS:

- Class 5 15305: *Minor Alterations in Land Use Limitations*: consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.
- Class 4 15319 (a): *Annexations of Existing Facilities and Lots for Exempt Facilities*: consist of annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities.

REASONS WHY PROJECT IS EXEMPT

The Project proposes the annexation of a substantially surrounded county island. At this time, the annexation and pre zoning are the only requested entitlements. No other land uses or development projects have been proposed.

The annexation area will be Prezoned consistent to the existing General Plan land use designation. The existing uses will be allowed to operate within the City limits. The City wishes to initiate annexations in an effort to reduce the number of county islands/peninsulas found within the City limits. The continued existence of these occurrences increases the difficulty for the City to adequately provide all municipal services to the neighboring parcels due to the inconsistent nature of the City's jurisdictional boundary. In addition, some of these annexation areas are already receiving some of the City's municipal services, however, the City is not collecting any property tax to offset the cost of providing services.

CEQA Guidelines allow exemptions to streamline the environmental review process and play a key role in project planning and development. These exemptions acknowledge that environmental impacts for some types of projects are known to be less-than-significant, will not increase land use density beyond what is allowed, and the public would benefit from having them implemented. The proposed annexation would promote orderly development and would provide standardized services to those who live in or would move into the annexed areas.

CONCLUSION

Approval of the propose annexation does not grant authority to develop the land encompassed within Island #15 areas. Any future development proposals would be subject to subsequent development-related entitlement review processed through the City, which will require its own consideration as a "project" under the CEQA Guidelines, and possible environmental analysis. The annexation and the establishment of the zone districts by Prezoning will not impact the physical environment. The Project is consistent with current General Plan land uses and are not anticipated to be altered. Therefore, the Project is not expected to have a significant environmental impact and the exemption under CEQA is warranted.

Government Code - GOV

TITLE 1. GENERAL [100 - 7931.000]

(Title 1 enacted by Stats. 1943, Ch. 134.)

DIVISION 7. MISCELLANEOUS [6000 - 7599.200]

(Division 7 enacted by Stats. 1943, Ch. 134.)

CHAPTER 2. Fees [6100 - 6111]

(Chapter 2 enacted by Stats. 1943, Ch. 134.)

6103.

(a) Neither the state nor any county, city, district, or other political subdivision, nor any public officer or body, acting in the public officer's or body's official capacity on behalf of the state, or any county, city, district, or other political subdivision, shall pay or deposit any fee for the filing of any document or paper, for the performance of any official service, or for the filing of any stipulation or agreement that may constitute an appearance in any court by any other party to the stipulation or agreement. This section does not apply to civil jury fees or civil jury deposits. This section does not apply to the State Compensation Insurance Fund or where a public officer is acting with reference to private assets or obligations that have come under that officer's jurisdiction by virtue of that officer's office, or where it is specifically provided otherwise.

(b) No fee shall be charged to any of the public agencies named in this section to defray the costs of reporting services by court reporters. Such fees shall be recoverable as costs as provided in Section 6103.5.

(c) This section shall apply to probate referees, as described in Part 12 (commencing with Section 400) of Division 2 of the Probate Code.

(Amended by Stats. 2022, Ch. 851, Sec. 4. (SB 688) Effective January 1, 2023.)



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

A public hearing to consider the Adoption of Resolution 25-38-R Ordering the Levy and Collection of Assessments as outlined in the 2025/2026 Annual Engineer's Report, which has been prepared pursuant to Chapter 3 of the Landscape and Lighting Act of 1972. The proposed assessments outlined in the Engineer's Report are less than or equal to the authorized maximum assessment for each Landscape Assessment District.

RECOMMENDATION:

Recommendation: A public hearing to consider the Adoption of Resolution 25-38-R Ordering the Levy and Collection of Assessments as outlined in the 2025/2026 Annual Engineer's Report, which has been prepared pursuant to Chapter 3 of the Landscape and Lighting Act of 1972.

Recommended Motion: Adoption of Resolution 25-38-R Ordering the Levy and Collection of Assessments as outlined in the 2025/2026 Annual Engineer's Report, which has been prepared pursuant to Chapter 3 of the Landscape and Lighting Act of 1972.

Background:

BACKGROUND:

Each fiscal year, the City establishes the Landscape and Lighting Maintenance Districts (LLMD) assessments based on an estimate of the costs to maintain, operate, and service the authorized improvements within each District, as well as available revenue, including assessment revenues, fund balances, general benefit contributions and any additional City contributions from available sources. The City of Hanford currently has 43 Districts.

The City contracts with Willdan Financial Services to prepare the Annual Engineer's Report for the forty-three Landscaping and Lighting Assessment Districts within the City. Over the past year, Willdan Financial Services, the Parks and Community Services Department, and the Finance Department have partnered to decrease the level of service within the deficient Landscape Assessment Districts (LADs). This strategy is working, and all the deficient LADs are now trending toward financial self-sufficiency.

The City contracts landscape maintenance services to Clean Cut Landscape Management Inc. As part of the ongoing maintenance and servicing of the landscape improvements associated with each district, the City has established various maintenance frequencies referred to as Service Levels:

Service Level A: Landscape improvements are serviced every week.

Service Level B: Landscape improvements are serviced every week (March through October) and every two weeks (November-February)

Service Level C: Landscape improvements are serviced every two weeks.

Service Level D: Landscape improvements are serviced every two weeks (March through October) and every four weeks (November through February)

Service Level E: Landscape improvements are serviced once every month.

Service Level F: Landscape improvements are serviced six times per year.

In accordance with Chapter 3 of the Landscaping and Lighting Act of 1972 (“Act”), an Annual Engineer’s Report addressing adjustments based on a review of the costs of maintenance of public improvements must be prepared and submitted to the City Council for action. The Streets and Highway Code, as referenced in the Act, requires the holding of a public hearing for Landscape Districts identified in the Annual Engineer’s Report as showing an increase, decrease, or no change in the annual assessment amount.

A public hearing will be held at the City Council meeting on July 15, 2025. The City Council shall consider all public input before taking final action on confirming and levying the assessments proposed in the Annual Engineer’s Report. Regarding the Districts identified in the Annual Engineer’s Report showing an increase in the annual assessment amount, the City Council must consider all protests against the proposed increase in the assessment amount and tabulate any protests delivered to the City before the close of the public hearing. Per Article XXX D, Section 4 of the California Constitution, if the ballots submitted in opposition to the increased assessment exceed those submitted in favor of the increased assessment, the assessment amount shall not be increased. If the increase in the assessment to maintain the current level of service for the existing landscape area is voted down, the current level of service may be reduced. In tabulating the protests, the protests shall be weighed according to the proportional financial obligation of each affected parcel of real property.

The 2025/2026 Annual Engineer’s Report identifies an increase in the annual assessment from the previous year and the reasons for the increase, including the imposition of 2.1% Standard Annual CPI Increase (December 2023) in accordance with California Government Code section 53739(b)(1) for the following Districts:

District	Name
93-02	Vintage Estates
01-01	Pacific Grove Units 1 through 3 and N. Pointe Units 1 through 4
01-02	Cambridge Homes Units 1 through 3
01-03	Poppy Hills Units 1 and 2
01-04	Silver Oaks Units 1 through 5
02-01	Ashton Park Units 1 through 4
03-01	Le Parc Units 1 through 3
04-01	Sidonia Units 1 and 2 and Sidonia Estates II
04-02	Cambridge Homes/Majesty II, #2
04-03	Cambridge Homes - Majesty - #2, Cambridge Homes Units 1 through 6, Cambridge Homes - Vineyards Units 1 through 4
04-04	Sierra Heights Units 1 and 2
05-01	Mission Park
05-02	Cooper Valley
06-01	Quail Park Subdivision
07-02	South Gate Addition, Greenbrier Gardens, and Live Oak North
09-01	Victory Estates
09-02	Independence Units 1 and 2
14-01	Independence Units 3 and 4
15-01	Silver Oaks Addition III Units 1 and 2, Lennar Homes Units 1 and 2, and Lennar Homes

15-02	The Greens II
16-01	Woodside Homes
16-02	Mynderup Units 1 and 2
18-01	Bella Vista Units 1 through 4
19-01	Pacific Grove Addition II
19-02	The Enclave
20-01	Woodside Homes
21-01	San Joaquin Valley Homes

The 2025/2026 Annual Engineer's Report identifies the maximum assessment rates are at the maximum assessment rate and do not include an inflationary adjustment for the following Districts"

District	Name
90-01	Pinecastle Addition Units 1 and 2
90-02	Park Monterey Units 1 and 2
90-03	Massionette Estates Unit 7 and 8
90-04	Hyde Park
91-01	Sierra Vista
92-01	Portofino Estates
92-02	Cielo En Tierra No. 1
93-01	Vintage Estates
94-01	Gateway Estates
94-02	Stonecrest Units 1 through 9
94-03	Quail Run
97-01	Rosewood Estates
97-02	Summer Field
97-03	Country Crossing Units 1 through 5
98-01	Crystal Springs
98-02	Mountain View Estates Units 1 through 6

The Annual Assessments for each of the remaining Districts are at or below Fiscal Year 2023/2024. The Annual Engineer's Report also provides the following information as required by Article XIII D, Section 4 of the California Constitution:

1. Identifies all real property parcels with a special benefit conferred upon them and upon which the assessment will be imposed.
2. Determines the appropriate special benefit derived by each parcel of the real property in relation to the entirety of the cost of maintenance of the public improvements.
3. Identifies the special benefit conferred on each parcel of real property.
4. Establishes that the assessment imposed on each parcel of real property does not exceed the reasonable cost of the proportionate special benefit conferred on that parcel of real property.

FISCAL IMPACT:

The expenses incurred for the maintenance, operation, and improvement of facilities and services within each Landscaping and Lighting Assessment District (LAD) shall be fully funded through assessments levied on the properties within the respective district. These assessments are calculated and collected on an annual basis (see report), ensuring that the cost burden is equitably distributed among the benefiting parcels in accordance with the level of service and improvements provided.

Districts are self-funded and should not bear the city any direct cost. Those that require more funding

should be balloted to property owners to see if they are willing to fund maintenance needs appropriately.

ATTACHMENTS:

1. RESOLUTION 25-38-R Intention to Levey Assessments 2025-2026
2. FY25-26 Hanford LLMD Consolidated ER (Ver 06.23.25 -- IM 07.01.25, PH 07.15.25) Final
3. FY25-26 Hanford LLMD Assessment Roll (IM 07.01.25, PH 07.08.25)

RESOLUTION NO. 25-38-R

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HANFORD APPROVING THE
2025-2026 ANNUAL ENGINEER'S REPORT AND
DECLARING ITS INTENTION TO LEVY AND
COLLECT ASSESSMENTS

At a regular meeting of the City Council of the City of Hanford duly called and held on July 1, 2025 at 7:00 p.m., it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, pursuant to the California Landscaping & Lighting Act of 1972 ("Act"), the City of Hanford has established the following landscape and lighting assessment districts within the City limits of the City of Hanford.

ASSESSMENT DISTRICTS

- 90-01 Pinecastle Addition, Unit No. 1, 2, 3 and 4 – (Located East of 10th Avenue and North of Fargo Avenue)
- 90-02 Park Monterey, Unit No. 1 and 2 – (Located West of Douty Street and North of Sherwood Drive)
- 90-03 Mansionette Estates, No. 7 and 8 – (Located West of Douty Street and North Encore Drive)
- 90-04 Hyde Park – (Located East of 12th Avenue and North of Hanford-Armona Road)
- 91-01 Sierra Vista (Tract 641)/New Dimensions (Tract 703/713), No. 1, 2, 3, 4, 5 and 6 – (Located West of 11th Avenue and South of Hanford-Armona Road)
- 92-01 Portofino, No. 1, 2, 3 and 4 – (Located East of Neill Way and South of Fargo Avenue)
- 92-02 Cielo En Tierra, No. 1, 2, 3, 4 and 5 – (Located West of 11th Avenue and South of Fargo Avenue)
- 93-01 Vintage Estates – (Located West of 12th Avenue and North of Grangeville Boulevard)
- 93-02 Walnut Forest, No. 1, 2 and 3 – (Located West of 11th Avenue and North of Hume Avenue)
- 94-01 Gateway Estates – (Located West of 10th Avenue and North of Encore Drive)
- 94-02 Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8 and 9 – (Located West of 11th Avenue and North of Fargo Avenue)
- 94-03 Quail Run Estates, No. 1, 2, 3, 4 and 5 – (Located East of 11th Avenue and North of Pepper Drive)
- 97-01 Rosewood Estates, No. 1 and 2 – (Located East of 12th Avenue and South of Grangeville Boulevard)
- 97-02 Summer Field Addition, No. 2 – (Located West 91/4 Avenue and South of Florinda Street)
- 97-03 Country Crossing, No. 1, 2, 3, 4 and 5 – (Located West of Centennial Drive and North of Lacey Boulevard)
- 98-01 Crystal Springs, No. 1, 2 and 3 – (Located West of 91/4 Avenue and North of Grangeville Boulevard)

- 98-02 Mountain View Estates, No. 1, 2, 3, 4, 5 and 6 – (Located West of 11th Avenue and North of Houston Avenue)
- 01-01 Pacific Grove (Tract 680/777)/N. Pointe (Tract 778), No. 1, 2, 3 and 4 – (Located East of 12th Avenue and North of Grangeville Boulevard)
- 01-02 Cambridge Homes (Tract 770), No. 1, 2 and 3 – (Located West of 11th Avenue and North of Pepper Drive)
- 01-03 Poppy Hills, No. 1 and 2 – (Located West of 11th Avenue and North of Pepper Drive)
- 01-04 Silver Oaks, No. 1, 2, 3, 4 and 5 – (Located West of 12th Avenue and North of Grangeville Boulevard)
- 02-01 Ashton Park, No. 1, 2, 3 and 4 – (Located West of 12th Avenue and North of Lacey Boulevard)
- 03-01 La Parc, No. 1, 2 and 3 – (Located West of 11th Avenue and South of Fargo Avenue)
- 04-01 Sidonia Estates, No. 1 and 2 (Tract 810)/Sidonia Estates II (Tract 814) – (Located East of 12th Avenue and North of Hume Avenue)
- 04-02 Cambridge Homes (Tract 799)/Majesty II (Tract 830) – (Located East of 11th Avenue and South of Flint Avenue)
- 04-03 Cambridge Homes (Tract 795/826)/Vineyards (Tract 825), No. 1, 2, 3, 4, 5 and 6 – (Located East of 12th Avenue and South of Fargo Avenue)
- 04-04 Sierra Heights (Tract 802/803), No. 1 and 2 – (Located West of 9th Avenue and North of Fargo Avenue)
- 05-01 Mission Park – (Located West of Highway 43 and South of Flint Avenue)
- 05-02 Copper Valley – (Located West of 12th Avenue and South of Fargo Avenue)
- 06-01 Quail Park Subdivision – (Tract 794), No. 1 and 2, Located West of 11th Avenue and South of Flint Avenue)
- 07-02 South Gate Addition – (Tract 811)/Greenbrier Gardens (876)/ Live Oak North (902) - (Located West of 12th Avenue and South of Hanford-Armona Road)
- 09-01 Victory Estates – (Located West of University Avenue and North of Grangeville Boulevard)
- 09-02 Independence (Tract 843), No. 1 and 2 - (Located West of 12th Avenue and North of Greenfield Avenue)
- 14-01 Independence (Tract 843), No. 3 and 4 - (Located West of 12th Avenue and North of Merritt Street)
- 15-01 Silver Oaks Addition III (Tract 887/922), No. 1, 2, and 3 - (Located West of Centennial Drive and North of West Berkshire Lane)
- 15-02 The Greens II (Tract 823) - (Located West of 9 ¼ Avenue and North of Grangeville Boulevard)
- 16-01 Woodside Homes (Tract 917) – (Located West of Centennial Drive and South of Grangeville Blvd)
- 16-02 Myderup (Tract 914), No. 1 and 2 – (Located East of 12th Avenue and North of Hume Avenue)
- 18-01 Bella Vista (Tract 918/919), No. 1, 2, and 3 – (Located West of Centennial Drive and South of Fargo Avenue)
- 19-01 Pacific Grove Addition No. 2 (Tract 916) – (Located East of 12th Avenue and North of Bristol Lane)
- 19-02 Enclave (Track 915) – (Located South of Lacey Blvd. and West Centennial Ave.)
- 20-01 Woodside Homes (Track 928) – (Located North of Centennial Ave and South of 12th Ave.)
- 21-01 San Joaquin Valley Homes (Track 929) – (Located North of 13th Ave and West of Devon St.)

(collectively "Districts").

WHEREAS, pursuant to the Act, it is necessary that the City Council review an annual report ("Engineer's Report"), which sets forth a full and detailed description of the improvements and boundaries of each District and any zones therein and the proposed annual assessments to be levied upon assessable lots and parcels of land within each District;

WHEREAS, Willdan Financial Services, the appointed Assessment Engineer for the City of Hanford has prepared and filed with the City Clerk, an Engineer's Report for fiscal year 2023/2024 pursuant to Chapter 3 of the Act, which includes: (1) a full and detailed description of the improvements and boundaries of each District and any zones therein; (2) identifies the proposed annual assessments upon assessable lots and parcels of land within each District; (3) identifies all parcels of real property which will have a special benefit conferred upon them and upon which the assessment will be imposed; (4) determines the proportionate special benefit derived by each parcel of real property in relationship to the entirety of the cost of maintenance of the public improvements; (5) identifies the special benefit conferred on parcels of real property; and (6) establishes that the assessment imposed on each parcel of real property does not exceed the reasonable cost of the proportionate special benefit conferred on that parcel of real property.

WHEREAS, the Engineer's Report identifies an increase in the annual assessment from the previous year and the reasons for the increase, including the imposition of 2.1% Annual CPI Increase (December 2023) in accordance with California Government Code section 53739(b)(1) for the following Districts:

1. 93-02 Walnut Forest Units 1 through 3
2. 01-01 Pacific Grove Units 1 through 3 and N. Pointe Units 1 through 4
3. 01-02 Cambridge Homes Units 1 through 3
4. 01-03 Poppy Hills Units 1 and 2
5. 01-04 Silver Oaks Units 1 through 5
6. 02-01 Ashton Park Units 1 through 4
7. 03-01 Le Parc Units 1 through 3
8. 04-01 Sidonia Units 1 & 2 and Sidonia Estates II
9. 04-02 Cambridge Homes/Majesty II, #2
10. 04-03 Cambridge Homes-Majesty II #2, Cambridge Homes Units 1 through 6,
Cambridge Homes-Vineyards Units 1 through 4
11. 04-04 Sierra Heights Units 1 and 2
12. 05-01 Mission Park
13. 05-02 Copper Valley
14. 06-01 Quail Park Subdivision

15. 07-02 South Gate Addition, Greenbrier Gardens, & Live Oak North
16. 09-01 Victory Estates
17. 09-02 Independence Units 1 & 2
18. 14-01 Independence Units 3 & 4
19. 15-01 Silver Oak Addition II Units 1 and 2, and Lennar Homes
20. 15-02 The Greens II
21. 16-01 Woodside Homes
22. 16-02 Mynderup Units 1 and 2
23. 18-01 Bella Vista Units 1 through 4
24. 19-01 Pacific Grove Addition II
25. 19-02 The Enclave
26. 20-01 Woodside Homes
27. 21-01 San Joaquin Homes

WHEREAS, the Report identifies the maximum assessments rates are at the maximum assessment rate and do not include an inflationary adjustment for the following Districts:

28. 90-01 Pinecastle Addition, Units 1 through 4
29. 90-02 Park Monterey, Units 1 and 2
30. 90-03 Mansionette Estates, Units 7 and 8
31. 90-04 Hyde Park
32. 91-01 Sierra Vista
33. 92-01 Portofino Estates
34. 92-02 Cielo En Tierra, No. 1
35. 93-01 Vintage Estates
36. 94-01 Gateway Estates
37. 94-02 Stonecrest, Units 1 through 9
38. 94-03 Quail Run
39. 97-01 Rosewood Estates
40. 97-02 Summer Field
41. 97-03 Country Crossing, Units 1 through 5
42. 98-01 Crystal Springs
43. 98-02 Mountain View Estates, Units 1 through 6

WHEREAS, the existing improvements within each District include decorative block fencing, landscaping and irrigation systems;

WHEREAS, interested parties should refer to the Engineer's Report, a copy of which is on file with the City Clerk for the City of Hanford, for a full and detailed description of the improvements, the boundaries of the assessment districts and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the districts;

WHEREAS, there are no substantial changes proposed to the existing improvements in any District;
and

WHEREAS, Streets and Highways Code Section 22624(e) requires the City Council of the City of Hanford to give notice of the time and place for hearing by the City's legislative body on the levy of the proposed assessments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford approves the Engineer's Report as submitted for each District;

RESOLVED FURTHER, that the City Council of the City of Hanford declares its intention to levy and collect assessments for fiscal year 2025/2026 within each respective District and each lot thereof, as set forth in the Engineer's Report for fiscal year 2025/2026.

RESOLVED FURTHER, that the City Council of the City of Hanford shall hold a public hearing on the levy of the proposed assessments set forth in the Engineer's Report, which public hearing shall occur on July 15, 2025 at the hour of 7:00 p.m., in the City Council Chambers of the Civic Auditorium in Hanford, California. At such public hearing, affected property owners will be afforded an opportunity to give oral testimony and submit written comments regarding the proposed assessments.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Council of the City of Hanford at a meeting thereof held on July 1, 2025 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Travis Payden
MAYOR of the City of Hanford

Attest:

NATALIE CORRAL
CITY CLERK



City of Hanford

Fiscal Year 2025/2026

Consolidated Engineer's Report

Landscaping and Lighting Assessment

Districts

Incorporating Forty-three District Numbers:
90-01, 90-02, 90-03, 90-04, 91-01, 92-01, 92-02, 93-01,
93-02, 94-01, 94-02, 94-03, 97-01, 97-02, 97-03, 98-01,
98-02, 01-01, 01-02, 01-03, 01-04, 02-01, 03-01, 04-01,
04-02, 04-03, 04-04, 05-01, 05-02, 06-01, 07-02, 09-01,
09-02, 14-01, 15-01, 15-02, 16-01, 16-02, 18-01, 19-01,
19-02, 20-01, and 21-01

Intent Meeting: July 1, 2025
Public Hearing: July 15, 2025

CITY OF HANFORD
400 N. DOUTY ST.
HANFORD, CA 93230

JUNE 2025
PREPARED BY
WILLDAN FINANCIAL SERVICES

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ENGINEER'S REPORT AFFIDAVIT

City of Hanford Landscaping and Lighting Assessment Districts Fiscal Year 2025/2026

City of Hanford, Kings County, State of California

This Report and the enclosed descriptions, budgets and diagram outline the proposed improvements and assessments for the forty-three (43) Landscaping and Lighting Assessment Districts in the City of Hanford for fiscal year 2025/2026, which includes each lot, parcel, and subdivision of land within District Nos. 90-01, 90-02, 90-03, 90-04, 91-01, 92-01, 92-02, 93-01, 93-02, 94-01, 94-02, 94-03, 97-01, 97-02, 97-03, 98-01, 98-02, 01-01, 01-02, 01-03, 01-04, 02-01, 03-01, 04-01, 04-02, 04-03, 04-04, 05-01, 05-02, 06-01, 07-02, 09-01, 09-02, 14-01, 15-01, 15-02, 16-01, 16-02, 18-01, 19-01, 19-02, 20-01, and 21-01, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Kings County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Districts. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2025.

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

By: _____

Jim McGuire
Principal Consultant, Project Manager

By: _____

Tyrone Peter
PE # C 81888

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Introduction

The City of Hanford ("City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act") and in compliance with the substantive and procedural requirements of the California State Constitution, Article XIII D ("California Constitution"), annually levies and collects special assessments for the City's Landscaping and Lighting Assessment Districts designated and referred to as:

District No.	Subdivision Name	District No.	Subdivision Name
90-01	Pinecastle Addition Units 1 - 4	90-02	Park Monterey Units 1 & 2
90-03	Mansionette Units 7 & 8	90-04	Hyde Park
91-01	Sierra Vista & New Dimensions Units 1 - 5	92-01	Portofino Unit Units 1 - 4
92-02	Cielo En Tierra Units 1 - 5	93-01	Vintage Estates
93-02	Walnut Forest Units 1 - 3	94-01	Gateway Estates
94-02	Stonecrest Units 1 - 9	94-03	Quail Run Estates Units 1 - 5
97-01	Rosewood Estates Units 1 & 2	97-02	Summer Field Addition #2
97-03	Country Crossing Units 1 - 5	98-01	Crystal Springs Units 1 - 3
98-02	Mountain View Estates Units 1 - 6	01-01	Pacific Grove Units 1 - 3 and N. Pointe Units 1 - 4
01-02	Cambridge Homes Units 1 - 3	01-03	Poppy Hills Units 1 & 2
01-04	Silver Oaks Units 1 - 5	02-01	Ashton Park Units 1 - 4
03-01	Le Parc Units 1 - 3	04-01	Sidonia Units 1 & 2 and Sidonia Estates II
04-02	Cambridge Homes/Majesty II, #2	04-03	Cambridge Homes -Majesty II - #2, Cambridge Homes Units 1 - 6, Cambridge Homes- Vineyards Units 1 - 4
04-04	Sierra Heights Units 1 & 2	05-01	Mission Park
05-02	Copper Valley	06-01	Quail Park Subdivision
07-02	South Gate Addition, Greenbrier Gardens, & Live Oak North	09-01	Victory Estates
09-02	Independence Units 1 & 2	14-01	Independence Units 3 & 4
15-01	Silver Oaks Addition III Units 1 and 2, Lennar Homes Units 1 and 2, and Lennar Homes	15-02	The Greens II
16-01	Woodside Homes	16-02	Mynderup Units 1 & 2
18-01	Bella Vista Units 1 - 4	19-01	Pacific Grove Addition II
19-02	The Enclave	20-01	Woodside Homes
21-01	San Joaquin Valley Homes		

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

Report Content and Annual Proceedings

This Consolidated Engineer's Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the Districts and the levy and collection of annual assessments related thereto for fiscal year 2025/2026. This Report generally describes the improvements and proposed assessments to be levied in connection with the special benefits the properties will receive from the maintenance and servicing of the improvements within each of the designated Districts for fiscal year 2025/2026. The annual assessments to be levied on properties within these Districts provide a source of funding to fund in whole or in part, the continued operation and maintenance of the landscaping improvements or landscaping and lighting improvements and services to be provided by the City through the LLMD that provide special benefits to the properties within each of those Districts and respective developments.

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

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

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the Districts and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments, the City Council will by Resolution, order the improvements to be made and confirm the levy and collection of assessments for fiscal year 2025/2026 pursuant to the 1972 Act. The assessment for each parcel as approved will be placed on the fiscal year 2025/2026 property tax roll by the Kings County Auditor/Controller and collected together and in the same manner as other property taxes for such parcels.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained, and serviced by the Districts, an estimated budget for the improvements for each District, and the proposed assessments to be levied upon each assessable lot or parcel within those Districts for fiscal year 2025/2026.

This Report consists of five (5) parts:

Part I

Plans and Specifications: This section contains a general description of the Districts, and the improvements and services that provide special benefits to the parcels within those Districts. The improvements and appurtenant facilities that provide special benefits to the properties within the Districts and for which parcels are assessed may include, but is not limited to local landscaping, neighborhood parks, basins, street lights, and related amenities as well as associated incidental expenses (City Administration expenses and County Fees), and fund balances authorized by the 1972 Act. The plans and specifications contained in this Report generally describe the nature and extent of the improvements. More detailed information regarding the specific plans and specifications associated with the improvements in each District may be on file in the Public Works Department and by reference are made part of this Report.

Part II

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

Part III

Estimate of Costs: Identifies the estimated annual funding costs (budgets) required for the maintenance and operation of the improvements in each of the Districts, including, but not limited to, annual maintenance and service expenses, utility costs, related incidental expenses, and fund balances authorized by the 1972 Act and deemed appropriate to support the improvements, even though not all costs identified in these budgets are necessarily supported fully by the current assessment revenues. Those improvements and/or costs determined to be of general benefit shall be funded by a City contribution. In addition to the general benefit costs, the City may provide additional funding to support the maintenance and operation of the improvements considered to be of special benefit. Ultimately, City staff shall make the determination of which improvements, and the extent of the services and activities that shall be provided based on available revenues.

This section also identifies and outlines an Assessment Range Formula (inflationary adjust) that has been previously approved and adopted for specified Districts (most but not all Districts), which provides for an annual adjustment to the maximum assessment rates, establishing limits on future assessments, but also providing for reasonable cost adjustments due to inflation.

Part IV

District Diagrams: This section of the Report contains diagrams showing the general location and boundaries of the Districts for fiscal year 2025/2026 which incorporate the parcels determined to receive special benefits from the improvements within each District. The lines and dimensions of each lot, parcel, and subdivision of land contained in the diagram for each District is inclusive of the parcels listed or referenced in "Part V - Assessment Roll" of this Report and the corresponding County Assessor's parcel maps for said parcels as they existed at the time this Report was prepared and shall incorporate all subsequent subdivisions, lot-line adjustments, or parcel changes therein. Reference is hereby made to the Kings County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the Districts.

Part V

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

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

Part I - Plans and Specifications

The purpose of the Districts (collectively the LLMD) is to provide in part through annual assessments, funding for the ongoing installation, maintenance, operation, and servicing of local landscaping, neighborhood parks, and related appurtenant facilities and services in specified areas of the City as well as local street lighting within some Districts. The territory within each District consists of all lots or parcels of land that receive special benefits from the installation, maintenance, operation and servicing of the local public improvements and related amenities associated with the developments and Tracts within each of those Districts.

Description of Improvements

As authorized by the 1972 Act, the improvements provided by the Districts and associated with each development incorporate various local improvements and/or street lighting and related amenities installed in connection with the development of those properties and are maintained and serviced for the benefit of real property within those developments. Improvements provided within the Districts may include but are not limited to:

- Landscaping and related facilities and amenities are located within designated street medians, parkway and streetscape side-panels, and entryways within the public rights-of-way or easements adjacent to public rights-of-way; and within public places including greenbelt areas, open spaces, and neighborhood parks within each respective District. These improvements may include, but are not limited to:
 - Various landscape materials such as trees, turf, shrubs, vines, ground cover, annual or perineal plantings;
 - Irrigation and drainage systems including but not limited to pipes, fixtures, controllers, and water and electrical meters;
 - Specified amenities such as monuments, ornamental lighting, block walls, retaining walls, or other fencing;
 - Hardscape surfaces and areas including decomposed granite, mulch, asphalt, stamped concrete, pavers, and other trail and/or path surfaces; and
 - Recreational amenities within the parks, parks/basins, trails, or greenbelts that may include benches, play structures, picnic or other recreational facilities, signage, and related appurtenances.

The maintenance of these improvements may include, but is not limited to the scheduled mowing, trimming, pruning, fertilization, pest control, weed and graffiti abatement; installation, replacement, and rehabilitation of the landscaping; repair or replacement of irrigation or drainage systems; and repair or replacement of hardscape improvements and recreational amenities.

- Street lighting improvements located in the public rights-of-way within and on the perimeter of the developments associated with specific Districts and the parcels and developments therein. Street lighting improvements include energy costs and maintenance of the lighting facilities including, but not limited to the removal, repair, replacement or relocation of light standards, poles, bulbs, fixtures, and related equipment and materials.

The work to be performed within each respective District may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements, as well as incidental expenses. The City Public Works Department shall authorize and schedule such maintenance and servicing as needed and based on available funding.

Specific District Improvements and Services

As previously noted, there are forty-three (43) designated Districts within the City for which assessments are proposed to be levied and collected to maintain, operate and service the improvements within those Districts for fiscal year 2025/2026. The boundaries of each District are established on the basis of the location, extent and types of improvements being maintained and the proximity and direct benefit those specific improvements provide to the immediately surrounding developments, planned developments, and parcels. In addition, the nexus and observation that the developments and/or planned development of the properties within each District clearly required or otherwise facilitated the installation of the improvements to be maintained and that such improvements (both landscaping and lighting) would otherwise not be necessary if not for the development of those properties. Therefore, the benefits to the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within each respective District are clearly particular and distinct (special benefits).

Landscape Service Levels

As part of the ongoing maintenance and servicing of the landscape improvements associated with each District, the City has established various maintenance frequency referred to as Service Levels. These Service Levels provide general guidelines for how often the landscape improvement areas are serviced based on overall maintenance needs and/or available assessment funding. For most Districts, the various landscape improvements or improvement areas within a District are maintained at the same level of service, but in some Districts two or more Service Levels may be applicable based on the nature and/or location of the improvements. At present, the City has established six (6) Service Levels summarized as follows:

- **Service Level A** – Landscape improvements are serviced every week;
- **Service Level B** – Landscape improvements are serviced every week (March through October) and every two weeks (November through February);
- **Service Level C** – Landscape improvements are serviced every two weeks;
- **Service Level D** – Landscape improvements are serviced every two weeks (March through October) and every four weeks (November through February);
- **Service Level E** – Landscape improvements are serviced once every month; and
- **Service Level F** – Landscape improvements are serviced six times per year.

For fiscal year 2025/2026 it is anticipated that each of the improvement areas being maintained within the LLMD will be maintained at either Service Level A, B, C, D, E, or F.

District Improvements

The following is a brief summary and description of the improvements to be maintained within each District for fiscal year 2025/2026.

District 90-01: Pinecastle Addition Units 1 through 4

The parcels assessed in this District (totaling 352 lots) include, but are not limited to Tracts 606, 606-2, 606-3, and 606-4. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 67,750 square feet of designated landscape improvement area. These improvements are maintained at Service Level A, including the 11,532 square feet associated with the park/basin area.

District 90-02: Park Monterey Units 1 and 2

The parcels assessed in this District (totaling 53 lots) include but are not limited to Tracts 610 and 657. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 8,625 square feet of designated landscape improvement area. These improvements are maintained at Service Level D.

District 90-03: Mansionette Units 7 and 8

The parcels assessed in this District (totaling 84 lots) include but are not limited to Tracts 596 and 596-2. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 16,425 square feet of designated landscape improvement area. These improvements are maintained at Service Level F.

District 90-04: Hyde Park

The parcels assessed in this District (totaling 14 lots) include but are not limited to Tract 619. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 1,425 square feet of designated landscape improvement area. These improvements are maintained at Service Level B.

District 91-01: Sierra Vista and New Dimensions Units 1 through 5

The parcels assessed in this District (totaling 285 lots) include, but are not limited to Tracts 641, 703, 703-2, 713-3, 713-4, and 713-5. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 12,974 square feet of designated landscape improvement area. These improvements are maintained at Service Level E.

District 92-01: Portofino Unit Units 1 through 4

The parcels assessed in this District (totaling 78 lots) include, but are not limited to Tracts 607, 607-2, 607-3, and 607-4. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 19,167 square feet of designated landscape improvement area. These improvements are maintained at Service Level E.

District 92-02: Cielo en Tierra Units 1 through 5

The parcels assessed in this District (totaling 98 lots) include, but are not limited to Tracts 652, 652-2, 652-3, 652-4, and 652-5. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 11,735 square feet of designated landscape improvement area. These improvements are maintained at Service Level D.

District 93-01: Vintage Estates

The parcels assessed in this District (totaling 29 lots) include but are not limited to Tract 634. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 10,346 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund, in whole or in part, the six (6) street lights identified within the District boundaries.

District 93-02: Walnut Forest Units 1 through 3

The parcels assessed in this District (totaling 169 lots) include, but are not limited to Tracts 673, 673-2, and 673-3. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 15,637 square feet of designated landscape improvement area. These improvements are maintained at Service Level C, including the 3,537 square feet associated with slough frontage.

District 94-01: Gateway Estates

The parcels assessed in this District (totaling 114 lots) include but are not limited to Tract 712. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 8,185 square feet of designated landscape improvement area. These improvements are maintained at Service Level F, including the 5,460 square feet associated with the basin area.

District 94-02: Stonecrest Units 1 through 9

The parcels assessed in this District (totaling 654 lots) include, but are not limited to Tracts 708, 708-2, 727-3, 727-4, 727-5, 727-6, 727-7, 727-8, and 727-9. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 173,903 square feet of designated landscape improvement area. These improvements are maintained at Service Level D for the 51,578 square feet of railroad frontage, Service Level B for 14,765 square feet of the total maintained landscape area, and Service Level A for the remaining 107,560 square feet of landscaping including the 54,450 square feet of basin area.

District 94-03: Quail Run Estates Units 1 through 5

The parcels assessed in this District (totaling 272 lots) include, but are not limited to Tracts 696, 696-2, 696-3, 696-4, and 696-5. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 111,188 square feet of designated landscape improvement area. These improvements are maintained at Service Level F for the 20,583 square feet frontage, Service Level C for 26,952 square feet of park area, and services will discontinue for the remaining 63,653 square feet of basin area.

District 97-01: Rosewood Estates Units 1 and 2

The parcels assessed in this District (totaling 44 lots) include but are not limited to Tracts 711 and 711-2. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 6,300 square feet of designated landscape improvement area. These improvements are maintained at Service Level D.

District 97-02: Summer Field Addition #2

The parcels assessed in this District (totaling 30 lots) include but are not limited to Tract 742. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 4,650 square feet of designated landscape improvement area. These improvements are maintained at Service Level F.

District 97-03: Country Crossing Units 1 through 5

The parcels assessed in this District (totaling 251 lots) include, but are not limited to Tracts 743, 743-2, 743-3, 772-4, and 772-5. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 46,415 square feet of designated landscape improvement area. These improvements are maintained at Service Level E.

District 98-01: Crystal Springs Units 1 through 3

The parcels assessed in this District (totaling 126 lots) include, but are not limited to Tracts 747, 747-2, and 747-3. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 14,435 square feet of designated landscape improvement area. These improvements are maintained at Service Level E.

District 98-02: Mountain View Estates Units 1 through 6

The parcels assessed in this District (totaling 162 lots) include, but are not limited to Tracts 759, 759-2, 759-3, 759-4, 759-5, and 759-6. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 30,991 square feet of designated landscape improvement area. These improvements are maintained at Service Level A.

District 01-01: Pacific Grove Units 1 through 3 and N. Pointe Units 1 through 4

The parcels assessed in this District (totaling 148 lots) include, but are not limited to Tracts 680, 777-2, 778-3, and 778-4. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 12,152 square feet of designated landscape improvement area. These improvements are maintained at Service Level A including the 3,530 square feet associated with the basin area.

District 01-02: Cambridge Homes Units 1 through 3

The parcels assessed in this District (totaling 198 lots) include, but are not limited to Tracts 770, 770-2, and 770-3. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 35,222 square feet of designated landscape improvement area. These improvements are maintained at Service Level D for the 22,790 square feet of railroad frontage and Service Level A for the remaining 12,432 square feet of landscaping.

District 01-03: Poppy Hills Units 1 and 2

The parcels assessed in this District (totaling 86 lots) include but are not limited to Tracts 771 and 796-2. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 11,782 square feet of designated landscape improvement area. These improvements are maintained at Service Level A.

District 01-04: Silver Oaks Units 1 through 5

The parcels assessed in this District (totaling 489 lots) include, but are not limited to Tracts 769, 769-2, 769-3, 769-4, and 769-5. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 95,556 square feet of designated landscape improvement area. These improvements are maintained at Service Level A.

District 02-01: Ashton Park Units 1 through 4

The parcels assessed in this District (totaling 182 lots) include, but are not limited to Tracts 776, 776-2, 776-3, and 776-4. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 63,922 square feet of designated landscape improvement area. These improvements are maintained at Service Level A.

District 03-01: Le Parc Units 1 through 3

The parcels assessed in this District (totaling 128 lots) include, but are not limited to Tracts 788, 788-2, and 788-3. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 30,628 square feet of designated landscape improvement area. These improvements are maintained at Service Level A including the 21,858 square feet associated with the railroad frontage.

District 04-01: Sidonia Units 1 and 2 and Sidonia Estates II

The parcels assessed in this District (totaling 233 lots) include but are not limited to Tracts 810 and 810-2. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 21,533 square feet of designated landscape improvement area. These improvements are maintained at Service Level A.

District 04-02: Cambridge Homes/Majesty II

The parcels assessed in this District (totaling 75 lots) include but are not limited to Tracts 799 and 830. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 63,824 square feet of designated landscape improvement area. These improvements are maintained at Service Level A including the 8,440 square feet associated with the basin area. The assessments for this District also fund in whole or in part, the eleven (11) street lights identified within the District boundaries.

District 04-03: Cambridge Homes - Majesty II, Cambridge Homes Units 1 through 6, Cambridge Homes - Vineyards Units 1 through 4

The parcels assessed in this District (totaling 424 lots) include, but are not limited to Tracts 795, 795-2, 799, 825-3, 826-4, 826-5, and 830. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 167,767 square feet of designated landscape improvement area. These improvements are maintained at Service Level B including the 19,929 square feet associated with the railroad frontage and the 77,548 square feet associated with the park area. The assessments for this District also fund in whole or in part, the sixty-three (63) street lights identified within the District boundaries.

District 04-04: Sierra Heights Units 1 and 2

The parcels assessed in this District (totaling 16 lots) include but are not limited to Tracts 802 and 803. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 15,237 square feet of designated landscape improvement area. These improvements are maintained at Service Level A.

District 05-01: Mission Park

The parcels assessed in this District (totaling 40 lots) include but are not limited to Tract 812. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 4,930 square feet of designated landscape improvement area. These improvements are maintained at Service Level A including the 2,537 square feet associated with the basin area.

District 05-02: Copper Valley

The parcels assessed in this District (totaling 150 lots) include but are not limited to Tract 835. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 44,126 square feet of designated landscape improvement area. These improvements are maintained at Service Level A.

District 06-01: Quail Park Subdivision

The parcels assessed in this District (totaling 144 lots) include but are not limited to Tract 794. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 148,501 square feet of designated landscape improvement area. These improvements are maintained at Service Level B for the park area (95,551 square feet) and Service Level D for the 52,950 square feet of railroad frontage. The assessments for this District also fund, in whole or in part, the twenty-four (24) street lights identified within the District boundaries.

District 07-02: South Gate Addition, Greenbrier Gardens, and Live Oak North

The parcels assessed in this District (totaling 129 lots) include, but are not limited to Tracts 811, 876, and 902. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 29,440 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund in whole or in part, the thirteen (13) street lights identified within the District boundaries.

District 09-01: Victory Estates

The parcels assessed in this District (totaling 14 lots) include but are not limited to Tract 877. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 7,077 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund, in whole or in part, the two (2) street lights identified within the District boundaries.

District 09-02: Independence Units 1 and 2

The parcels assessed in this District (totaling 121 lots) include but are not limited to Tract 843. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 56,252 square feet of designated landscape improvement area. These improvements are maintained at Service Level B including the 20,558 square feet of park area. The assessments for this District also fund, in whole or in part, the eighteen (18) street lights identified within the District boundaries.

District 14-01: Independence Units 3 and 4

The parcels assessed in this District (totaling 175 lots) include but are not limited to Tract 843. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 76,555 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund, in whole or in part, the twenty-nine (29) street lights identified within the District boundaries.

District 15-01: Silver Oaks Addition III Units 1 and 2, Lennar Homes Units 1 and 2, and Lennar Homes

The parcels assessed in this District (totaling 468 lots) include, but are not limited to Tracts 887, 887-2, 922, and 927. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 412,396 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund in whole or in part, the ninety-four (94) street lights identified within the District boundaries.

District 15-02: The Greens II

The parcels assessed in this District (totaling 34 lots) include but are not limited to Tract 823. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 16,416 square feet of designated landscape improvement area. These improvements are maintained at Service Level B. The assessments for this District also fund, in whole or in part, the eight (8) street lights identified within the District boundaries.

District 16-01: Woodside Homes

The parcels assessed in this District (totaling 60 lots) include but are not limited to Tract 917. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 25,206 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund, in whole or in part, the nineteen (19) street lights identified within the District boundaries.

District 16-02: Mynderup Units 1 and 2

The parcels assessed in this District (totaling 113 lots) include but are not limited to Tracts 914 and 914-2. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 31,363 square feet of designated landscape improvement area. These improvements are maintained at Service Level B. The assessments for this District also fund in whole or in part, the sixteen (16) street lights identified within the District boundaries.

District 18-01: Bella Vista Units 1 through 4

The parcels assessed in this District (totaling 267 lots) include but are not limited to Tracts 918 and 919. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 185,001 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund in whole or in part, the fifty-four (54) street lights identified within the District boundaries.

District 19-01: Pacific Grove Addition II

The parcels assessed in this District (totaling 22 lots) include but are not limited to Tract 916. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 13,128 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund, in whole or in part, the eight (8) street lights identified within the District boundaries.

District 19-02: The Enclave

The parcels assessed in this District (totaling 66 lots) include but are not limited to Tract 915. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 16,466 square feet of designated landscape improvement area. These improvements, when completed, will be maintained at Service Level A.

District 20-01: Woodside Homes

The parcels assessed in this District (totaling 81 lots) include but are not limited to Tract 929. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 143,413 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund, in whole or in part, the twenty-four (24) street lights identified within the District boundaries.

District 21-01: San Joaquin Valley Homes

The parcels assessed in this District (totaling 52 lots) include but are not limited to Tract 928. The properties within this District proportionately share and receive special benefit from the maintenance, servicing, and operation of an estimated 134,540 square feet of designated landscape improvement area. These improvements are maintained at Service Level A. The assessments for this District also fund, in whole or in part, the twenty-three (23) street lights identified within the District boundaries.

Part II - Method of Apportionment

Legislative Requirements for Assessments

The estimated costs to provide the proposed improvements for fiscal year 2025/2026 have been identified and allocated to properties within the Districts based on special benefit, consistent with the requirements of the 1972 Act and the assessment provisions of Proposition 218 (being contained in Article XIII D of the California Constitution). The improvements provided by these Districts and for which properties are assessed include local parks, basins, landscaping, and lighting improvements, as well as related amenities. The formulas used for calculating assessments within the designated Districts herein reflect the composition of parcels and the improvements and services to be provided and fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel.

Provisions of the 1972 Act

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

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

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

Provisions of the California Constitution

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

Article XIII D Section 2d defines District as follows:

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

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

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

Article XIII D Section 4a defines Proportional Special Benefit assessments as follows:

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

Benefit Analysis

Special Benefits

Landscaping Special Benefit

The ongoing maintenance of landscaped areas within the various Districts addressed in this Report provides aesthetic benefits to the properties and a more pleasant environment to walk, drive, live, and/or work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within each respective District. These landscape improvements are an integral part of the physical environment associated with the parcels in each District and while some of the improvements may in part be visible to properties outside of the District, collectively if the District improvements are not properly maintained, it is the parcels within the District that would be aesthetically burdened. Additionally, many of the landscaped areas being maintained in these Districts serve as both a physical buffer as well as a sound reduction buffer between the roadways and/or railroad and the properties within the District, and these areas may also serve as a pleasant aesthetic amenity that enhances the approach to the parcels. In some Districts, the landscaped areas may include green space areas (neighborhood parks, park/basins, greenbelts, open space, and/or trails) that may provide a physical buffer between properties, overall open space within a development, and/or recreational areas that serve as an extension of the physical attributes of the parcels being assessed. Thus, the maintenance of these landscape improvements and the related amenities provide particular and distinct benefits to the properties and developments associated with those improvements within each District.

Street Lighting Special Benefit

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

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

General Benefit

Landscaping General Benefit

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

In the absence of a special funding district, the City would typically provide only limited (as needed) tree management, weed abatement, rodent control, and erosion control services for the landscape areas currently maintained within each District. This baseline level of service would typically provide for periodic servicing of the improvement areas on an as-needed basis, but typically not more than twice annually. This baseline level of service provides for public safety and essential property protection to avoid negative impacts on adjacent roadways and vehicles traveling on those roadways and potential property damage resulting from erosion or fire hazards but results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance provided in the various Districts. For most agencies, the cost to provide this baseline level of service for mostly flat or moderately-sloped street landscaped areas (landscaping within the street right-of way) is less than \$560 per acre (approximately \$0.01285 per square foot) including medians, parkway and streetscape side panels; less than \$448 per acre (approximately \$0.01028 per square foot) for non-street public areas such as parks, park/basins, greenbelts, and trail areas; and less than \$224 per acre (approximately \$0.00514 per square foot) for natural open space areas or other limited access areas such as enclosed basin areas. This baseline servicing, unlike the enhanced aesthetic services funded through the District assessments, would provide benefits to the general public and to the properties both within and outside of the specific Districts. The cost of providing this baseline service along with a five percent (5%) cost factor for City overhead and administration is treated as the cost of general benefit from landscape maintenance services. Therefore, for mostly flat or moderately-sloped street landscaped areas a rate of \$0.01349 per square foot ($\$0.01285 + 5\%$) is applied to calculate the general benefit costs for the assessed improvements; for non-street public areas a rate of \$0.01079 per square foot ($\$0.01028 + 5\%$) is applied to calculate the general benefit costs for the assessed improvements; and for non-street public areas a rate of \$0.00540 per square foot ($\$0.00514 + 5\%$) is applied to calculate the general benefit costs for the assessed improvements. Collectively these baseline general benefit costs are funded by the City and excluded from the potential assessment funding and are shown in the District budgets (Part III of this Report) as "General Benefit."

Street Lighting General Benefit

For fiscal year 2025/2026, not all Districts are assessed for street light improvements. While potentially, some street lights associated with a given District, may be located at the entryway or on the perimeter of the development(s) within the District and may arguably provide some illumination that extends beyond the boundaries of the developments and parcels being assessed, and may indirectly enhance the safety of members of the public unassociated with the assessed parcels (illuminating traffic lanes and/or parking on those perimeter streets), such benefits are considered an indirect consequence of the special benefits to properties within the Districts. Furthermore, if the properties within the Districts were not developed, any street lights that may be located at the entryways or on the perimeter of the developments would not have been installed. Clearly these street lights exist solely because of the development of assessed parcels, and the primary purpose of these lights is to provide illumination to access the assessed parcels, therefore we conclude that the cost of providing the street lights within the existing Districts are entirely a special benefit to the properties being assessed in each District and there is no quantifiable general benefit to properties outside the Districts or the public at large.

Assessment Methodology

To assess benefits equitably it is necessary to calculate each property's proportionate special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is commonly utilized for assessment districts formed under the 1972 Act, as the benefit to each parcel from the improvements may be apportioned as a function of comparable property characteristics which utilizes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel either at that base unit or as a multiple (or a fraction) of that basic unit. In accordance with the provisions of the California Constitution and the 1972 Act, the proportionate special benefit derived by each identified parcel within the various Districts shall be determined in relationship to the entirety of the cost to maintain, operate and service the improvements within each District. Consistent with the method of apportionment established at the formation of each District, it has been determined that the developments and/or planned development of the properties within each District required or facilitated the installation of the improvements to be funded in whole or in part by the District assessments, and that such improvements (both landscaping and lighting) would otherwise not be necessary and those improvements benefit each lot/parcel equally. Therefore, collectively the particular and distinct benefits to each lot/parcel within each respective District are equally shared and one hundred percent (100%) of the fiscal year 2025/2026 special benefit expenses is proportionately and equally allocated and shared by each development lot and each of these parcels/lots are assigned one (1.0) EBU, excluding parcels or lots that may be part of the improvement areas being maintained.

Calculation of Assessments

An assessment amount per Lot or Equivalent Benefit Unit (EBU) in each District is calculated in the following manner.

Taking the "Total Annual Expenses" (Total Budgeted Costs) and subtracting the "General Benefit" (Expenses Funded by the City), to establish the "Special Benefit Expenses;"

$$\text{Total Annual Expenses} - \text{General Benefit} = \text{Special Benefit Expenses}$$

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

- "Reserve Fund Collection or (Transfer)" represents an amount being collected and added to the Reserve Fund or available existing Reserve Funds being applied ("Transferred") to pay a portion of the Special Benefit Expenses for the fiscal year.
- "City Loan and/or Service Reductions" represents a further adjustment that addresses the funding gap between the amount budgeted to provide the improvements and services ("Special Benefit Expenses") and the amount that will be collected through the assessments. This funding gap may be addressed by an additional City contribution, reductions in service and service expenses, or a combination of the two. If the City provides an additional City Contribution to support the operation and maintenance for a given fiscal year, that contribution is carried forward as a deficit applied to the Beginning Fund Balance in the next fiscal year.

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

$$\text{Special Benefit Expenses} \pm \text{Funding Adjustments} = \text{Balance to Levy}$$

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

$$\text{Balance to Levy} / \text{Total Lots(EBUs)} = \text{Assessment Rate (for the fiscal year)}$$

$$\text{Assessment Rate} \times \text{Parcel's EBU} = \text{Parcel Assessment Amount}$$

Part III - Estimate of Costs

Annual Inflationary Adjustment (Assessment Range Formula)

Pursuant to Article XIII D of the California Constitution (Proposition 218), any “new or increased assessments” require certain noticing and balloting requirements. However, Government Code Section 54954.6(a) provides that a “new or increased assessment” does not include “*an assessment which does not exceed an assessment formula or range of assessments...previously adopted by the agency or approved by the voters in the area where the assessment is imposed.*” This definition of a new or increased assessment is reaffirmed in the Proposition 218 Omnibus Implementation Act, Government Code Section 53753.5.

Currently, the maximum assessment rates identified in this Report for Districts 90-01, 90-02, 90-03, 90-04, 91-01, 92-01, 92-02, 93-01, 94-01, 94-02, 94-03, 97-01, 97-02, 97-03, 98-01, and 98-02 are fixed maximum assessment rates that do not include any inflationary adjustment.

However, either at the time of formation or in a subsequent proceeding the maximum assessments for Districts 93-02, 01-01, 01-02, 01-03, 01-04, 02-01, 03-01, 04-01, 04-02, 04-03, 04-04, 05-01, 05-02, 06-01, 07-02, 09-01, 09-02, 14-01, 15-01, 15-02, 16-01, 16-02, 18-01, 19-01, 19-02, 20-01, and 21-01 were balloted for a new or increased assessments that include an inflationary adjustment (assessment range formula).

As previously adopted and approved by the City Council for the Districts with an inflationary adjustment, each fiscal year the maximum assessment rate established for the improvements in the previous fiscal year for each District may be adjusted by the percentage increase in the Local Consumer Price Index (CPI). The Consumer Price Index used for the inflationary adjustment shall be for Urban Wage Earners and Clerical Workers, San Francisco-Oakland-San Jose Area, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

January 1, of each calendar year (“Adjustment Date”), the City shall identify the percentage change in the CPI, using the difference over a 12-month period between the current year and of the previous year as of the Adjustment Date (typically December to December). This percentage difference shall then establish the range of increase to the maximum assessment rates allowed. If the percentage change in the CPI is negative, the maximum assessment rates shall not be adjusted from the previous fiscal year (unchanged). Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if the Bureau of Labor Statistics fail to supply indexes it deems comparable or if no succeeding index is published, the City shall determine an appropriate published price index as approved by the City Council for determining fluctuations in the cost of living.

The annual change in CPI from December 2023 to December 2024 as reported by the U.S. Bureau of Labor Statistics was 2.1 percent. Therefore, the maximum assessment rates for fiscal year 2024/2025 will be increased by 2.1 percent for fiscal year 2025/2026 in those Districts with a previously approved inflationary adjustment including, Districts 93-02, 01-01, 01-02, 01-03, 01-04, 02-01, 03-01, 04-01, 04-02, 04-03, 04-04, 05-01, 05-02, 06-01, 07-02, 09-01, 09-02, 14-01, 15-01, 15-02, 16-01, 16-02, 18-01, 19-01, 19-02, 20-01, and 21-01.

This assessment range formula or inflationary adjustment provides for the District maximum assessment rate applicable for the prior fiscal year to be increased each subsequent fiscal year which is consistent with the California Constitution and the above-referenced Government Code sections.

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

Annual District Budgets

The following budget pages outline the estimated costs to maintain and service the various landscaping and lighting improvements described in this Report for fiscal year 2025/2026.

The budgeted expenses outlined on the following pages for each District reflect the estimated annual expenses required to support and maintain the improvements to be provided within those Districts for fiscal year 2025/2026. The Total Annual Expenses minus the General Benefit Expenses (expenses not assessed and identified as the City's financial obligation to support the improvements) plus any Reserve Fund Collection result in the amount of funding the property owners should reasonably be assessed to fully fund their proportional special benefit from those improvements. Negative Funding Adjustments (Reserve Fund Transfers or City Loan and/or Service Reductions) represent additional funding that is required from either the existing Reserve Funds or from the City to fully support the maintenance and servicing of the improvements.

Budgets for Fund Numbers 0240 through 0261 (Districts 90-01 through 02-01)

Fund No.	District No.	Direct Maintenance Expenses	Incidental Expenses (Admin.)	Total Annual Expenses	General Benefit	Special Benefit Expenses	Reserve Fund Collection or (Transfer)	City Loan and/or Service Reductions	Balance to Levy	EBUs	FY 2025/2026 Assessment Rate	Maximum Assessment Rate	Beginning Fund Balance	Fund Balance Additions or Deficits	Estimated Ending Fund Balance
0240	90-01	\$ 44,906	\$ 4,354	\$ 49,260	\$ (883)	\$ 48,377	\$ 725	\$ -	\$ 49,102	352	\$139.50	\$139.50	\$ 49,268	\$ 725	\$ 49,993
0241	90-02	\$ 3,988	\$ 548	\$ 4,536	\$ (116)	\$ 4,420	\$ (74)	\$ -	\$ 4,346	53	\$82.00	\$82.00	\$ 6,459	\$ (74)	\$ 6,385
0242	90-03	\$ 3,136	\$ 933	\$ 4,069	\$ (222)	\$ 3,847	\$ 277	\$ -	\$ 4,125	84	\$49.10	\$49.10	\$ (1,680)	\$ 277	\$ (1,403)
0243	90-04	\$ 727	\$ 131	\$ 858	\$ (19)	\$ 839	\$ 33	\$ -	\$ 872	14	\$62.30	\$62.30	\$ (156)	\$ 33	\$ (122)
0244	91-01	\$ 3,361	\$ 1,589	\$ 4,950	\$ (142)	\$ 4,808	\$ 408	\$ -	\$ 5,216	285	\$18.30	\$18.30	\$ (762)	\$ 408	\$ (355)
0245	92-01	\$ 2,961	\$ 1,006	\$ 3,967	\$ (259)	\$ 3,708	\$ 254	\$ -	\$ 3,963	78	\$50.80	\$50.80	\$ (6,030)	\$ 254	\$ (5,775)
0246	92-02	\$ 1,969	\$ 821	\$ 2,790	\$ (158)	\$ 2,632	\$ 181	\$ -	\$ 2,813	98	\$28.70	\$28.70	\$ (1,480)	\$ 181	\$ (1,299)
0247	93-01	\$ 4,046	\$ 728	\$ 4,774	\$ (140)	\$ 4,634	\$ (174)	\$ -	\$ 4,460	29	\$153.80	\$153.80	\$ 8,469	\$ (174)	\$ 8,294
0248	93-02	\$ 6,479	\$ 1,312	\$ 7,791	\$ (201)	\$ 7,590	\$ 762	\$ -	\$ 8,352	169	\$49.42	\$49.43	\$ (3,235)	\$ 762	\$ (2,473)
0249	94-01	\$ 2,102	\$ 824	\$ 2,926	\$ (66)	\$ 2,860	\$ 115	\$ -	\$ 2,975	114	\$26.10	\$26.10	\$ (11,239)	\$ 115	\$ (11,124)
0250	94-02	\$ 41,133	\$ 5,164	\$ 46,297	\$ (1,488)	\$ 44,809	\$ 1,174	\$ -	\$ 45,983	541	\$85.00	\$85.00	\$ (12,546)	\$ 1,174	\$ (11,372)
0251	94-03	\$ 13,066	\$ 2,902	\$ 15,968	\$ (1,255)	\$ 14,713	\$ 1,336	\$ -	\$ 16,048	272	\$59.00	\$59.00	\$ (36,009)	\$ 1,336	\$ (34,673)
0252	97-01	\$ 1,760	\$ 402	\$ 2,162	\$ (85)	\$ 2,077	\$ 180	\$ -	\$ 2,257	44	\$51.30	\$51.30	\$ 682	\$ 180	\$ 862
0253	97-02	\$ 986	\$ 296	\$ 1,282	\$ (63)	\$ 1,219	\$ 62	\$ -	\$ 1,281	30	\$42.70	\$42.70	\$ (1,758)	\$ 62	\$ (1,696)
0254	97-03	\$ 12,750	\$ 2,831	\$ 15,581	\$ (626)	\$ 14,955	\$ 720	\$ -	\$ 15,675	250	\$62.70	\$62.70	\$ (18,917)	\$ 720	\$ (18,197)
0255	98-01	\$ 3,653	\$ 1,085	\$ 4,738	\$ (195)	\$ 4,543	\$ 244	\$ -	\$ 4,788	126	\$38.00	\$38.00	\$ (6,641)	\$ 244	\$ (6,396)
0256	98-02	\$ 12,938	\$ 1,830	\$ 14,768	\$ (418)	\$ 14,350	\$ 68	\$ -	\$ 14,418	162	\$89.00	\$89.00	\$ 20,908	\$ 68	\$ 20,976
0257	01-01	\$ 5,334	\$ 1,056	\$ 6,390	\$ (135)	\$ 6,255	\$ -	\$ -	\$ 6,255	148	\$42.26	\$50.33	\$ 17,667	\$ -	\$ 17,667
0258	01-02	\$ 7,184	\$ 2,062	\$ 9,246	\$ (291)	\$ 8,955	\$ 955	\$ -	\$ 9,910	199	\$49.80	\$49.81	\$ 2,825	\$ 955	\$ 3,781
0259	01-03	\$ 4,269	\$ 769	\$ 5,038	\$ (159)	\$ 4,879	\$ (1,113)	\$ -	\$ 3,766	86	\$43.78	\$70.53	\$ 21,336	\$ (1,113)	\$ 20,223
0260	01-04	\$ 30,425	\$ 5,541	\$ 35,966	\$ (1,289)	\$ 34,677	\$ 3,780	\$ -	\$ 38,457	489	\$78.64	\$78.65	\$ 16,916	\$ 3,780	\$ 20,696
0261	02-01	\$ 19,385	\$ 3,106	\$ 22,491	\$ (862)	\$ 21,629	\$ 2,231	\$ -	\$ 23,860	182	\$131.10	\$131.11	\$ 10,817	\$ 2,231	\$ 13,049

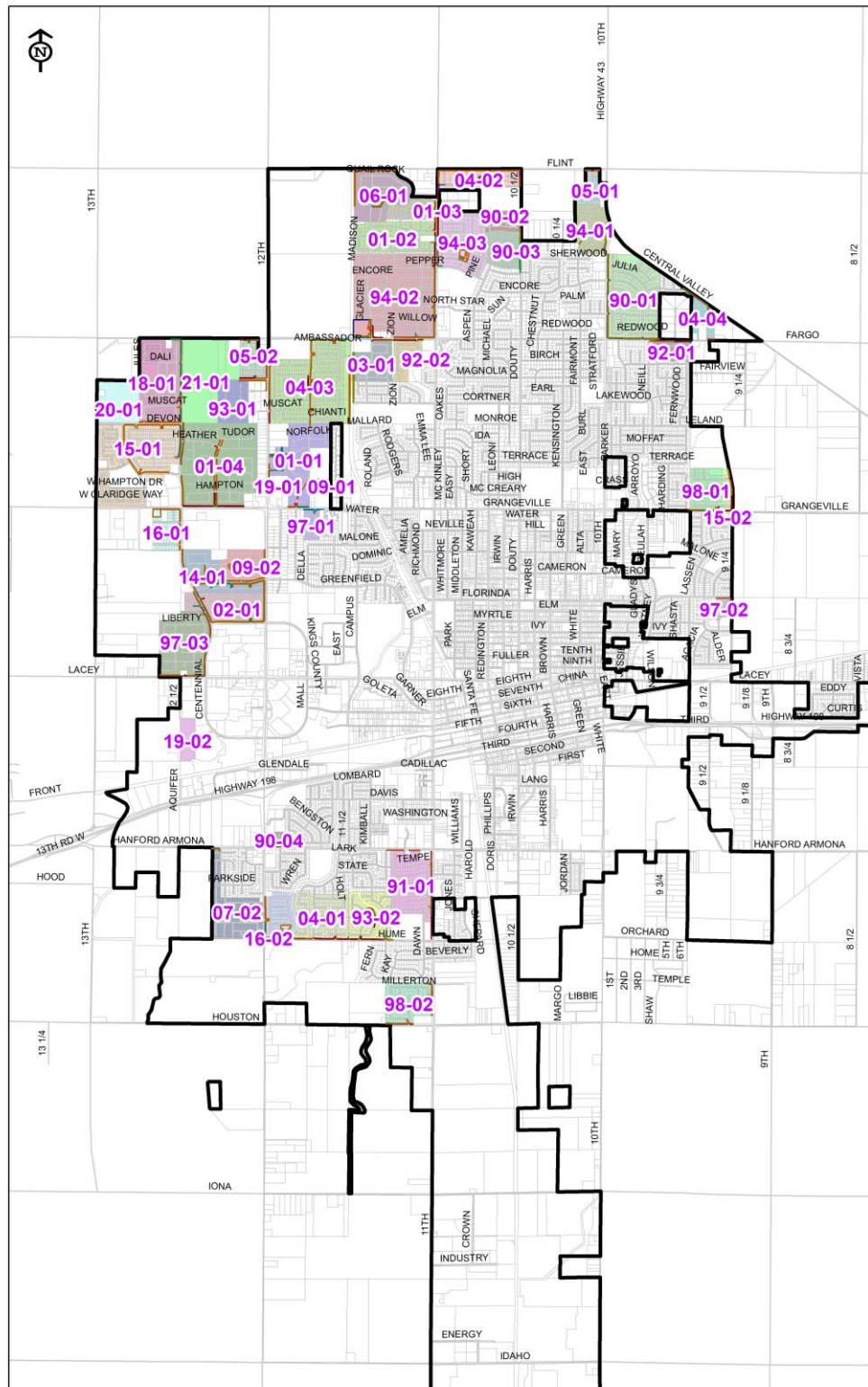
Budgets for Fund Numbers 0262 through 0282 (Districts 03-01 through 21-01)

Fund No.	District No.	Direct Maintenance Expenses	Incidental Expenses (Admin.)	Total Annual Expenses	General Benefit	Special Benefit Expenses	Reserve Fund Collection or (Transfer)	City Loan and/or Service Reductions	Balance to Levy	EBUs	FY 2025/2026 Assessment Rate	Maximum Assessment Rate	Beginning Fund Balance	Fund Balance Additions or Deficits	Estimated Ending Fund Balance
0262	03-01	\$ 7,877	\$ 1,631	\$ 9,508	\$ (236)	\$ 9,272	\$ (637)	\$ -	\$ 8,634	128	\$67.44	\$85.23	\$ 34,313	\$ (637)	\$ 33,676
0263	04-01	\$ 8,023	\$ 1,765	\$ 9,788	\$ (290)	\$ 9,498	\$ (1,272)	\$ -	\$ 8,225	233	\$35.30	\$48.63	\$ 53,905	\$ (1,272)	\$ 52,633
0264	04-02	\$ 17,575	\$ 2,733	\$ 20,308	\$ (793)	\$ 19,515	\$ -	\$ -	\$ 19,515	75	\$260.20	\$275.34	\$ 40,073	\$ -	\$ 40,073
0265	04-03	\$ 60,307	\$ 5,838	\$ 66,145	\$ (1,893)	\$ 64,252	\$ 5,763	\$ -	\$ 70,015	445	\$157.34	\$157.34	\$ 59,207	\$ 5,763	\$ 64,970
0266	04-04	\$ 8,890	\$ 758	\$ 9,648	\$ (206)	\$ 9,442	\$ -	\$ -	\$ 9,442	20	\$472.12	\$550.67	\$ 25,038	\$ -	\$ 25,038
0267	05-01	\$ 4,605	\$ 383	\$ 4,988	\$ (46)	\$ 4,942	\$ -	\$ -	\$ 4,942	38	\$130.04	\$146.38	\$ 16,836	\$ -	\$ 16,836
0268	05-02	\$ 13,904	\$ 2,237	\$ 16,141	\$ (595)	\$ 15,546	\$ -	\$ -	\$ 15,546	150	\$103.64	\$124.55	\$ 29,836	\$ -	\$ 29,836
0269	06-01	\$ 27,471	\$ 3,935	\$ 31,406	\$ (1,317)	\$ 30,089	\$ 3,025	\$ -	\$ 33,115	144	\$229.96	\$229.98	\$ (2,591)	\$ 3,025	\$ 435
0272	07-02	\$ 15,866	\$ 1,713	\$ 17,579	\$ (397)	\$ 17,182	\$ (4,876)	\$ -	\$ 12,306	265	\$46.44	\$157.34	\$ 66,476	\$ (4,876)	\$ 61,600
0270	09-01	\$ 3,152	\$ 323	\$ 3,475	\$ (95)	\$ 3,380	\$ (618)	\$ -	\$ 2,761	14	\$197.24	\$295.01	\$ 13,751	\$ (618)	\$ 13,133
0271	09-02	\$ 22,649	\$ 2,678	\$ 25,327	\$ (703)	\$ 24,624	\$ 666	\$ -	\$ 25,289	121	\$209.00	\$229.45	\$ 46,203	\$ 666	\$ 46,869
0273	14-01	\$ 35,678	\$ 5,308	\$ 40,986	\$ (1,033)	\$ 39,953	\$ -	\$ -	\$ 39,953	175	\$228.30	\$270.27	\$ 73,328	\$ -	\$ 73,328
0274	15-01	\$ 210,412	\$ 7,613	\$ 218,025	\$ (5,563)	\$ 212,462	\$ -	\$ -	\$ 212,462	467	\$454.94	\$513.39	\$ 402,074	\$ -	\$ 402,074
0275	15-02	\$ 7,506	\$ 838	\$ 8,344	\$ (221)	\$ 8,123	\$ 671	\$ -	\$ 8,794	34	\$258.64	\$258.65	\$ 7,821	\$ 671	\$ 8,492
0276	16-01	\$ 10,853	\$ 948	\$ 11,801	\$ (340)	\$ 11,461	\$ 1,217	\$ -	\$ 12,678	54	\$234.78	\$234.78	\$ 8,574	\$ 1,217	\$ 9,792
0277	16-02	\$ 17,342	\$ 2,654	\$ 19,996	\$ (423)	\$ 19,573	\$ -	\$ -	\$ 19,573	113	\$173.20	\$177.16	\$ 32,881	\$ -	\$ 32,881
0278	18-01	\$ 116,993	\$ 14,653	\$ 131,646	\$ (2,496)	\$ 129,150	\$ 16,012	\$ -	\$ 145,162	267	\$543.68	\$543.69	\$ 156,974	\$ 16,012	\$ 172,986
0279	19-01	\$ 11,606	\$ 599	\$ 12,205	\$ (177)	\$ 12,028	\$ -	\$ -	\$ 12,028	22	\$546.72	\$593.83	\$ 24,024	\$ -	\$ 24,024
0280	19-02	\$ 11,543	\$ 100	\$ 11,643	\$ (222)	\$ 11,421	\$ -	\$ -	\$ 11,421	66	\$173.04	\$491.68	\$ 22,235	\$ -	\$ 22,235
0281	20-01	\$ 51,368	\$ 6,588	\$ 57,956	\$ (1,935)	\$ 56,021	\$ -	\$ -	\$ 56,021	158	\$354.56	\$723.28	\$ 134,158	\$ -	\$ 134,158
0282	21-01	\$ 48,780	\$ 5,035	\$ 53,815	\$ (1,815)	\$ 52,000	\$ -	\$ -	\$ 52,000	280	\$185.70	\$1,155.30	\$ 133,898	\$ -	\$ 133,898
District Totals		\$ 938,958	\$ 107,620	\$ 1,046,578	\$ (29,869)	\$ 1,016,709	\$ 32,096	\$ -	\$ 1,048,805	7,074			\$ 1,433,910	\$ 32,096	\$ 1,466,006

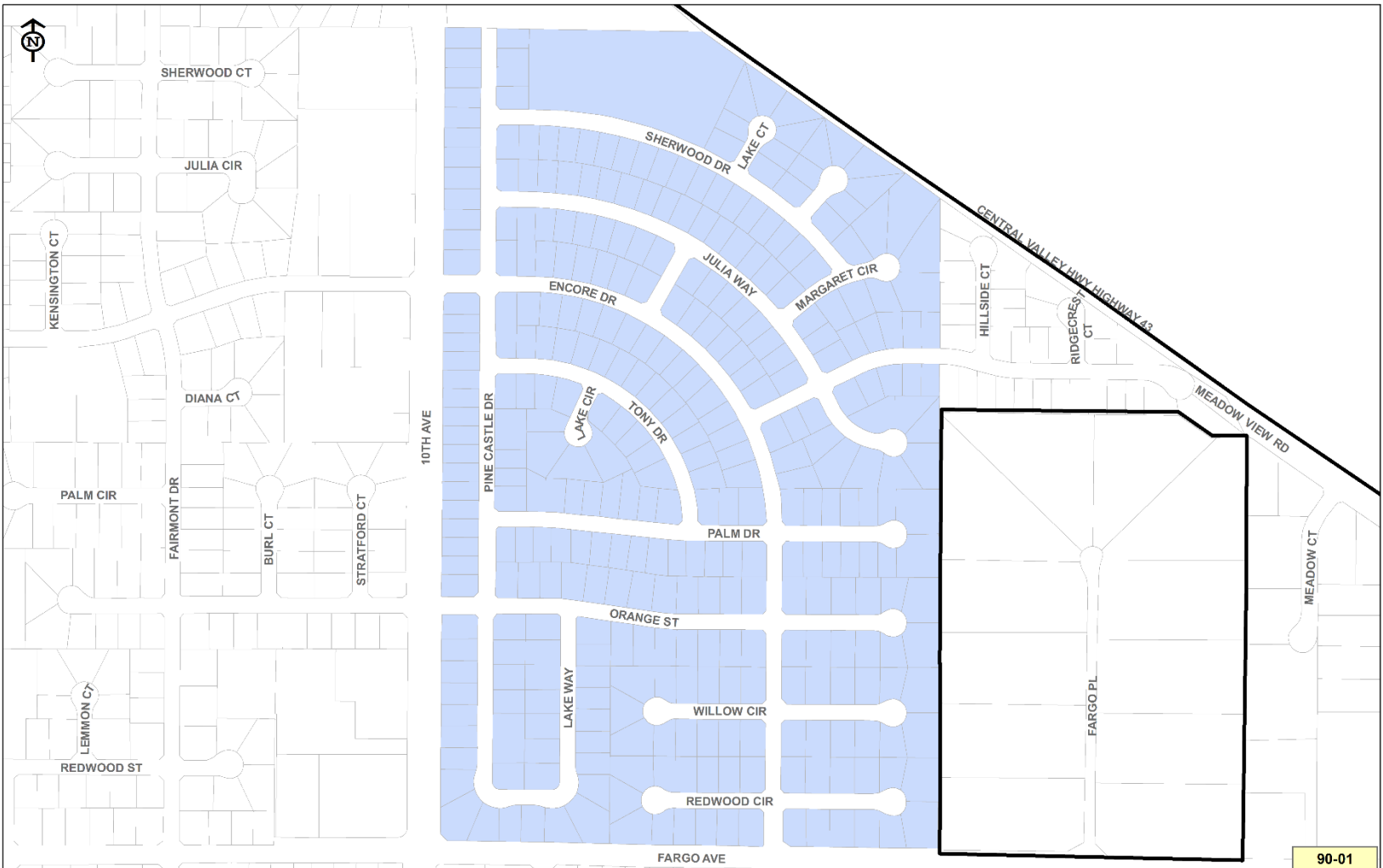
Part IV - District Diagrams

The following pages contain an Overview LLMD Diagram showing the general location of the Districts within the City of Hanford for fiscal year 2025/2026 described within this Report as well as individual diagrams for each District, which incorporates the parcels determined to receive special benefits from the various District improvements. All parcels that will receive a special benefit from the improvements provided within each District consist of all lots, parcels and subdivisions of land within the boundaries of those Districts as depicted by these diagrams and the lines and dimensions of those lots, parcels and subdivisions of land shall be those lines and dimensions shown on the current Kings County Assessor's parcel maps and by reference the Kings County Assessor's parcel maps are incorporated herein and made part of this Report. The LLMD diagram along with the Assessment Roll incorporated in this Report constitutes the District Assessment Diagram for each District for fiscal year 2025/2026.

Overview LLMD Diagram

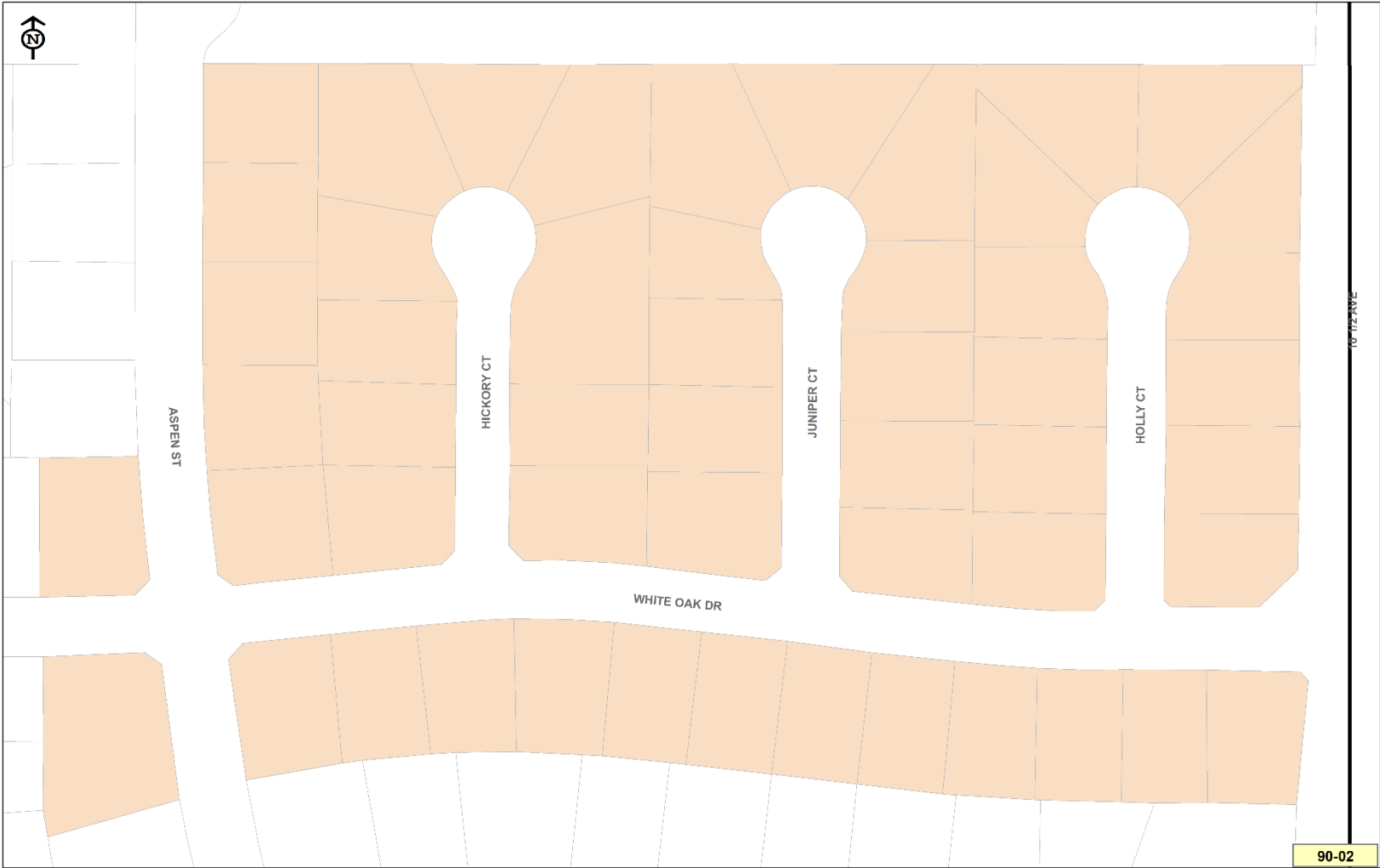


District 90-01: Pinecastle Addition Units 1 through 4



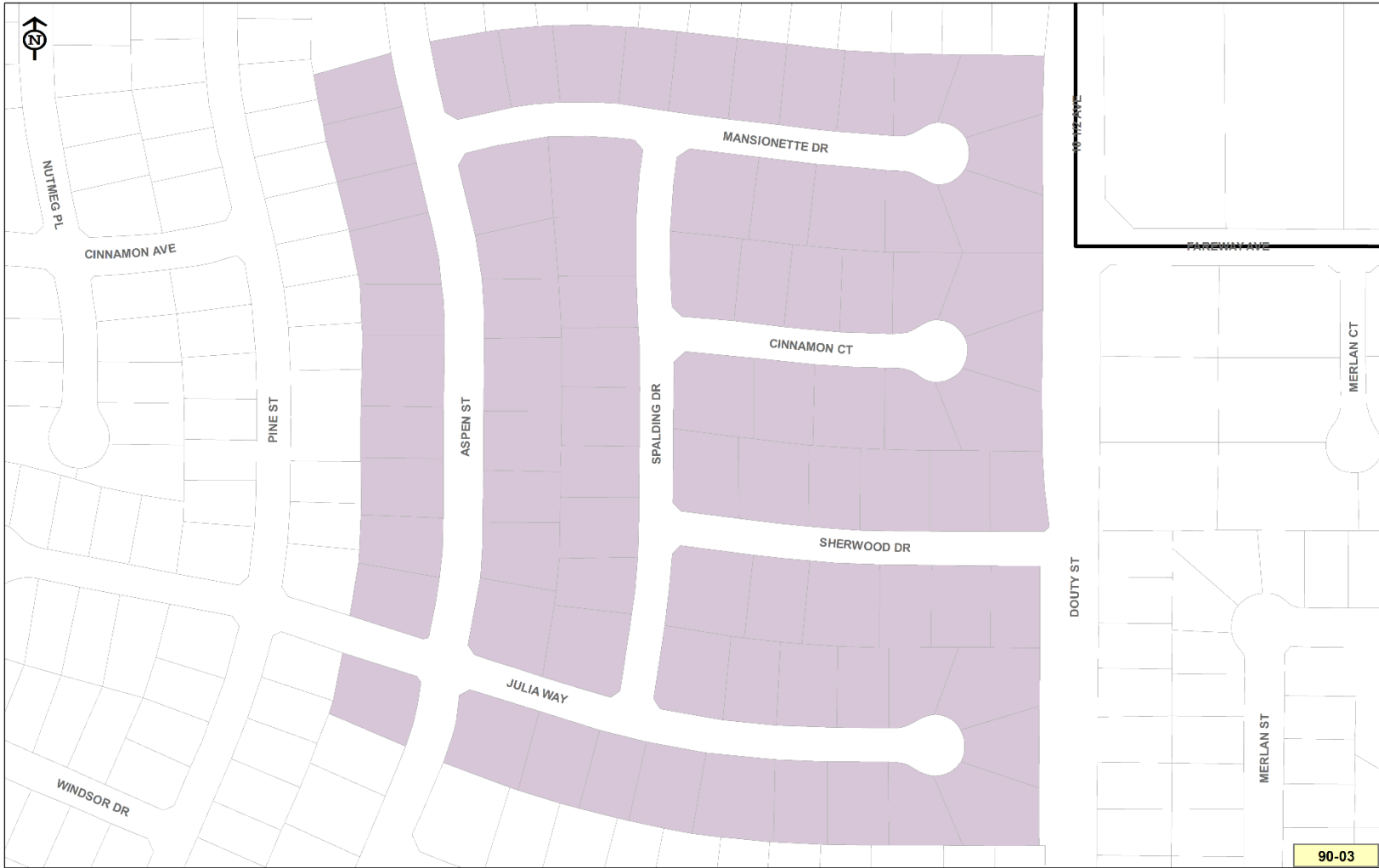
Date: 4/26/2022

District 90-02: Park Monterey Units 1 and 2



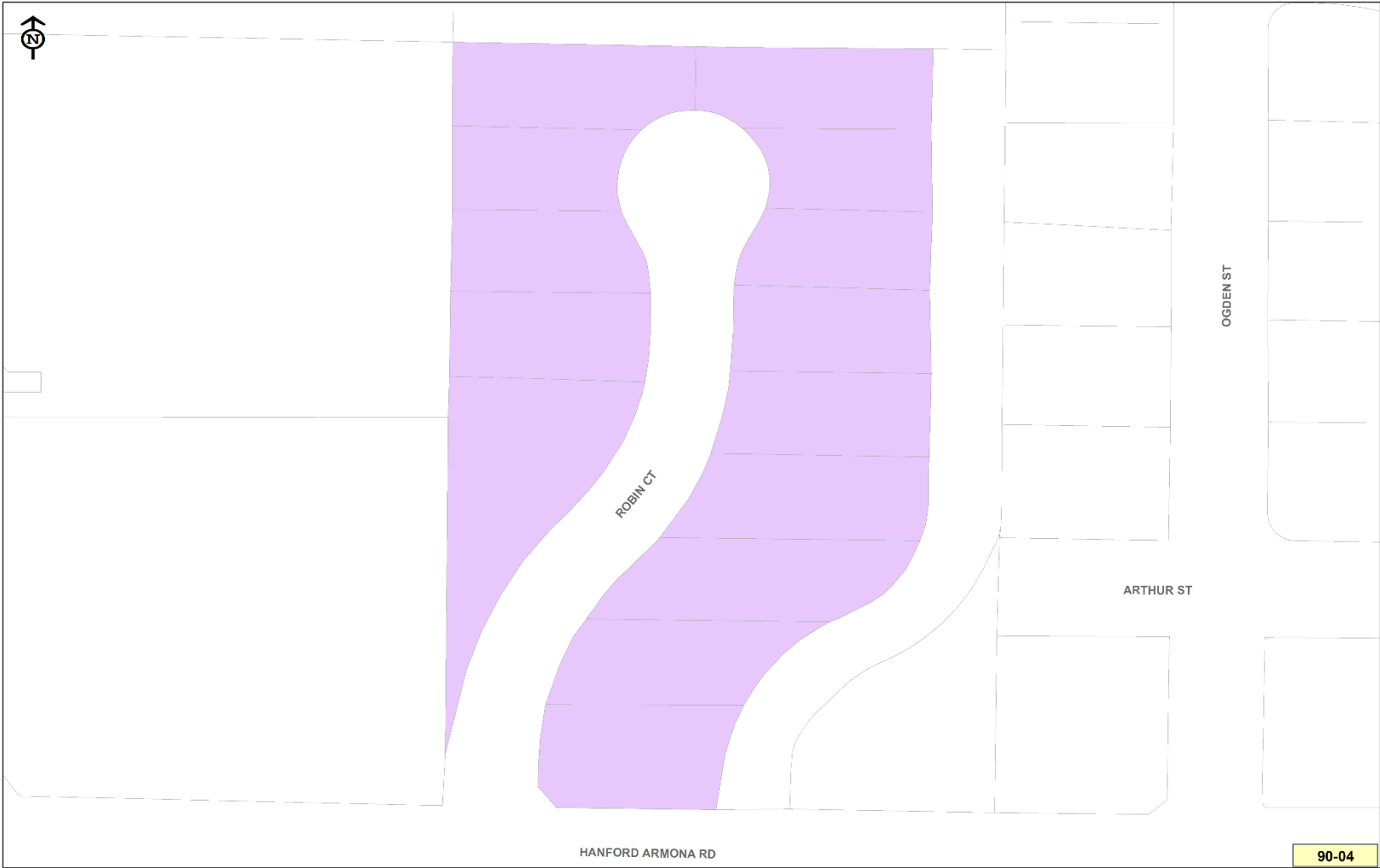
Date: 4/26/2022

District 90-03: Mansionette Units 7 and 8



Date: 4/26/2022

District 90-04: Hyde Park



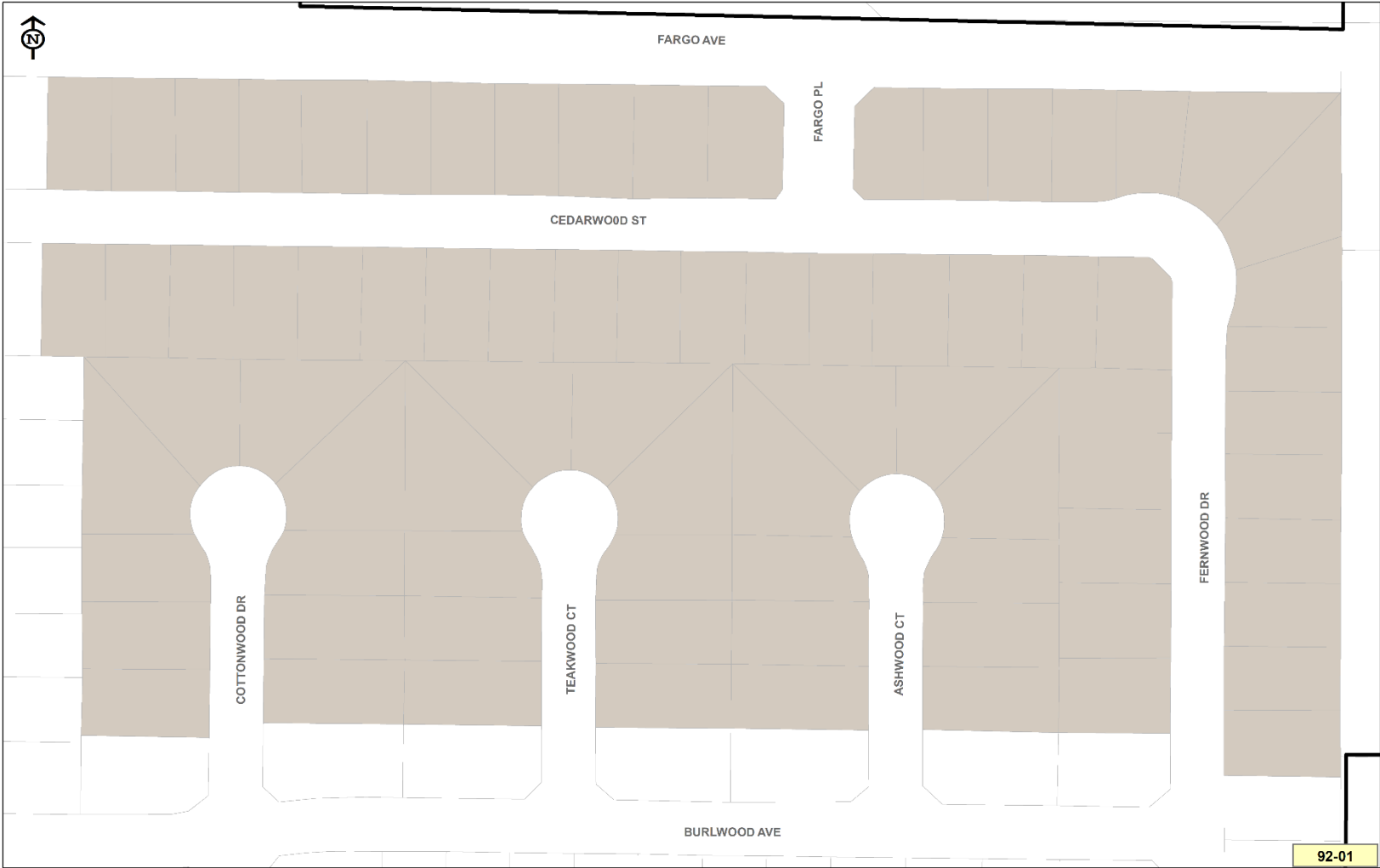
Date: 4/26/2022

District 91-01: Sierra Vista & New Dimensions Units 1 through 5



Date: 4/26/2022

District 92-01: Portofino Unit Units 1 through 4



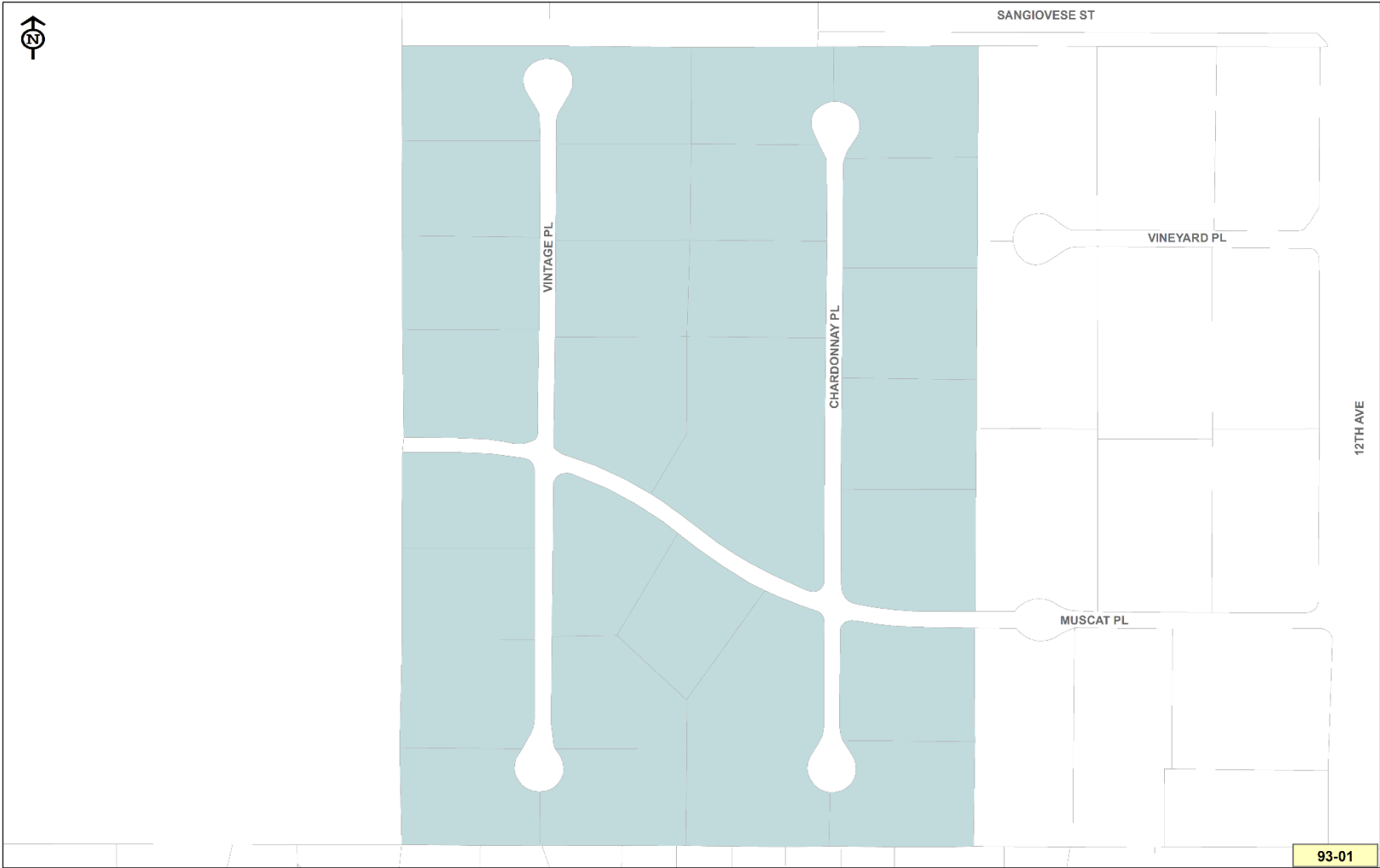
Date: 4/26/2022

District 92-02: Cielo En Tierra Units 1 through 5



Date: 4/26/2022

District 93-01: Vintage Estates



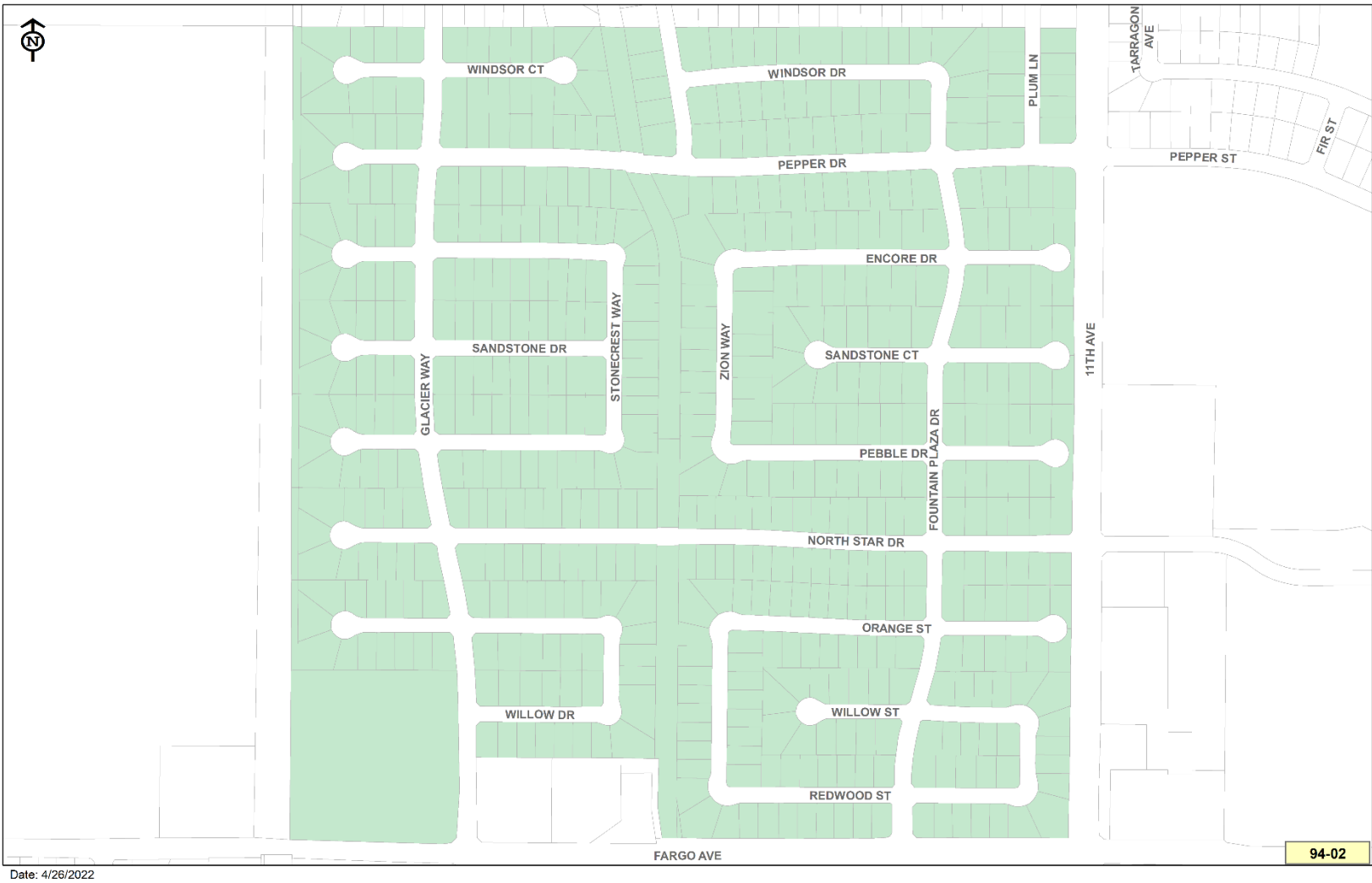
District 93-02: Walnut Forest Units 1 through 3



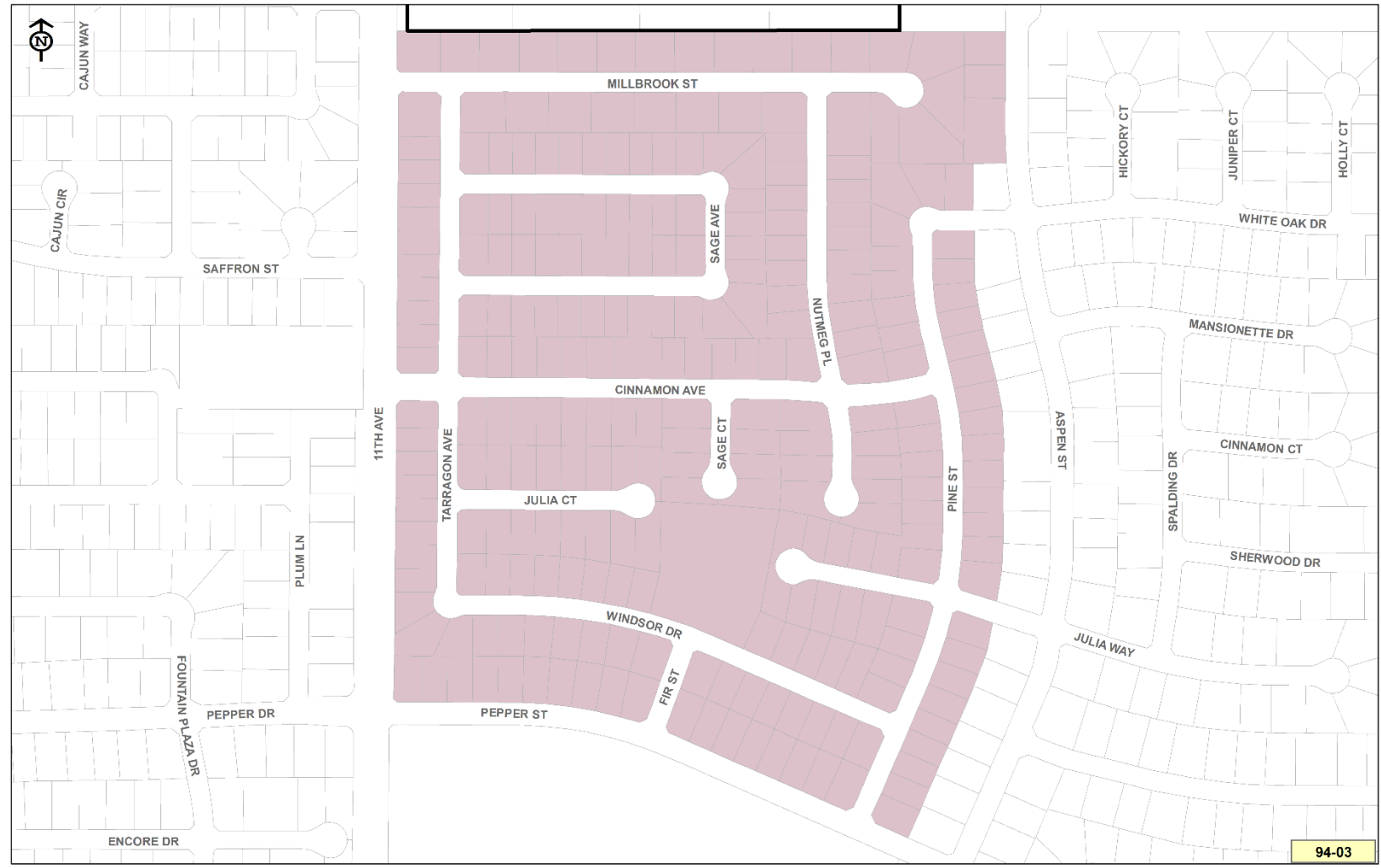
District 94-01: Gateway Estates



District 94-02: Stonecrest Units 1 through 9

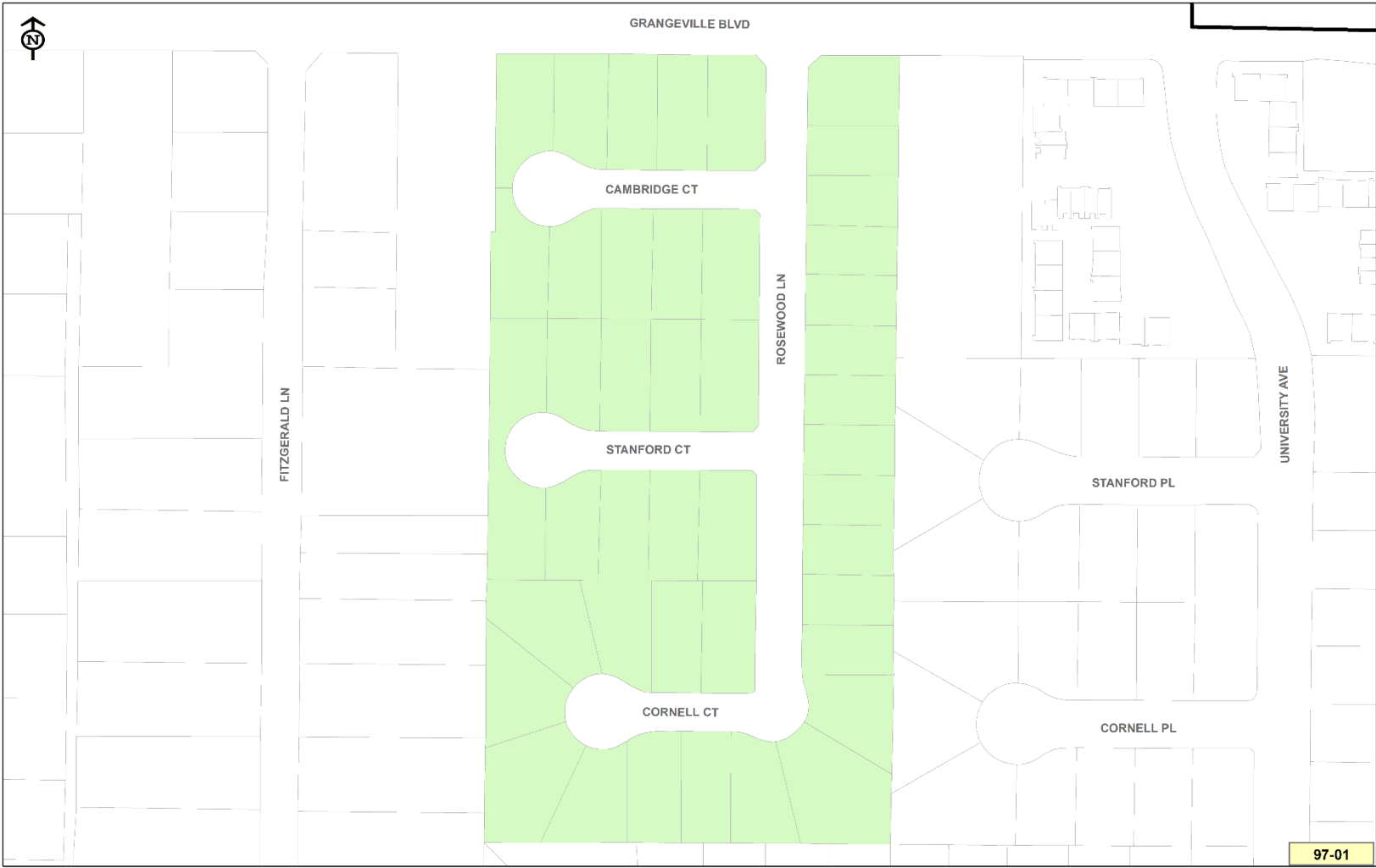


District 94-03: Quail Run Estates Units 1 through 5



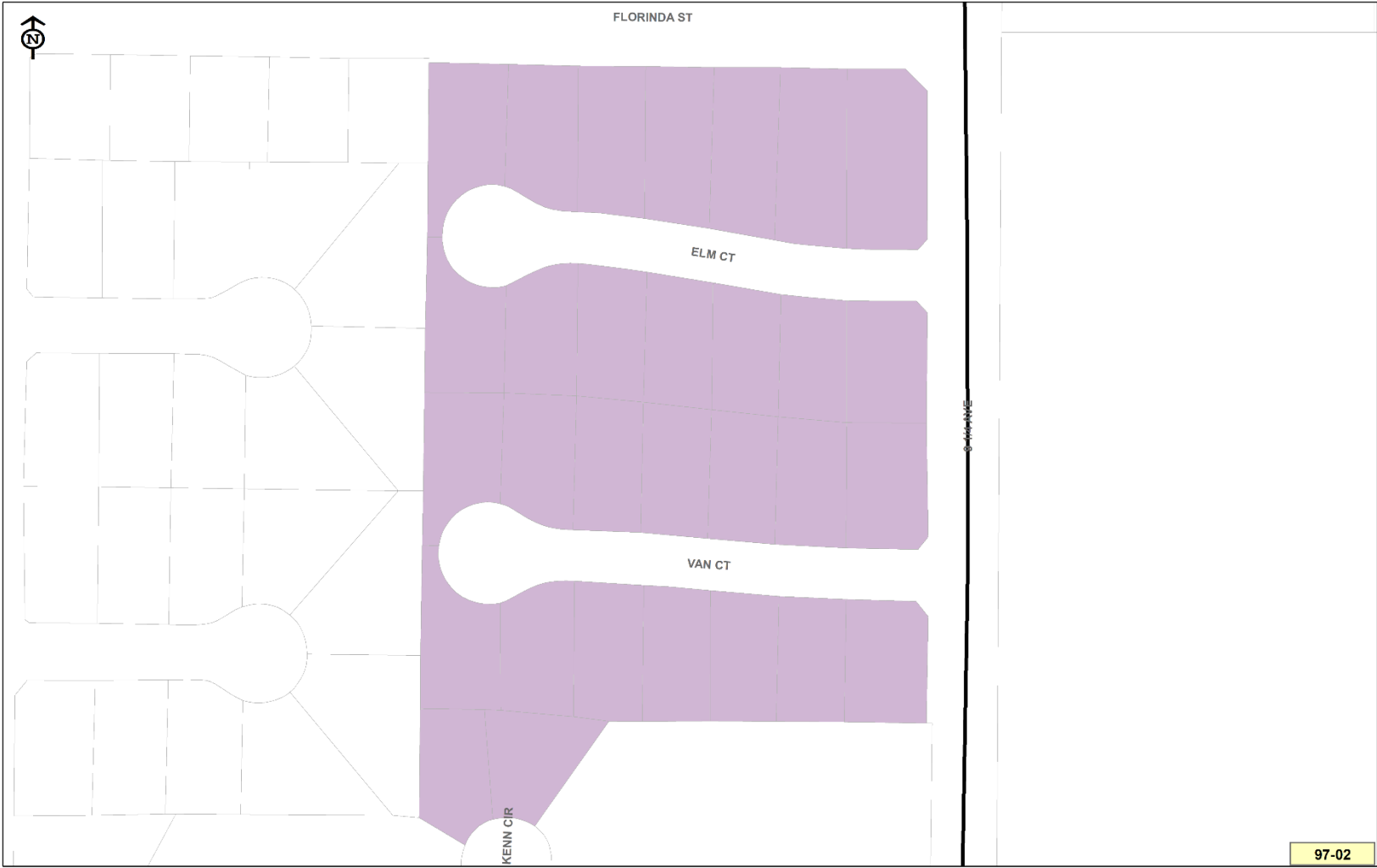
Date: 4/26/2022

District 97-01: Rosewood Estates Units 1 and 2



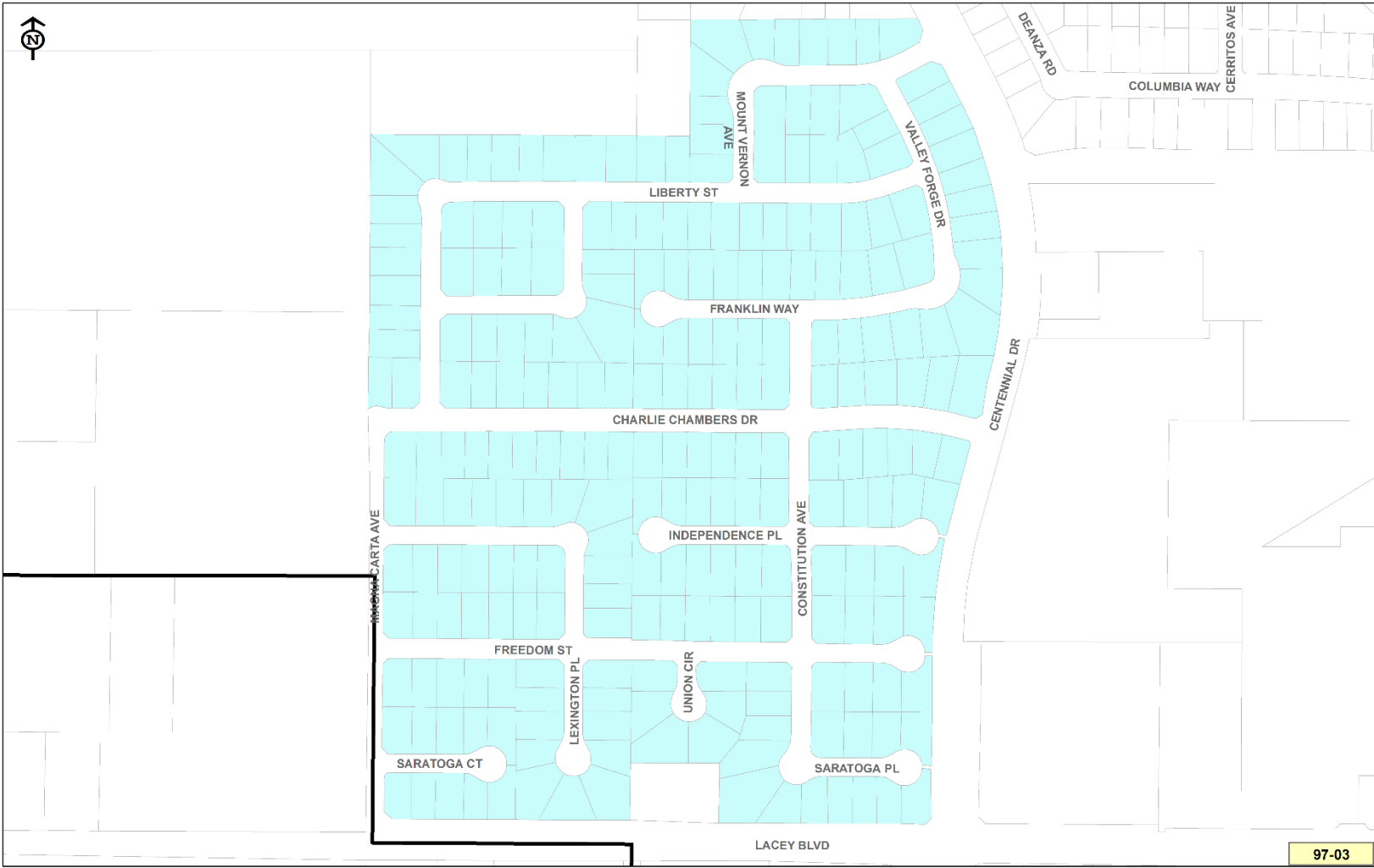
Date: 4/26/2022

District 97-02: Summer Field Addition #2



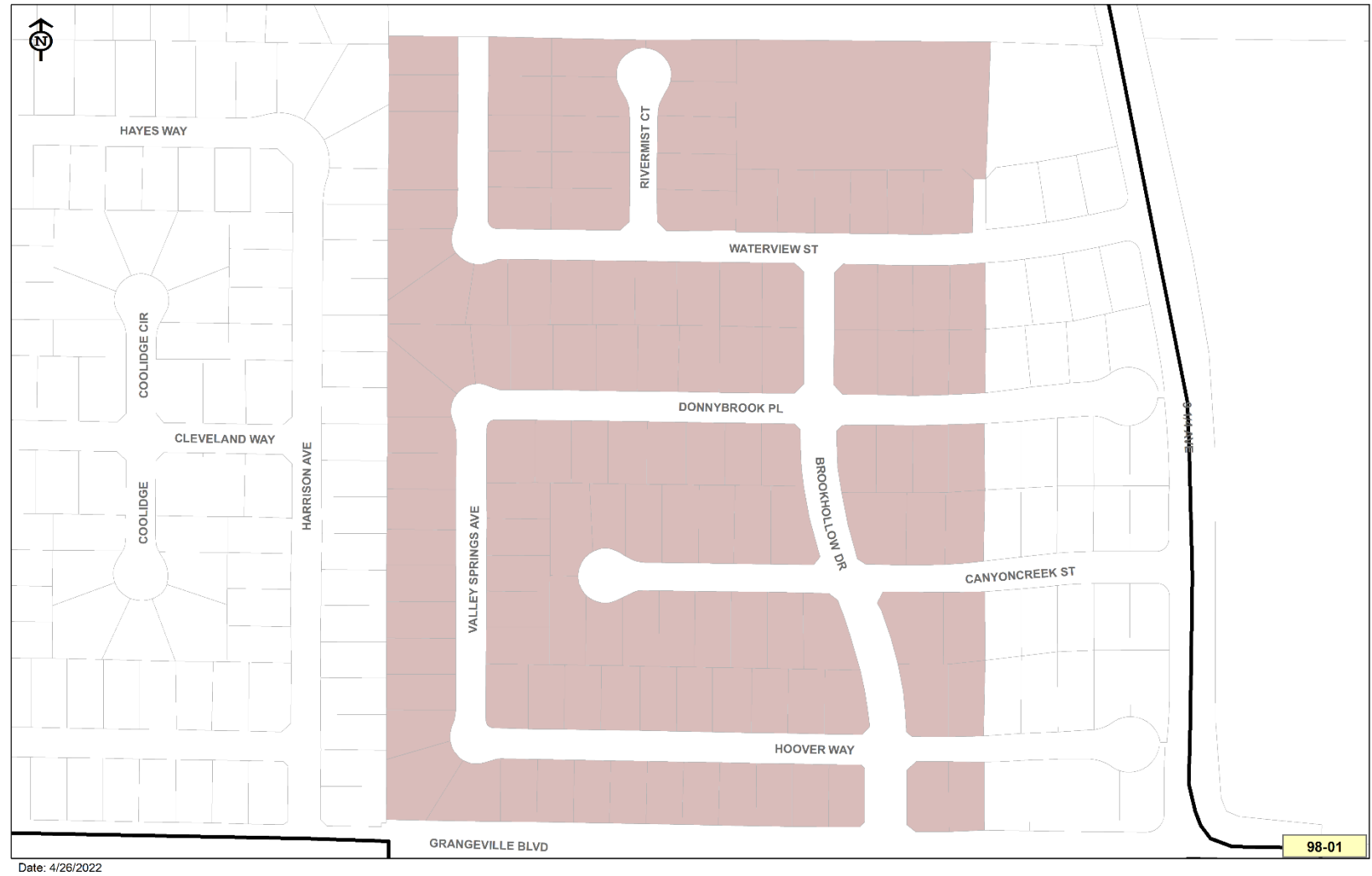
Date: 4/26/2022

District 97-03: Country Crossing Units 1 through 5



Date: 4/26/2022

District 98-01: Crystal Springs Units 1 through 3

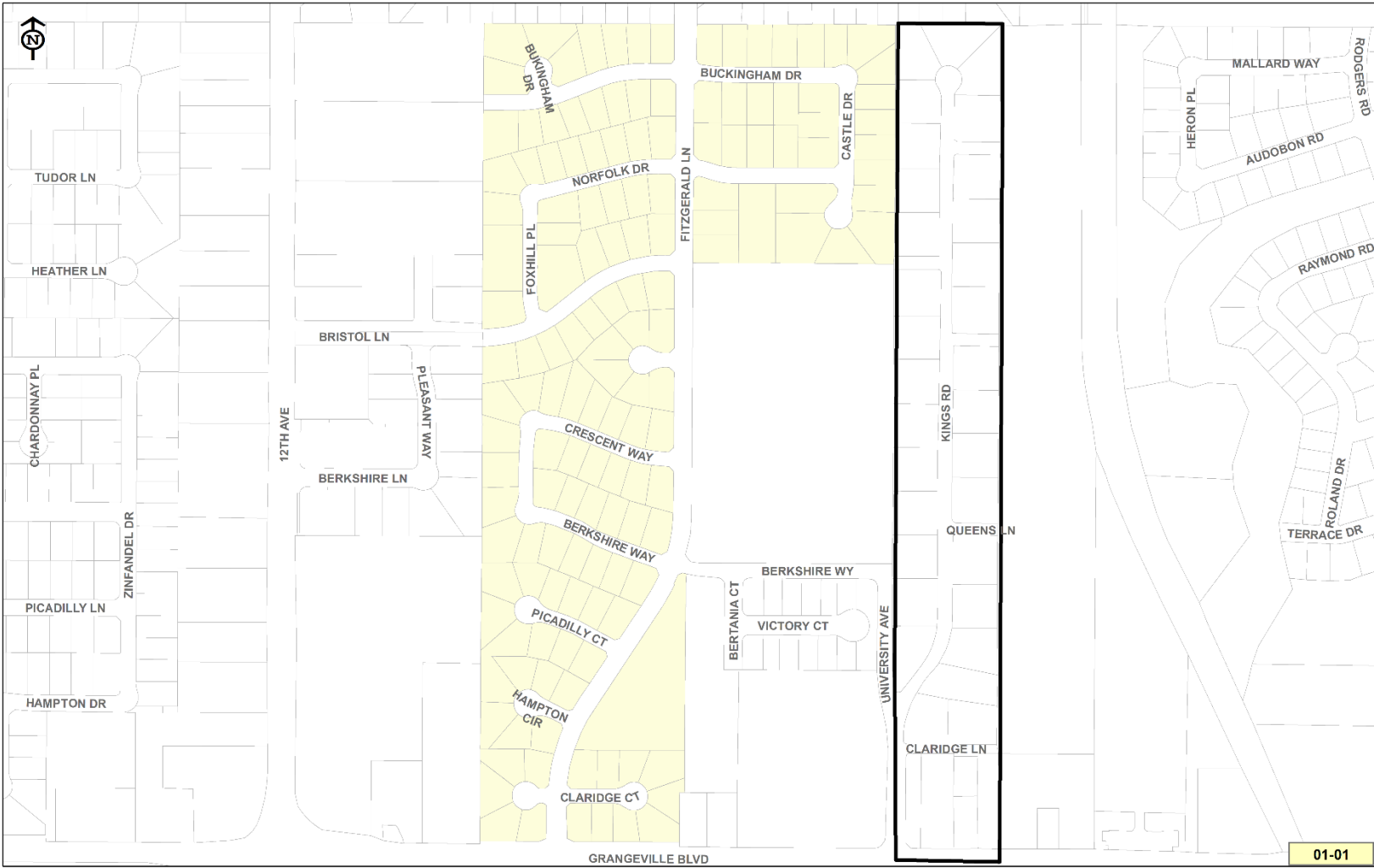


District 98-02: Mountain View Estates Units 1 through 6



Date: 4/26/2022

District 01-01: Pacific Grove Units 1 through 3 and N. Pointe Units 1 through 4



Date: 4/26/2022

District 01-02: Cambridge Homes Units 1 through 3



District 01-03: Poppy Hills Units 1 and 2



Date: 4/26/2022

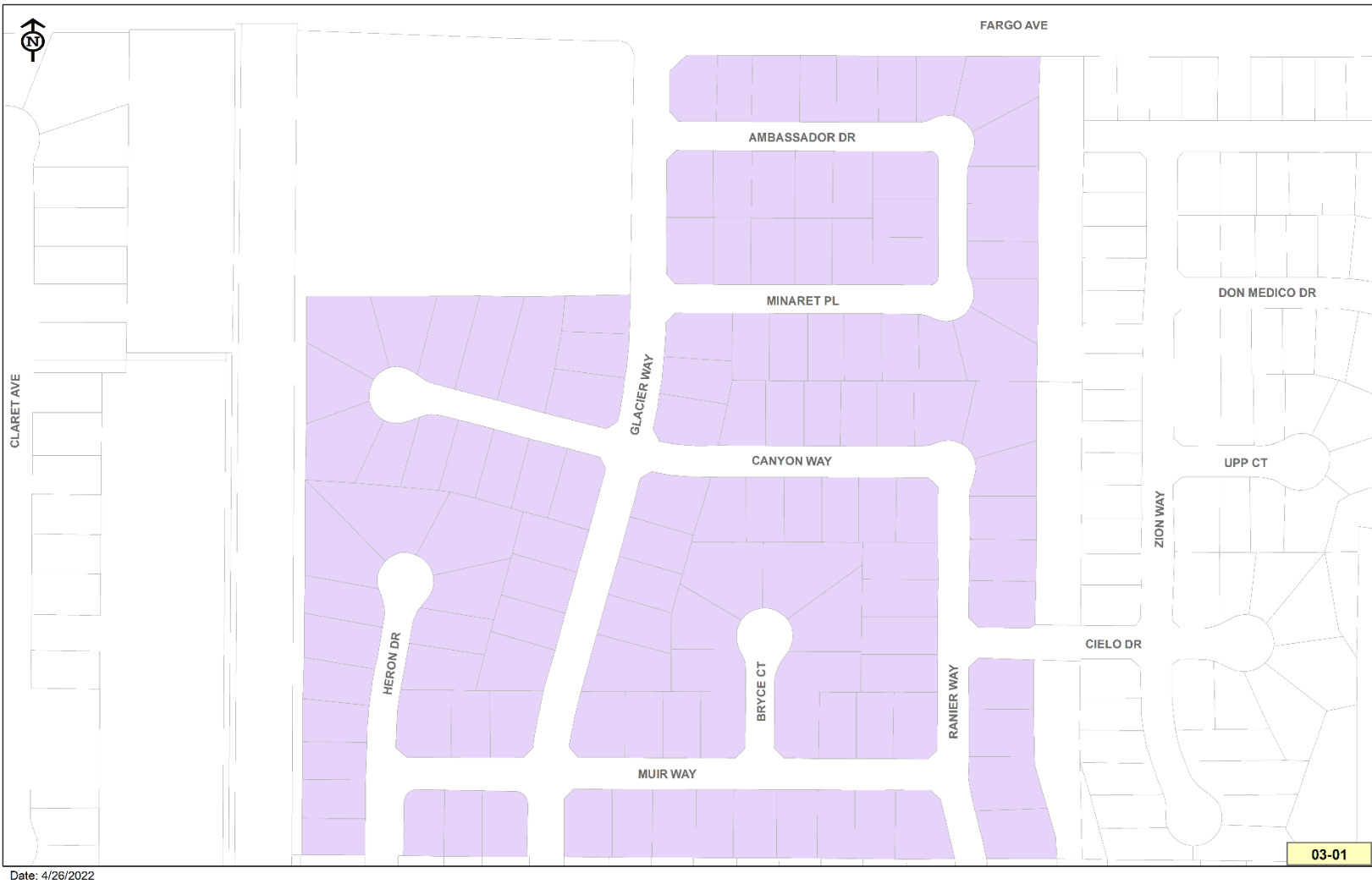
District 01-04: Silver Oaks Units 1 through 5



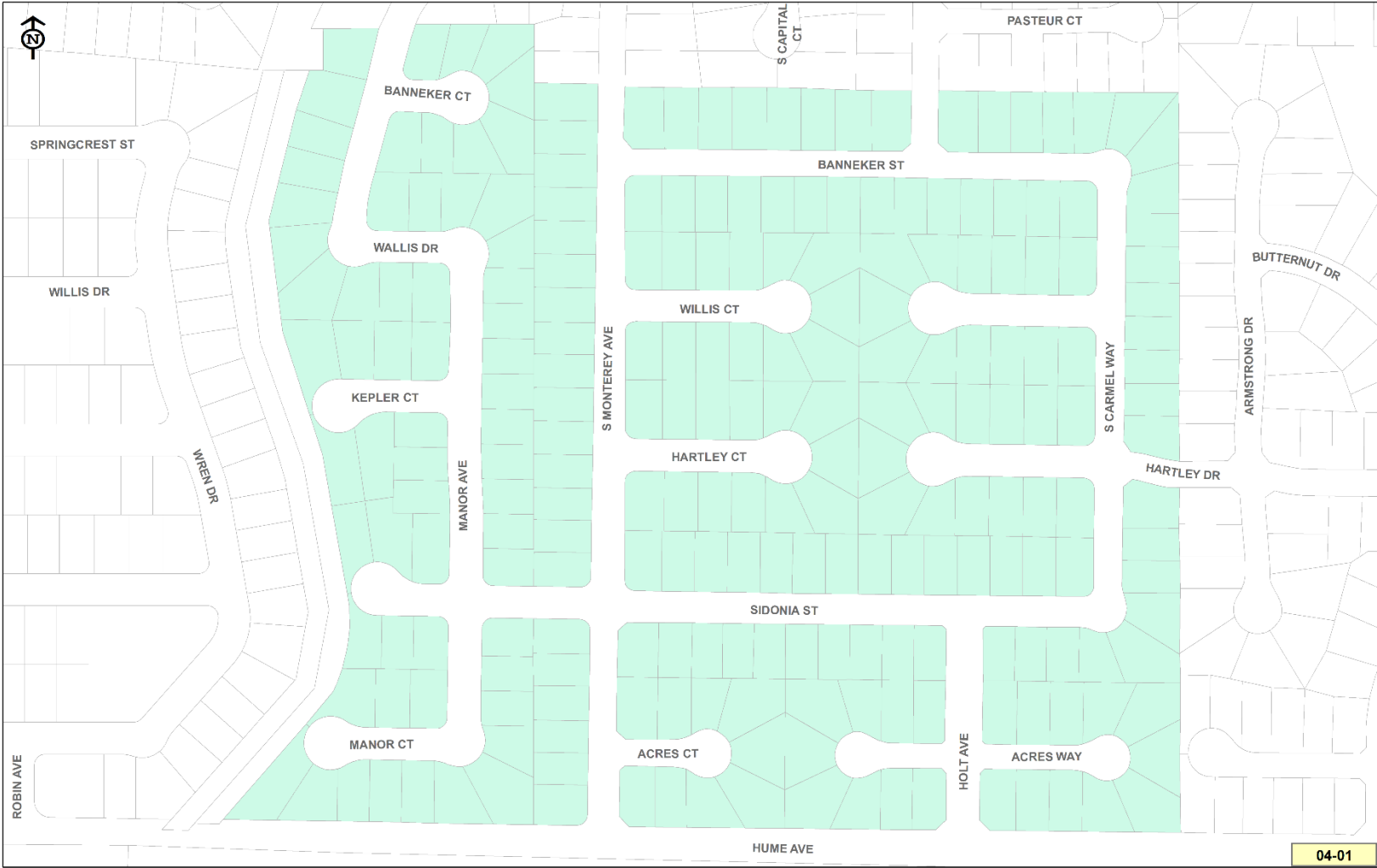
District 02-01: Ashton Park Units 1 through 4



District 03-01: Le Parc Units 1 through 3

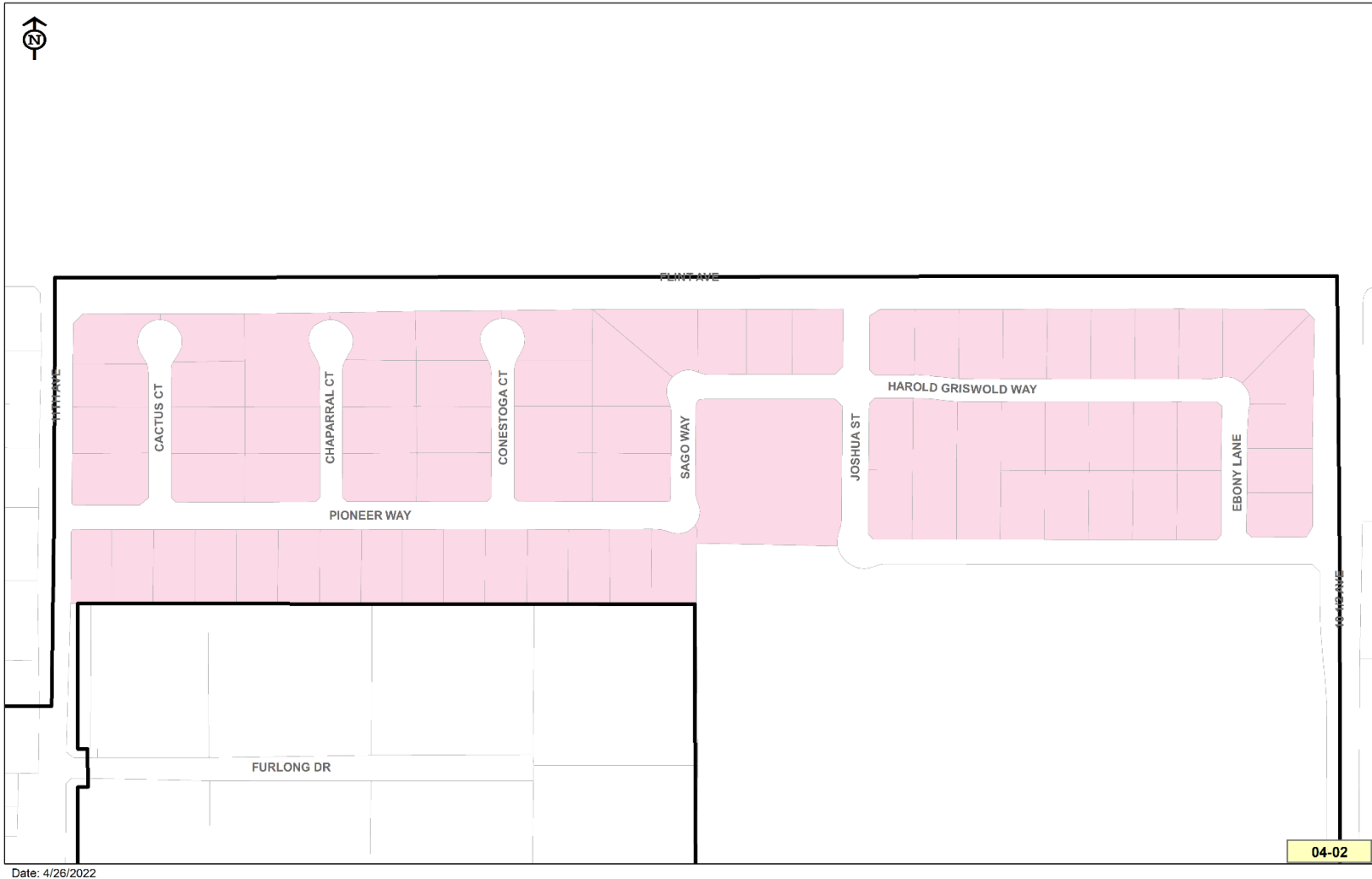


District 04-01: Sidonia Units 1 and 2 and Sidonia Estates II



Date: 4/26/2022

District 04-02: Cambridge Homes/Majesty II

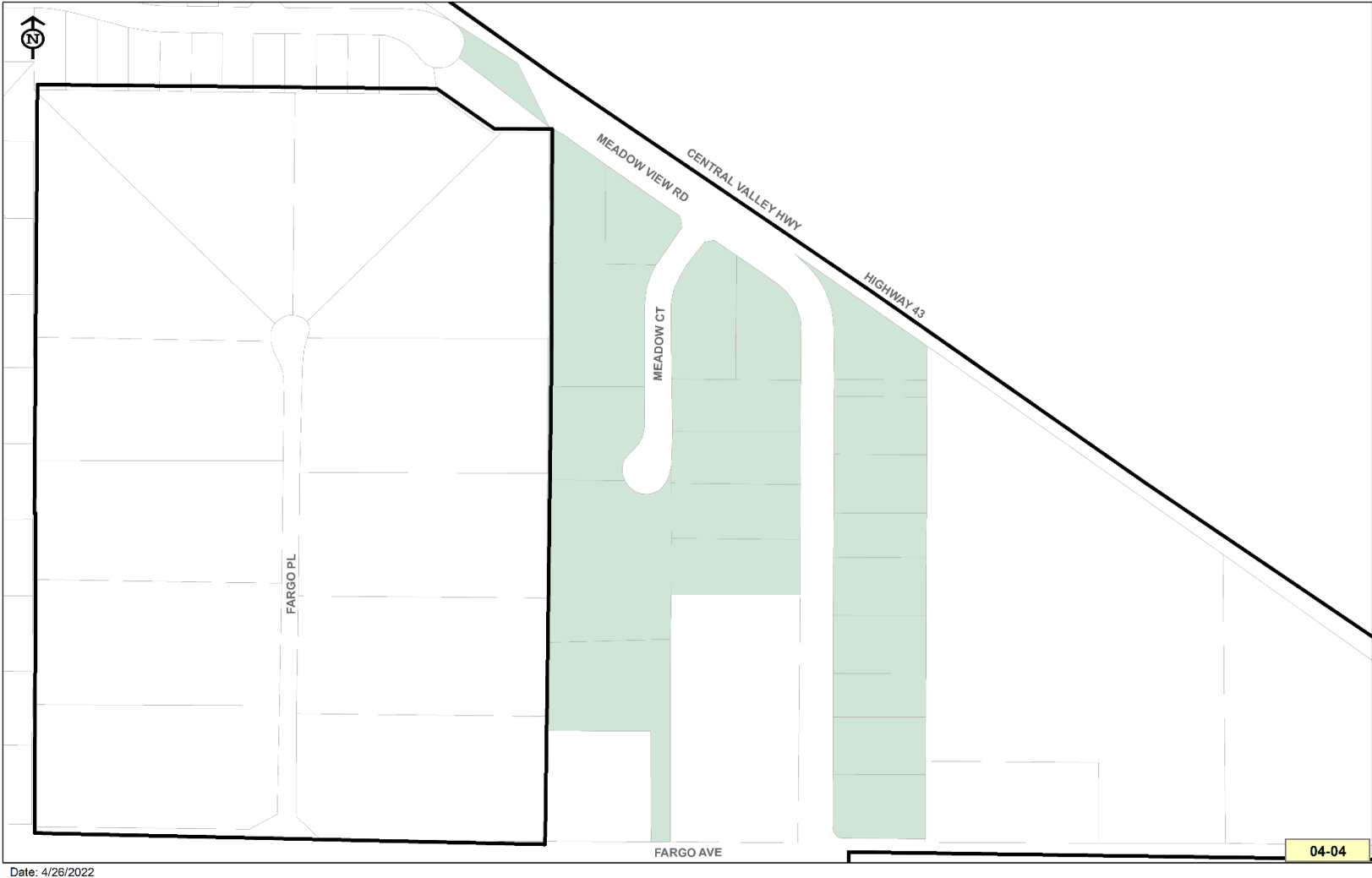


District 04-03: Cambridge Homes - Majesty II #2, Cambridge Homes Units 1 through 6, Cambridge Homes - Vineyards Units 1 through 4



Date: 4/26/2022

District 04-04: Sierra Heights Units 1 and 2



District 05-01: Mission Park

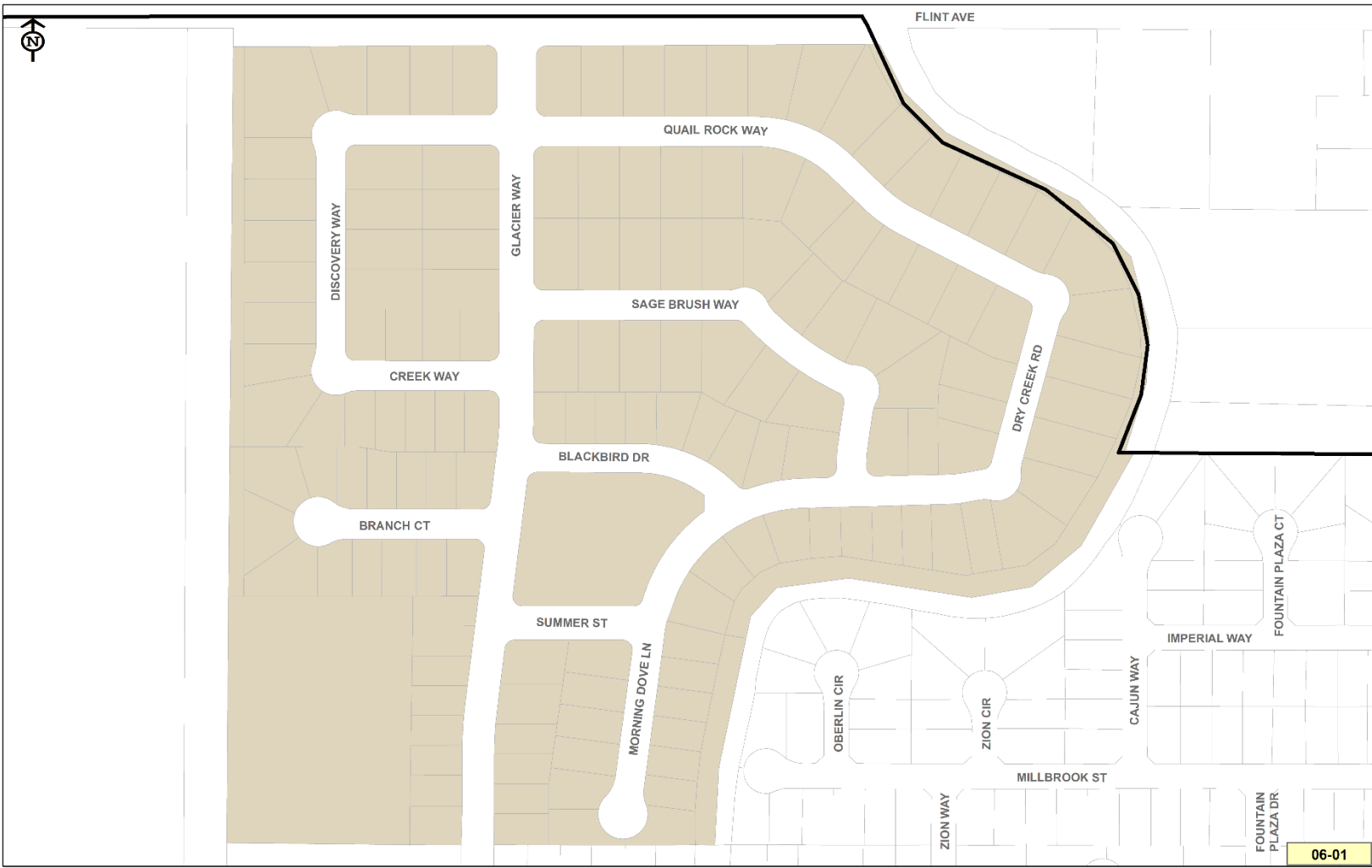


District 05-02: Copper Valley

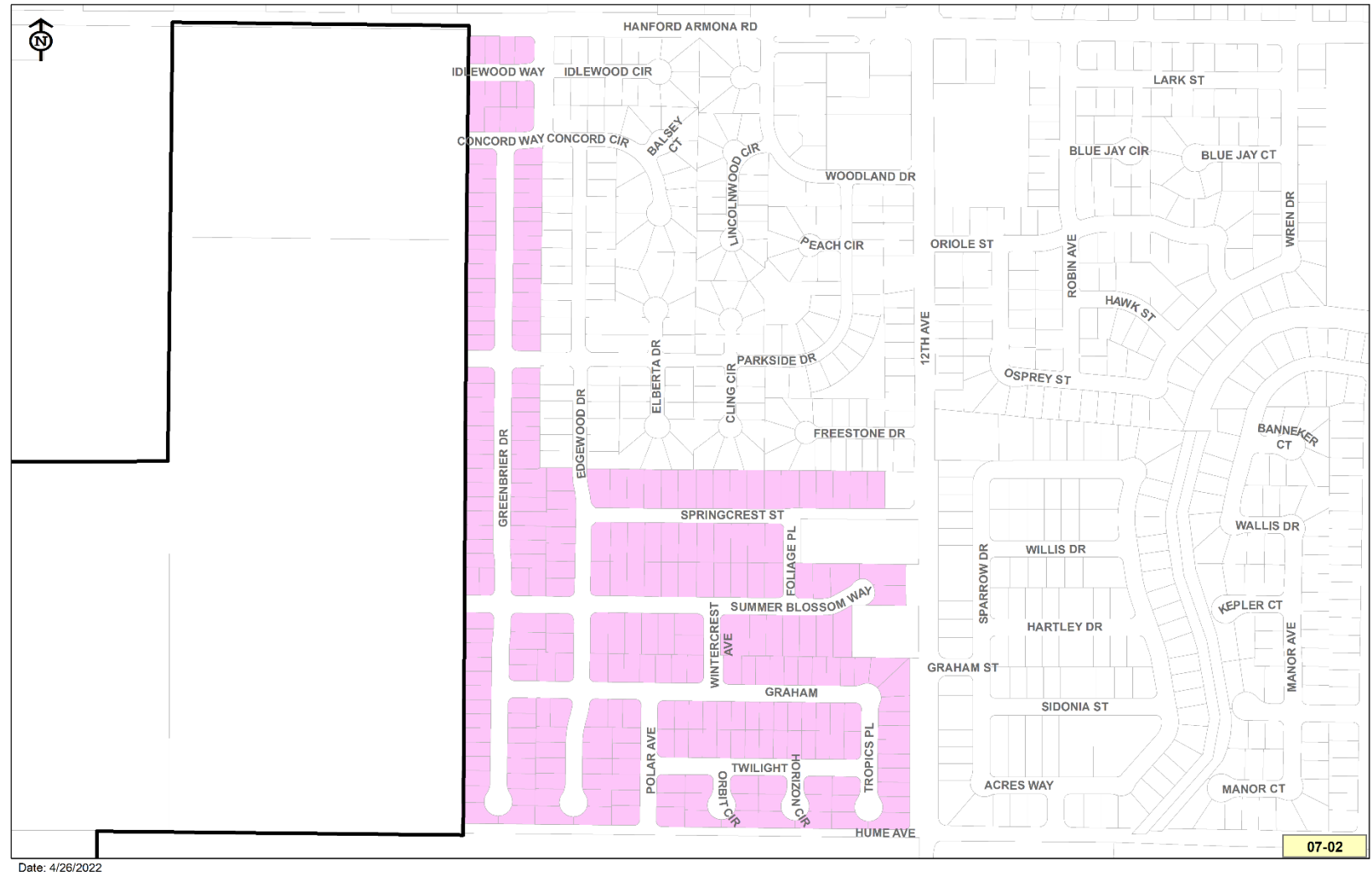


Date: 4/26/2022

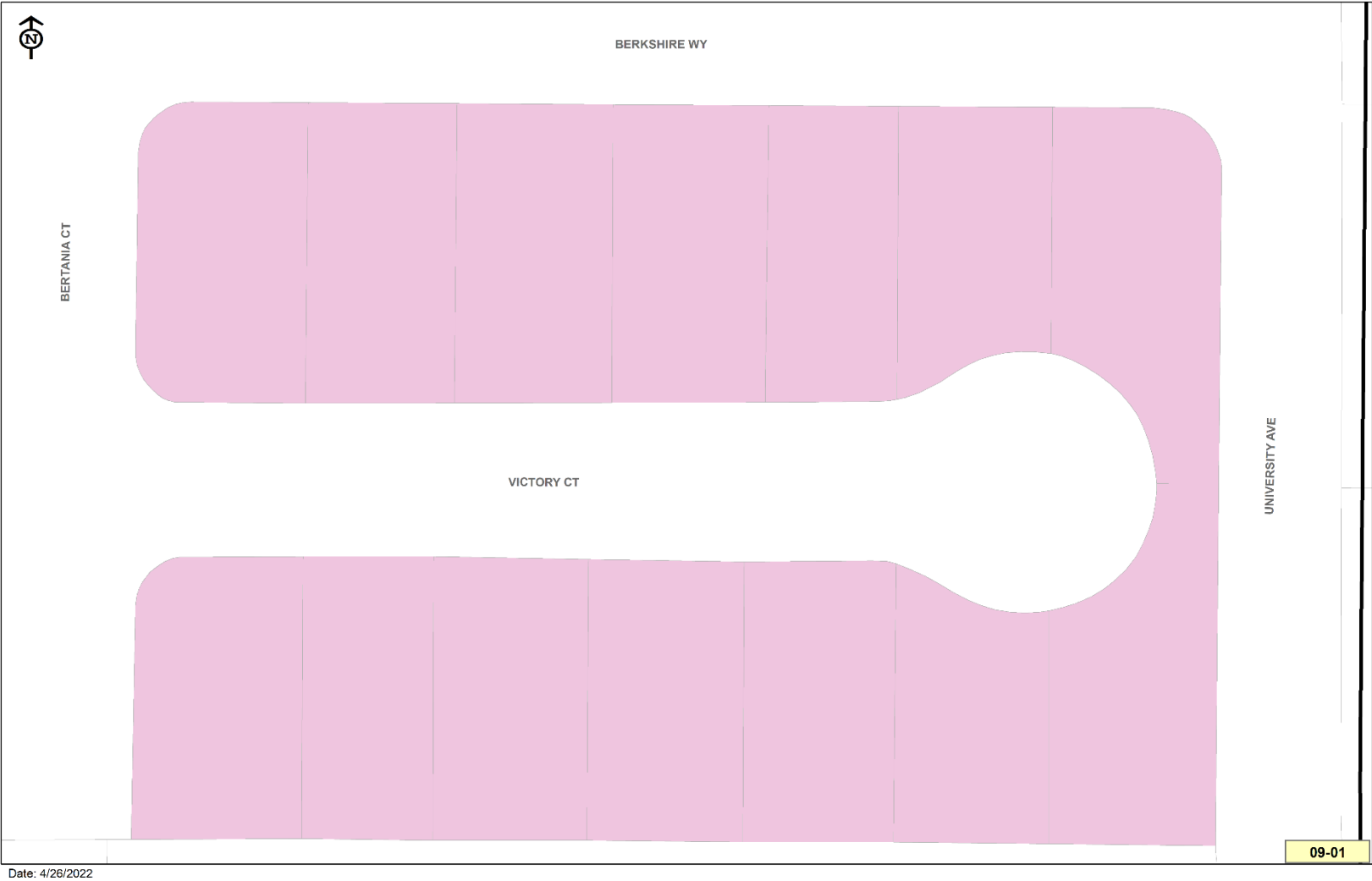
District 06-01: Quail Park Subdivision



District 07-02: South Gate Addition, Greenbrier Gardens, & Live Oak North



District 09-01: Victory Estates

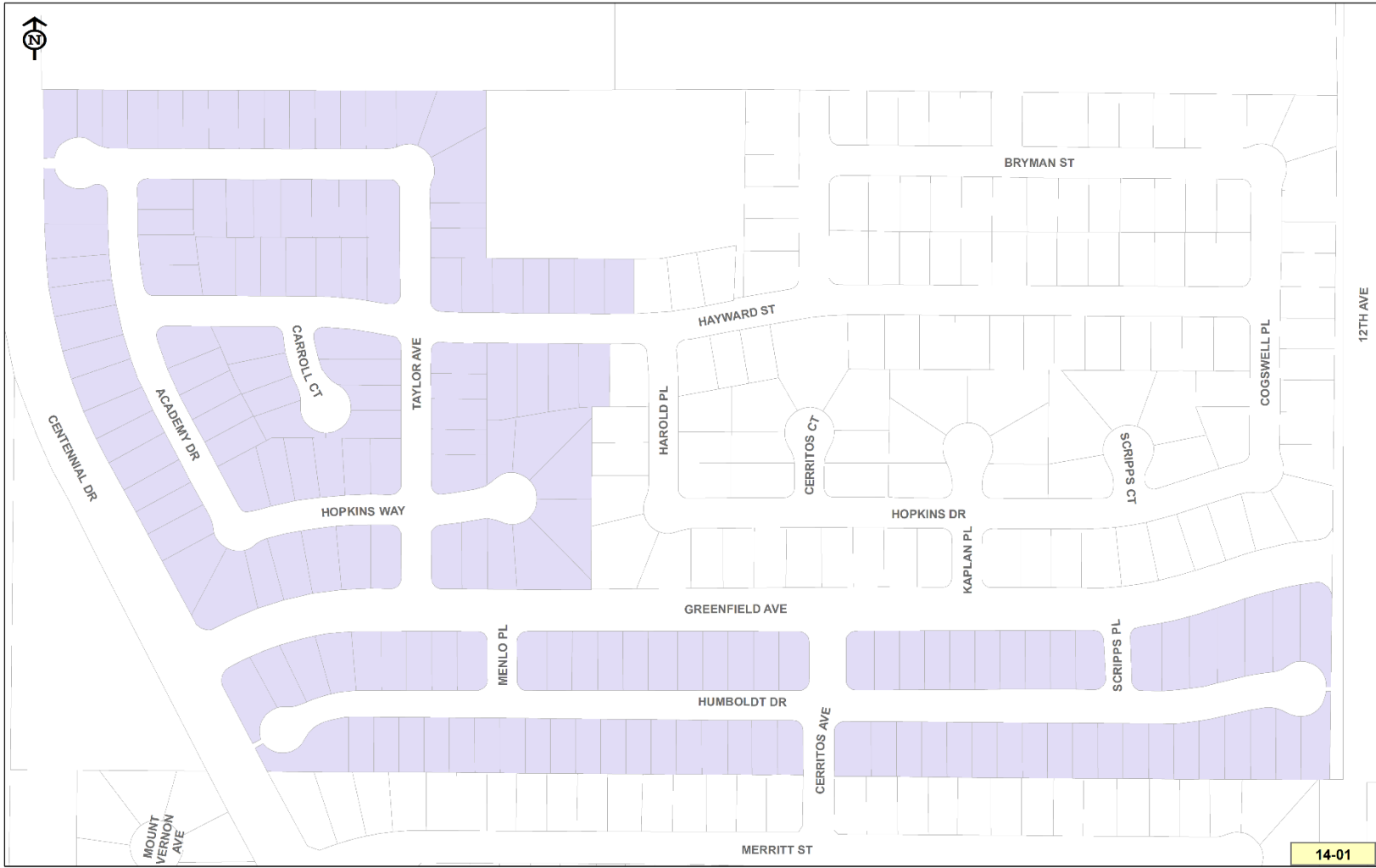


District 09-02: Independence Units 1 and 2

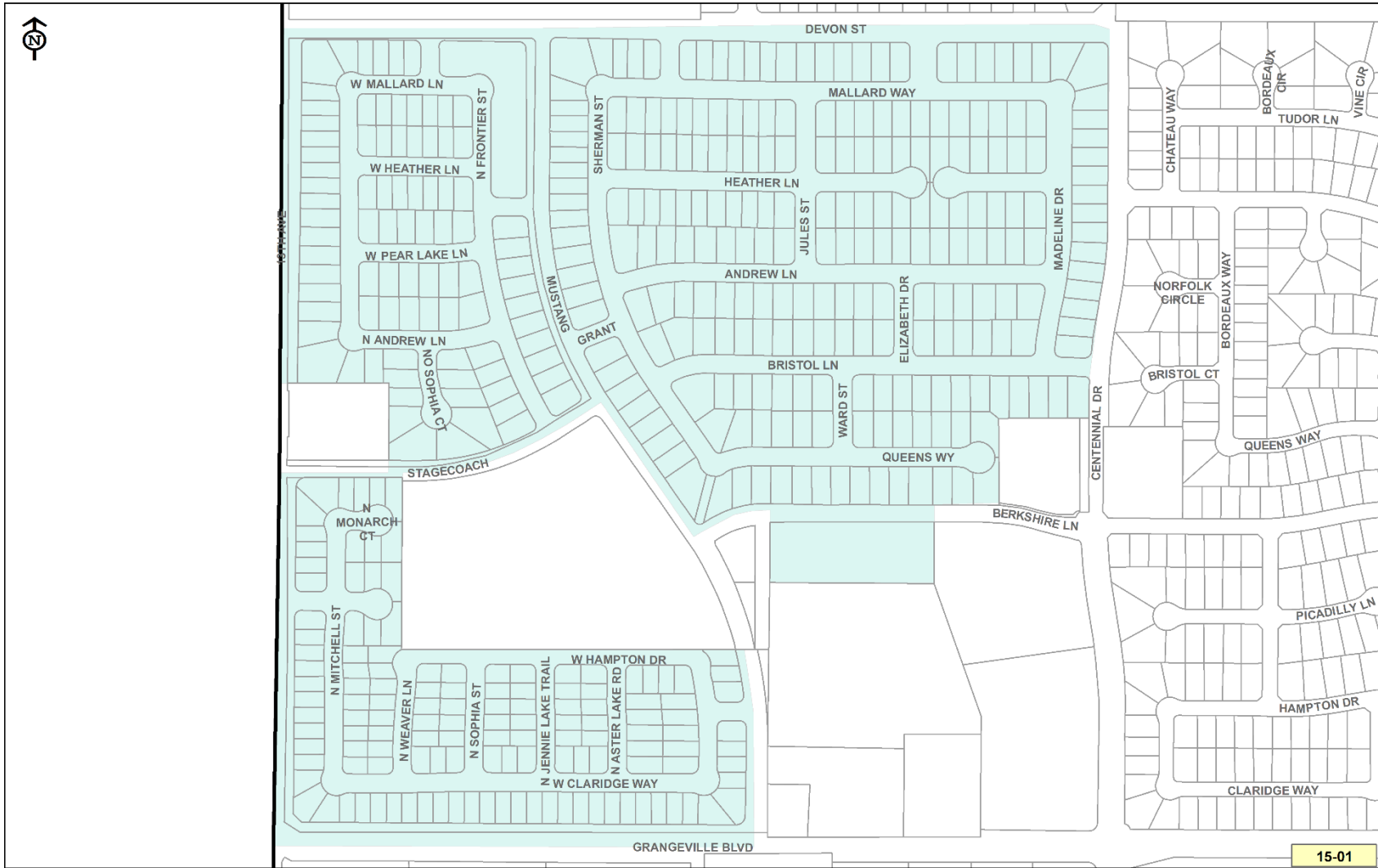


Date: 4/26/2022

District 14-01: Independence Units 3 and 4



District 15-01: Silver Oaks Addition III Units 1 and 2, Lennar Homes Units 1 and 2, and Lennar Homes

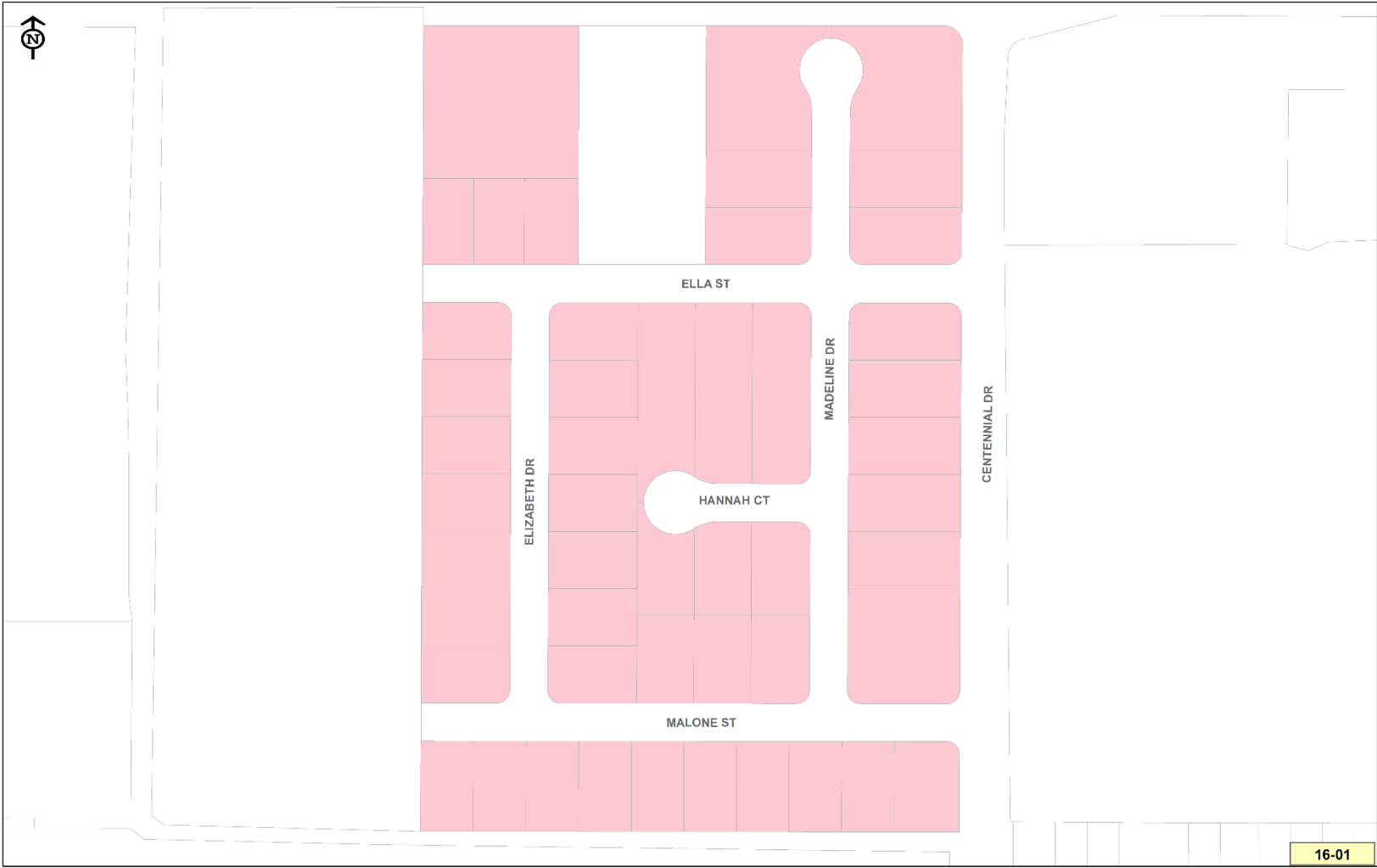


Date: 6/16/2022

District 15-02: The Greens II

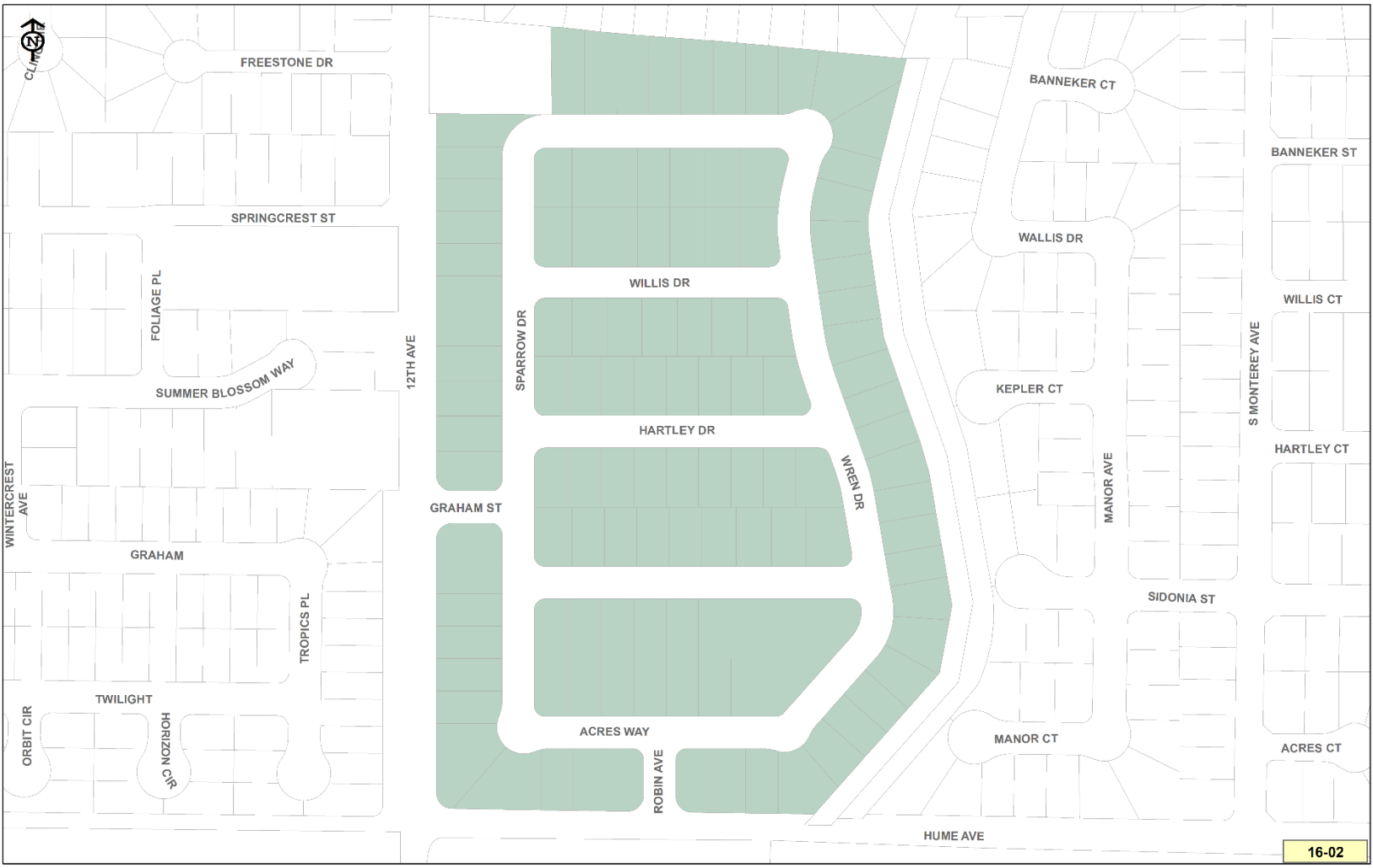


District 16-01: Woodside Homes



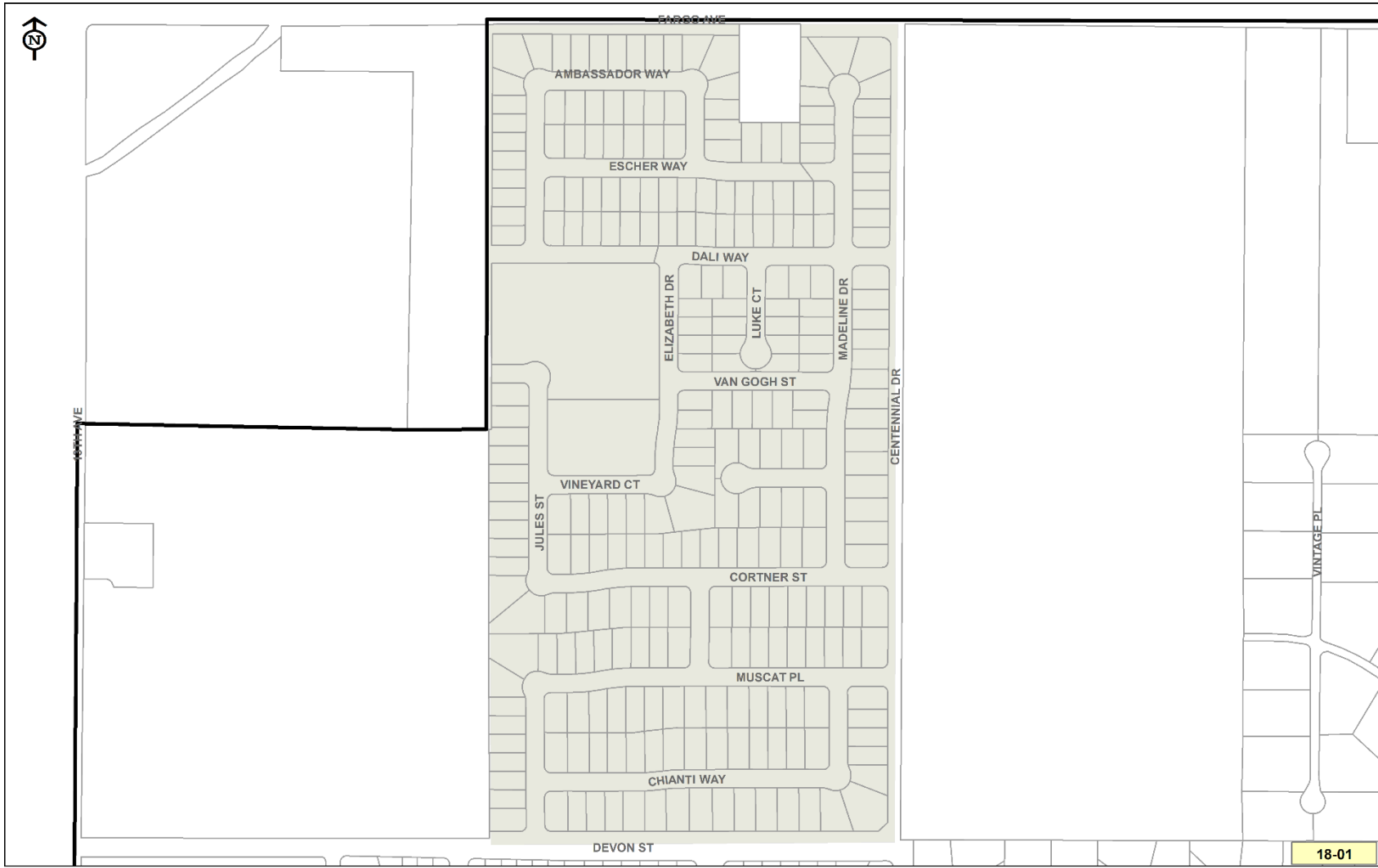
Date: 4/26/2022

District 16-02: Mynderup Units 1 and 2



Date: 4/26/2022

District 18-01: Bella Vista Units 1 through 4



Date: 6/16/2022

District 19-01: Pacific Grove Addition II



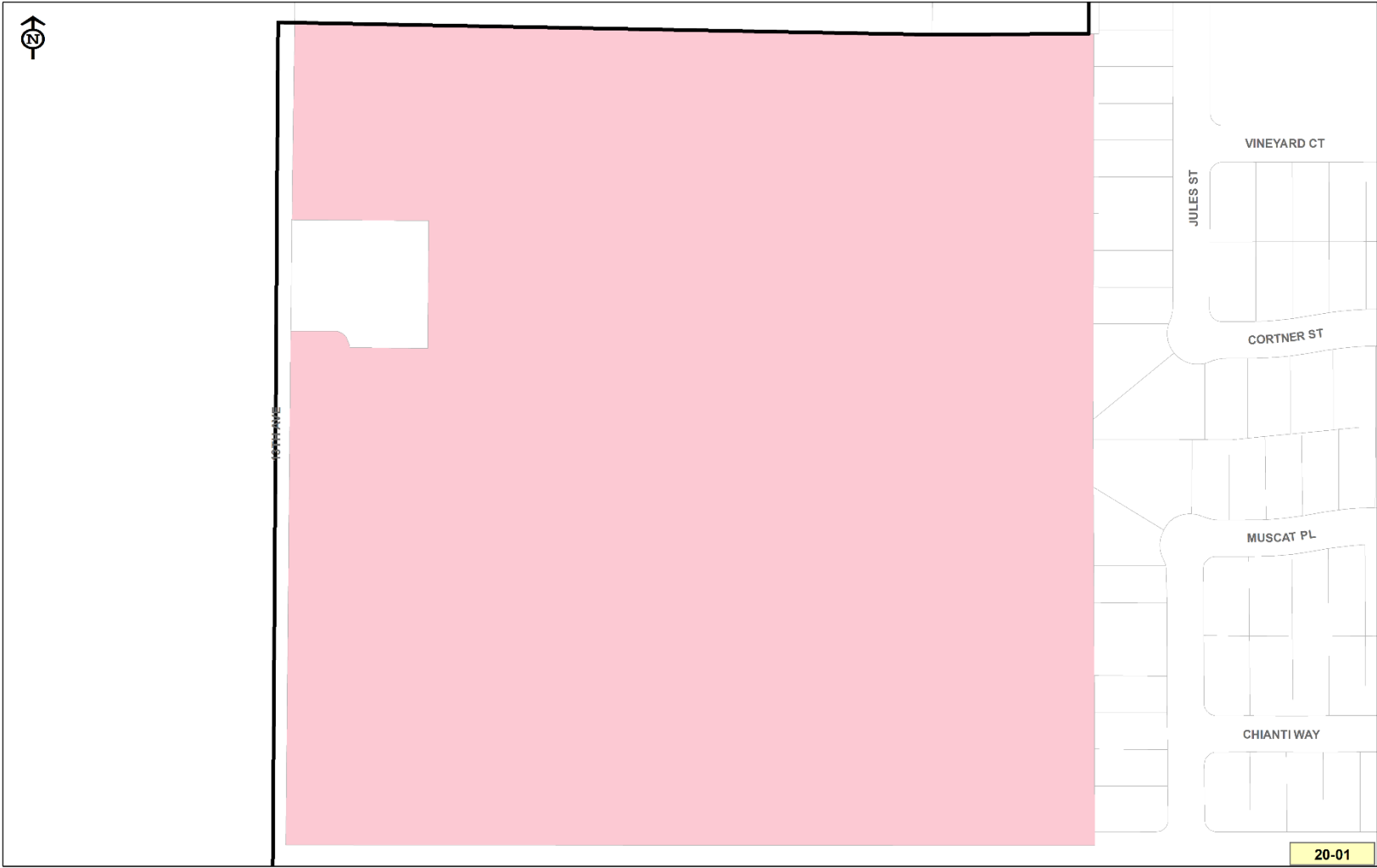
Date: 4/26/2022

District 19-02: The Enclave



Date: 4/26/2022

District 20-01: Woodside Homes



District 21-01: San Joaquin Valley Homes



Part V - Assessment Rolls

Due to the number of parcels in the Districts, the Assessment Roll for fiscal year 2025/2026 has been filed with the City Clerk in an electronic format and is, by reference, made part of this Report.

The Assessment Roll identifies the parcels within each District that are assessed for special benefits and their corresponding assessment amount for fiscal year 2025/2026. Each parcel listed on the Assessment Roll is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment roll are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for fiscal year 2025/2026.

The proposed Assessment Roll shall be available for public inspection in the City Clerk's Office during normal office hours.

Assessor's Parcel Number	District	Situs Address	Land Use Class	EBU
014-640-001-000	90-01	796 E ORANGE ST	SFR	1.0
014-640-002-000	90-01	780 E ORANGE ST	SFR	1.0
014-640-003-000	90-01	764 E ORANGE ST	SFR	1.0
014-640-004-000	90-01	748 E ORANGE ST	SFR	1.0
014-640-005-000	90-01	732 E ORANGE ST	SFR	1.0
014-640-006-000	90-01	2666 PINE CASTLE DR	SFR	1.0
014-640-007-000	90-01	2638 PINE CASTLE DR	SFR	1.0
014-640-008-000	90-01	2624 PINE CASTLE DR	SFR	1.0
014-640-009-000	90-01	2610 PINE CASTLE DR	SFR	1.0
014-640-010-000	90-01	2596 PINE CASTLE DR	SFR	1.0
014-640-011-000	90-01	2580 PINE CASTLE DR	SFR	1.0
014-640-012-000	90-01	2564 PINE CASTLE DR	SFR	1.0
014-640-013-000	90-01	2548 PINE CASTLE DR	SFR	1.0
014-640-014-000	90-01	2532 PINE CASTLE DR	SFR	1.0
014-640-015-000	90-01	707 REDWOOD ST	SFR	1.0
014-640-016-000	90-01	715 REDWOOD ST	SFR	1.0
014-640-017-000	90-01	731 REDWOOD ST	SFR	1.0
014-640-018-000	90-01	747 REDWOOD ST	SFR	1.0
014-640-019-000	90-01	763 REDWOOD ST	SFR	1.0
014-640-020-000	90-01	779 REDWOOD ST	SFR	1.0
014-640-021-000	90-01	2531 LAKE WAY	SFR	1.0
014-640-022-000	90-01	2545 LAKE WAY	SFR	1.0
014-640-023-000	90-01	2561 LAKE WAY	SFR	1.0
014-640-024-000	90-01	2577 LAKE WAY	SFR	1.0
014-640-025-000	90-01	2593 LAKE WAY	SFR	1.0
014-640-026-000	90-01	2607 LAKE WAY	SFR	1.0
014-640-027-000	90-01	2621 LAKE WAY	SFR	1.0
014-640-028-000	90-01	2635 LAKE WAY	SFR	1.0
014-640-029-000	90-01	2636 LAKE WAY	SFR	1.0
014-640-030-000	90-01	2622 LAKE WAY	SFR	1.0
014-640-031-000	90-01	2608 LAKE WAY	SFR	1.0
014-640-032-000	90-01	2594 LAKE WAY	SFR	1.0
014-640-033-000	90-01	2578 LAKE WAY	SFR	1.0
014-640-034-000	90-01	2562 LAKE WAY	SFR	1.0
014-640-035-000	90-01	2546 LAKE WAY	SFR	1.0
014-640-036-000	90-01	2547 PINE CASTLE DR	SFR	1.0
014-640-037-000	90-01	2563 PINE CASTLE DR	SFR	1.0
014-640-038-000	90-01	2579 PINE CASTLE DR	SFR	1.0
014-640-039-000	90-01	2595 PINE CASTLE DR	SFR	1.0
014-640-040-000	90-01	2609 PINE CASTLE DR	SFR	1.0
014-640-041-000	90-01	2623 PINE CASTLE DR	SFR	1.0
014-640-042-000	90-01	2637 PINE CASTLE DR	SFR	1.0
014-650-001-000	90-01	2772 PINE CASTLE DR	SFR	1.0
014-650-002-000	90-01	2760 PINE CASTLE DR	SFR	1.0
014-650-003-000	90-01	2748 PINE CASTLE DR	SFR	1.0
014-650-004-000	90-01	2736 PINE CASTLE DR	SFR	1.0
014-650-005-000	90-01	2724 PINE CASTLE DR	SFR	1.0

014-650-006-000	90-01	2712 PINE CASTLE DR	SFR	1.0
014-650-007-000	90-01	2700 PINE CASTLE DR	SFR	1.0
014-650-008-000	90-01	2694 PINE CASTLE DR	SFR	1.0
014-650-009-000	90-01	2680 PINE CASTLE DR	SFR	1.0
014-650-010-000	90-01	731 E PALM DR	SFR	1.0
014-650-011-000	90-01	745 E PALM DR	SFR	1.0
014-650-012-000	90-01	761 E PALM DR	SFR	1.0
014-650-013-000	90-01	777 E PALM DR	SFR	1.0
014-650-014-000	90-01	793 E PALM DR	SFR	1.0
014-650-015-000	90-01	801 E PALM DR	SFR	1.0
014-650-016-000	90-01	809 E PALM DR	SFR	1.0
014-650-017-000	90-01	817 E PALM DR	SFR	1.0
014-650-018-000	90-01	823 E PALM DR	SFR	1.0
014-650-019-000	90-01	831 E PALM DR	SFR	1.0
014-650-020-000	90-01	839 E PALM DR	SFR	1.0
014-650-021-000	90-01	840 E PALM DR	SFR	1.0
014-650-022-000	90-01	832 TONY DR	SFR	1.0
014-650-023-000	90-01	828 TONY DR	SFR	1.0
014-650-024-000	90-01	824 TONY DR	SFR	1.0
014-650-025-000	90-01	820 TONY DR	SFR	1.0
014-650-026-000	90-01	816 TONY DR	SFR	1.0
014-650-027-000	90-01	812 TONY DR	SFR	1.0
014-650-028-000	90-01	807 TONY DR	SFR	1.0
014-650-029-000	90-01	811 TONY DR	SFR	1.0
014-650-030-000	90-01	815 TONY DR	SFR	1.0
014-650-031-000	90-01	823 TONY DR	SFR	1.0
014-650-032-000	90-01	824 E PALM DR	SFR	1.0
014-650-033-000	90-01	818 E PALM DR	SFR	1.0
014-650-034-000	90-01	810 E PALM DR	SFR	1.0
014-650-035-000	90-01	802 E PALM DR	SFR	1.0
014-650-036-000	90-01	794 E PALM DR	SFR	1.0
014-650-037-000	90-01	778 E PALM DR	SFR	1.0
014-650-038-000	90-01	762 E PALM DR	SFR	1.0
014-650-039-000	90-01	746 E PALM DR	SFR	1.0
014-650-040-000	90-01	2717 PINE CASTLE DR	SFR	1.0
014-650-041-000	90-01	2729 PINE CASTLE DR	SFR	1.0
014-650-042-000	90-01	2741 PINE CASTLE DR	SFR	1.0
014-650-043-000	90-01	2753 PINE CASTLE DR	SFR	1.0
014-650-044-000	90-01	2765 PINE CASTLE DR	SFR	1.0
014-650-045-000	90-01	2780 LAKE CIR	SFR	1.0
014-650-046-000	90-01	2768 LAKE CIR	SFR	1.0
014-650-047-000	90-01	2756 LAKE CIR	SFR	1.0
014-650-048-000	90-01	2773 LAKE CIR	SFR	1.0
014-660-001-000	90-01	2858 PINE CASTLE DR	SFR	1.0
014-660-002-000	90-01	2850 PINE CASTLE DR	SFR	1.0
014-660-003-000	90-01	730 ENCORE DR	SFR	1.0
014-660-004-000	90-01	746 ENCORE DR	SFR	1.0
014-660-005-000	90-01	762 ENCORE DR	SFR	1.0
014-660-006-000	90-01	778 ENCORE DR	SFR	1.0
014-660-007-000	90-01	794 ENCORE DR	SFR	1.0

014-660-008-000	90-01	802 ENCORE DR	SFR	1.0
014-660-009-000	90-01	806 ENCORE DR	SFR	1.0
014-660-010-000	90-01	810 E ENCORE DR	SFR	1.0
014-660-011-000	90-01	818 ENCORE DR	SFR	1.0
014-660-012-000	90-01	815 ENCORE DR	SFR	1.0
014-660-013-000	90-01	811 ENCORE DR	SFR	1.0
014-660-014-000	90-01	807 ENCORE DR	SFR	1.0
014-660-015-000	90-01	803 ENCORE DR	SFR	1.0
014-660-016-000	90-01	793 ENCORE DR	SFR	1.0
014-660-017-000	90-01	777 ENCORE DR	SFR	1.0
014-660-018-000	90-01	761 ENCORE DR	SFR	1.0
014-660-019-000	90-01	745 ENCORE DR	SFR	1.0
014-660-020-000	90-01	731 ENCORE DR	SFR	1.0
014-660-021-000	90-01	728 TONY DR	SFR	1.0
014-660-022-000	90-01	744 TONY DR	SFR	1.0
014-660-023-000	90-01	760 TONY DR	SFR	1.0
014-660-024-000	90-01	776 TONY DR	SFR	1.0
014-660-025-000	90-01	792 TONY DR	SFR	1.0
014-660-026-000	90-01	800 TONY DR	SFR	1.0
014-660-027-000	90-01	804 TONY DR	SFR	1.0
014-660-028-000	90-01	808 TONY DR	SFR	1.0
014-660-029-000	90-01	803 TONY DR	SFR	1.0
014-660-030-000	90-01	775 TONY DR	SFR	1.0
014-660-031-000	90-01	759 TONY DR	SFR	1.0
014-660-032-000	90-01	743 TONY DR	SFR	1.0
014-660-033-000	90-01	727 TONY DR	SFR	1.0
014-660-034-000	90-01	2784 PINE CASTLE DR	SFR	1.0
014-660-035-000	90-01	2796 PINE CASTLE DR	SFR	1.0
014-660-036-000	90-01	2810 PINE CASTLE DR	SFR	1.0
014-660-037-000	90-01	2818 PINE CASTLE DR	SFR	1.0
014-660-038-000	90-01	2826 PINE CASTLE DR	SFR	1.0
014-660-039-000	90-01	2834 PINE CASTLE DR	SFR	1.0
014-720-001-000	90-01	848 E PALM DR	SFR	1.0
014-720-002-000	90-01	856 E PALM DR	SFR	1.0
014-720-003-000	90-01	872 E PALM DR	SFR	1.0
014-720-004-000	90-01	880 E PALM DR	SFR	1.0
014-720-005-000	90-01	888 E PALM DR	SFR	1.0
014-720-006-000	90-01	900 E PALM DR	SFR	1.0
014-720-007-000	90-01	906 E PALM DR	SFR	1.0
014-720-008-000	90-01	912 E PALM DR	SFR	1.0
014-720-009-000	90-01	918 E PALM DR	SFR	1.0
014-720-010-000	90-01	919 E PALM DR	SFR	1.0
014-720-011-000	90-01	913 E PALM DR	SFR	1.0
014-720-012-000	90-01	907 E PALM DR	SFR	1.0
014-720-013-000	90-01	901 E PALM DR	SFR	1.0
014-720-014-000	90-01	895 E PALM DR	SFR	1.0
014-720-015-000	90-01	887 E PALM DR	SFR	1.0
014-720-016-000	90-01	879 E PALM DR	SFR	1.0
014-720-017-000	90-01	872 E ORANGE ST	SFR	1.0
014-720-018-000	90-01	880 E ORANGE ST	SFR	1.0

014-720-019-000	90-01	888 E ORANGE ST	SFR	1.0
014-720-020-000	90-01	904 E ORANGE ST	SFR	1.0
014-720-021-000	90-01	910 E ORANGE ST	SFR	1.0
014-720-022-000	90-01	916 E ORANGE ST	SFR	1.0
014-720-023-000	90-01	917 E ORANGE ST	SFR	1.0
014-720-024-000	90-01	911 E ORANGE ST	SFR	1.0
014-720-025-000	90-01	905 E ORANGE ST	SFR	1.0
014-720-026-000	90-01	889 E ORANGE ST	SFR	1.0
014-720-027-000	90-01	881 E ORANGE ST	SFR	1.0
014-720-028-000	90-01	873 E ORANGE ST	SFR	1.0
014-720-029-000	90-01	857 E ORANGE ST	SFR	1.0
014-720-030-000	90-01	849 E ORANGE ST	SFR	1.0
014-720-031-000	90-01	841 E ORANGE ST	SFR	1.0
014-720-032-000	90-01	833 E ORANGE ST	SFR	1.0
014-720-033-000	90-01	825 E ORANGE ST	SFR	1.0
014-720-034-000	90-01	817 E ORANGE ST	SFR	1.0
014-720-035-000	90-01	809 E ORANGE ST	SFR	1.0
014-720-036-000	90-01	808 E ORANGE ST	SFR	1.0
014-720-037-000	90-01	816 E ORANGE ST	SFR	1.0
014-720-038-000	90-01	824 E ORANGE ST	SFR	1.0
014-720-039-000	90-01	832 E ORANGE ST	SFR	1.0
014-720-040-000	90-01	840 E ORANGE ST	SFR	1.0
014-720-041-000	90-01	848 E ORANGE ST	SFR	1.0
014-720-042-000	90-01	856 E ORANGE ST	SFR	1.0
014-720-043-000	90-01	863 E PALM DR	SFR	1.0
014-720-044-000	90-01	855 E PALM DR	SFR	1.0
014-720-045-000	90-01	847 E PALM DR	SFR	1.0
014-730-001-000	90-01	870 JULIA WAY	SFR	1.0
014-730-002-000	90-01	874 JULIA WAY	SFR	1.0
014-730-003-000	90-01	878 JULIA WAY	SFR	1.0
014-730-004-000	90-01	882 JULIA WAY	SFR	1.0
014-730-005-000	90-01	906 MEADOW VIEW RD	SFR	1.0
014-730-006-000	90-01	912 MEADOW VIEW RD	SFR	1.0
014-730-007-000	90-01	918 MEADOW VIEW RD	SFR	1.0
014-730-008-000	90-01	924 MEADOW VIEW RD	SFR	1.0
014-730-009-000	90-01	930 MEADOW VIEW RD	SFR	1.0
014-730-010-000	90-01	925 MEADOW VIEW RD	SFR	1.0
014-730-011-000	90-01	919 MEADOW VIEW RD	SFR	1.0
014-730-012-000	90-01	913 MEADOW VIEW RD	SFR	1.0
014-730-013-000	90-01	907 MEADOW VIEW RD	SFR	1.0
014-730-014-000	90-01	901 MEADOW VIEW RD	SFR	1.0
014-730-015-000	90-01	908 JULIA WAY	SFR	1.0
014-730-016-000	90-01	912 JULIA WAY	SFR	1.0
014-730-017-000	90-01	916 JULIA WAY	SFR	1.0
014-730-018-000	90-01	917 JULIA WAY	SFR	1.0
014-730-019-000	90-01	911 JULIA WAY	SFR	1.0
014-730-020-000	90-01	905 JULIA WAY	SFR	1.0
014-730-021-000	90-01	903 JULIA WAY	SFR	1.0
014-730-022-000	90-01	901 JULIA WAY	SFR	1.0
014-730-023-000	90-01	889 MEADOW VIEW RD	SFR	1.0

014-730-024-000	90-01	881 MEADOW VIEW RD	SFR	1.0
014-730-025-000	90-01	873 MEADOW VIEW RD	SFR	1.0
014-730-026-000	90-01	882 ENCORE DR	SFR	1.0
014-730-027-000	90-01	890 ENCORE DR	SFR	1.0
014-730-028-000	90-01	879 ENCORE DR	SFR	1.0
014-730-029-000	90-01	871 ENCORE DR	SFR	1.0
014-730-030-000	90-01	863 ENCORE DR	SFR	1.0
014-730-031-000	90-01	855 ENCORE DR	SFR	1.0
014-730-032-000	90-01	847 ENCORE DR	SFR	1.0
014-730-033-000	90-01	839 ENCORE DR	SFR	1.0
014-730-034-000	90-01	831 ENCORE DR	SFR	1.0
014-730-035-000	90-01	826 ENCORE DR	SFR	1.0
014-730-036-000	90-01	834 ENCORE DR	SFR	1.0
014-730-037-000	90-01	842 E ENCORE DR	SFR	1.0
014-730-038-000	90-01	850 E ENCORE DR	SFR	1.0
014-730-039-000	90-01	858 ENCORE DR	SFR	1.0
014-730-040-000	90-01	866 ENCORE DR	SFR	1.0
014-730-041-000	90-01	881 JULIA WAY	SFR	1.0
014-730-042-000	90-01	877 JULIA WAY	SFR	1.0
014-730-043-000	90-01	873 JULIA WAY	SFR	1.0
014-730-044-000	90-01	869 JULIA WAY	SFR	1.0
014-740-001-000	90-01	2979 PINE CASTLE DR	SFR	1.0
014-740-002-000	90-01	2967 PINE CASTLE DR	SFR	1.0
014-740-003-000	90-01	2955 PINE CASTLE DR	SFR	1.0
014-740-004-000	90-01	2943 PINE CASTLE DR	SFR	1.0
014-740-006-000	90-01	827 E SHERWOOD DR	SFR	1.0
014-740-007-000	90-01	821 E SHERWOOD DR	SFR	1.0
014-740-008-000	90-01	815 E SHERWOOD DR	SFR	1.0
014-740-009-000	90-01	809 E SHERWOOD DR	SFR	1.0
014-740-010-000	90-01	803 E SHERWOOD DR	SFR	1.0
014-740-011-000	90-01	795 E SHERWOOD DR	SFR	1.0
014-740-012-000	90-01	779 E SHERWOOD DR	SFR	1.0
014-740-013-000	90-01	763 E SHERWOOD DR	SFR	1.0
014-740-014-000	90-01	747 E SHERWOOD DR	SFR	1.0
014-740-015-000	90-01	733 E SHERWOOD DR	SFR	1.0
014-740-016-000	90-01	730 E JULIA WAY	SFR	1.0
014-740-017-000	90-01	744 E JULIA WAY	SFR	1.0
014-740-018-000	90-01	760 E JULIA WAY	SFR	1.0
014-740-019-000	90-01	776 E JULIA WAY	SFR	1.0
014-740-020-000	90-01	792 E JULIA WAY	SFR	1.0
014-740-021-000	90-01	802 JULIA WAY	SFR	1.0
014-740-022-000	90-01	808 JULIA WAY	SFR	1.0
014-740-023-000	90-01	814 JULIA WAY	SFR	1.0
014-740-024-000	90-01	820 JULIA WAY	SFR	1.0
014-740-025-000	90-01	813 JULIA WAY	SFR	1.0
014-740-026-000	90-01	805 JULIA WAY	SFR	1.0
014-740-027-000	90-01	801 JULIA WAY	SFR	1.0
014-740-028-000	90-01	791 E JULIA WAY	SFR	1.0
014-740-029-000	90-01	775 E JULIA WAY	SFR	1.0
014-740-030-000	90-01	759 E JULIA WAY	SFR	1.0

014-740-031-000	90-01	743 E JULIA WAY	SFR	1.0
014-740-032-000	90-01	729 E JULIA WAY	SFR	1.0
014-740-033-000	90-01	2870 PINE CASTLE DR	SFR	1.0
014-740-034-000	90-01	2882 PINE CASTLE DR	SFR	1.0
014-740-035-000	90-01	2894 PINE CASTLE DR	SFR	1.0
014-740-036-000	90-01	2906 PINE CASTLE DR	SFR	1.0
014-740-037-000	90-01	2918 PINE CASTLE DR	SFR	1.0
014-740-038-000	90-01	2930 PINE CASTLE DR	SFR	1.0
014-740-039-000	90-01	2942 PINE CASTLE DR	SFR	1.0
014-740-040-000	90-01	2954 PINE CASTLE DR	SFR	1.0
014-740-041-000	90-01	2966 PINE CASTLE DR	SFR	1.0
014-740-042-000	90-01	2978 PINE CASTLE DR	SFR	1.0
014-750-001-000	90-01	2908 LAKE CT	SFR	1.0
014-750-002-000	90-01	2920 LAKE CT	SFR	1.0
014-750-003-000	90-01	2932 LAKE CT	SFR	1.0
014-750-004-000	90-01	2938 LAKE CT	SFR	1.0
014-750-005-000	90-01	2937 LAKE CT	SFR	1.0
014-750-006-000	90-01	2931 LAKE CT	SFR	1.0
014-750-007-000	90-01	2919 LAKE CT	SFR	1.0
014-750-008-000	90-01	2907 LAKE CT	SFR	1.0
014-750-009-000	90-01	2900 CHRISTOPHER CIR	SFR	1.0
014-750-010-000	90-01	2912 CHRISTOPHER CIR	SFR	1.0
014-750-011-000	90-01	2924 CHRISTOPHER CIR	SFR	1.0
014-750-012-000	90-01	2936 CHRISTOPHER CIR	SFR	1.0
014-750-013-000	90-01	2935 CHRISTOPHER CIR	SFR	1.0
014-750-014-000	90-01	2923 CHRISTOPHER CIR	SFR	1.0
014-750-015-000	90-01	2911 CHRISTOPHER CIR	SFR	1.0
014-750-016-000	90-01	2901 CHRISTOPHER CIR	SFR	1.0
014-750-017-000	90-01	918 MARGARET CIR	SFR	1.0
014-750-018-000	90-01	924 MARGARET CIR	SFR	1.0
014-750-019-000	90-01	930 MARGARET CIR	SFR	1.0
014-750-020-000	90-01	929 MARGARET CIR	SFR	1.0
014-750-021-000	90-01	923 MARGARET CIR	SFR	1.0
014-750-024-000	90-01	905 MARGARET CIR	SFR	1.0
014-750-025-000	90-01	875 E SHERWOOD DR	SFR	1.0
014-750-026-000	90-01	869 E SHERWOOD DR	SFR	1.0
014-750-027-000	90-01	863 E SHERWOOD DR	SFR	1.0
014-750-028-000	90-01	857 E SHERWOOD DR	SFR	1.0
014-750-029-000	90-01	851 E SHERWOOD DR	SFR	1.0
014-750-030-000	90-01	845 E SHERWOOD DR	SFR	1.0
014-750-031-000	90-01	839 E SHERWOOD DR	SFR	1.0
014-750-032-000	90-01	833 E SHERWOOD DR	SFR	1.0
014-750-033-000	90-01	826 JULIA WAY	SFR	1.0
014-750-034-000	90-01	832 JULIA WAY	SFR	1.0
014-750-035-000	90-01	838 JULIA WAY	SFR	1.0
014-750-036-000	90-01	844 JULIA WAY	SFR	1.0
014-750-037-000	90-01	850 JULIA WAY	SFR	1.0
014-750-038-000	90-01	856 JULIA WAY	SFR	1.0
014-750-039-000	90-01	861 JULIA WAY	SFR	1.0
014-750-040-000	90-01	853 JULIA WAY	SFR	1.0

014-750-041-000	90-01	845 JULIA WAY	SFR	1.0
014-750-042-000	90-01	837 JULIA WAY	SFR	1.0
014-750-043-000	90-01	821 E JULIA WAY	SFR	1.0
014-750-044-000	90-01	917 MARGARET CIR	SFR	1.0
014-750-045-000	90-01	911 MARGARET CIR	SFR	1.0
014-760-001-000	90-01	818 E WILLOW CIR	SFR	1.0
014-760-002-000	90-01	826 E WILLOW CIR	SFR	1.0
014-760-003-000	90-01	834 E WILLOW CIR	SFR	1.0
014-760-004-000	90-01	842 E WILLOW CIR	SFR	1.0
014-760-005-000	90-01	850 E WILLOW CIR	SFR	1.0
014-760-006-000	90-01	858 E WILLOW CIR	SFR	1.0
014-760-007-000	90-01	874 E WILLOW CIR	SFR	1.0
014-760-008-000	90-01	882 E WILLOW CIR	SFR	1.0
014-760-009-000	90-01	890 E WILLOW CIR	SFR	1.0
014-760-010-000	90-01	906 E WILLOW CIR	SFR	1.0
014-760-011-000	90-01	912 E WILLOW CIR	SFR	1.0
014-760-012-000	90-01	918 E WILLOW CIR	SFR	1.0
014-760-013-000	90-01	919 E WILLOW CIR	SFR	1.0
014-760-014-000	90-01	913 E WILLOW CIR	SFR	1.0
014-760-015-000	90-01	907 E WILLOW CIR	SFR	1.0
014-760-016-000	90-01	891 E WILLOW CIR	SFR	1.0
014-760-017-000	90-01	883 E WILLOW CIR	SFR	1.0
014-760-018-000	90-01	875 E WILLOW CIR	SFR	1.0
014-760-019-000	90-01	876 E REDWOOD CIR	SFR	1.0
014-760-020-000	90-01	884 E REDWOOD CIR	SFR	1.0
014-760-021-000	90-01	892 E REDWOOD CIR	SFR	1.0
014-760-022-000	90-01	908 E REDWOOD CIR	SFR	1.0
014-760-023-000	90-01	914 E REDWOOD CIR	SFR	1.0
014-760-024-000	90-01	920 E REDWOOD CIR	SFR	1.0
014-760-025-000	90-01	921 E REDWOOD CIR	SFR	1.0
014-760-026-000	90-01	915 E REDWOOD CIR	SFR	1.0
014-760-027-000	90-01	909 E REDWOOD CIR	SFR	1.0
014-760-028-000	90-01	893 E REDWOOD CIR	SFR	1.0
014-760-029-000	90-01	885 E REDWOOD CIR	SFR	1.0
014-760-030-000	90-01	877 E REDWOOD CIR	SFR	1.0
014-760-031-000	90-01	861 E REDWOOD CIR	SFR	1.0
014-760-032-000	90-01	853 E REDWOOD CIR	SFR	1.0
014-760-033-000	90-01	845 E REDWOOD CIR	SFR	1.0
014-760-034-000	90-01	837 E REDWOOD CIR	SFR	1.0
014-760-035-000	90-01	829 E REDWOOD CIR	SFR	1.0
014-760-036-000	90-01	821 E REDWOOD CIR	SFR	1.0
014-760-037-000	90-01	812 E REDWOOD CIR	SFR	1.0
014-760-038-000	90-01	820 E REDWOOD CIR	SFR	1.0
014-760-039-000	90-01	828 E REDWOOD CIR	SFR	1.0
014-760-040-000	90-01	836 E REDWOOD CIR	SFR	1.0
014-760-041-000	90-01	844 E REDWOOD CIR	SFR	1.0
014-760-042-000	90-01	852 E REDWOOD CIR	SFR	1.0
014-760-043-000	90-01	860 E REDWOOD CIR	SFR	1.0
014-760-044-000	90-01	859 E WILLOW CIR	SFR	1.0
014-760-045-000	90-01	851 E WILLOW CIR	SFR	1.0

014-760-046-000	90-01	843 E WILLOW CIR	SFR	1.0
014-760-047-000	90-01	835 E WILLOW CIR	SFR	1.0
014-760-048-000	90-01	827 E WILLOW CIR	SFR	1.0
014-760-049-000	90-01	819 E WILLOW CIR	SFR	1.0
014-760-050-000	90-01	810 E WILLOW CIR	SFR	1.0
90-01				352.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-190-001-000	90-02	3213 ASPEN ST		SFR	1.0
007-190-002-000	90-02	3197 ASPEN ST		SFR	1.0
007-190-003-000	90-02	3183 ASPEN ST		SFR	1.0
007-190-004-000	90-02	3167 ASPEN ST		SFR	1.0
007-190-005-000	90-02	3153 ASPEN ST		SFR	1.0
007-190-006-000	90-02	3158 HICKORY CT		SFR	1.0
007-190-007-000	90-02	3164 HICKORY CT		SFR	1.0
007-190-008-000	90-02	3178 HICKORY CT		SFR	1.0
007-190-009-000	90-02	3190 HICKORY CT		SFR	1.0
007-190-010-000	90-02	3202 HICKORY CT		SFR	1.0
007-190-011-000	90-02	3216 HICKORY CT		SFR	1.0
007-190-012-000	90-02	3203 HICKORY CT		SFR	1.0
007-190-013-000	90-02	3197 HICKORY CT		SFR	1.0
007-190-014-000	90-02	3181 HICKORY CT		SFR	1.0
007-190-015-000	90-02	3163 HICKORY CT		SFR	1.0
007-190-016-000	90-02	3155 HICKORY CT		SFR	1.0
007-190-017-000	90-02	3154 JUNIPER CT		SFR	1.0
007-190-018-000	90-02	3168 JUNIPER CT		SFR	1.0
007-190-019-000	90-02	3182 JUNIPER CT		SFR	1.0
007-190-020-000	90-02	3196 JUNIPER CT		SFR	1.0
007-190-021-000	90-02	3210 JUNIPER CT		SFR	1.0
007-190-022-000	90-02	3214 JUNIPER CT		SFR	1.0
007-190-023-000	90-02	3207 JUNIPER CT		SFR	1.0
007-190-024-000	90-02	3193 JUNIPER CT		SFR	1.0
007-190-025-000	90-02	3179 JUNIPER CT		SFR	1.0
007-190-026-000	90-02	3165 JUNIPER CT		SFR	1.0
007-190-027-000	90-02	3151 JUNIPER CT		SFR	1.0
007-190-028-000	90-02	3152 HOLLY CT		SFR	1.0
007-190-029-000	90-02	3166 HOLLY CT		SFR	1.0
007-190-030-000	90-02	3180 HOLLY CT		SFR	1.0
007-190-031-000	90-02	3194 HOLLY CT		SFR	1.0
007-190-032-000	90-02	3208 HOLLY CT		SFR	1.0
007-190-033-000	90-02	3216 HOLLY CT		SFR	1.0
007-190-034-000	90-02	3215 HOLLY CT		SFR	1.0
007-190-035-000	90-02	3205 HOLLY CT		SFR	1.0
007-190-036-000	90-02	3191 HOLLY CT		SFR	1.0
007-190-037-000	90-02	3177 HOLLY CT		SFR	1.0
007-190-038-000	90-02	3163 HOLLY CT		SFR	1.0
007-190-039-000	90-02	3149 HOLLY CT		SFR	1.0
007-190-040-000	90-02	119 WHITE OAK DR		SFR	1.0

007-190-052-000	90-02	3132 ASPEN ST	SFR	1.0
007-190-053-000	90-02	3156 ASPEN ST	SFR	1.0
007-190-054-000	90-02	327 WHITE OAK DR	SFR	1.0
007-190-055-000	90-02	301 WHITE OAK DR	SFR	1.0
007-190-056-000	90-02	289 WHITE OAK DR	SFR	1.0
007-190-057-000	90-02	265 WHITE OAK DR	SFR	1.0
007-190-058-000	90-02	241 WHITE OAK DR	SFR	1.0
007-190-059-000	90-02	223 WHITE OAK DR	SFR	1.0
007-190-060-000	90-02	207 WHITE OAK DR	SFR	1.0
007-190-061-000	90-02	191 WHITE OAK DR	SFR	1.0
007-190-062-000	90-02	173 WHITE OAK DR	SFR	1.0
007-190-063-000	90-02	155 WHITE OAK DR	SFR	1.0
007-190-064-000	90-02	137 WHITE OAK DR	SFR	1.0
90-02				53.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-190-041-000	90-03	134 MANSIONETTE DR		SFR	1.0
007-190-042-000	90-03	152 MANSIONETTE DR		SFR	1.0
007-190-043-000	90-03	170 MANSIONETTE DR		SFR	1.0
007-190-044-000	90-03	188 MANSIONETTE DR		SFR	1.0
007-190-045-000	90-03	204 MANSIONETTE DR		SFR	1.0
007-190-046-000	90-03	222 MANSIONETTE DR		SFR	1.0
007-190-047-000	90-03	240 MANSIONETTE DR		SFR	1.0
007-190-048-000	90-03	258 MANSIONETTE DR		SFR	1.0
007-190-049-000	90-03	276 MANSIONETTE DR		SFR	1.0
007-190-050-000	90-03	294 MANSIONETTE DR		SFR	1.0
007-190-051-000	90-03	3090 ASPEN ST		SFR	1.0
007-200-001-000	90-03	3072 ASPEN ST		SFR	1.0
007-200-002-000	90-03	3058 ASPEN ST		SFR	1.0
007-200-003-000	90-03	3036 ASPEN ST		SFR	1.0
007-200-004-000	90-03	3018 ASPEN ST		SFR	1.0
007-200-005-000	90-03	3000 ASPEN ST		SFR	1.0
007-200-006-000	90-03	2982 ASPEN ST		SFR	1.0
007-200-007-000	90-03	2970 ASPEN ST		SFR	1.0
007-200-008-000	90-03	2969 ASPEN ST		SFR	1.0
007-200-009-000	90-03	2981 ASPEN ST		SFR	1.0
007-200-010-000	90-03	3001 ASPEN ST		SFR	1.0
007-200-011-000	90-03	3019 ASPEN ST		SFR	1.0
007-200-012-000	90-03	3037 ASPEN ST		SFR	1.0
007-200-013-000	90-03	3055 ASPEN ST		SFR	1.0
007-200-014-000	90-03	3070 SPALDING DR		SFR	1.0
007-200-015-000	90-03	3052 SPALDING DR		SFR	1.0
007-200-016-000	90-03	3034 SPALDING DR		SFR	1.0
007-200-017-000	90-03	3016 SPALDING DR		SFR	1.0
007-200-018-000	90-03	2998 SPALDING DR		SFR	1.0
007-200-019-000	90-03	2980 SPALDING DR		SFR	1.0
007-200-020-000	90-03	2966 SPALDING DR		SFR	1.0
007-200-021-000	90-03	116 MANSIONETTE DR		SFR	1.0

007-200-022-000	90-03	135 MANSIONETTE DR	SFR	1.0
007-200-023-000	90-03	153 MANSIONETTE DR	SFR	1.0
007-200-024-000	90-03	171 MANSIONETTE DR	SFR	1.0
007-200-025-000	90-03	189 MANSIONETTE DR	SFR	1.0
007-200-026-000	90-03	207 MANSIONETTE DR	SFR	1.0
007-200-027-000	90-03	220 CINNAMON CT	SFR	1.0
007-200-028-000	90-03	202 CINNAMON CT	SFR	1.0
007-200-029-000	90-03	186 CINNAMON CT	SFR	1.0
007-200-030-000	90-03	168 CINNAMON CT	SFR	1.0
007-200-031-000	90-03	150 CINNAMON CT	SFR	1.0
007-200-032-000	90-03	132 CINNAMON CT	SFR	1.0
007-200-033-000	90-03	114 CINNAMON CT	SFR	1.0
007-200-034-000	90-03	131 CINNAMON CT	SFR	1.0
007-200-035-000	90-03	100 SHERWOOD DR	SFR	1.0
007-200-036-000	90-03	124 W SHERWOOD DR	SFR	1.0
007-200-037-000	90-03	148 W SHERWOOD DR	SFR	1.0
007-200-038-000	90-03	172 SHERWOOD DR	SFR	1.0
007-200-039-000	90-03	200 SHERWOOD DR	SFR	1.0
007-200-040-000	90-03	224 SHERWOOD DR	SFR	1.0
007-200-041-000	90-03	203 CINNAMON CT	SFR	1.0
007-200-042-000	90-03	185 CINNAMON CT	SFR	1.0
007-200-043-000	90-03	167 CINNAMON CT	SFR	1.0
007-200-044-000	90-03	149 CINNAMON CT	SFR	1.0
007-210-003-000	90-03	2958 ASPEN ST	SFR	1.0
007-210-004-000	90-03	2946 ASPEN ST	SFR	1.0
007-210-005-000	90-03	2945 ASPEN ST	SFR	1.0
007-210-006-000	90-03	2957 ASPEN ST	SFR	1.0
007-210-008-000	90-03	2954 SPALDING DR	SFR	1.0
007-210-009-000	90-03	2942 SPALDING DR	SFR	1.0
007-210-010-000	90-03	227 SHERWOOD DR	SFR	1.0
007-210-011-000	90-03	220 JULIA WAY	SFR	1.0
007-210-012-000	90-03	202 JULIA WAY	SFR	1.0
007-210-013-000	90-03	203 SHERWOOD DR	SFR	1.0
007-210-014-000	90-03	171 SHERWOOD DR	SFR	1.0
007-210-015-000	90-03	190 W JULIA WAY	SFR	1.0
007-210-016-000	90-03	172 JULIA WAY	SFR	1.0
007-210-017-000	90-03	147 SHERWOOD DR	SFR	1.0
007-210-018-000	90-03	150 W JULIA WAY	SFR	1.0
007-210-019-000	90-03	123 SHERWOOD DR	SFR	1.0
007-210-020-000	90-03	101 SHERWOOD DR	SFR	1.0
007-210-021-000	90-03	128 JULIA WAY	SFR	1.0
007-210-022-000	90-03	114 JULIA WAY	SFR	1.0
007-210-023-000	90-03	127 JULIA WAY	SFR	1.0
007-210-027-000	90-03	149 JULIA WAY	SFR	1.0
007-210-028-000	90-03	171 JULIA WAY	SFR	1.0
007-210-031-000	90-03	189 JULIA WAY	SFR	1.0
007-210-032-000	90-03	203 JULIA WAY	SFR	1.0
007-210-035-000	90-03	227 JULIA WAY	SFR	1.0
007-210-037-000	90-03	251 JULIA WAY	SFR	1.0
007-210-039-000	90-03	275 JULIA WAY	SFR	1.0

007-210-042-000	90-03	311 W JULIA WAY	SFR	1.0
007-210-043-000	90-03	2922 ASPEN ST	SFR	1.0
90-03				84.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
012-510-001-000	90-04	990 ROBIN CT		SFR	1.0
012-510-002-000	90-04	980 ROBIN CT		SFR	1.0
012-510-003-000	90-04	970 ROBIN CT		SFR	1.0
012-510-004-000	90-04	960 ROBIN CT		SFR	1.0
012-510-005-000	90-04	950 ROBIN CT		SFR	1.0
012-510-006-000	90-04	949 ROBIN CT		SFR	1.0
012-510-007-000	90-04	959 ROBIN CT		SFR	1.0
012-510-008-000	90-04	969 ROBIN CT		SFR	1.0
012-510-009-000	90-04	979 ROBIN CT		SFR	1.0
012-510-010-000	90-04	989 ROBIN CT		SFR	1.0
012-510-011-000	90-04	991 ROBIN CT		SFR	1.0
012-510-012-000	90-04	993 ROBIN CT		SFR	1.0
012-510-013-000	90-04	995 ROBIN CT		SFR	1.0
012-510-014-000	90-04	997 ROBIN CT		SFR	1.0
90-04					14.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
011-240-001-000	91-01	1096 GALILEO CT		SFR	1.0
011-240-002-000	91-01	1084 GALILEO CT		SFR	1.0
011-240-003-000	91-01	1072 GALILEO CT		SFR	1.0
011-240-004-000	91-01	1060 GALILEO CT		SFR	1.0
011-240-005-000	91-01	1048 GALILEO CT		SFR	1.0
011-240-006-000	91-01	1036 GALILEO CT		SFR	1.0
011-240-007-000	91-01	1020 GALILEO CT		SFR	1.0
011-240-008-000	91-01	1009 GALILEO CT		SFR	1.0
011-240-009-000	91-01	1021 GALILEO CT		SFR	1.0
011-240-010-000	91-01	1035 GALILEO CT		SFR	1.0
011-240-011-000	91-01	1047 GALILEO CT		SFR	1.0
011-240-012-000	91-01	1059 GALILEO CT		SFR	1.0
011-240-013-000	91-01	1071 GALILEO CT		SFR	1.0
011-240-014-000	91-01	1083 GALILEO CT		SFR	1.0
011-240-015-000	91-01	1095 GALILEO CT		SFR	1.0
011-240-016-000	91-01	1094 LESLIE LN		SFR	1.0
011-240-017-000	91-01	1082 LESLIE LN		SFR	1.0
011-240-018-000	91-01	1070 LESLIE LN		SFR	1.0
011-240-019-000	91-01	1058 LESLIE LN		SFR	1.0
011-240-020-000	91-01	1046 LESLIE LN		SFR	1.0
011-240-021-000	91-01	1034 LESLIE LN		SFR	1.0
011-240-022-000	91-01	1022 LESLIE LN		SFR	1.0
011-240-023-000	91-01	1010 LESLIE LN		SFR	1.0
011-240-024-000	91-01	1033 LESLIE LN		SFR	1.0

011-240-025-000	91-01	1045 LESLIE LN	SFR	1.0
011-240-026-000	91-01	1057 LESLIE LN	SFR	1.0
011-240-027-000	91-01	1069 LESLIE LN	SFR	1.0
011-240-028-000	91-01	888 TEMPE DR	SFR	1.0
011-240-029-000	91-01	880 TEMPE DR	SFR	1.0
011-240-030-000	91-01	872 TEMPE DR	SFR	1.0
011-240-031-000	91-01	865 TEMPE DR	SFR	1.0
011-240-032-000	91-01	873 TEMPE DR	SFR	1.0
011-240-033-000	91-01	881 TEMPE DR	SFR	1.0
011-240-034-000	91-01	889 TEMPE DR	SFR	1.0
011-240-035-000	91-01	897 TEMPE DR	SFR	1.0
011-240-036-000	91-01	905 TEMPE DR	SFR	1.0
011-240-037-000	91-01	913 TEMPE DR	SFR	1.0
011-240-038-000	91-01	921 TEMPE DR	SFR	1.0
011-240-039-000	91-01	929 TEMPE DR	SFR	1.0
011-240-040-000	91-01	1100 GALILEO AVE	SFR	1.0
011-250-001-000	91-01	864 TEMPE DR	SFR	1.0
011-250-002-000	91-01	1060 MICHELLE CT	SFR	1.0
011-250-003-000	91-01	1048 MICHELLE CT	SFR	1.0
011-250-004-000	91-01	1036 MICHELLE CT	SFR	1.0
011-250-005-000	91-01	1024 MICHELLE CT	SFR	1.0
011-250-006-000	91-01	1012 MICHELLE CT	SFR	1.0
011-250-007-000	91-01	1011 MICHELLE CT	SFR	1.0
011-250-008-000	91-01	1023 MICHELLE CT	SFR	1.0
011-250-009-000	91-01	1035 MICHELLE CT	SFR	1.0
011-250-010-000	91-01	1047 MICHELLE CT	SFR	1.0
011-250-011-000	91-01	1059 MICHELLE CT	SFR	1.0
011-250-012-000	91-01	1071 MICHELLE CT	SFR	1.0
011-250-013-000	91-01	814 TEMPE DR	SFR	1.0
011-250-014-000	91-01	800 TEMPE DR	SFR	1.0
011-250-015-000	91-01	780 TEMPE DR	SFR	1.0
011-250-016-000	91-01	760 TEMPE DR	SFR	1.0
011-250-017-000	91-01	740 TEMPE DR	SFR	1.0
011-250-018-000	91-01	720 TEMPE DR	SFR	1.0
011-250-021-000	91-01	1095 NICOLE AVE	SFR	1.0
011-250-022-000	91-01	781 TEMPE DR	SFR	1.0
011-250-023-000	91-01	801 TEMPE DR	SFR	1.0
011-250-024-000	91-01	815 TEMPE DR	SFR	1.0
011-250-025-000	91-01	829 TEMPE DR	SFR	1.0
011-250-026-000	91-01	843 TEMPE DR	SFR	1.0
011-250-027-000	91-01	857 TEMPE DR	SFR	1.0
011-260-001-000	91-01	930 EUCLID DR	SFR	1.0
011-260-002-000	91-01	922 EUCLID DR	SFR	1.0
011-260-003-000	91-01	914 EUCLID DR	SFR	1.0
011-260-004-000	91-01	906 EUCLID DR	SFR	1.0
011-260-005-000	91-01	898 EUCLID DR	SFR	1.0
011-260-006-000	91-01	890 EUCLID DR	SFR	1.0
011-260-007-000	91-01	882 EUCLID DR	SFR	1.0
011-260-008-000	91-01	874 EUCLID DR	SFR	1.0
011-260-009-000	91-01	866 EUCLID DR	SFR	1.0

011-260-010-000	91-01	858 EUCLID DR	SFR	1.0
011-260-011-000	91-01	844 EUCLID DR	SFR	1.0
011-260-012-000	91-01	830 EUCLID DR	SFR	1.0
011-260-013-000	91-01	816 EUCLID DR	SFR	1.0
011-260-014-000	91-01	802 EUCLID DR	SFR	1.0
011-260-015-000	91-01	782 EUCLID DR	SFR	1.0
011-260-016-000	91-01	783 EUCLID DR	SFR	1.0
011-260-017-000	91-01	803 EUCLID DR	SFR	1.0
011-260-018-000	91-01	817 EUCLID DR	SFR	1.0
011-260-019-000	91-01	831 EUCLID DR	SFR	1.0
011-260-020-000	91-01	845 EUCLID DR	SFR	1.0
011-260-021-000	91-01	859 EUCLID DR	SFR	1.0
011-260-022-000	91-01	867 EUCLID DR	SFR	1.0
011-260-023-000	91-01	875 EUCLID DR	SFR	1.0
011-260-024-000	91-01	883 EUCLID DR	SFR	1.0
011-260-025-000	91-01	891 EUCLID DR	SFR	1.0
011-260-026-000	91-01	899 EUCLID DR	SFR	1.0
011-260-027-000	91-01	907 EUCLID DR	SFR	1.0
011-260-028-000	91-01	915 EUCLID DR	SFR	1.0
011-260-029-000	91-01	923 EUCLID DR	SFR	1.0
011-260-030-000	91-01	931 EUCLID DR	SFR	1.0
011-260-031-000	91-01	932 DAVINCI ST	SFR	1.0
011-260-032-000	91-01	924 DAVINCI ST	SFR	1.0
011-260-033-000	91-01	916 DAVINCI ST	SFR	1.0
011-260-034-000	91-01	908 DAVINCI ST	SFR	1.0
011-260-035-000	91-01	900 DAVINCI ST	SFR	1.0
011-260-036-000	91-01	892 DAVINCI ST	SFR	1.0
011-260-037-000	91-01	884 DAVINCI ST	SFR	1.0
011-260-038-000	91-01	876 DAVINCI ST	SFR	1.0
011-260-039-000	91-01	868 DAVINCI ST	SFR	1.0
011-260-040-000	91-01	860 DAVINCI ST	SFR	1.0
011-260-041-000	91-01	846 DAVINCI ST	SFR	1.0
011-260-042-000	91-01	832 DAVINCI ST	SFR	1.0
011-260-043-000	91-01	818 DAVINCI ST	SFR	1.0
011-260-044-000	91-01	804 DAVINCI ST	SFR	1.0
011-260-045-000	91-01	784 DAVINCI ST	SFR	1.0
011-260-046-000	91-01	1107 NICOLE AVE	SFR	1.0
011-260-047-000	91-01	1119 NICOLE AVE	SFR	1.0
011-260-048-000	91-01	1131 NICOLE AVE	SFR	1.0
011-260-049-000	91-01	1143 NICOLE AVE	SFR	1.0
011-260-050-000	91-01	1155 NICOLE AVE	SFR	1.0
011-260-051-000	91-01	1167 NICOLE AVE	SFR	1.0
011-260-052-000	91-01	1179 NICOLE AVE	SFR	1.0
011-260-053-000	91-01	1191 NICOLE AVE	SFR	1.0
011-260-054-000	91-01	1203 NICOLE AVE	SFR	1.0
011-260-055-000	91-01	785 DAVINCI ST	SFR	1.0
011-260-056-000	91-01	805 DAVINCI ST	SFR	1.0
011-260-057-000	91-01	819 DAVINCI ST	SFR	1.0
011-260-058-000	91-01	833 DAVINCI ST	SFR	1.0
011-260-059-000	91-01	847 DAVINCI ST	SFR	1.0

011-260-060-000	91-01	861 DAVINCI ST	SFR	1.0
011-260-061-000	91-01	869 DAVINCI ST	SFR	1.0
011-260-062-000	91-01	877 DAVINCI ST	SFR	1.0
011-260-063-000	91-01	885 DAVINCI ST	SFR	1.0
011-260-064-000	91-01	893 DAVINCI ST	SFR	1.0
011-260-065-000	91-01	901 DAVINCI ST	SFR	1.0
011-260-066-000	91-01	1204 LESLIE LN	SFR	1.0
011-260-067-000	91-01	1207 GALILEO AVE	SFR	1.0
011-260-068-000	91-01	1208 GALILEO AVE	SFR	1.0
011-260-069-000	91-01	1196 GALILEO AVE	SFR	1.0
011-260-070-000	91-01	1184 GALILEO AVE	SFR	1.0
011-260-071-000	91-01	1172 GALILEO AVE	SFR	1.0
011-260-072-000	91-01	1160 GALILEO AVE	SFR	1.0
011-260-073-000	91-01	1148 GALILEO AVE	SFR	1.0
011-260-074-000	91-01	1136 GALILEO AVE	SFR	1.0
011-260-075-000	91-01	1124 GALILEO AVE	SFR	1.0
011-260-076-000	91-01	1112 GALILEO AVE	SFR	1.0
011-270-001-000	91-01	1224 GALILEO AVE	SFR	1.0
011-270-002-000	91-01	1236 GALILEO AVE	SFR	1.0
011-270-003-000	91-01	1248 GALILEO AVE	SFR	1.0
011-270-004-000	91-01	1276 GALILEO AVE	SFR	1.0
011-270-005-000	91-01	1302 GALILEO AVE	SFR	1.0
011-270-006-000	91-01	1316 GALILEO AVE	SFR	1.0
011-270-007-000	91-01	1328 GALILEO AVE	SFR	1.0
011-270-008-000	91-01	1342 GALILEO AVE	SFR	1.0
011-270-009-000	91-01	1358 GALILEO AVE	SFR	1.0
011-270-010-000	91-01	1372 GALILEO AVE	SFR	1.0
011-270-011-000	91-01	1384 GALILEO AVE	SFR	1.0
011-270-012-000	91-01	1396 GALILEO AVE	SFR	1.0
011-270-013-000	91-01	969 MARCONI DR	SFR	1.0
011-270-014-000	91-01	955 MARCONI DR	SFR	1.0
011-270-015-000	91-01	941 MARCONI DR	SFR	1.0
011-270-016-000	91-01	933 MARCONI DR	SFR	1.0
011-270-017-000	91-01	921 MARCONI DR	SFR	1.0
011-270-018-000	91-01	915 MARCONI DR	SFR	1.0
011-270-019-000	91-01	903 MARCONI DR	SFR	1.0
011-270-020-000	91-01	891 MARCONI DR	SFR	1.0
011-270-021-000	91-01	883 MARCONI DR	SFR	1.0
011-270-022-000	91-01	875 MARCONI DR	SFR	1.0
011-270-023-000	91-01	867 MARCONI DR	SFR	1.0
011-270-024-000	91-01	861 MARCONI DR	SFR	1.0
011-270-025-000	91-01	855 MARCONI DR	SFR	1.0
011-270-026-000	91-01	847 MARCONI DR	SFR	1.0
011-270-027-000	91-01	841 MARCONI DR	SFR	1.0
011-270-028-000	91-01	829 MARCONI DR	SFR	1.0
011-270-029-000	91-01	1394 DAWN LN	SFR	1.0
011-270-030-000	91-01	1398 DAWN LN	SFR	1.0
011-270-031-000	91-01	795 MARCONI DR	SFR	1.0
011-270-032-000	91-01	781 MARCONI DR	SFR	1.0
011-270-033-000	91-01	773 MARCONI DR	SFR	1.0

011-270-034-000	91-01	751 MARCONI DR	SFR	1.0
011-270-035-000	91-01	1387 NICOLE AVE	SFR	1.0
011-270-036-000	91-01	1373 NICOLE AVE	SFR	1.0
011-270-037-000	91-01	1361 NICOLE AVE	SFR	1.0
011-270-038-000	91-01	1349 NICOLE AVE	SFR	1.0
011-270-039-000	91-01	1337 NICOLE AVE	SFR	1.0
011-270-040-000	91-01	1323 NICOLE AVE	SFR	1.0
011-270-041-000	91-01	1317 NICOLE AVE	SFR	1.0
011-270-042-000	91-01	1301 NICOLE AVE	SFR	1.0
011-270-043-000	91-01	1291 NICOLE AVE	SFR	1.0
011-270-044-000	91-01	1279 NICOLE AVE	SFR	1.0
011-270-045-000	91-01	1267 NICOLE AVE	SFR	1.0
011-270-046-000	91-01	1251 NICOLE AVE	SFR	1.0
011-270-047-000	91-01	1237 NICOLE AVE	SFR	1.0
011-270-048-000	91-01	1219 NICOLE AVE	SFR	1.0
011-270-049-000	91-01	796 PASTEUR ST	SFR	1.0
011-270-050-000	91-01	806 PASTEUR ST	SFR	1.0
011-270-051-000	91-01	820 PASTEUR ST	SFR	1.0
011-270-052-000	91-01	828 PASTEUR ST	SFR	1.0
011-270-053-000	91-01	840 PASTEUR ST	SFR	1.0
011-270-054-000	91-01	846 PASTEUR ST	SFR	1.0
011-270-055-000	91-01	852 PASTEUR ST	SFR	1.0
011-270-056-000	91-01	860 PASTEUR ST	SFR	1.0
011-270-057-000	91-01	870 PASTEUR ST	SFR	1.0
011-270-058-000	91-01	880 PASTEUR ST	SFR	1.0
011-270-059-000	91-01	882 PASTEUR ST	SFR	1.0
011-270-060-000	91-01	890 PASTEUR ST	SFR	1.0
011-270-061-000	91-01	898 PASTEUR ST	SFR	1.0
011-270-062-000	91-01	897 PASTEUR ST	SFR	1.0
011-270-063-000	91-01	889 PASTEUR ST	SFR	1.0
011-270-064-000	91-01	881 PASTEUR ST	SFR	1.0
011-270-065-000	91-01	879 PASTEUR ST	SFR	1.0
011-270-066-000	91-01	875 PASTEUR ST	SFR	1.0
011-270-067-000	91-01	869 PASTEUR ST	SFR	1.0
011-270-068-000	91-01	863 PASTEUR ST	SFR	1.0
011-270-069-000	91-01	851 PASTEUR ST	SFR	1.0
011-270-070-000	91-01	845 PASTEUR ST	SFR	1.0
011-270-071-000	91-01	831 PASTEUR ST	SFR	1.0
011-270-072-000	91-01	821 PASTEUR ST	SFR	1.0
011-270-073-000	91-01	811 PASTEUR ST	SFR	1.0
011-270-074-000	91-01	795 PASTEUR ST	SFR	1.0
011-270-075-000	91-01	794 ISAAC NEWTON DR	SFR	1.0
011-270-076-000	91-01	804 ISAAC NEWTON DR	SFR	1.0
011-270-077-000	91-01	818 ISAAC NEWTON DR	SFR	1.0
011-270-078-000	91-01	826 ISAAC NEWTON DR	SFR	1.0
011-270-079-000	91-01	838 ISAAC NEWTON DR	SFR	1.0
011-270-080-000	91-01	844 ISAAC NEWTON DR	SFR	1.0
011-270-081-000	91-01	850 ISAAC NEWTON DR	SFR	1.0
011-270-082-000	91-01	858 ISAAC NEWTON DR	SFR	1.0
011-270-083-000	91-01	866 ISAAC NEWTON DR	SFR	1.0

011-270-084-000	91-01	876 ISAAC NEWTON DR	SFR	1.0
011-270-085-000	91-01	886 ISAAC NEWTON DR	SFR	1.0
011-270-086-000	91-01	892 ISAAC NEWTON DR	SFR	1.0
011-270-087-000	91-01	896 ISAAC NEWTON DR	SFR	1.0
011-270-088-000	91-01	895 ISAAC NEWTON DR	SFR	1.0
011-270-089-000	91-01	891 ISAAC NEWTON DR	SFR	1.0
011-270-090-000	91-01	885 ISAAC NEWTON DR	SFR	1.0
011-270-091-000	91-01	877 ISAAC NEWTON DR	SFR	1.0
011-270-092-000	91-01	865 ISAAC NEWTON DR	SFR	1.0
011-270-093-000	91-01	857 ISAAC NEWTON DR	SFR	1.0
011-270-094-000	91-01	849 ISAAC NEWTON DR	SFR	1.0
011-270-095-000	91-01	843 ISAAC NEWTON DR	SFR	1.0
011-270-096-000	91-01	837 ISAAC NEWTON DR	SFR	1.0
011-270-097-000	91-01	825 ISAAC NEWTON DR	SFR	1.0
011-270-098-000	91-01	817 ISAAC NEWTON DR	SFR	1.0
011-270-099-000	91-01	803 ISAAC NEWTON DR	SFR	1.0
011-270-100-000	91-01	793 ISAAC NEWTON DR	SFR	1.0
011-270-101-000	91-01	792 MARCONI DR	SFR	1.0
011-270-102-000	91-01	802 MARCONI DR	SFR	1.0
011-270-103-000	91-01	816 MARCONI DR	SFR	1.0
011-270-104-000	91-01	824 MARCONI DR	SFR	1.0
011-270-105-000	91-01	836 MARCONI DR	SFR	1.0
011-270-106-000	91-01	842 MARCONI DR	SFR	1.0
011-270-107-000	91-01	848 MARCONI DR	SFR	1.0
011-270-108-000	91-01	856 MARCONI DR	SFR	1.0
011-270-109-000	91-01	864 MARCONI DR	SFR	1.0
011-270-110-000	91-01	870 MARCONI DR	SFR	1.0
011-270-111-000	91-01	878 MARCONI DR	SFR	1.0
011-270-112-000	91-01	888 MARCONI DR	SFR	1.0
011-270-113-000	91-01	898 MARCONI DR	SFR	1.0
011-270-114-000	91-01	1382 LESLIE LN	SFR	1.0
011-270-115-000	91-01	1370 LESLIE LN	SFR	1.0
011-270-116-000	91-01	1354 LESLIE LN	SFR	1.0
011-270-117-000	91-01	1336 LESLIE LN	SFR	1.0
011-270-118-000	91-01	1324 LESLIE LN	SFR	1.0
011-270-119-000	91-01	1312 LESLIE LN	SFR	1.0
011-270-120-000	91-01	1304 LESLIE LN	SFR	1.0
011-270-121-000	91-01	1288 LESLIE LN	SFR	1.0
011-270-122-000	91-01	1274 LESLIE LN	SFR	1.0
011-270-123-000	91-01	1266 LESLIE LN	SFR	1.0
011-270-124-000	91-01	1244 LESLIE LN	SFR	1.0
011-270-125-000	91-01	1234 LESLIE LN	SFR	1.0
011-270-126-000	91-01	1222 LESLIE LN	SFR	1.0
011-270-127-000	91-01	1221 GALILEO AVE	SFR	1.0
011-270-128-000	91-01	1235 GALILEO AVE	SFR	1.0
011-270-129-000	91-01	1247 GALILEO AVE	SFR	1.0
011-270-130-000	91-01	1273 GALILEO AVE	SFR	1.0
011-270-131-000	91-01	1289 GALILEO AVE	SFR	1.0
011-270-132-000	91-01	1301 GALILEO AVE	SFR	1.0
011-270-133-000	91-01	1317 GALILEO AVE	SFR	1.0

011-270-134-000	91-01	1325 GALILEO AVE	SFR	1.0
011-270-135-000	91-01	1341 GALILEO AVE	SFR	1.0
011-270-136-000	91-01	1355 GALILEO AVE	SFR	1.0
011-270-137-000	91-01	1377 GALILEO AVE	SFR	1.0
011-270-138-000	91-01	1389 GALILEO AVE	SFR	1.0
011-280-001-000	91-01	794 FULTON CT	SFR	1.0
011-280-002-000	91-01	780 FULTON CT	SFR	1.0
011-280-003-000	91-01	772 FULTON CT	SFR	1.0
011-280-004-000	91-01	750 FULTON CT	SFR	1.0
011-280-005-000	91-01	783 FULTON CT	SFR	1.0
011-280-006-000	91-01	797 FULTON CT	SFR	1.0
91-01				285.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
014-710-001-000	92-01	2410 COTTONWOOD DR		SFR	1.0
014-710-002-000	92-01	2418 COTTONWOOD DR		SFR	1.0
014-710-003-000	92-01	2426 COTTONWOOD DR		SFR	1.0
014-710-004-000	92-01	2434 COTTONWOOD DR		SFR	1.0
014-710-005-000	92-01	2442 COTTONWOOD DR		SFR	1.0
014-710-006-000	92-01	2443 COTTONWOOD DR		SFR	1.0
014-710-007-000	92-01	2435 COTTONWOOD DR		SFR	1.0
014-710-008-000	92-01	2427 COTTONWOOD DR		SFR	1.0
014-710-009-000	92-01	2419 COTTONWOOD DR		SFR	1.0
014-710-010-000	92-01	2411 COTTONWOOD DR		SFR	1.0
014-710-011-000	92-01	2408 TEAKWOOD CT		SFR	1.0
014-710-012-000	92-01	2416 TEAKWOOD CT		SFR	1.0
014-710-013-000	92-01	2424 TEAKWOOD CT		SFR	1.0
014-710-014-000	92-01	2432 TEAKWOOD CT		SFR	1.0
014-710-015-000	92-01	2440 TEAKWOOD CT		SFR	1.0
014-710-016-000	92-01	2441 TEAKWOOD CT		SFR	1.0
014-710-017-000	92-01	2433 TEAKWOOD CT		SFR	1.0
014-710-018-000	92-01	2425 TEAKWOOD CT		SFR	1.0
014-710-019-000	92-01	2417 TEAKWOOD CT		SFR	1.0
014-710-020-000	92-01	2409 TEAKWOOD CT		SFR	1.0
014-710-021-000	92-01	2408 ASHWOOD CT		SFR	1.0
014-710-022-000	92-01	2416 ASHWOOD CT		SFR	1.0
014-710-023-000	92-01	2424 ASHWOOD CT		SFR	1.0
014-710-024-000	92-01	2432 ASHWOOD CT		SFR	1.0
014-710-025-000	92-01	2440 ASHWOOD CT		SFR	1.0
014-710-026-000	92-01	2441 ASHWOOD CT		SFR	1.0
014-710-027-000	92-01	2433 ASHWOOD CT		SFR	1.0
014-710-028-000	92-01	2425 ASHWOOD CT		SFR	1.0
014-710-029-000	92-01	2417 ASHWOOD CT		SFR	1.0
014-710-030-000	92-01	2409 ASHWOOD CT		SFR	1.0
014-710-031-000	92-01	1021 CEDARWOOD ST		SFR	1.0
014-710-032-000	92-01	1013 CEDARWOOD ST		SFR	1.0
014-710-033-000	92-01	1005 CEDARWOOD ST		SFR	1.0
014-710-034-000	92-01	997 CEDARWOOD ST		SFR	1.0

014-710-035-000	92-01	989 CEDARWOOD ST	SFR	1.0
014-710-036-000	92-01	981 CEDARWOOD ST	SFR	1.0
014-710-037-000	92-01	973 CEDARWOOD ST	SFR	1.0
014-710-038-000	92-01	965 CEDARWOOD ST	SFR	1.0
014-710-039-000	92-01	957 CEDARWOOD ST	SFR	1.0
014-710-040-000	92-01	951 CEDARWOOD ST	SFR	1.0
014-710-041-000	92-01	945 CEDARWOOD ST	SFR	1.0
014-710-042-000	92-01	939 CEDARWOOD ST	SFR	1.0
014-710-043-000	92-01	933 CEDARWOOD ST	SFR	1.0
014-710-044-000	92-01	932 CEDARWOOD ST	SFR	1.0
014-710-045-000	92-01	938 CEDARWOOD ST	SFR	1.0
014-710-046-000	92-01	944 CEDARWOOD ST	SFR	1.0
014-710-047-000	92-01	950 CEDARWOOD ST	SFR	1.0
014-710-048-000	92-01	958 CEDARWOOD ST	SFR	1.0
014-710-049-000	92-01	966 CEDARWOOD ST	SFR	1.0
014-710-050-000	92-01	974 CEDARWOOD ST	SFR	1.0
014-710-051-000	92-01	982 CEDARWOOD ST	SFR	1.0
014-710-052-000	92-01	990 CEDARWOOD ST	SFR	1.0
014-710-053-000	92-01	998 CEDARWOOD ST	SFR	1.0
014-710-054-000	92-01	1006 CEDARWOOD ST	SFR	1.0
014-710-055-000	92-01	1020 CEDARWOOD ST	SFR	1.0
014-710-056-000	92-01	1034 CEDARWOOD ST	SFR	1.0
014-710-057-000	92-01	1048 CEDARWOOD ST	SFR	1.0
014-710-058-000	92-01	1062 CEDARWOOD ST	SFR	1.0
014-710-059-000	92-01	1076 CEDARWOOD ST	SFR	1.0
014-710-060-000	92-01	1090 CEDARWOOD ST	SFR	1.0
014-710-061-000	92-01	2471 FERNWOOD DR	SFR	1.0
014-710-062-000	92-01	2463 FERNWOOD DR	SFR	1.0
014-710-063-000	92-01	2455 FERNWOOD DR	SFR	1.0
014-710-064-000	92-01	2447 FERNWOOD DR	SFR	1.0
014-710-065-000	92-01	2439 FERNWOOD DR	SFR	1.0
014-710-066-000	92-01	2431 FERNWOOD DR	SFR	1.0
014-710-067-000	92-01	2423 FERNWOOD DR	SFR	1.0
014-710-068-000	92-01	2415 FERNWOOD DR	SFR	1.0
014-710-069-000	92-01	2407 FERNWOOD DR	SFR	1.0
014-710-070-000	92-01	2410 FERNWOOD DR	SFR	1.0
014-710-071-000	92-01	2418 FERNWOOD DR	SFR	1.0
014-710-072-000	92-01	2426 FERNWOOD DR	SFR	1.0
014-710-073-000	92-01	2434 FERNWOOD DR	SFR	1.0
014-710-074-000	92-01	2442 FERNWOOD DR	SFR	1.0
014-710-075-000	92-01	1077 CEDARWOOD ST	SFR	1.0
014-710-076-000	92-01	1063 CEDARWOOD ST	SFR	1.0
014-710-077-000	92-01	1049 CEDARWOOD ST	SFR	1.0
014-710-078-000	92-01	1035 CEDARWOOD ST	SFR	1.0
92-01				78.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
008-370-001-000	92-02	980 W AMBASSADOR DR		SFR	1.0

008-370-002-000	92-02	972 W AMBASSADOR DR	SFR	1.0
008-370-003-000	92-02	964 W AMBASSADOR DR	SFR	1.0
008-370-004-000	92-02	956 W AMBASSADOR DR	SFR	1.0
008-370-005-000	92-02	948 W AMBASSADOR DR	SFR	1.0
008-370-006-000	92-02	940 W AMBASSADOR DR	SFR	1.0
008-370-007-000	92-02	932 W AMBASSADOR DR	SFR	1.0
008-370-008-000	92-02	924 W AMBASSADOR DR	SFR	1.0
008-370-009-000	92-02	916 W AMBASSADOR DR	SFR	1.0
008-370-010-000	92-02	908 W AMBASSADOR DR	SFR	1.0
008-370-011-000	92-02	900 W AMBASSADOR DR	SFR	1.0
008-370-012-000	92-02	898 W AMBASSADOR DR	SFR	1.0
008-370-013-000	92-02	888 W AMBASSADOR DR	SFR	1.0
008-370-014-000	92-02	883 W AMBASSADOR DR	SFR	1.0
008-370-015-000	92-02	2440 FOUNTAIN PLAZA DR	SFR	1.0
008-370-016-000	92-02	891 W AMBASSADOR DR	SFR	1.0
008-370-017-000	92-02	899 W AMBASSADOR DR	SFR	1.0
008-370-018-000	92-02	907 W AMBASSADOR DR	SFR	1.0
008-370-019-000	92-02	915 W AMBASSADOR DR	SFR	1.0
008-370-020-000	92-02	923 W AMBASSADOR DR	SFR	1.0
008-370-021-000	92-02	931 W AMBASSADOR DR	SFR	1.0
008-370-022-000	92-02	939 W AMBASSADOR DR	SFR	1.0
008-370-023-000	92-02	947 W AMBASSADOR DR	SFR	1.0
008-370-024-000	92-02	955 W AMBASSADOR DR	SFR	1.0
008-370-025-000	92-02	954 DON MEDICO DR	SFR	1.0
008-370-026-000	92-02	946 DON MEDICO DR	SFR	1.0
008-370-027-000	92-02	938 DON MEDICO DR	SFR	1.0
008-370-028-000	92-02	930 DON MEDICO DR	SFR	1.0
008-370-029-000	92-02	922 DON MEDICO DR	SFR	1.0
008-370-030-000	92-02	914 DON MEDICO DR	SFR	1.0
008-370-031-000	92-02	906 DON MEDICO DR	SFR	1.0
008-370-032-000	92-02	898 DON MEDICO DR	SFR	1.0
008-370-033-000	92-02	890 DON MEDICO DR	SFR	1.0
008-370-034-000	92-02	889 DON MEDICO DR	SFR	1.0
008-370-035-000	92-02	913 UPP CT	SFR	1.0
008-370-036-000	92-02	916 UPP CT	SFR	1.0
008-370-037-000	92-02	905 DON MEDICO DR	SFR	1.0
008-370-038-000	92-02	913 DON MEDICO DR	SFR	1.0
008-370-039-000	92-02	921 DON MEDICO DR	SFR	1.0
008-370-040-000	92-02	928 UPP CT	SFR	1.0
008-370-041-000	92-02	929 DON MEDICO DR	SFR	1.0
008-370-042-000	92-02	937 DON MEDICO DR	SFR	1.0
008-370-043-000	92-02	936 UPP CT	SFR	1.0
008-370-044-000	92-02	944 UPP CT	SFR	1.0
008-370-045-000	92-02	945 DON MEDICO DR	SFR	1.0
008-370-046-000	92-02	953 DON MEDICO DR	SFR	1.0
008-370-047-000	92-02	952 UPP CT	SFR	1.0
008-370-048-000	92-02	2380 ZION WAY	SFR	1.0
008-370-049-000	92-02	2390 ZION WAY	SFR	1.0
008-370-050-000	92-02	2400 ZION WAY	SFR	1.0
008-370-051-000	92-02	2410 ZION WAY	SFR	1.0

008-370-052-000	92-02	2420 ZION WAY	SFR	1.0
008-370-053-000	92-02	2430 ZION WAY	SFR	1.0
008-370-054-000	92-02	2440 ZION WAY	SFR	1.0
008-370-055-000	92-02	2450 ZION WAY	SFR	1.0
008-370-056-000	92-02	2460 ZION WAY	SFR	1.0
008-370-057-000	92-02	2452 ZION WAY	SFR	1.0
008-380-005-000	92-02	881 DON MEDICO DR	SFR	1.0
008-380-006-000	92-02	873 DON MEDICO DR	SFR	1.0
008-380-007-000	92-02	865 DON MEDICO DR	SFR	1.0
008-380-008-000	92-02	857 DON MEDICO DR	SFR	1.0
008-380-009-000	92-02	858 DON MEDICO DR	SFR	1.0
008-380-010-000	92-02	866 DON MEDICO DR	SFR	1.0
008-380-011-000	92-02	2427 FOUNTAIN PLAZA DR	SFR	1.0
008-380-012-000	92-02	2435 FOUNTAIN PLAZA DR	SFR	1.0
008-380-013-000	92-02	2443 FOUNTAIN PLAZA DR	SFR	1.0
008-380-014-000	92-02	2451 FOUNTAIN PLAZA DR	SFR	1.0
008-380-015-000	92-02	2459 FOUNTAIN PLAZA DR	SFR	1.0
008-380-016-000	92-02	2467 FOUNTAIN PLAZA DR	SFR	1.0
008-380-017-000	92-02	2475 FOUNTAIN PLAZA DR	SFR	1.0
008-380-018-000	92-02	2483 FOUNTAIN PLAZA DR	SFR	1.0
008-380-019-000	92-02	2491 FOUNTAIN PLAZA DR	SFR	1.0
008-390-001-000	92-02	2346 ZION WAY	SFR	1.0
008-390-002-000	92-02	2352 ZION WAY	SFR	1.0
008-390-003-000	92-02	2360 ZION WAY	SFR	1.0
008-390-004-000	92-02	2370 ZION WAY	SFR	1.0
008-390-005-000	92-02	955 UPP CT	SFR	1.0
008-390-006-000	92-02	943 UPP CT	SFR	1.0
008-390-007-000	92-02	935 UPP CT	SFR	1.0
008-390-008-000	92-02	927 UPP CT	SFR	1.0
008-390-031-000	92-02	2301 ZION WAY	SFR	1.0
008-390-032-000	92-02	2302 ZION WAY	SFR	1.0
008-390-034-000	92-02	2308 ZION WAY	SFR	1.0
008-390-035-000	92-02	2314 ZION WAY	SFR	1.0
008-390-036-000	92-02	2320 ZION WAY	SFR	1.0
008-390-037-000	92-02	2328 ZION WAY	SFR	1.0
008-390-038-000	92-02	2334 ZION WAY	SFR	1.0
008-390-039-000	92-02	950 CIELO DR	SFR	1.0
008-390-040-000	92-02	940 CIELO DR	SFR	1.0
008-390-041-000	92-02	930 CIELO DR	SFR	1.0
008-390-042-000	92-02	920 CIELO DR	SFR	1.0
008-390-044-000	92-02	917 CIELO DR	SFR	1.0
008-390-045-000	92-02	937 CIELO DR	SFR	1.0
008-390-046-000	92-02	945 CIELO DR	SFR	1.0
008-390-047-000	92-02	957 CIELO DR	SFR	1.0
008-390-048-000	92-02	2319 ZION WAY	SFR	1.0
008-390-049-000	92-02	2313 ZION WAY	SFR	1.0
008-390-050-000	92-02	2307 ZION WAY	SFR	1.0
92-02				98.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-040-001-000	93-01	2202	VINTAGE PL	SFR	1.0
009-040-002-000	93-01	2224	VINTAGE PL	VAC	1.0
009-040-003-000	93-01	2246	VINTAGE PL	SFR	1.0
009-040-004-000	93-01	2266	VINTAGE PL	SFR	1.0
009-040-005-000	93-01	2265	VINTAGE PL	SFR	1.0
009-040-006-000	93-01	2243	VINTAGE PL	SFR	1.0
009-040-007-000	93-01	2221	VINTAGE PL	SFR	1.0
009-040-008-000	93-01	2201	VINTAGE PL	SFR	1.0
009-040-011-000	93-01	2220	CHARDONNAY PL	SFR	1.0
009-040-012-000	93-01	2240	CHARDONNAY PL	SFR	1.0
009-040-013-000	93-01	2260	CHARDONNAY PL	SFR	1.0
009-040-014-000	93-01	2251	CHARDONNAY PL	SFR	1.0
009-040-015-000	93-01	2231	CHARDONNAY PL	SFR	1.0
009-040-022-000	93-01	2211	CHARDONNAY PL	SFR	1.0
009-040-023-000	93-01	2189	CHARDONNAY PL	SFR	1.0
009-040-024-000	93-01	1810	MUSCAT PL	SFR	1.0
009-040-031-000	93-01	2143	CHARDONNAY PL	SFR	1.0
009-040-032-000	93-01	2121	CHARDONNAY PL	VAC	1.0
009-040-033-000	93-01	2122	CHARDONNAY PL	SFR	1.0
009-040-034-000	93-01	2144	CHARDONNAY PL	SFR	1.0
009-040-035-000	93-01	1881	MUSCAT PL	SFR	1.0
009-040-036-000	93-01	1911	MUSCAT PL	SFR	1.0
009-040-037-000	93-01	2145	VINTAGE PL	SFR	1.0
009-040-038-000	93-01	2123	VINTAGE PL	SFR	1.0
009-040-039-000	93-01	2120	VINTAGE PL	SFR	1.0
009-040-042-000	93-01	1997	MUSCAT PL	VAC	1.0
009-040-044-000	93-01	2160	VINTAGE PL	SFR	1.0
009-040-045-000	93-01	2140	VINTAGE PL	SFR	1.0
009-040-046-000	93-01	2200	CHARDONNAY PL	SFR	1.0
93-01					29.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
011-190-002-000	93-02	1426	PAYNE DR	SFR	1.0
011-190-003-000	93-02	1410	PAYNE DR	SFR	1.0
011-190-004-000	93-02	1390	PAYNE DR	SFR	1.0
011-190-005-000	93-02	1380	PAYNE DR	SFR	1.0
011-190-006-000	93-02	1372	PAYNE DR	SFR	1.0
011-190-007-000	93-02	1360	PAYNE DR	SFR	1.0
011-190-008-000	93-02	1330	PAYNE DR	SFR	1.0
011-190-009-000	93-02	1310	PAYNE DR	SFR	1.0
011-190-010-000	93-02	1385	BUTTERNUT DR	SFR	1.0
011-190-011-000	93-02	1395	BUTTERNUT DR	SFR	1.0
011-190-012-000	93-02	1407	BUTTERNUT DR	SFR	1.0
011-190-013-000	93-02	1425	BUTTERNUT DR	SFR	1.0
011-190-014-000	93-02	1177	HARTLEY DR	SFR	1.0

011-190-015-000	93-02	1199 HARTLEY DR	SFR	1.0
011-190-016-000	93-02	1213 HARTLEY DR	SFR	1.0
011-190-017-000	93-02	1405 ARMSTRONG DR	SFR	1.0
011-190-018-000	93-02	1415 ARMSTRONG DR	SFR	1.0
011-190-019-000	93-02	1421 ARMSTRONG DR	SFR	1.0
011-190-020-000	93-02	1431 ARMSTRONG DR	SFR	1.0
011-190-021-000	93-02	1440 ARMSTRONG DR	SFR	1.0
011-190-022-000	93-02	1430 ARMSTRONG DR	SFR	1.0
011-190-023-000	93-02	1424 ARMSTRONG DR	SFR	1.0
011-190-024-000	93-02	1420 ARMSTRONG DR	SFR	1.0
011-190-025-000	93-02	1410 ARMSTRONG DR	SFR	1.0
011-190-026-000	93-02	1402 ARMSTRONG DR	SFR	1.0
011-190-027-000	93-02	1386 ARMSTRONG DR	SFR	1.0
011-190-028-000	93-02	1374 ARMSTRONG DR	SFR	1.0
011-190-029-000	93-02	1362 ARMSTRONG DR	SFR	1.0
011-190-030-000	93-02	1350 ARMSTRONG DR	SFR	1.0
011-190-031-000	93-02	1342 ARMSTRONG DR	SFR	1.0
011-190-032-000	93-02	1332 ARMSTRONG DR	SFR	1.0
011-190-033-000	93-02	1324 ARMSTRONG DR	SFR	1.0
011-190-034-000	93-02	1316 ARMSTRONG DR	SFR	1.0
011-190-035-000	93-02	1308 ARMSTRONG DR	SFR	1.0
011-190-036-000	93-02	1290 ARMSTRONG DR	SFR	1.0
011-190-037-000	93-02	1274 ARMSTRONG DR	SFR	1.0
011-190-038-000	93-02	1266 ARMSTRONG DR	SFR	1.0
011-190-039-000	93-02	1267 ARMSTRONG DR	SFR	1.0
011-190-040-000	93-02	1277 ARMSTRONG DR	SFR	1.0
011-190-041-000	93-02	1293 ARMSTRONG DR	SFR	1.0
011-190-042-000	93-02	1305 ARMSTRONG DR	SFR	1.0
011-190-043-000	93-02	1311 ARMSTRONG DR	SFR	1.0
011-190-044-000	93-02	1321 BUTTERNUT DR	SFR	1.0
011-190-045-000	93-02	1327 BUTTERNUT DR	SFR	1.0
011-190-046-000	93-02	1333 BUTTERNUT DR	SFR	1.0
011-190-047-000	93-02	1337 BUTTERNUT DR	SFR	1.0
011-190-048-000	93-02	1349 BUTTERNUT DR	SFR	1.0
011-190-049-000	93-02	1360 BUTTERNUT DR	SFR	1.0
011-190-050-000	93-02	1354 BUTTERNUT DR	SFR	1.0
011-190-051-000	93-02	1348 BUTTERNUT DR	SFR	1.0
011-190-052-000	93-02	1340 BUTTERNUT DR	SFR	1.0
011-190-053-000	93-02	1334 BUTTERNUT DR	SFR	1.0
011-190-054-000	93-02	1353 ARMSTRONG DR	SFR	1.0
011-190-055-000	93-02	1367 ARMSTRONG DR	SFR	1.0
011-190-056-000	93-02	1246 HARTLEY DR	SFR	1.0
011-190-057-000	93-02	1230 HARTLEY DR	SFR	1.0
011-190-058-000	93-02	1212 HARTLEY DR	SFR	1.0
011-190-059-000	93-02	1198 HARTLEY DR	SFR	1.0
011-190-060-000	93-02	1176 HARTLEY DR	SFR	1.0
011-200-001-000	93-02	1434 BUTTERNUT DR	SFR	1.0
011-200-002-000	93-02	1446 BUTTERNUT DR	SFR	1.0
011-200-003-000	93-02	1458 BUTTERNUT DR	SFR	1.0
011-200-004-000	93-02	1470 BUTTERNUT DR	SFR	1.0

011-200-005-000	93-02	1200 ACRES WAY	SFR	1.0
011-200-006-000	93-02	1218 ACRES WAY	SFR	1.0
011-200-007-000	93-02	1236 ACRES WAY	SFR	1.0
011-200-008-000	93-02	1254 ACRES WAY	SFR	1.0
011-200-009-000	93-02	1272 ACRES WAY	SFR	1.0
011-200-010-000	93-02	1290 ACRES WAY	SFR	1.0
011-200-011-000	93-02	1291 ACRES WAY	SFR	1.0
011-200-012-000	93-02	1273 ACRES WAY	SFR	1.0
011-200-013-000	93-02	1255 ACRES WAY	SFR	1.0
011-200-014-000	93-02	1237 ACRES WAY	SFR	1.0
011-200-015-000	93-02	1219 ACRES WAY	SFR	1.0
011-200-016-000	93-02	1201 ACRES WAY	SFR	1.0
011-200-017-000	93-02	1174 ACRES WAY	SFR	1.0
011-200-018-000	93-02	1471 BUTTERNUT DR	SFR	1.0
011-200-019-000	93-02	1459 BUTTERNUT DR	SFR	1.0
011-200-020-000	93-02	1447 BUTTERNUT DR	SFR	1.0
011-200-021-000	93-02	1435 BUTTERNUT DR	SFR	1.0
011-200-022-000	93-02	1436 PAYNE DR	SFR	1.0
011-200-023-000	93-02	1448 PAYNE DR	SFR	1.0
011-200-024-000	93-02	1460 PAYNE DR	SFR	1.0
011-200-025-000	93-02	1472 PAYNE DR	SFR	1.0
011-200-026-000	93-02	1484 PAYNE DR	SFR	1.0
011-200-027-000	93-02	1146 ACRES WAY	SFR	1.0
011-200-028-000	93-02	1173 ACRES WAY	SFR	1.0
011-200-029-000	93-02	1155 ACRES WAY	SFR	1.0
011-200-030-000	93-02	1137 ACRES WAY	SFR	1.0
011-200-031-000	93-02	1119 ACRES WAY	SFR	1.0
011-200-032-000	93-02	1101 ACRES WAY	SFR	1.0
011-200-033-000	93-02	1497 PAYNE DR	SFR	1.0
011-200-034-000	93-02	1485 PAYNE DR	SFR	1.0
011-200-035-000	93-02	1473 PAYNE DR	SFR	1.0
011-200-036-000	93-02	1461 PAYNE DR	SFR	1.0
011-200-037-000	93-02	1449 PAYNE DR	SFR	1.0
011-200-038-000	93-02	1437 PAYNE DR	SFR	1.0
011-200-039-000	93-02	1425 PAYNE DR	SFR	1.0
011-200-040-000	93-02	1413 PAYNE DR	SFR	1.0
011-200-041-000	93-02	1012 HARTLEY CT	SFR	1.0
011-200-042-000	93-02	1024 HARTLEY CT	SFR	1.0
011-200-043-000	93-02	1027 HARTLEY CT	SFR	1.0
011-200-044-000	93-02	1015 HARTLEY CT	SFR	1.0
011-200-045-000	93-02	1402 ECHO LN	SFR	1.0
011-200-046-000	93-02	1414 ECHO LN	SFR	1.0
011-200-047-000	93-02	1426 ECHO LN	SFR	1.0
011-200-048-000	93-02	1438 ECHO LN	SFR	1.0
011-200-049-000	93-02	1010 ECHO CT	SFR	1.0
011-200-050-000	93-02	1020 ECHO CT	SFR	1.0
011-200-051-000	93-02	1030 ECHO CT	SFR	1.0
011-200-052-000	93-02	1040 ECHO CT	SFR	1.0
011-200-053-000	93-02	1027 ECHO CT	SFR	1.0
011-200-055-000	93-02	1019 ECHO CT	SFR	1.0

011-200-056-000	93-02	1011 ECHO CT	SFR	1.0
011-200-057-000	93-02	1499 ECHO LN	SFR	1.0
011-200-058-000	93-02	1487 ECHO LN	SFR	1.0
011-200-059-000	93-02	1475 ECHO LN	SFR	1.0
011-200-060-000	93-02	1463 ECHO LN	SFR	1.0
011-200-061-000	93-02	1451 ECHO LN	SFR	1.0
011-200-062-000	93-02	1439 ECHO LN	SFR	1.0
011-200-063-000	93-02	1427 ECHO LN	SFR	1.0
011-200-064-000	93-02	1415 ECHO LN	SFR	1.0
011-200-065-000	93-02	1403 ECHO LN	SFR	1.0
011-200-066-000	93-02	1399 ECHO LN	SFR	1.0
011-200-067-000	93-02	1387 ECHO LN	SFR	1.0
011-200-068-000	93-02	1375 ECHO LN	SFR	1.0
011-200-069-000	93-02	1363 ECHO LN	SFR	1.0
011-200-070-000	93-02	1351 ECHO LN	SFR	1.0
011-210-001-000	93-02	1346 ECHO LN	SFR	1.0
011-210-002-000	93-02	1340 ECHO LN	SFR	1.0
011-210-003-000	93-02	1336 ECHO LN	SFR	1.0
011-210-004-000	93-02	1330 ECHO LN	SFR	1.0
011-210-005-000	93-02	1326 ECHO LN	SFR	1.0
011-210-006-000	93-02	1320 ECHO LN	SFR	1.0
011-210-007-000	93-02	1316 ECHO LN	SFR	1.0
011-210-008-000	93-02	1310 ECHO LN	SFR	1.0
011-210-009-000	93-02	1304 ECHO LN	SFR	1.0
011-210-010-000	93-02	1103 W EDISON CT	SFR	1.0
011-210-011-000	93-02	1127 W EDISON CT	SFR	1.0
011-210-012-000	93-02	1173 W EDISON CT	SFR	1.0
011-210-013-000	93-02	1198 W EDISON CT	SFR	1.0
011-210-014-000	93-02	1174 W EDISON CT	SFR	1.0
011-210-015-000	93-02	1150 W EDISON CT	SFR	1.0
011-210-016-000	93-02	1126 W EDISON CT	SFR	1.0
011-210-017-000	93-02	1102 W EDISON CT	SFR	1.0
011-210-018-000	93-02	1277 KIMBALL AVE	SFR	1.0
011-210-019-000	93-02	1285 KIMBALL AVE	SFR	1.0
011-210-020-000	93-02	1297 KIMBALL AVE	SFR	1.0
011-210-021-000	93-02	1301 KIMBALL AVE	SFR	1.0
011-210-022-000	93-02	1308 EDISON DR	SFR	1.0
011-210-023-000	93-02	1306 EDISON DR	SFR	1.0
011-210-024-000	93-02	1302 EDISON DR	SFR	1.0
011-210-025-000	93-02	1062 EDISON DR	SFR	1.0
011-210-026-000	93-02	1050 EDISON DR	SFR	1.0
011-210-027-000	93-02	1038 EDISON DR	SFR	1.0
011-210-028-000	93-02	1026 EDISON DR	SFR	1.0
011-210-029-000	93-02	1014 EDISON DR	SFR	1.0
011-210-030-000	93-02	1002 EDISON DR	SFR	1.0
011-210-031-000	93-02	1003 EDISON DR	SFR	1.0
011-210-032-000	93-02	1015 EDISON DR	SFR	1.0
011-210-033-000	93-02	1037 EDISON DR	SFR	1.0
011-210-034-000	93-02	1305 EDISON DR	SFR	1.0
011-210-035-000	93-02	1309 EDISON DR	SFR	1.0

011-210-036-000	93-02	1036 ECHO WAY	SFR	1.0
011-210-037-000	93-02	1024 ECHO WAY	SFR	1.0
011-210-038-000	93-02	1016 ECHO WAY	SFR	1.0
011-210-039-000	93-02	1004 ECHO WAY	SFR	1.0
011-210-040-000	93-02	1017 ECHO WAY	SFR	1.0
011-210-041-000	93-02	1035 ECHO WAY	SFR	1.0
93-02				169.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-040-001-000	94-01	520 IMPERIAL DR		SFR	1.0
007-040-002-000	94-01	536 IMPERIAL DR		SFR	1.0
007-040-003-000	94-01	552 IMPERIAL DR		SFR	1.0
007-040-004-000	94-01	568 IMPERIAL DR		SFR	1.0
007-040-005-000	94-01	584 IMPERIAL DR		SFR	1.0
007-040-006-000	94-01	600 IMPERIAL DR		SFR	1.0
007-040-007-000	94-01	614 IMPERIAL DR		SFR	1.0
007-040-008-000	94-01	628 IMPERIAL DR		SFR	1.0
007-040-009-000	94-01	642 IMPERIAL DR		SFR	1.0
007-040-010-000	94-01	656 IMPERIAL DR		SFR	1.0
007-040-012-000	94-01	685 IMPERIAL DR		SFR	1.0
007-040-013-000	94-01	671 IMPERIAL DR		SFR	1.0
007-040-014-000	94-01	678 CLAIREMONT CT		SFR	1.0
007-040-015-000	94-01	664 CLAIREMONT CT		SFR	1.0
007-040-016-000	94-01	650 CLAIREMONT CT		SFR	1.0
007-040-017-000	94-01	636 CLAIREMONT CT		SFR	1.0
007-040-018-000	94-01	622 CLAIREMONT CT		SFR	1.0
007-040-019-000	94-01	608 CLAIREMONT CT		SFR	1.0
007-040-020-000	94-01	592 CLAIREMONT CT		SFR	1.0
007-040-021-000	94-01	576 CLAIREMONT CT		SFR	1.0
007-040-022-000	94-01	560 CLAIREMONT CT		SFR	1.0
007-040-023-000	94-01	544 CLAIREMONT CT		SFR	1.0
007-040-024-000	94-01	528 CLAIREMONT CT		SFR	1.0
007-040-025-000	94-01	519 IMPERIAL DR		SFR	1.0
007-040-026-000	94-01	535 IMPERIAL DR		SFR	1.0
007-040-027-000	94-01	551 IMPERIAL DR		SFR	1.0
007-040-028-000	94-01	567 IMPERIAL DR		SFR	1.0
007-040-029-000	94-01	583 IMPERIAL DR		SFR	1.0
007-040-030-000	94-01	601 IMPERIAL DR		SFR	1.0
007-040-031-000	94-01	615 IMPERIAL DR		SFR	1.0
007-040-032-000	94-01	629 IMPERIAL DR		SFR	1.0
007-040-033-000	94-01	643 IMPERIAL DR		SFR	1.0
007-040-034-000	94-01	657 IMPERIAL DR		SFR	1.0
007-050-001-000	94-01	519 CLAIREMONT CT		SFR	1.0
007-050-002-000	94-01	535 CLAIREMONT CT		SFR	1.0
007-050-003-000	94-01	551 CLAIREMONT CT		SFR	1.0
007-050-004-000	94-01	567 CLAIREMONT CT		SFR	1.0
007-050-005-000	94-01	583 CLAIREMONT CT		SFR	1.0
007-050-006-000	94-01	599 CLAIREMONT CT		SFR	1.0

007-050-007-000	94-01	3193 MISSION DR	SFR	1.0
007-050-008-000	94-01	635 CLAIREMONT CT	SFR	1.0
007-050-009-000	94-01	649 CLAIREMONT CT	SFR	1.0
007-050-010-000	94-01	663 CLAIREMONT CT	SFR	1.0
007-050-011-000	94-01	677 CLAIREMONT CT	SFR	1.0
007-050-012-000	94-01	692 CLAIREMONT CT	SFR	1.0
007-050-013-000	94-01	672 CORONADO PL	SFR	1.0
007-050-014-000	94-01	673 CORONADO PL	SFR	1.0
007-050-015-000	94-01	3158 FAIRMONT DR	SFR	1.0
007-050-016-000	94-01	3146 FAIRMONT DR	SFR	1.0
007-050-017-000	94-01	3134 FAIRMONT DR	SFR	1.0
007-050-018-000	94-01	3122 FAIRMONT DR	SFR	1.0
007-050-019-000	94-01	3129 MISSION DR	SFR	1.0
007-050-020-000	94-01	3113 MISSION DR	SFR	1.0
007-050-021-000	94-01	3086 FAIRMONT DR	SFR	1.0
007-050-022-000	94-01	3074 FAIRMONT DR	SFR	1.0
007-050-023-000	94-01	3133 MIRAMAR AVE	SFR	1.0
007-050-024-000	94-01	3117 MIRAMAR AVE	SFR	1.0
007-050-025-000	94-01	3101 MIRAMAR AVE	SFR	1.0
007-050-026-000	94-01	3090 MIRAMAR AVE	SFR	1.0
007-050-027-000	94-01	3098 MIRAMAR AVE	SFR	1.0
007-050-028-000	94-01	3106 MIRAMAR AVE	SFR	1.0
007-050-029-000	94-01	3122 MIRAMAR AVE	SFR	1.0
007-050-030-000	94-01	3138 MIRAMAR AVE	SFR	1.0
007-050-031-000	94-01	3154 MIRAMAR AVE	SFR	1.0
007-050-032-000	94-01	3170 MIRAMAR AVE	SFR	1.0
007-050-033-000	94-01	532 CORONADO PL	SFR	1.0
007-050-034-000	94-01	548 CORONADO PL	SFR	1.0
007-050-035-000	94-01	564 CORONADO PL	SFR	1.0
007-050-036-000	94-01	580 CORONADO PL	SFR	1.0
007-050-037-000	94-01	596 CORONADO PL	SFR	1.0
007-050-038-000	94-01	3177 MISSION DR	SFR	1.0
007-050-039-000	94-01	3161 MISSION DR	SFR	1.0
007-050-040-000	94-01	630 CORONADO PL	SFR	1.0
007-050-041-000	94-01	644 CORONADO PL	SFR	1.0
007-050-042-000	94-01	658 CORONADO PL	SFR	1.0
007-050-043-000	94-01	659 CORONADO PL	SFR	1.0
007-050-044-000	94-01	645 CORONADO PL	SFR	1.0
007-050-045-000	94-01	631 CORONADO PL	SFR	1.0
007-050-046-000	94-01	3145 MISSION DR	SFR	1.0
007-050-047-000	94-01	595 CORONADO PL	SFR	1.0
007-050-048-000	94-01	579 CORONADO PL	SFR	1.0
007-050-049-000	94-01	563 CORONADO PL	SFR	1.0
007-050-050-000	94-01	547 CORONADO PL	SFR	1.0
007-060-001-000	94-01	3003 FAIRMONT DR	SFR	1.0
007-060-002-000	94-01	3015 FAIRMONT DR	SFR	1.0
007-060-003-000	94-01	3027 FAIRMONT DR	SFR	1.0
007-060-004-000	94-01	3039 FAIRMONT DR	SFR	1.0
007-060-005-000	94-01	3051 FAIRMONT DR	SFR	1.0
007-060-006-000	94-01	3063 FAIRMONT DR	SFR	1.0

007-060-007-000	94-01	3075 FAIRMONT DR	SFR	1.0
007-060-008-000	94-01	3087 FAIRMONT DR	SFR	1.0
007-060-009-000	94-01	3081 MISSION DR	SFR	1.0
007-060-010-000	94-01	3123 FAIRMONT DR	SFR	1.0
007-060-011-000	94-01	3135 FAIRMONT DR	SFR	1.0
007-060-012-000	94-01	3147 FAIRMONT DR	SFR	1.0
007-060-013-000	94-01	3159 FAIRMONT DR	SFR	1.0
007-060-014-000	94-01	3001 MISSION DR	SFR	1.0
007-060-015-000	94-01	3006 MISSION DR	SFR	1.0
007-060-016-000	94-01	3018 MISSION DR	SFR	1.0
007-060-017-000	94-01	3030 MISSION DR	SFR	1.0
007-060-018-000	94-01	3042 MISSION DR	SFR	1.0
007-060-019-000	94-01	3051 BALBOA CT	SFR	1.0
007-060-020-000	94-01	3043 BALBOA CT	SFR	1.0
007-060-021-000	94-01	3035 BALBOA CT	SFR	1.0
007-060-022-000	94-01	3027 BALBOA CT	SFR	1.0
007-060-023-000	94-01	3019 BALBOA CT	SFR	1.0
007-060-024-000	94-01	3028 BALBOA CT	SFR	1.0
007-060-025-000	94-01	3036 BALBOA CT	SFR	1.0
007-060-026-000	94-01	3044 BALBOA CT	SFR	1.0
007-060-027-000	94-01	3052 BALBOA CT	SFR	1.0
007-060-028-000	94-01	3065 MISSION DR	SFR	1.0
007-060-029-000	94-01	3049 MISSION DR	SFR	1.0
007-060-030-000	94-01	3033 MISSION DR	SFR	1.0
007-060-031-000	94-01	3017 MISSION DR	SFR	1.0
94-01				114.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-320-001-000	94-02	2788 ZION WAY		SFR	1.0
007-320-002-000	94-02	976 W ENCORE DR		SFR	1.0
007-320-003-000	94-02	966 W ENCORE DR		SFR	1.0
007-320-004-000	94-02	958 W ENCORE DR		SFR	1.0
007-320-005-000	94-02	938 W ENCORE DR		SFR	1.0
007-320-006-000	94-02	932 W ENCORE DR		SFR	1.0
007-320-007-000	94-02	928 W ENCORE DR		SFR	1.0
007-320-008-000	94-02	922 W ENCORE DR		SFR	1.0
007-320-009-000	94-02	916 W ENCORE DR		SFR	1.0
007-320-010-000	94-02	910 W ENCORE DR		SFR	1.0
007-320-011-000	94-02	904 W ENCORE DR		SFR	1.0
007-320-012-000	94-02	882 W ENCORE DR		SFR	1.0
007-320-013-000	94-02	889 ENCORE DR		SFR	1.0
007-320-014-000	94-02	888 W SANDSTONE CT		SFR	1.0
007-320-015-000	94-02	822 W SANDSTONE CT		SFR	1.0
007-320-016-000	94-02	792 W SANDSTONE CT		SFR	1.0
007-320-017-000	94-02	748 W SANDSTONE CT		SFR	1.0
007-320-018-000	94-02	710 W SANDSTONE CT		SFR	1.0
007-320-019-000	94-02	707 W SANDSTONE CT		SFR	1.0
007-320-020-000	94-02	712 W PEBBLE DR		SFR	1.0

007-320-021-000	94-02	752 W PEBBLE DR	SFR	1.0
007-320-022-000	94-02	747 W SANDSTONE CT	SFR	1.0
007-320-023-000	94-02	789 W SANDSTONE CT	SFR	1.0
007-320-024-000	94-02	794 W PEBBLE DR	SFR	1.0
007-320-025-000	94-02	816 W PEBBLE DR	SFR	1.0
007-320-026-000	94-02	821 W SANDSTONE CT	SFR	1.0
007-320-027-000	94-02	843 W SANDSTONE CT	SFR	1.0
007-320-028-000	94-02	852 W PEBBLE DR	SFR	1.0
007-320-029-000	94-02	894 W PEBBLE DR	SFR	1.0
007-320-030-000	94-02	893 W SANDSTONE CT	SFR	1.0
007-320-031-000	94-02	904 W PEBBLE DR	SFR	1.0
007-320-032-000	94-02	910 W PEBBLE DR	SFR	1.0
007-320-033-000	94-02	918 W PEBBLE DR	SFR	1.0
007-320-034-000	94-02	924 W PEBBLE DR	SFR	1.0
007-320-035-000	94-02	932 W PEBBLE DR	SFR	1.0
007-320-036-000	94-02	942 W PEBBLE DR	SFR	1.0
007-320-037-000	94-02	952 W PEBBLE DR	SFR	1.0
007-320-038-000	94-02	2725 ZION WAY	SFR	1.0
007-320-039-000	94-02	2731 ZION WAY	SFR	1.0
007-320-040-000	94-02	2718 ZION WAY	SFR	1.0
007-320-041-000	94-02	2724 ZION WAY	SFR	1.0
007-320-042-000	94-02	2730 ZION WAY	SFR	1.0
007-320-043-000	94-02	2736 ZION WAY	SFR	1.0
007-320-044-000	94-02	2742 ZION WAY	SFR	1.0
007-320-045-000	94-02	2748 ZION WAY	SFR	1.0
007-320-046-000	94-02	2760 ZION WAY	SFR	1.0
007-320-047-000	94-02	2768 ZION WAY	SFR	1.0
007-320-048-000	94-02	2776 ZION WAY	SFR	1.0
007-320-049-000	94-02	2777 ZION WAY	SFR	1.0
007-320-050-000	94-02	2767 ZION WAY	SFR	1.0
007-320-051-000	94-02	957 W ENCORE DR	SFR	1.0
007-320-052-000	94-02	937 W ENCORE DR	SFR	1.0
007-320-053-000	94-02	931 W ENCORE DR	SFR	1.0
007-320-054-000	94-02	929 W ENCORE DR	SFR	1.0
007-320-055-000	94-02	921 W ENCORE DR	SFR	1.0
007-320-056-000	94-02	917 W ENCORE DR	SFR	1.0
007-320-057-000	94-02	909 W ENCORE DR	SFR	1.0
007-320-058-000	94-02	902 W SANDSTONE CT	SFR	1.0
007-320-059-000	94-02	903 W SANDSTONE CT	SFR	1.0
007-320-060-000	94-02	911 W SANDSTONE CT	SFR	1.0
007-320-061-000	94-02	917 W SANDSTONE CT	SFR	1.0
007-320-062-000	94-02	925 W SANDSTONE CT	SFR	1.0
007-320-063-000	94-02	935 W SANDSTONE CT	SFR	1.0
007-320-064-000	94-02	941 W SANDSTONE CT	SFR	1.0
007-320-065-000	94-02	962 W SANDSTONE CT	SFR	1.0
007-320-066-000	94-02	2737 ZION WAY	SFR	1.0
007-320-067-000	94-02	2743 ZION WAY	SFR	1.0
007-320-068-000	94-02	2749 ZION WAY	SFR	1.0
007-320-069-000	94-02	2759 ZION WAY	SFR	1.0
007-320-070-000	94-02	956 W SANDSTONE CT	SFR	1.0

007-320-071-000	94-02	940 W SANDSTONE CT	SFR	1.0
007-320-072-000	94-02	930 W SANDSTONE CT	SFR	1.0
007-320-073-000	94-02	920 W SANDSTONE CT	SFR	1.0
007-320-074-000	94-02	914 W SANDSTONE CT	SFR	1.0
007-320-075-000	94-02	908 W SANDSTONE CT	SFR	1.0
007-330-001-000	94-02	985 W PEBBLE DR	SFR	1.0
007-330-002-000	94-02	963 W PEBBLE DR	SFR	1.0
007-330-003-000	94-02	955 W PEBBLE DR	SFR	1.0
007-330-004-000	94-02	949 W PEBBLE DR	SFR	1.0
007-330-005-000	94-02	937 W PEBBLE DR	SFR	1.0
007-330-006-000	94-02	929 W PEBBLE DR	SFR	1.0
007-330-007-000	94-02	921 W PEBBLE DR	SFR	1.0
007-330-008-000	94-02	915 W PEBBLE DR	SFR	1.0
007-330-009-000	94-02	907 W PEBBLE DR	SFR	1.0
007-330-010-000	94-02	901 W PEBBLE DR	SFR	1.0
007-330-011-000	94-02	891 W PEBBLE DR	SFR	1.0
007-330-012-000	94-02	849 W PEBBLE DR	SFR	1.0
007-330-013-000	94-02	813 W PEBBLE DR	SFR	1.0
007-330-014-000	94-02	791 W PEBBLE DR	SFR	1.0
007-330-015-000	94-02	749 W PEBBLE DR	SFR	1.0
007-330-016-000	94-02	709 W PEBBLE DR	SFR	1.0
007-330-017-000	94-02	710 N STAR DR	SFR	1.0
007-330-018-000	94-02	711 N STAR DR	SFR	1.0
007-330-019-000	94-02	712 W ORANGE ST	SFR	1.0
007-330-020-000	94-02	754 W ORANGE ST	SFR	1.0
007-330-021-000	94-02	796 W ORANGE ST	SFR	1.0
007-330-022-000	94-02	812 W ORANGE ST	SFR	1.0
007-330-023-000	94-02	852 W ORANGE ST	SFR	1.0
007-330-024-000	94-02	894 W ORANGE ST	SFR	1.0
007-330-025-000	94-02	900 W ORANGE ST	SFR	1.0
007-330-026-000	94-02	906 W ORANGE ST	SFR	1.0
007-330-027-000	94-02	912 W ORANGE ST	SFR	1.0
007-330-028-000	94-02	918 W ORANGE ST	SFR	1.0
007-330-029-000	94-02	924 W ORANGE ST	SFR	1.0
007-330-030-000	94-02	930 W ORANGE ST	SFR	1.0
007-330-031-000	94-02	936 W ORANGE ST	SFR	1.0
007-330-032-000	94-02	942 W ORANGE ST	SFR	1.0
007-330-033-000	94-02	950 W ORANGE ST	SFR	1.0
007-330-034-000	94-02	962 W ORANGE ST	SFR	1.0
007-330-035-000	94-02	974 W ORANGE ST	SFR	1.0
007-330-036-000	94-02	2598 ZION WAY	SFR	1.0
007-330-037-000	94-02	989 N STAR DR	SFR	1.0
007-330-038-000	94-02	990 N STAR DR	SFR	1.0
007-330-039-000	94-02	982 N STAR DR	SFR	1.0
007-330-040-000	94-02	978 N STAR DR	SFR	1.0
007-330-041-000	94-02	962 N STAR DR	SFR	1.0
007-330-042-000	94-02	954 N STAR DR	SFR	1.0
007-330-043-000	94-02	946 N STAR DR	SFR	1.0
007-330-044-000	94-02	938 N STAR DR	SFR	1.0
007-330-045-000	94-02	930 N STAR DR	SFR	1.0

007-330-046-000	94-02	926 N STAR DR	SFR	1.0
007-330-047-000	94-02	920 N STAR DR	SFR	1.0
007-330-048-000	94-02	912 N STAR DR	SFR	1.0
007-330-049-000	94-02	908 W NORTH STAR DR	SFR	1.0
007-330-050-000	94-02	902 N STAR DR	SFR	1.0
007-330-051-000	94-02	890 W NORTH STAR DR	SFR	1.0
007-330-052-000	94-02	850 N STAR DR	SFR	1.0
007-330-053-000	94-02	810 N STAR DR	SFR	1.0
007-330-054-000	94-02	790 N STAR DR	SFR	1.0
007-330-055-000	94-02	750 N STAR DR	SFR	1.0
007-330-056-000	94-02	753 N STAR DR	SFR	1.0
007-330-057-000	94-02	795 N STAR DR	SFR	1.0
007-330-058-000	94-02	811 N STAR DR	SFR	1.0
007-330-059-000	94-02	851 N STAR DR	SFR	1.0
007-330-060-000	94-02	893 N STAR DR	SFR	1.0
007-330-061-000	94-02	903 N STAR DR	SFR	1.0
007-330-062-000	94-02	905 W NORTH STAR DR	SFR	1.0
007-330-063-000	94-02	911 N STAR DR	SFR	1.0
007-330-064-000	94-02	917 N STAR DR	SFR	1.0
007-330-065-000	94-02	925 N STAR DR	SFR	1.0
007-330-066-000	94-02	929 N STAR DR	SFR	1.0
007-330-067-000	94-02	939 N STAR DR	SFR	1.0
007-330-068-000	94-02	947 N STAR DR	SFR	1.0
007-330-069-000	94-02	951 N STAR DR	SFR	1.0
007-330-070-000	94-02	961 N STAR DR	SFR	1.0
007-330-071-000	94-02	977 N STAR DR	SFR	1.0
007-330-072-000	94-02	981 N STAR DR	SFR	1.0
007-340-001-000	94-02	2594 ZION WAY	SFR	1.0
007-340-002-000	94-02	2597 ZION WAY	SFR	1.0
007-340-003-000	94-02	943 W ORANGE ST	SFR	1.0
007-340-004-000	94-02	937 W ORANGE ST	SFR	1.0
007-340-005-000	94-02	931 W ORANGE ST	SFR	1.0
007-340-006-000	94-02	925 W ORANGE ST	SFR	1.0
007-340-007-000	94-02	919 W ORANGE ST	SFR	1.0
007-340-008-000	94-02	913 W ORANGE ST	SFR	1.0
007-340-009-000	94-02	907 W ORANGE ST	SFR	1.0
007-340-010-000	94-02	901 W ORANGE ST	SFR	1.0
007-340-011-000	94-02	895 W ORANGE ST	SFR	1.0
007-340-012-000	94-02	853 W ORANGE ST	SFR	1.0
007-340-013-000	94-02	813 W ORANGE ST	SFR	1.0
007-340-014-000	94-02	797 W ORANGE ST	SFR	1.0
007-340-015-000	94-02	755 W ORANGE ST	SFR	1.0
007-340-016-000	94-02	713 W ORANGE ST	SFR	1.0
007-340-017-000	94-02	2583 PLUM LN	SFR	1.0
007-340-018-000	94-02	2567 PLUM LN	SFR	1.0
007-340-019-000	94-02	2551 PLUM LN	SFR	1.0
007-340-020-000	94-02	2535 PLUM LN	SFR	1.0
007-340-021-000	94-02	2519 PLUM LN	SFR	1.0
007-340-022-000	94-02	2503 PLUM LN	SFR	1.0
007-340-023-000	94-02	701 W REDWOOD ST	SFR	1.0

007-340-024-000	94-02	749 W REDWOOD ST	SFR	1.0
007-340-025-000	94-02	799 W REDWOOD ST	SFR	1.0
007-340-026-000	94-02	801 W REDWOOD ST	SFR	1.0
007-340-027-000	94-02	841 W REDWOOD ST	SFR	1.0
007-340-028-000	94-02	879 W REDWOOD ST	SFR	1.0
007-340-029-000	94-02	903 W REDWOOD ST	SFR	1.0
007-340-030-000	94-02	915 W REDWOOD ST	SFR	1.0
007-340-031-000	94-02	921 W REDWOOD ST	SFR	1.0
007-340-032-000	94-02	925 W REDWOOD ST	SFR	1.0
007-340-033-000	94-02	931 W REDWOOD ST	SFR	1.0
007-340-034-000	94-02	937 W REDWOOD ST	SFR	1.0
007-340-035-000	94-02	943 W REDWOOD ST	SFR	1.0
007-340-036-000	94-02	951 W REDWOOD ST	SFR	1.0
007-340-037-000	94-02	963 W REDWOOD ST	SFR	1.0
007-340-038-000	94-02	975 W REDWOOD ST	SFR	1.0
007-340-039-000	94-02		EXE	-
007-340-040-000	94-02	2514 ZION WAY	SFR	1.0
007-340-041-000	94-02	2522 ZION WAY	SFR	1.0
007-340-042-000	94-02	2536 ZION WAY	SFR	1.0
007-340-043-000	94-02	2550 ZION WAY	SFR	1.0
007-340-044-000	94-02	2564 ZION WAY	SFR	1.0
007-340-045-000	94-02	2578 ZION WAY	SFR	1.0
007-340-046-000	94-02	2586 ZION WAY	SFR	1.0
007-340-047-000	94-02	2590 ZION WAY	SFR	1.0
007-340-048-000	94-02	2589 ZION WAY	SFR	1.0
007-340-049-000	94-02	934 W WILLOW ST	SFR	1.0
007-340-050-000	94-02	928 W WILLOW ST	SFR	1.0
007-340-051-000	94-02	922 W WILLOW ST	SFR	1.0
007-340-052-000	94-02	916 W WILLOW ST	SFR	1.0
007-340-053-000	94-02	910 W WILLOW ST	SFR	1.0
007-340-054-000	94-02	904 W WILLOW ST	SFR	1.0
007-340-055-000	94-02	880 W WILLOW ST	SFR	1.0
007-340-056-000	94-02	842 W WILLOW ST	SFR	1.0
007-340-057-000	94-02	802 W WILLOW ST	SFR	1.0
007-340-058-000	94-02	796 W WILLOW ST	SFR	1.0
007-340-059-000	94-02	746 W WILLOW ST	SFR	1.0
007-340-060-000	94-02	747 W WILLOW ST	SFR	1.0
007-340-061-000	94-02	748 W REDWOOD ST	SFR	1.0
007-340-062-000	94-02	798 W REDWOOD ST	SFR	1.0
007-340-063-000	94-02	800 W REDWOOD ST	SFR	1.0
007-340-064-000	94-02	840 W REDWOOD ST	SFR	1.0
007-340-065-000	94-02	878 W REDWOOD ST	SFR	1.0
007-340-066-000	94-02	902 W REDWOOD ST	SFR	1.0
007-340-067-000	94-02	912 W REDWOOD ST	SFR	1.0
007-340-068-000	94-02	918 W REDWOOD ST	SFR	1.0
007-340-069-000	94-02	928 W REDWOOD ST	SFR	1.0
007-340-070-000	94-02	934 W REDWOOD ST	SFR	1.0
007-340-071-000	94-02	940 W REDWOOD ST	SFR	1.0
007-340-072-000	94-02	952 W REDWOOD ST	SFR	1.0
007-340-073-000	94-02	2517 ZION WAY	SFR	1.0

007-340-074-000	94-02	2523 ZION WAY	SFR	1.0
007-340-075-000	94-02	2549 ZION WAY	SFR	1.0
007-340-076-000	94-02	2563 ZION WAY	SFR	1.0
007-340-077-000	94-02	2577 ZION WAY	SFR	1.0
007-340-078-000	94-02	2581 ZION WAY	SFR	1.0
007-340-079-000	94-02	940 W WILLOW ST	SFR	1.0
007-340-080-000	94-02	937 W WILLOW ST	SFR	1.0
007-340-081-000	94-02	931 W WILLOW ST	SFR	1.0
007-340-082-000	94-02	925 W WILLOW ST	SFR	1.0
007-340-083-000	94-02	919 W WILLOW ST	SFR	1.0
007-340-084-000	94-02	913 W WILLOW ST	SFR	1.0
007-340-085-000	94-02	907 W WILLOW ST	SFR	1.0
007-340-086-000	94-02	881 W WILLOW ST	SFR	1.0
007-340-087-000	94-02	843 W WILLOW ST	SFR	1.0
007-340-088-000	94-02	803 W WILLOW ST	SFR	1.0
007-340-089-000	94-02	797 W WILLOW ST	SFR	1.0
007-350-001-000	94-02		EXE	-
007-350-002-000	94-02	1162 W ORANGE ST	SFR	1.0
007-350-003-000	94-02	1156 W ORANGE ST	SFR	1.0
007-350-004-000	94-02	1144 W ORANGE ST	SFR	1.0
007-350-005-000	94-02	1136 W ORANGE ST	SFR	1.0
007-350-006-000	94-02	1128 W ORANGE ST	SFR	1.0
007-350-007-000	94-02	1116 W ORANGE ST	SFR	1.0
007-350-008-000	94-02	1104 W ORANGE ST	SFR	1.0
007-350-009-000	94-02	1074 W ORANGE ST	SFR	1.0
007-350-010-000	94-02	1064 W ORANGE ST	SFR	1.0
007-350-011-000	94-02	1054 W ORANGE ST	SFR	1.0
007-350-012-000	94-02	1044 W ORANGE ST	SFR	1.0
007-350-013-000	94-02	1034 W ORANGE ST	SFR	1.0
007-350-014-000	94-02	1024 W ORANGE ST	SFR	1.0
007-350-015-000	94-02	1014 W ORANGE ST	SFR	1.0
007-350-016-000	94-02	1004 W ORANGE ST	SFR	1.0
007-350-017-000	94-02	2597 STONECREST WAY	SFR	1.0
007-350-018-000	94-02	2589 STONECREST WAY	SFR	1.0
007-350-019-000	94-02	2581 STONECREST WAY	SFR	1.0
007-350-020-000	94-02	2575 STONECREST WAY	SFR	1.0
007-350-021-000	94-02	2561 STONECREST WAY	SFR	1.0
007-350-022-000	94-02	2549 STONECREST WAY	SFR	1.0
007-350-023-000	94-02	1001 W WILLOW DR	SFR	1.0
007-350-028-000	94-02		EXE	-
007-350-029-000	94-02	1159 W ORANGE ST	SFR	1.0
007-350-030-000	94-02	1149 W ORANGE ST	SFR	1.0
007-350-031-000	94-02	1141 W ORANGE ST	SFR	1.0
007-350-032-000	94-02	1135 W ORANGE ST	SFR	1.0
007-350-033-000	94-02	1127 W ORANGE ST	SFR	1.0
007-350-034-000	94-02	1115 W ORANGE ST	SFR	1.0
007-350-035-000	94-02	1103 W ORANGE ST	SFR	1.0
007-350-036-000	94-02	1067 W ORANGE ST	SFR	1.0
007-350-037-000	94-02	1057 W ORANGE ST	SFR	1.0
007-350-038-000	94-02	1047 W ORANGE ST	SFR	1.0

007-350-039-000	94-02	1037 W ORANGE ST	SFR	1.0
007-350-040-000	94-02	1027 W ORANGE ST	SFR	1.0
007-350-041-000	94-02	1017 W ORANGE ST	SFR	1.0
007-350-042-000	94-02	1016 W WILLOW DR	SFR	1.0
007-350-043-000	94-02	1011 W WILLOW DR	SFR	1.0
007-350-044-000	94-02	1021 W WILLOW DR	SFR	1.0
007-350-045-000	94-02	1031 W WILLOW DR	SFR	1.0
007-350-046-000	94-02	1041 W WILLOW DR	SFR	1.0
007-350-047-000	94-02	1051 W WILLOW DR	SFR	1.0
007-350-048-000	94-02	1061 W WILLOW DR	SFR	1.0
007-350-049-000	94-02	1071 W WILLOW DR	SFR	1.0
007-350-050-000	94-02	1066 W WILLOW DR	SFR	1.0
007-350-051-000	94-02	1056 W WILLOW DR	SFR	1.0
007-350-052-000	94-02	1046 W WILLOW DR	SFR	1.0
007-350-053-000	94-02	1036 W WILLOW DR	SFR	1.0
007-350-054-000	94-02	1026 W WILLOW DR	SFR	1.0
007-370-001-000	94-02	996 W WINDSOR DR	SFR	1.0
007-370-002-000	94-02	992 W WINDSOR DR	SFR	1.0
007-370-003-000	94-02	982 W WINDSOR DR	SFR	1.0
007-370-004-000	94-02	974 W WINDSOR DR	SFR	1.0
007-370-005-000	94-02	964 W WINDSOR DR	SFR	1.0
007-370-006-000	94-02	952 W WINDSOR DR	SFR	1.0
007-370-007-000	94-02	944 W WINDSOR DR	SFR	1.0
007-370-008-000	94-02	936 W WINDSOR DR	SFR	1.0
007-370-009-000	94-02	924 W WINDSOR DR	SFR	1.0
007-370-010-000	94-02	916 W WINDSOR DR	SFR	1.0
007-370-011-000	94-02	908 W WINDSOR DR	SFR	1.0
007-370-012-000	94-02	904 W WINDSOR DR	SFR	1.0
007-370-013-000	94-02	2893 FOUNTAIN PLAZA DR	SFR	1.0
007-370-014-000	94-02	2873 FOUNTAIN PLAZA DR	SFR	1.0
007-370-015-000	94-02	2843 FOUNTAIN PLAZA DR	SFR	1.0
007-370-016-000	94-02	2807 FOUNTAIN PLAZA DR	SFR	1.0
007-370-017-000	94-02	2804 PLUM LN	SFR	1.0
007-370-018-000	94-02	2856 PLUM LN	SFR	1.0
007-370-019-000	94-02	2896 PLUM LN	SFR	1.0
007-370-020-000	94-02	2904 PLUM LN	SFR	1.0
007-370-021-000	94-02	2910 PLUM LN	SFR	1.0
007-370-022-000	94-02	2909 PLUM LN	SFR	1.0
007-370-023-000	94-02	2903 PLUM LN	SFR	1.0
007-370-024-000	94-02	2895 PLUM LN	SFR	1.0
007-370-025-000	94-02	2857 PLUM LN	SFR	1.0
007-370-026-000	94-02	2805 PLUM LN	SFR	1.0
007-370-027-000	94-02	703 W PEPPER DR	SFR	1.0
007-370-028-000	94-02	702 W ENCORE DR	SFR	1.0
007-370-029-000	94-02	701 W ENCORE DR	SFR	1.0
007-370-030-000	94-02	755 W ENCORE DR	SFR	1.0
007-370-031-000	94-02	795 W ENCORE DR	SFR	1.0
007-370-032-000	94-02	825 W ENCORE DR	SFR	1.0
007-370-033-000	94-02	826 W ENCORE DR	SFR	1.0
007-370-034-000	94-02	796 W ENCORE DR	SFR	1.0

007-370-035-000	94-02	756 W ENCORE DR	SFR	1.0
007-370-036-000	94-02	783 W PEPPER DR	SFR	1.0
007-370-037-000	94-02	815 W PEPPER DR	SFR	1.0
007-370-038-000	94-02	863 W PEPPER DR	SFR	1.0
007-370-039-000	94-02	893 W PEPPER DR	SFR	1.0
007-370-040-000	94-02	905 W PEPPER DR	SFR	1.0
007-370-041-000	94-02	913 W PEPPER DR	SFR	1.0
007-370-042-000	94-02	921 W PEPPER DR	SFR	1.0
007-370-043-000	94-02	929 W PEPPER DR	SFR	1.0
007-370-044-000	94-02	937 W PEPPER DR	SFR	1.0
007-370-045-000	94-02	945 W PEPPER DR	SFR	1.0
007-370-046-000	94-02	953 W PEPPER DR	SFR	1.0
007-370-047-000	94-02	961 W PEPPER DR	SFR	1.0
007-370-048-000	94-02	969 W PEPPER DR	SFR	1.0
007-370-049-000	94-02	977 W PEPPER DR	SFR	1.0
007-370-050-000	94-02	989 W PEPPER DR	SFR	1.0
007-370-051-000	94-02	1007 W PEPPER DR	SFR	1.0
007-370-052-000	94-02	2808 ZION WAY	SFR	1.0
007-370-053-000	94-02	2850 ZION WAY	SFR	1.0
007-370-054-000	94-02	2896 ZION WAY	SFR	1.0
007-370-055-000	94-02	2906 ZION WAY	SFR	1.0
007-370-056-000	94-02	2912 ZION WAY	SFR	1.0
007-370-057-000	94-02	997 W WINDSOR DR	SFR	1.0
007-370-058-000	94-02	987 W WINDSOR DR	SFR	1.0
007-370-059-000	94-02	977 W WINDSOR DR	SFR	1.0
007-370-060-000	94-02	967 W WINDSOR DR	SFR	1.0
007-370-061-000	94-02	957 W WINDSOR DR	SFR	1.0
007-370-062-000	94-02	947 W WINDSOR DR	SFR	1.0
007-370-063-000	94-02	937 W WINDSOR DR	SFR	1.0
007-370-064-000	94-02	927 W WINDSOR DR	SFR	1.0
007-370-065-000	94-02	917 W WINDSOR DR	SFR	1.0
007-370-066-000	94-02	907 W WINDSOR DR	SFR	1.0
007-370-067-000	94-02	906 W PEPPER DR	SFR	1.0
007-370-068-000	94-02	914 W PEPPER DR	SFR	1.0
007-370-069-000	94-02	922 W PEPPER DR	SFR	1.0
007-370-070-000	94-02	930 W PEPPER DR	SFR	1.0
007-370-071-000	94-02	938 W PEPPER DR	SFR	1.0
007-370-072-000	94-02	946 W PEPPER DR	SFR	1.0
007-370-073-000	94-02	954 W PEPPER DR	SFR	1.0
007-370-074-000	94-02	962 W PEPPER DR	SFR	1.0
007-370-075-000	94-02	970 W PEPPER DR	SFR	1.0
007-370-076-000	94-02	978 W PEPPER DR	SFR	1.0
007-380-001-000	94-02	1080 W NORTH STAR DR	SFR	1.0
007-380-002-000	94-02	1076 W NORTH STAR DR	SFR	1.0
007-380-003-000	94-02	1072 W NORTH STAR DR	SFR	1.0
007-380-004-000	94-02	1064 W NORTH STAR DR	SFR	1.0
007-380-005-000	94-02	1054 W NORTH STAR DR	SFR	1.0
007-380-006-000	94-02	1044 W NORTH STAR DR	SFR	1.0
007-380-007-000	94-02	1036 W NORTH STAR DR	SFR	1.0
007-380-008-000	94-02	1026 W NORTH STAR DR	SFR	1.0

007-380-009-000	94-02	1018 W NORTH STAR DR	SFR	1.0
007-380-010-000	94-02	1008 W NORTH STAR DR	SFR	1.0
007-380-011-000	94-02	1002 W NORTH STAR DR	SFR	1.0
007-380-012-000	94-02	1001 W NORTH STAR DR	SFR	1.0
007-380-013-000	94-02	1009 W NORTH STAR DR	SFR	1.0
007-380-014-000	94-02	1019 W NORTH STAR DR	SFR	1.0
007-380-015-000	94-02	1027 W NORTH STAR DR	SFR	1.0
007-380-016-000	94-02	1037 W NORTH STAR DR	SFR	1.0
007-380-017-000	94-02	1045 W NORTH STAR DR	SFR	1.0
007-380-018-000	94-02	1055 W NORTH STAR DR	SFR	1.0
007-380-019-000	94-02	1065 W NORTH STAR DR	SFR	1.0
007-380-020-000	94-02	1073 W NORTH STAR DR	SFR	1.0
007-380-021-000	94-02	1079 W NORTH STAR DR	SFR	1.0
007-380-022-000	94-02	1105 W NORTH STAR DR	SFR	1.0
007-380-023-000	94-02	1117 W NORTH STAR DR	SFR	1.0
007-380-024-000	94-02	1123 W NORTH STAR DR	SFR	1.0
007-380-025-000	94-02	1139 W NORTH STAR DR	SFR	1.0
007-380-026-000	94-02	1147 W NORTH STAR DR	SFR	1.0
007-380-027-000	94-02	1157 W NORTH STAR DR	SFR	1.0
007-380-028-000	94-02	1164 W NORTH STAR DR	SFR	1.0
007-380-029-000	94-02	1158 W NORTH STAR DR	SFR	1.0
007-380-030-000	94-02	1146 W NORTH STAR DR	SFR	1.0
007-380-031-000	94-02	1138 W NORTH STAR DR	SFR	1.0
007-380-032-000	94-02	1120 W NORTH STAR DR	SFR	1.0
007-380-033-000	94-02	1106 W NORTH STAR DR	SFR	1.0
007-380-034-000	94-02		EXE	-
007-380-035-000	94-02		EXE	-
007-380-036-000	94-02	1107 W PEBBLE DR	SFR	1.0
007-380-037-000	94-02	1119 W PEBBLE DR	SFR	1.0
007-380-038-000	94-02	1129 W PEBBLE DR	SFR	1.0
007-380-039-000	94-02	1149 W PEBBLE DR	SFR	1.0
007-380-040-000	94-02	1159 W PEBBLE DR	SFR	1.0
007-380-041-000	94-02	1166 W PEBBLE DR	SFR	1.0
007-380-042-000	94-02	1160 W PEBBLE DR	SFR	1.0
007-380-043-000	94-02	1148 W PEBBLE DR	SFR	1.0
007-380-044-000	94-02	1140 W PEBBLE DR	SFR	1.0
007-380-045-000	94-02	1122 W PEBBLE DR	SFR	1.0
007-380-046-000	94-02	1108 W PEBBLE DR	SFR	1.0
007-380-047-000	94-02	1082 W PEBBLE DR	SFR	1.0
007-380-048-000	94-02	1076 W PEBBLE DR	SFR	1.0
007-380-049-000	94-02	1068 W PEBBLE DR	SFR	1.0
007-380-050-000	94-02	1060 W PEBBLE DR	SFR	1.0
007-380-051-000	94-02	1052 W PEBBLE DR	SFR	1.0
007-380-052-000	94-02	1046 W PEBBLE DR	SFR	1.0
007-380-053-000	94-02	1036 W PEBBLE DR	SFR	1.0
007-380-054-000	94-02	1026 W PEBBLE DR	SFR	1.0
007-380-055-000	94-02	1016 W PEBBLE DR	SFR	1.0
007-380-056-000	94-02	2767 STONECREST WAY	SFR	1.0
007-380-057-000	94-02	2757 STONECREST WAY	SFR	1.0
007-380-060-000	94-02	1017 W PEBBLE DR	SFR	1.0

007-380-061-000	94-02	1027 W PEBBLE DR	SFR	1.0
007-380-062-000	94-02	1035 W PEBBLE DR	SFR	1.0
007-380-063-000	94-02	1043 W PEBBLE DR	SFR	1.0
007-380-064-000	94-02	1051 W PEBBLE DR	SFR	1.0
007-380-065-000	94-02	1059 W PEBBLE DR	SFR	1.0
007-380-066-000	94-02	1067 W PEBBLE DR	SFR	1.0
007-380-067-000	94-02	1075 W PEBBLE DR	SFR	1.0
007-380-068-000	94-02	1083 W PEBBLE DR	SFR	1.0
007-380-070-000	94-02	2747 STONECREST WAY	SFR	1.0
007-380-071-000	94-02	1011 W PEBBLE DR	SFR	1.0
007-390-001-000	94-02	2777 STONECREST WAY	SFR	1.0
007-390-002-000	94-02	2787 STONECREST WAY	SFR	1.0
007-390-003-000	94-02	2801 STONECREST WAY	SFR	1.0
007-390-004-000	94-02	2811 STONECREST WAY	SFR	1.0
007-390-005-000	94-02	2821 STONECREST WAY	SFR	1.0
007-390-006-000	94-02	2831 STONECREST WAY	SFR	1.0
007-390-007-000	94-02	2841 STONECREST WAY	SFR	1.0
007-390-008-000	94-02	2851 STONECREST WAY	SFR	1.0
007-390-009-000	94-02	1010 W ENCORE DR	SFR	1.0
007-390-010-000	94-02	1012 W ENCORE DR	SFR	1.0
007-390-011-000	94-02	1030 W ENCORE DR	SFR	1.0
007-390-012-000	94-02	1040 W ENCORE DR	SFR	1.0
007-390-013-000	94-02	1050 W ENCORE DR	SFR	1.0
007-390-014-000	94-02	1056 W ENCORE DR	SFR	1.0
007-390-015-000	94-02	1064 W ENCORE DR	SFR	1.0
007-390-016-000	94-02	1072 W ENCORE DR	SFR	1.0
007-390-017-000	94-02	1076 W ENCORE DR	SFR	1.0
007-390-018-000	94-02	1092 W ENCORE DR	SFR	1.0
007-390-019-000	94-02	1112 W ENCORE DR	SFR	1.0
007-390-020-000	94-02	1126 W ENCORE DR	SFR	1.0
007-390-021-000	94-02	1144 W ENCORE DR	SFR	1.0
007-390-022-000	94-02	1152 W ENCORE DR	SFR	1.0
007-390-023-000	94-02	1164 W ENCORE DR	SFR	1.0
007-390-024-000	94-02	1170 W ENCORE DR	SFR	1.0
007-390-025-000	94-02	1163 W ENCORE DR	SFR	1.0
007-390-026-000	94-02	1151 W ENCORE DR	SFR	1.0
007-390-027-000	94-02	1133 W ENCORE DR	SFR	1.0
007-390-028-000	94-02	1123 W ENCORE DR	SFR	1.0
007-390-029-000	94-02	1111 W ENCORE DR	SFR	1.0
007-390-030-000	94-02	1091 W ENCORE DR	SFR	1.0
007-390-031-000	94-02	1087 W ENCORE DR	SFR	1.0
007-390-032-000	94-02	1079 W ENCORE DR	SFR	1.0
007-390-033-000	94-02	1071 W ENCORE DR	SFR	1.0
007-390-034-000	94-02	1057 W ENCORE DR	SFR	1.0
007-390-035-000	94-02	1053 W ENCORE DR	SFR	1.0
007-390-036-000	94-02	1041 W ENCORE DR	SFR	1.0
007-390-037-000	94-02	1031 W ENCORE DR	SFR	1.0
007-390-038-000	94-02	1015 W ENCORE DR	SFR	1.0
007-390-039-000	94-02	1014 W SANDSTONE DR	SFR	1.0
007-390-040-000	94-02	1028 W SANDSTONE DR	SFR	1.0

007-390-041-000	94-02	1038 W SANDSTONE DR	SFR	1.0
007-390-042-000	94-02	1048 W SANDSTONE DR	SFR	1.0
007-390-043-000	94-02	1054 W SANDSTONE DR	SFR	1.0
007-390-044-000	94-02	1062 W SANDSTONE DR	SFR	1.0
007-390-045-000	94-02	1070 W SANDSTONE DR	SFR	1.0
007-390-046-000	94-02	1078 W SANDSTONE DR	SFR	1.0
007-390-047-000	94-02	1084 W SANDSTONE DR	SFR	1.0
007-390-048-000	94-02	1110 W SANDSTONE DR	SFR	1.0
007-390-049-000	94-02	1124 W SANDSTONE DR	SFR	1.0
007-390-050-000	94-02	1142 W SANDSTONE DR	SFR	1.0
007-390-051-000	94-02	1150 W SANDSTONE DR	SFR	1.0
007-390-052-000	94-02	1162 W SANDSTONE DR	SFR	1.0
007-390-053-000	94-02	1168 W SANDSTONE DR	SFR	1.0
007-390-054-000	94-02	1161 W SANDSTONE DR	SFR	1.0
007-390-055-000	94-02	1147 W SANDSTONE DR	SFR	1.0
007-390-056-000	94-02	1131 W SANDSTONE DR	SFR	1.0
007-390-057-000	94-02	1121 W SANDSTONE DR	SFR	1.0
007-390-058-000	94-02	1109 W SANDSTONE DR	SFR	1.0
007-390-059-000	94-02	1087 W SANDSTONE DR	SFR	1.0
007-390-060-000	94-02	1085 W SANDSTONE DR	SFR	1.0
007-390-061-000	94-02	1077 W SANDSTONE DR	SFR	1.0
007-390-062-000	94-02	1069 W SANDSTONE DR	SFR	1.0
007-390-063-000	94-02	1061 W SANDSTONE DR	SFR	1.0
007-390-064-000	94-02	1049 W SANDSTONE DR	SFR	1.0
007-390-065-000	94-02	1039 W SANDSTONE DR	SFR	1.0
007-390-066-000	94-02	1029 W SANDSTONE DR	SFR	1.0
007-390-067-000	94-02	1013 W SANDSTONE DR	SFR	1.0
007-390-068-000	94-02		EXE	-
007-390-069-000	94-02		EXE	-
007-410-001-000	94-02	1156 W WINDSOR CT	SFR	1.0
007-410-002-000	94-02	1144 W WINDSOR CT	SFR	1.0
007-410-003-000	94-02	1130 W WINDSOR CT	SFR	1.0
007-410-004-000	94-02	1116 W WINDSOR CT	SFR	1.0
007-410-005-000	94-02	1096 W WINDSOR CT	SFR	1.0
007-410-006-000	94-02	1082 W WINDSOR CT	SFR	1.0
007-410-007-000	94-02	1072 W WINDSOR CT	SFR	1.0
007-410-008-000	94-02	1060 W WINDSOR CT	SFR	1.0
007-410-009-000	94-02	1050 W WINDSOR CT	SFR	1.0
007-410-010-000	94-02	1038 W WINDSOR CT	SFR	1.0
007-410-011-000	94-02	1028 W WINDSOR CT	SFR	1.0
007-410-012-000	94-02	1025 W WINDSOR CT	SFR	1.0
007-410-013-000	94-02	1035 W WINDSOR CT	SFR	1.0
007-410-014-000	94-02	1047 W WINDSOR CT	SFR	1.0
007-410-015-000	94-02	1057 W WINDSOR CT	SFR	1.0
007-410-016-000	94-02	1069 W WINDSOR CT	SFR	1.0
007-410-017-000	94-02	1079 W WINDSOR CT	SFR	1.0
007-410-018-000	94-02	1093 W WINDSOR CT	SFR	1.0
007-410-019-000	94-02	1115 W WINDSOR CT	SFR	1.0
007-410-020-000	94-02	1127 W WINDSOR CT	SFR	1.0
007-410-021-000	94-02	1143 W WINDSOR CT	SFR	1.0

007-410-022-000	94-02	1167 W WINDSOR CT	SFR	1.0
007-410-023-000	94-02	1174 W WINDSOR CT	SFR	1.0
007-410-024-000	94-02	1158 W PEPPER DR	SFR	1.0
007-410-025-000	94-02	1142 W PEPPER DR	SFR	1.0
007-410-026-000	94-02	1128 W PEPPER DR	SFR	1.0
007-410-027-000	94-02	1114 W PEPPER DR	SFR	1.0
007-410-028-000	94-02	1094 W PEPPER DR	SFR	1.0
007-410-029-000	94-02	1078 W PEPPER DR	SFR	1.0
007-410-030-000	94-02	1068 W PEPPER DR	SFR	1.0
007-410-031-000	94-02	1058 W PEPPER DR	SFR	1.0
007-410-032-000	94-02	1048 W PEPPER DR	SFR	1.0
007-410-033-000	94-02	1036 W PEPPER DR	SFR	1.0
007-410-034-000	94-02	1026 W PEPPER DR	SFR	1.0
007-410-035-000	94-02	1016 W PEPPER DR	SFR	1.0
007-410-036-000	94-02	1011 W PEPPER DR	SFR	1.0
007-410-037-000	94-02	1021 W PEPPER DR	SFR	1.0
007-410-038-000	94-02	1031 W PEPPER DR	SFR	1.0
007-410-039-000	94-02	1041 W PEPPER DR	SFR	1.0
007-410-040-000	94-02	1051 W PEPPER DR	SFR	1.0
007-410-041-000	94-02	1061 W PEPPER DR	SFR	1.0
007-410-042-000	94-02	1071 W PEPPER DR	SFR	1.0
007-410-043-000	94-02	1081 W PEPPER DR	SFR	1.0
007-410-044-000	94-02	1095 W PEPPER DR	SFR	1.0
007-410-045-000	94-02	1113 W PEPPER DR	SFR	1.0
007-410-046-000	94-02	1129 W PEPPER DR	SFR	1.0
007-410-047-000	94-02	1145 W PEPPER DR	SFR	1.0
007-410-048-000	94-02	1163 W PEPPER DR	SFR	1.0
007-410-049-000	94-02	1172 W PEPPER DR	SFR	1.0
007-410-050-000	94-02		EXE	-
007-410-051-000	94-02		EXE	-
94-02				541.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-210-001-000	94-03	2949 PINE ST		SFR	1.0
007-210-002-000	94-03	2941 PINE ST		SFR	1.0
007-210-046-000	94-03	2901 PINE ST		SFR	1.0
007-210-047-000	94-03	2909 PINE ST		SFR	1.0
007-210-048-000	94-03	2917 PINE ST		SFR	1.0
007-210-049-000	94-03	2925 PINE ST		SFR	1.0
007-220-001-000	94-03	2889 PINE ST		SFR	1.0
007-220-002-000	94-03	2891 PINE ST		SFR	1.0
007-220-003-000	94-03	2893 PINE ST		SFR	1.0
007-220-004-000	94-03	2895 PINE ST		SFR	1.0
007-220-005-000	94-03	2897 PINE ST		SFR	1.0
007-290-001-000	94-03	2966 TARRAGON AVE		SFR	1.0
007-290-002-000	94-03	2956 TARRAGON AVE		SFR	1.0
007-290-003-000	94-03	2946 TARRAGON AVE		SFR	1.0
007-290-004-000	94-03	573 JULIA CT		SFR	1.0

007-290-005-000	94-03	563 JULIA CT	SFR	1.0
007-290-006-000	94-03	553 JULIA CT	SFR	1.0
007-290-007-000	94-03	543 JULIA CT	SFR	1.0
007-290-008-000	94-03	533 JULIA CT	SFR	1.0
007-290-009-000	94-03	523 JULIA CT	SFR	1.0
007-290-010-000	94-03	513 JULIA CT	SFR	1.0
007-290-011-000	94-03	503 JULIA CT	SFR	1.0
007-290-013-000	94-03	470 W JULIA WAY	SFR	1.0
007-290-014-000	94-03	456 W JULIA WAY	SFR	1.0
007-290-015-000	94-03	442 W JULIA WAY	SFR	1.0
007-290-016-000	94-03	428 W JULIA WAY	SFR	1.0
007-290-017-000	94-03	414 W JULIA WAY	SFR	1.0
007-290-018-000	94-03	2950 PINE ST	SFR	1.0
007-290-019-000	94-03	2930 PINE ST	SFR	1.0
007-290-020-000	94-03	2920 PINE ST	SFR	1.0
007-290-021-000	94-03	417 W JULIA WAY	SFR	1.0
007-290-022-000	94-03	431 W JULIA WAY	SFR	1.0
007-290-023-000	94-03	445 W JULIA WAY	SFR	1.0
007-290-024-000	94-03	459 W JULIA WAY	SFR	1.0
007-290-025-000	94-03	473 W JULIA WAY	SFR	1.0
007-290-026-000	94-03	472 W WINDSOR DR	SFR	1.0
007-290-027-000	94-03	458 W WINDSOR DR	SFR	1.0
007-290-028-000	94-03	444 W WINDSOR DR	SFR	1.0
007-290-029-000	94-03	430 W WINDSOR DR	SFR	1.0
007-290-030-000	94-03	416 W WINDSOR DR	SFR	1.0
007-290-031-000	94-03	2910 PINE ST	SFR	1.0
007-290-032-000	94-03	2900 PINE ST	SFR	1.0
007-290-033-000	94-03	401 W WINDSOR DR	SFR	1.0
007-290-034-000	94-03	404 PEPPER ST	SFR	1.0
007-290-035-000	94-03	416 PEPPER DR	SFR	1.0
007-290-036-000	94-03	428 PEPPER DR	SFR	1.0
007-290-037-000	94-03	440 PEPPER DR	SFR	1.0
007-290-038-000	94-03	452 PEPPER DR	SFR	1.0
007-290-039-000	94-03	464 PEPPER DR	SFR	1.0
007-290-040-000	94-03	476 PEPPER DR	SFR	1.0
007-290-041-000	94-03	488 PEPPER DR	SFR	1.0
007-290-042-000	94-03	500 PEPPER DR	SFR	1.0
007-290-043-000	94-03	510 PEPPER ST	SFR	1.0
007-290-044-000	94-03	520 PEPPER ST	SFR	1.0
007-290-045-000	94-03	530 PEPPER ST	SFR	1.0
007-290-046-000	94-03	540 PEPPER ST	SFR	1.0
007-290-047-000	94-03	550 PEPPER ST	SFR	1.0
007-290-048-000	94-03	560 PEPPER ST	SFR	1.0
007-290-049-000	94-03	570 PEPPER ST	SFR	1.0
007-290-050-000	94-03	580 PEPPER ST	SFR	1.0
007-290-051-000	94-03	590 PEPPER ST	SFR	1.0
007-290-052-000	94-03	589 W WINDSOR DR	SFR	1.0
007-290-053-000	94-03	2926 TARRAGON AVE	SFR	1.0
007-290-054-000	94-03	2936 TARRAGON AVE	SFR	1.0
007-290-055-000	94-03	572 W WINDSOR DR	SFR	1.0

007-290-056-000	94-03	562 W WINDSOR DR	SFR	1.0
007-290-057-000	94-03	552 W WINDSOR DR	SFR	1.0
007-290-058-000	94-03	542 W WINDSOR DR	SFR	1.0
007-290-059-000	94-03	532 W WINDSOR DR	SFR	1.0
007-290-060-000	94-03	522 W WINDSOR DR	SFR	1.0
007-290-061-000	94-03	512 W WINDSOR DR	SFR	1.0
007-290-062-000	94-03	502 W WINDSOR DR	SFR	1.0
007-290-063-000	94-03	415 W WINDSOR DR	SFR	1.0
007-290-064-000	94-03	429 W WINDSOR DR	SFR	1.0
007-290-065-000	94-03	443 W WINDSOR DR	SFR	1.0
007-290-066-000	94-03	457 W WINDSOR DR	SFR	1.0
007-290-067-000	94-03	471 W WINDSOR DR	SFR	1.0
007-290-068-000	94-03	485 W WINDSOR DR	SFR	1.0
007-290-069-000	94-03	499 W WINDSOR DR	SFR	1.0
007-290-070-000	94-03	501 W WINDSOR DR	SFR	1.0
007-290-071-000	94-03	511 W WINDSOR DR	SFR	1.0
007-290-072-000	94-03	521 W WINDSOR DR	SFR	1.0
007-290-073-000	94-03	531 W WINDSOR DR	SFR	1.0
007-290-074-000	94-03	541 W WINDSOR DR	SFR	1.0
007-290-075-000	94-03	551 W WINDSOR DR	SFR	1.0
007-290-076-000	94-03	561 W WINDSOR DR	SFR	1.0
007-290-077-000	94-03	575 W WINDSOR DR	SFR	1.0
007-300-001-000	94-03	3110 TARRAGON AVE	SFR	1.0
007-300-002-000	94-03	3098 TARRAGON AVE	SFR	1.0
007-300-003-000	94-03	667 SAFFRON ST	SFR	1.0
007-300-004-000	94-03	649 SAFFRON ST	SFR	1.0
007-300-005-000	94-03	631 SAFFRON ST	SFR	1.0
007-300-006-000	94-03	613 SAFFRON ST	SFR	1.0
007-300-007-000	94-03	595 SAFFRON ST	SFR	1.0
007-300-008-000	94-03	577 SAFFRON ST	SFR	1.0
007-300-009-000	94-03	559 SAFFRON ST	SFR	1.0
007-300-010-000	94-03	541 SAFFRON ST	SFR	1.0
007-300-011-000	94-03	523 SAFFRON ST	SFR	1.0
007-300-012-000	94-03	505 SAFFRON ST	SFR	1.0
007-300-013-000	94-03	487 SAFFRON ST	SFR	1.0
007-300-014-000	94-03	3101 SAGE AVE	SFR	1.0
007-300-016-000	94-03	504 JULIA CT	SFR	1.0
007-300-017-000	94-03	514 JULIA CT	SFR	1.0
007-300-018-000	94-03	524 JULIA CT	SFR	1.0
007-300-019-000	94-03	534 JULIA CT	SFR	1.0
007-300-020-000	94-03	544 JULIA CT	SFR	1.0
007-300-021-000	94-03	554 JULIA CT	SFR	1.0
007-300-022-000	94-03	564 JULIA CT	SFR	1.0
007-300-023-000	94-03	574 JULIA CT	SFR	1.0
007-300-024-000	94-03	2974 TARRAGON AVE	SFR	1.0
007-300-025-000	94-03	2984 TARRAGON AVE	SFR	1.0
007-300-026-000	94-03	2992 TARRAGON AVE	SFR	1.0
007-300-027-000	94-03	2996 TARRAGON AVE	SFR	1.0
007-300-028-000	94-03	3010 TARRAGON AVE	SFR	1.0
007-300-029-000	94-03	3052 TARRAGON WAY	SFR	1.0

007-300-030-000	94-03	664 W CINNAMON AVE	SFR	1.0
007-300-031-000	94-03	644 W CINNAMON AVE	SFR	1.0
007-300-032-000	94-03	628 W CINNAMON AVE	SFR	1.0
007-300-033-000	94-03	610 W CINNAMON AVE	SFR	1.0
007-300-034-000	94-03	592 W CINNAMON AVE	SFR	1.0
007-300-035-000	94-03	593 W CINNAMON AVE	SFR	1.0
007-300-036-000	94-03	611 W CINNAMON AVE	SFR	1.0
007-300-037-000	94-03	629 W CINNAMON AVE	SFR	1.0
007-300-038-000	94-03	647 W CINNAMON AVE	SFR	1.0
007-300-039-000	94-03	665 W CINNAMON AVE	SFR	1.0
007-300-040-000	94-03	574 W CINNAMON AVE	SFR	1.0
007-300-041-000	94-03	556 W CINNAMON AVE	SFR	1.0
007-300-042-000	94-03	538 W CINNAMON AVE	SFR	1.0
007-300-043-000	94-03	520 W CINNAMON AVE	SFR	1.0
007-300-044-000	94-03	502 W CINNAMON AVE	SFR	1.0
007-300-045-000	94-03	484 W CINNAMON AVE	SFR	1.0
007-300-046-000	94-03	466 W CINNAMON AVE	SFR	1.0
007-300-047-000	94-03	448 W CINNAMON AVE	SFR	1.0
007-300-048-000	94-03	430 W CINNAMON AVE	SFR	1.0
007-300-049-000	94-03	3069 NUTMEG PL	SFR	1.0
007-300-050-000	94-03	3084 PINE ST	SFR	1.0
007-300-051-000	94-03	3071 PINE ST	SFR	1.0
007-300-052-000	94-03	3057 PINE ST	SFR	1.0
007-300-053-000	94-03	3043 PINE ST	SFR	1.0
007-300-054-000	94-03	3029 PINE ST	SFR	1.0
007-300-055-000	94-03	3015 PINE ST	SFR	1.0
007-300-056-000	94-03	3001 PINE ST	SFR	1.0
007-300-057-000	94-03	2975 PINE ST	SFR	1.0
007-300-058-000	94-03	2988 PINE ST	SFR	1.0
007-300-059-000	94-03	3000 PINE ST	SFR	1.0
007-300-060-000	94-03	3012 PINE ST	SFR	1.0
007-300-061-000	94-03	3024 PINE ST	SFR	1.0
007-300-062-000	94-03	3036 PINE ST	SFR	1.0
007-300-063-000	94-03	3048 PINE ST	SFR	1.0
007-300-064-000	94-03	3045 NUTMEG PL	SFR	1.0
007-300-065-000	94-03	3033 NUTMEG PL	SFR	1.0
007-300-066-000	94-03	3021 NUTMEG PL	SFR	1.0
007-300-067-000	94-03	3009 NUTMEG PL	SFR	1.0
007-300-068-000	94-03	3001 NUTMEG PL	SFR	1.0
007-300-069-000	94-03	3010 NUTMEG PL	SFR	1.0
007-300-070-000	94-03	3022 NUTMEG PL	SFR	1.0
007-300-071-000	94-03	3034 NUTMEG PL	SFR	1.0
007-300-072-000	94-03	3046 NUTMEG PL	SFR	1.0
007-300-073-000	94-03	3039 SAGE CT	SFR	1.0
007-300-074-000	94-03	3027 SAGE CT	SFR	1.0
007-300-075-000	94-03	3015 SAGE CT	SFR	1.0
007-300-076-000	94-03	3003 SAGE CT	SFR	1.0
007-300-077-000	94-03	3002 SAGE CT	SFR	1.0
007-300-078-000	94-03	3014 SAGE CT	SFR	1.0
007-300-079-000	94-03	3026 SAGE CT	SFR	1.0

007-300-080-000	94-03	3038 SAGE CT	SFR	1.0
007-300-081-000	94-03	539 W CINNAMON AVE	SFR	1.0
007-300-082-000	94-03	557 W CINNAMON AVE	SFR	1.0
007-300-083-000	94-03	575 W CINNAMON AVE	SFR	1.0
007-310-001-000	94-03	686 MILLBROOK ST	SFR	1.0
007-310-002-000	94-03	662 MILLBROOK ST	SFR	1.0
007-310-004-000	94-03	3175 SAGE AVE	SFR	1.0
007-310-005-000	94-03	3159 SAGE AVE	SFR	1.0
007-310-006-000	94-03	3143 SAGE AVE	SFR	1.0
007-310-007-000	94-03	3127 SAGE AVE	SFR	1.0
007-310-008-000	94-03	3111 SAGE AVE	SFR	1.0
007-310-009-000	94-03	504 SAFFRON ST	SFR	1.0
007-310-010-000	94-03	522 SAFFRON ST	SFR	1.0
007-310-011-000	94-03	540 SAFFRON ST	SFR	1.0
007-310-012-000	94-03	558 SAFFRON ST	SFR	1.0
007-310-013-000	94-03	576 SAFFRON ST	SFR	1.0
007-310-014-000	94-03	594 SAFFRON ST	SFR	1.0
007-310-015-000	94-03	612 SAFFRON ST	SFR	1.0
007-310-016-000	94-03	630 SAFFRON ST	SFR	1.0
007-310-017-000	94-03	648 SAFFRON ST	SFR	1.0
007-310-018-000	94-03	668 SAFFRON ST	SFR	1.0
007-310-019-000	94-03	3122 TARRAGON AVE	SFR	1.0
007-310-020-000	94-03	3134 TARRAGON AVE	SFR	1.0
007-310-021-000	94-03	3146 TARRAGON AVE	SFR	1.0
007-310-022-000	94-03	3158 TARRAGON AVE	SFR	1.0
007-310-023-000	94-03	3170 TARRAGON AVE	SFR	1.0
007-310-024-000	94-03	3182 TARRAGON AVE	SFR	1.0
007-310-025-000	94-03	3194 TARRAGON AVE	SFR	1.0
007-310-026-000	94-03	670 W WHITE OAK DR	SFR	1.0
007-310-027-000	94-03	652 W WHITE OAK DR	SFR	1.0
007-310-028-000	94-03	634 W WHITE OAK DR	SFR	1.0
007-310-029-000	94-03	616 W WHITE OAK DR	SFR	1.0
007-310-030-000	94-03	598 W WHITE OAK DR	SFR	1.0
007-310-031-000	94-03	586 W WHITE OAK DR	SFR	1.0
007-310-032-000	94-03	562 W WHITE OAK DR	SFR	1.0
007-310-033-000	94-03	544 W WHITE OAK DR	SFR	1.0
007-310-034-000	94-03	526 W WHITE OAK DR	SFR	1.0
007-310-035-000	94-03	506 W WHITE OAK DR	SFR	1.0
007-310-036-000	94-03	486 W WHITE OAK DR	SFR	1.0
007-310-037-000	94-03	507 W WHITE OAK DR	SFR	1.0
007-310-038-000	94-03	525 W WHITE OAK DR	SFR	1.0
007-310-039-000	94-03	543 W WHITE OAK DR	SFR	1.0
007-310-040-000	94-03	561 W WHITE OAK DR	SFR	1.0
007-310-041-000	94-03	579 W WHITE OAK DR	SFR	1.0
007-310-042-000	94-03	597 W WHITE OAK DR	SFR	1.0
007-310-043-000	94-03	615 W WHITE OAK DR	SFR	1.0
007-310-044-000	94-03	633 W WHITE OAK DR	SFR	1.0
007-310-045-000	94-03	651 W WHITE OAK DR	SFR	1.0
007-310-046-000	94-03	669 W WHITE OAK DR	SFR	1.0
007-310-047-000	94-03	638 MILLBROOK ST	SFR	1.0

007-310-048-000	94-03	614 MILLBROOK ST	SFR	1.0
007-310-049-000	94-03	590 MILLBROOK ST	SFR	1.0
007-310-050-000	94-03	566 MILLBROOK ST	SFR	1.0
007-310-051-000	94-03	542 MILLBROOK ST	SFR	1.0
007-310-052-000	94-03	518 MILLBROOK ST	SFR	1.0
007-310-053-000	94-03	494 MILLBROOK ST	SFR	1.0
007-310-054-000	94-03	470 MILLBROOK ST	SFR	1.0
007-310-055-000	94-03	446 MILLBROOK ST	SFR	1.0
007-310-056-000	94-03	422 MILLBROOK ST	SFR	1.0
007-310-057-000	94-03	398 MILLBROOK ST	SFR	1.0
007-310-058-000	94-03	384 MILLBROOK ST	SFR	1.0
007-310-059-000	94-03	3226 ASPEN ST	SFR	1.0
007-310-060-000	94-03	3200 ASPEN ST	SFR	1.0
007-310-061-000	94-03	373 MILLBROOK ST	SFR	1.0
007-310-062-000	94-03	3184 ASPEN ST	SFR	1.0
007-310-063-000	94-03	3168 ASPEN ST	SFR	1.0
007-310-064-000	94-03	376 WHITE OAK DR	SFR	1.0
007-310-065-000	94-03	3141 PINE ST	SFR	1.0
007-310-066-000	94-03	3127 PINE ST	SFR	1.0
007-310-067-000	94-03	3113 PINE ST	SFR	1.0
007-310-068-000	94-03	3099 PINE ST	SFR	1.0
007-310-069-000	94-03	3085 PINE ST	SFR	1.0
007-310-070-000	94-03	3098 PINE ST	SFR	1.0
007-310-071-000	94-03	3112 PINE ST	SFR	1.0
007-310-072-000	94-03	3126 PINE ST	SFR	1.0
007-310-073-000	94-03	3140 PINE ST	SFR	1.0
007-310-074-000	94-03	3154 PINE ST	SFR	1.0
007-310-075-000	94-03	396 WHITE OAK DR	SFR	1.0
007-310-076-000	94-03	382 WHITE OAK DR	SFR	1.0
007-310-077-000	94-03	383 MILLBROOK ST	SFR	1.0
007-310-078-000	94-03	397 MILLBROOK ST	SFR	1.0
007-310-079-000	94-03	3189 NUTMEG PL	SFR	1.0
007-310-080-000	94-03	3177 NUTMEG PL	SFR	1.0
007-310-081-000	94-03	3165 NUTMEG PL	SFR	1.0
007-310-082-000	94-03	3153 NUTMEG PL	SFR	1.0
007-310-083-000	94-03	3141 NUTMEG PL	SFR	1.0
007-310-084-000	94-03	3125 NUTMEG PL	SFR	1.0
007-310-085-000	94-03	3117 NUTMEG PL	SFR	1.0
007-310-086-000	94-03	3105 NUTMEG PL	SFR	1.0
007-310-087-000	94-03	3093 NUTMEG PL	SFR	1.0
007-310-088-000	94-03	3081 NUTMEG PL	SFR	1.0
007-310-089-000	94-03	3094 NUTMEG PL	SFR	1.0
007-310-090-000	94-03	3106 NUTMEG PL	SFR	1.0
007-310-091-000	94-03	3118 NUTMEG PL	SFR	1.0
007-310-092-000	94-03	3130 NUTMEG PL	SFR	1.0
007-310-093-000	94-03	3142 NUTMEG PL	SFR	1.0
007-310-094-000	94-03	3154 NUTMEG PL	SFR	1.0
007-310-095-000	94-03	3166 NUTMEG PL	SFR	1.0
007-310-096-000	94-03	3178 NUTMEG PL	SFR	1.0
007-310-097-000	94-03	449 MILLBROOK ST	SFR	1.0

007-310-098-000	94-03	467 MILLBROOK ST	SFR	1.0
007-310-099-000	94-03	507 MILLBROOK ST	SFR	1.0
007-310-100-000	94-03	545 MILLBROOK ST	SFR	1.0
007-310-101-000	94-03	563 MILLBROOK ST	SFR	1.0
007-310-102-000	94-03	599 MILLBROOK ST	SFR	1.0
007-310-103-000	94-03	635 MILLBROOK ST	SFR	1.0
007-310-104-000	94-03	671 MILLBROOK ST	SFR	1.0
94-03				272.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
010-330-061-000	97-01	1415 CORNELL CT		SFR	1.0
010-330-062-000	97-01	1427 CORNELL CT		SFR	1.0
010-330-063-000	97-01	1449 CORNELL CT		SFR	1.0
010-330-064-000	97-01	1467 CORNELL CT		SFR	1.0
010-330-065-000	97-01	1485 CORNELL CT		SFR	1.0
010-330-066-000	97-01	1482 CORNELL CT		SFR	1.0
010-330-067-000	97-01	1468 CORNELL CT		SFR	1.0
010-330-068-000	97-01	1454 CORNELL CT		SFR	1.0
010-330-069-000	97-01	1436 CORNELL CT		SFR	1.0
010-330-070-000	97-01	1418 CORNELL CT		SFR	1.0
010-330-071-000	97-01	1411 STANFORD CT		SFR	1.0
010-330-072-000	97-01	1433 STANFORD CT		SFR	1.0
010-330-073-000	97-01	1451 STANFORD CT		SFR	1.0
010-330-074-000	97-01	1463 STANFORD CT		SFR	1.0
010-330-075-000	97-01	1477 STANFORD CT		SFR	1.0
010-330-076-000	97-01	1476 STANFORD CT		SFR	1.0
010-330-077-000	97-01	1462 STANFORD CT		SFR	1.0
010-330-078-000	97-01	1450 STANFORD CT		SFR	1.0
010-330-079-000	97-01	1432 STANFORD CT		SFR	1.0
010-330-080-000	97-01	1410 STANFORD CT		SFR	1.0
010-330-081-000	97-01	1413 CAMBRIDGE CT		SFR	1.0
010-330-082-000	97-01	1427 CAMBRIDGE CT		SFR	1.0
010-330-083-000	97-01	1435 CAMBRIDGE CT		SFR	1.0
010-330-084-000	97-01	1445 CAMBRIDGE CT		SFR	1.0
010-330-085-000	97-01	1457 CAMBRIDGE CT		SFR	1.0
010-330-086-000	97-01	1456 CAMBRIDGE CT		SFR	1.0
010-330-087-000	97-01	1444 CAMBRIDGE CT		SFR	1.0
010-330-088-000	97-01	1436 CAMBRIDGE CT		SFR	1.0
010-330-089-000	97-01	1428 CAMBRIDGE CT		SFR	1.0
010-330-090-000	97-01	1412 CAMBRIDGE CT		SFR	1.0
010-330-091-000	97-01	1689 ROSEWOOD LN		SFR	1.0
010-330-092-000	97-01	1667 ROSEWOOD LN		SFR	1.0
010-330-093-000	97-01	1657 ROSEWOOD LN		SFR	1.0
010-330-094-000	97-01	1635 ROSEWOOD LN		SFR	1.0
010-330-095-000	97-01	1625 ROSEWOOD LN		SFR	1.0
010-330-096-000	97-01	1613 ROSEWOOD LN		SFR	1.0
010-330-097-000	97-01	1603 ROSEWOOD LN		SFR	1.0
010-330-098-000	97-01	1597 ROSEWOOD LN		SFR	1.0

010-330-099-000	97-01	1583 ROSEWOOD LN	SFR	1.0
010-330-100-000	97-01	1571 ROSEWOOD LN	SFR	1.0
010-330-101-000	97-01	1559 ROSEWOOD LN	SFR	1.0
010-330-102-000	97-01	1547 ROSEWOOD LN	SFR	1.0
010-330-103-000	97-01	1533 ROSEWOOD LN	SFR	1.0
010-330-104-000	97-01	1409 CORNELL CT	SFR	1.0
97-01				44.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
014-462-027-000	97-02	878 KENN CIR		SFR	1.0
014-462-028-000	97-02	871 KENN CIR		SFR	1.0
014-462-029-000	97-02	1373 VAN CT		SFR	1.0
014-462-030-000	97-02	1365 VAN CT		SFR	1.0
014-462-031-000	97-02	1357 VAN CT		SFR	1.0
014-462-032-000	97-02	1349 VAN CT		SFR	1.0
014-462-033-000	97-02	1341 VAN CT		SFR	1.0
014-462-034-000	97-02	1333 VAN CT		SFR	1.0
014-462-035-000	97-02	1325 VAN CT		SFR	1.0
014-462-036-000	97-02	1322 VAN CT		SFR	1.0
014-462-037-000	97-02	1330 VAN CT		SFR	1.0
014-462-038-000	97-02	1340 VAN CT		SFR	1.0
014-462-039-000	97-02	1348 VAN CT		SFR	1.0
014-462-040-000	97-02	1356 VAN CT		SFR	1.0
014-462-041-000	97-02	1364 VAN CT		SFR	1.0
014-462-042-000	97-02	1370 VAN CT		SFR	1.0
014-462-043-000	97-02	1375 ELM CT		SFR	1.0
014-462-044-000	97-02	1367 ELM CT		SFR	1.0
014-462-045-000	97-02	1359 ELM CT		SFR	1.0
014-462-046-000	97-02	1351 ELM CT		SFR	1.0
014-462-047-000	97-02	1343 ELM CT		SFR	1.0
014-462-048-000	97-02	1335 ELM CT		SFR	1.0
014-462-049-000	97-02	1323 ELM CT		SFR	1.0
014-462-050-000	97-02	1326 ELM CT		SFR	1.0
014-462-051-000	97-02	1334 ELM CT		SFR	1.0
014-462-052-000	97-02	1342 ELM CT		SFR	1.0
014-462-053-000	97-02	1352 ELM CT		SFR	1.0
014-462-054-000	97-02	1358 ELM CT		SFR	1.0
014-462-055-000	97-02	1366 ELM CT		SFR	1.0
014-462-056-000	97-02	1372 ELM CT		SFR	1.0
97-02					30.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-060-001-000	97-03	2092 CHARLIE CHAMBERS DR		SFR	1.0
009-060-002-000	97-03	2082 CHARLIE CHAMBERS DR		SFR	1.0
009-060-003-000	97-03	2072 CHARLIE CHAMBERS DR		SFR	1.0
009-060-004-000	97-03	2062 CHARLIE CHAMBERS DR		SFR	1.0

009-060-005-000	97-03	2052 CHARLIE CHAMBERS DR	SFR	1.0
009-060-006-000	97-03	2042 CHARLIE CHAMBERS DR	SFR	1.0
009-060-007-000	97-03	2043 CHARLIE CHAMBERS DR	SFR	1.0
009-060-008-000	97-03	2053 CHARLIE CHAMBERS DR	SFR	1.0
009-060-009-000	97-03	2063 CHARLIE CHAMBERS DR	SFR	1.0
009-060-010-000	97-03	2073 CHARLIE CHAMBERS DR	SFR	1.0
009-060-011-000	97-03	2083 CHARLIE CHAMBERS DR	SFR	1.0
009-060-012-000	97-03	2093 CHARLIE CHAMBERS DR	SFR	1.0
009-060-013-000	97-03	2094 INDEPENDENCE PL	SFR	1.0
009-060-014-000	97-03	2080 INDEPENDENCE PL	SFR	1.0
009-060-015-000	97-03	2068 INDEPENDENCE PL	SFR	1.0
009-060-016-000	97-03	2056 INDEPENDENCE PL	SFR	1.0
009-060-017-000	97-03	2044 INDEPENDENCE PL	SFR	1.0
009-060-018-000	97-03	2045 INDEPENDENCE PL	SFR	1.0
009-060-019-000	97-03	2067 INDEPENDENCE PL	SFR	1.0
009-060-020-000	97-03	2079 INDEPENDENCE PL	SFR	1.0
009-060-021-000	97-03	2095 INDEPENDENCE PL	SFR	1.0
009-060-022-000	97-03	2096 FREEDOM ST	SFR	1.0
009-060-023-000	97-03	2076 FREEDOM ST	SFR	1.0
009-060-024-000	97-03	2062 FREEDOM ST	SFR	1.0
009-060-025-000	97-03	2046 FREEDOM ST	SFR	1.0
009-060-026-000	97-03	2047 FREEDOM ST	SFR	1.0
009-060-027-000	97-03	2063 FREEDOM ST	SFR	1.0
009-060-028-000	97-03	2077 FREEDOM ST	SFR	1.0
009-060-029-000	97-03	2097 FREEDOM ST	SFR	1.0
009-060-030-000	97-03	2098 SARATOGA PL	SFR	1.0
009-060-031-000	97-03	2078 SARATOGA PL	SFR	1.0
009-060-032-000	97-03	2064 SARATOGA PL	SFR	1.0
009-060-033-000	97-03	2048 SARATOGA PL	SFR	1.0
009-060-034-000	97-03	2049 SARATOGA PL	SFR	1.0
009-060-035-000	97-03	2053 SARATOGA PL	SFR	1.0
009-060-036-000	97-03	2059 SARATOGA PL	SFR	1.0
009-060-037-000	97-03	2067 SARATOGA PL	SFR	1.0
009-060-038-000	97-03	2075 SARATOGA PL	SFR	1.0
009-060-039-000	97-03	2087 SARATOGA PL	SFR	1.0
009-060-040-000	97-03	2095 SARATOGA PL	SFR	1.0
009-060-041-000	97-03	430 CONSTITUTION AVE	SFR	1.0
009-060-042-000	97-03	440 CONSTITUTION AVE	SFR	1.0
009-060-043-000	97-03	450 CONSTITUTION AVE	SFR	1.0
009-060-044-000	97-03	460 CONSTITUTION AVE	SFR	1.0
009-060-045-000	97-03	2102 FREEDOM ST	SFR	1.0
009-060-046-000	97-03	2103 INDEPENDENCE PL	SFR	1.0
009-060-047-000	97-03	2104 INDEPENDENCE PL	SFR	1.0
009-060-048-000	97-03	2105 CHARLIE CHAMBERS DR	SFR	1.0
009-060-049-000	97-03	2106 CHARLIE CHAMBERS DR	SFR	1.0
009-060-050-000	97-03	2124 CHARLIE CHAMBERS DR	SFR	1.0
009-060-051-000	97-03	2142 CHARLIE CHAMBERS DR	SFR	1.0
009-060-052-000	97-03	2160 CHARLIE CHAMBERS DR	SFR	1.0
009-060-053-000	97-03	2178 CHARLIE CHAMBERS DR	SFR	1.0
009-060-054-000	97-03	2194 CHARLIE CHAMBERS DR	SFR	1.0

009-060-055-000	97-03	2195 FRANKLIN WAY	SFR	1.0
009-060-056-000	97-03	2179 FRANKLIN WAY	SFR	1.0
009-060-057-000	97-03	2161 FRANKLIN WAY	SFR	1.0
009-060-058-000	97-03	2143 FRANKLIN WAY	SFR	1.0
009-060-059-000	97-03	2125 FRANKLIN WAY	SFR	1.0
009-060-060-000	97-03	2107 FRANKLIN WAY	SFR	1.0
009-060-061-000	97-03	2091 FRANKLIN WAY	SFR	1.0
009-060-062-000	97-03	2090 FRANKLIN WAY	SFR	1.0
009-060-063-000	97-03	2104 FRANKLIN WAY	SFR	1.0
009-060-064-000	97-03	2108 FRANKLIN WAY	SFR	1.0
009-060-065-000	97-03	2126 FRANKLIN WAY	SFR	1.0
009-060-066-000	97-03	2144 FRANKLIN WAY	SFR	1.0
009-060-067-000	97-03	2162 FRANKLIN WAY	SFR	1.0
009-060-068-000	97-03	2180 FRANKLIN WAY	SFR	1.0
009-060-069-000	97-03	2196 FRANKLIN WAY	SFR	1.0
009-060-070-000	97-03	463 UNION CIR	SFR	1.0
009-060-071-000	97-03	453 UNION CIR	SFR	1.0
009-060-072-000	97-03	443 UNION CIR	SFR	1.0
009-060-073-000	97-03	442 UNION CIR	SFR	1.0
009-060-074-000	97-03	452 UNION CIR	SFR	1.0
009-060-075-000	97-03	462 UNION CIR	SFR	1.0
009-060-076-000	97-03	2190 FREEDOM ST	SFR	1.0
009-060-077-000	97-03	2174 FREEDOM ST	SFR	1.0
009-060-078-000	97-03	2156 FREEDOM ST	SFR	1.0
009-060-079-000	97-03	2138 FREEDOM ST	SFR	1.0
009-060-080-000	97-03	2120 FREEDOM ST	SFR	1.0
009-060-081-000	97-03	2121 INDEPENDENCE PL	SFR	1.0
009-060-082-000	97-03	2139 INDEPENDENCE PL	SFR	1.0
009-060-083-000	97-03	2157 INDEPENDENCE PL	SFR	1.0
009-060-084-000	97-03	2175 INDEPENDENCE PL	SFR	1.0
009-060-085-000	97-03	2191 INDEPENDENCE PL	SFR	1.0
009-060-086-000	97-03	2192 INDEPENDENCE PL	SFR	1.0
009-060-087-000	97-03	2176 INDEPENDENCE PL	SFR	1.0
009-060-088-000	97-03	2158 INDEPENDENCE PL	SFR	1.0
009-060-089-000	97-03	2140 INDEPENDENCE PL	SFR	1.0
009-060-090-000	97-03	2122 INDEPENDENCE PL	SFR	1.0
009-060-091-000	97-03	2123 CHARLIE CHAMBERS DR	SFR	1.0
009-060-092-000	97-03	2141 CHARLIE CHAMBERS DR	SFR	1.0
009-060-093-000	97-03	2159 CHARLIE CHAMBERS DR	SFR	1.0
009-060-094-000	97-03	2177 CHARLIE CHAMBERS DR	SFR	1.0
009-060-095-000	97-03	2193 CHARLIE CHAMBERS DR	SFR	1.0
009-060-096-000	97-03	2084 FRANKLIN WAY	SFR	1.0
009-060-097-000	97-03	2070 FRANKLIN WAY	SFR	1.0
009-060-098-000	97-03	2050 FRANKLIN WAY	SFR	1.0
009-060-099-000	97-03	717 N VALLEY FORGE DR	SFR	1.0
009-060-100-000	97-03	701 N VALLEY FORGE DR	SFR	1.0
009-060-101-000	97-03	2033 FRANKLIN WAY	SFR	1.0
009-060-102-000	97-03	2049 FRANKLIN WAY	SFR	1.0
009-060-103-000	97-03	2059 FRANKLIN WAY	SFR	1.0
009-060-104-000	97-03	2073 FRANKLIN WAY	SFR	1.0

009-060-105-000	97-03	2085 FRANKLIN WAY	SFR	1.0
009-170-001-000	97-03	2053 W LIBERTY ST	SFR	1.0
009-170-002-000	97-03	2067 W LIBERTY ST	SFR	1.0
009-170-003-000	97-03	2079 W LIBERTY ST	SFR	1.0
009-170-004-000	97-03	2093 W LIBERTY ST	SFR	1.0
009-170-005-000	97-03	2105 W LIBERTY ST	SFR	1.0
009-170-006-000	97-03	2109 W LIBERTY ST	SFR	1.0
009-170-007-000	97-03	2127 W LIBERTY ST	SFR	1.0
009-170-008-000	97-03	2147 W LIBERTY ST	SFR	1.0
009-170-009-000	97-03	2167 W LIBERTY ST	SFR	1.0
009-170-010-000	97-03	2183 W LIBERTY ST	SFR	1.0
009-170-011-000	97-03	2197 W LIBERTY ST	SFR	1.0
009-170-012-000	97-03	2194 W LIBERTY ST	SFR	1.0
009-170-014-000	97-03	2182 W LIBERTY ST	SFR	1.0
009-170-015-000	97-03	794 N MOUNT VERNON AVE	SFR	1.0
009-170-016-000	97-03	802 N MOUNT VERNON AVE	SFR	1.0
009-170-017-000	97-03	824 N MOUNT VERNON AVE	SFR	1.0
009-170-018-000	97-03	848 N MOUNT VERNON AVE	SFR	1.0
009-170-019-000	97-03	2140 W COLUMBIA WAY	SFR	1.0
009-170-020-000	97-03	2112 W COLUMBIA WAY	SFR	1.0
009-170-021-000	97-03	2108 W COLUMBIA WAY	SFR	1.0
009-170-022-000	97-03	2098 W COLUMBIA WAY	SFR	1.0
009-170-023-000	97-03	2076 W COLUMBIA WAY	SFR	1.0
009-170-024-000	97-03	2064 W COLUMBIA WAY	SFR	1.0
009-170-025-000	97-03	2052 W COLUMBIA WAY	SFR	1.0
009-170-026-000	97-03	853 N VALLEY FORGE DR	SFR	1.0
009-170-027-000	97-03	837 N VALLEY FORGE DR	SFR	1.0
009-170-028-000	97-03	823 N VALLEY FORGE DR	SFR	1.0
009-170-029-000	97-03	799 N VALLEY FORGE DR	SFR	1.0
009-170-030-000	97-03	781 N VALLEY FORGE DR	SFR	1.0
009-170-031-000	97-03	763 N VALLEY FORGE DR	SFR	1.0
009-170-032-000	97-03	741 N VALLEY FORGE DR	SFR	1.0
009-170-033-000	97-03	800 N VALLEY FORGE DR	SFR	1.0
009-170-034-000	97-03	2080 W LIBERTY ST	SFR	1.0
009-170-035-000	97-03	2094 W LIBERTY ST	SFR	1.0
009-170-036-000	97-03	2106 W LIBERTY ST	SFR	1.0
009-170-037-000	97-03	2110 W LIBERTY ST	SFR	1.0
009-170-038-000	97-03	2107 W COLUMBIA WAY	SFR	1.0
009-170-039-000	97-03	2103 W COLUMBIA WAY	SFR	1.0
009-170-040-000	97-03	2097 W COLUMBIA WAY	SFR	1.0
009-170-041-000	97-03	850 N VALLEY FORGE DR	SFR	1.0
009-170-042-000	97-03	824 N VALLEY FORGE DR	SFR	1.0
009-210-001-000	97-03	2293 SARATOGA CT	SFR	1.0
009-210-002-000	97-03	2283 SARATOGA CT	SFR	1.0
009-210-003-000	97-03	2271 SARATOGA CT	SFR	1.0
009-210-004-000	97-03	2259 SARATOGA CT	SFR	1.0
009-210-005-000	97-03	2247 SARATOGA CT	SFR	1.0
009-210-006-000	97-03	2248 SARATOGA CT	SFR	1.0
009-210-007-000	97-03	2260 SARATOGA CT	SFR	1.0
009-210-008-000	97-03	2272 SARATOGA CT	SFR	1.0

009-210-009-000	97-03	2284 SARATOGA CT	SFR	1.0
009-210-010-000	97-03	2294 SARATOGA CT	SFR	1.0
009-210-011-000	97-03	2295 FREEDOM ST	SFR	1.0
009-210-012-000	97-03	2285 FREEDOM ST	SFR	1.0
009-210-013-000	97-03	2273 FREEDOM ST	SFR	1.0
009-210-014-000	97-03	2261 FREEDOM ST	SFR	1.0
009-210-015-000	97-03	2249 FREEDOM ST	SFR	1.0
009-210-016-000	97-03	464 LEXINGTON PL	SFR	1.0
009-210-017-000	97-03	454 LEXINGTON PL	SFR	1.0
009-210-018-000	97-03	446 LEXINGTON PL	SFR	1.0
009-210-019-000	97-03	432 LEXINGTON PL	SFR	1.0
009-210-020-000	97-03	424 LEXINGTON PL	SFR	1.0
009-210-021-000	97-03	420 LEXINGTON PL	SFR	1.0
009-210-022-000	97-03	425 LEXINGTON PL	SFR	1.0
009-210-023-000	97-03	431 LEXINGTON PL	SFR	1.0
009-210-024-000	97-03	445 LEXINGTON PL	SFR	1.0
009-210-025-000	97-03	451 LEXINGTON PL	SFR	1.0
009-210-026-000	97-03	461 LEXINGTON PL	SFR	1.0
009-210-027-000	97-03	2296 FREEDOM ST	SFR	1.0
009-210-028-000	97-03	2286 FREEDOM ST	SFR	1.0
009-210-029-000	97-03	2274 FREEDOM ST	SFR	1.0
009-210-030-000	97-03	2262 FREEDOM ST	SFR	1.0
009-210-031-000	97-03	2250 FREEDOM ST	SFR	1.0
009-210-032-000	97-03	2238 FREEDOM ST	SFR	1.0
009-210-033-000	97-03	2224 FREEDOM ST	SFR	1.0
009-210-034-000	97-03	2225 INDEPENDENCE PL	SFR	1.0
009-210-035-000	97-03	2239 INDEPENDENCE PL	SFR	1.0
009-210-036-000	97-03	2251 INDEPENDENCE PL	SFR	1.0
009-210-037-000	97-03	2263 INDEPENDENCE PL	SFR	1.0
009-210-038-000	97-03	2275 INDEPENDENCE PL	SFR	1.0
009-210-039-000	97-03	2287 INDEPENDENCE PL	SFR	1.0
009-210-040-000	97-03	2297 INDEPENDENCE PL	SFR	1.0
009-210-041-000	97-03	2298 INDEPENDENCE PL	SFR	1.0
009-210-042-000	97-03	2280 INDEPENDENCE PL	SFR	1.0
009-210-043-000	97-03	2266 INDEPENDENCE PL	SFR	1.0
009-210-044-000	97-03	2254 INDEPENDENCE PL	SFR	1.0
009-210-045-000	97-03	2242 INDEPENDENCE PL	SFR	1.0
009-210-046-000	97-03	2230 INDEPENDENCE PL	SFR	1.0
009-210-047-000	97-03	2216 INDEPENDENCE PL	SFR	1.0
009-210-048-000	97-03	2206 INDEPENDENCE PL	SFR	1.0
009-210-049-000	97-03	523 LEXINGTON PL	SFR	1.0
009-210-050-000	97-03	509 LEXINGTON PL	SFR	1.0
009-210-051-000	97-03	493 LEXINGTON PL	SFR	1.0
009-210-052-000	97-03	483 LEXINGTON PL	SFR	1.0
009-300-001-000	97-03	2199 W LIBERTY ST	SFR	1.0
009-300-002-000	97-03	2203 W LIBERTY ST	SFR	1.0
009-300-003-000	97-03	697 N LEXINGTON PL	SFR	1.0
009-300-004-000	97-03	675 N LEXINGTON PL	SFR	1.0
009-300-005-000	97-03	655 N LEXINGTON PL	SFR	1.0
009-300-006-000	97-03	2217 W FRANKLIN WAY	SFR	1.0

009-300-007-000	97-03	2231 W FRANKLIN WAY	SFR	1.0
009-300-008-000	97-03	2243 W FRANKLIN WAY	SFR	1.0
009-300-009-000	97-03	2255 W FRANKLIN WAY	SFR	1.0
009-300-010-000	97-03	2267 W FRANKLIN WAY	SFR	1.0
009-300-011-000	97-03	2268 CHARLIE CHAMBERS DR	SFR	1.0
009-300-012-000	97-03	2256 CHARLIE CHAMBERS DR	SFR	1.0
009-300-013-000	97-03	2244 CHARLIE CHAMBERS DR	SFR	1.0
009-300-014-000	97-03	2232 CHARLIE CHAMBERS DR	SFR	1.0
009-300-015-000	97-03	2218 CHARLIE CHAMBERS DR	SFR	1.0
009-300-016-000	97-03	2204 CHARLIE CHAMBERS DR	SFR	1.0
009-300-017-000	97-03	2198 CHARLIE CHAMBERS DR	SFR	1.0
009-300-018-000	97-03	2197 CHARLIE CHAMBERS DR	SFR	1.0
009-300-019-000	97-03	2201 CHARLIE CHAMBERS DR	SFR	1.0
009-300-020-000	97-03	2213 CHARLIE CHAMBERS DR	SFR	1.0
009-300-021-000	97-03	2223 CHARLIE CHAMBERS DR	SFR	1.0
009-300-022-000	97-03	2235 CHARLIE CHAMBERS DR	SFR	1.0
009-300-023-000	97-03	2247 CHARLIE CHAMBERS DR	SFR	1.0
009-300-024-000	97-03	2259 CHARLIE CHAMBERS DR	SFR	1.0
009-300-025-000	97-03	2271 CHARLIE CHAMBERS DR	SFR	1.0
009-300-026-000	97-03	2283 CHARLIE CHAMBERS DR	SFR	1.0
009-300-027-000	97-03	2295 CHARLIE CHAMBERS DR	SFR	1.0
009-300-028-000	97-03	2296 CHARLIE CHAMBERS DR	SFR	1.0
009-300-029-000	97-03	2294 CHARLIE CHAMBERS DR	SFR	1.0
009-300-030-000	97-03	624 N MAGNA CARTA AVE	SFR	1.0
009-300-031-000	97-03	648 N MAGNA CARTA AVE	SFR	1.0
009-300-032-000	97-03	672 N MAGNA CARTA AVE	SFR	1.0
009-300-033-000	97-03	696 N MAGNA CARTA AVE	SFR	1.0
009-300-034-000	97-03	714 N MAGNA CARTA AVE	SFR	1.0
009-300-035-000	97-03	734 N MAGNA CARTA AVE	SFR	1.0
009-300-036-000	97-03	754 N MAGNA CARTA AVE	SFR	1.0
009-300-037-000	97-03	2284 W LIBERTY ST	SFR	1.0
009-300-038-000	97-03	2272 W LIBERTY ST	SFR	1.0
009-300-039-000	97-03	2260 W LIBERTY ST	SFR	1.0
009-300-040-000	97-03	2248 W LIBERTY ST	SFR	1.0
009-300-041-000	97-03	2236 W LIBERTY ST	SFR	1.0
009-300-042-000	97-03	2224 W LIBERTY ST	SFR	1.0
009-300-043-000	97-03	2212 W LIBERTY ST	SFR	1.0
009-300-044-000	97-03	2196 W LIBERTY ST	SFR	1.0
009-300-045-000	97-03	2229 W LIBERTY ST	SFR	1.0
009-300-046-000	97-03	2228 W FRANKLIN WAY	SFR	1.0
009-300-047-000	97-03	2240 W FRANKLIN WAY	SFR	1.0
009-300-048-000	97-03	2252 W FRANKLIN WAY	SFR	1.0
009-300-049-000	97-03	2264 W FRANKLIN WAY	SFR	1.0
009-300-050-000	97-03	2263 W LIBERTY ST	SFR	1.0
009-300-051-000	97-03	2257 W LIBERTY ST	SFR	1.0
009-300-052-000	97-03	2241 W LIBERTY ST	SFR	1.0
97-03				250.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
014-790-001-000	98-01	1122 CANYONCREEK ST		SFR	1.0
014-790-002-000	98-01	1148 CANYONCREEK ST		SFR	1.0
014-790-003-000	98-01	1172 CANYONCREEK ST		SFR	1.0
014-790-004-000	98-01	1196 CANYONCREEK ST		SFR	1.0
014-790-005-000	98-01	1220 CANYONCREEK ST		SFR	1.0
014-790-006-000	98-01	1246 CANYONCREEK ST		SFR	1.0
014-790-007-000	98-01	1272 CANYONCREEK ST		SFR	1.0
014-790-008-000	98-01	1300 CANYONCREEK ST		SFR	1.0
014-790-009-000	98-01	1316 CANYONCREEK ST		SFR	1.0
014-790-010-000	98-01	1332 CANYONCREEK ST		SFR	1.0
014-790-011-000	98-01	1331 CANYONCREEK ST		SFR	1.0
014-790-012-000	98-01	1301 CANYONCREEK ST		SFR	1.0
014-790-013-000	98-01	1295 CANYONCREEK ST		SFR	1.0
014-790-014-000	98-01	1271 CANYONCREEK ST		SFR	1.0
014-790-015-000	98-01	1245 CANYONCREEK ST		SFR	1.0
014-790-016-000	98-01	1219 CANYONCREEK ST		SFR	1.0
014-790-017-000	98-01	1193 CANYONCREEK ST		SFR	1.0
014-790-018-000	98-01	1167 CANYONCREEK ST		SFR	1.0
014-790-019-000	98-01	1141 CANYONCREEK ST		SFR	1.0
014-790-020-000	98-01	1125 CANYONCREEK ST		SFR	1.0
014-790-021-000	98-01	1104 HOOVER WAY		SFR	1.0
014-790-022-000	98-01	1124 HOOVER WAY		SFR	1.0
014-790-023-000	98-01	1140 HOOVER WAY		SFR	1.0
014-790-024-000	98-01	1162 HOOVER WAY		SFR	1.0
014-790-025-000	98-01	1186 HOOVER WAY		SFR	1.0
014-790-026-000	98-01	1200 HOOVER WAY		SFR	1.0
014-790-027-000	98-01	1222 HOOVER WAY		SFR	1.0
014-790-028-000	98-01	1248 HOOVER WAY		SFR	1.0
014-790-029-000	98-01	1272 HOOVER WAY		SFR	1.0
014-790-030-000	98-01	1298 HOOVER WAY		SFR	1.0
014-790-031-000	98-01	1302 HOOVER WAY		SFR	1.0
014-790-032-000	98-01	1324 HOOVER WAY		SFR	1.0
014-790-033-000	98-01	1325 HOOVER WAY		SFR	1.0
014-790-034-000	98-01	1303 HOOVER WAY		SFR	1.0
014-790-035-000	98-01	1299 HOOVER WAY		SFR	1.0
014-790-036-000	98-01	1275 HOOVER WAY		SFR	1.0
014-790-037-000	98-01	1251 HOOVER WAY		SFR	1.0
014-790-038-000	98-01	1225 HOOVER WAY		SFR	1.0
014-790-039-000	98-01	1201 HOOVER WAY		SFR	1.0
014-790-040-000	98-01	1199 HOOVER WAY		SFR	1.0
014-790-041-000	98-01	1181 HOOVER WAY		SFR	1.0
014-790-042-000	98-01	1159 HOOVER WAY		SFR	1.0
014-790-043-000	98-01	1137 HOOVER WAY		SFR	1.0
014-790-044-000	98-01	1119 HOOVER WAY		SFR	1.0
014-790-045-000	98-01	1101 HOOVER WAY		SFR	1.0
014-790-046-000	98-01	1712 VALLEY SPRINGS AVE		SFR	1.0
014-790-047-000	98-01	1726 VALLEY SPRINGS AVE		SFR	1.0

014-790-048-000	98-01	1756 VALLEY SPRINGS AVE	SFR	1.0
014-790-049-000	98-01	1766 VALLEY SPRINGS AVE	SFR	1.0
014-790-050-000	98-01	1778 VALLEY SPRINGS AVE	SFR	1.0
014-790-051-000	98-01	1788 VALLEY SPRINGS AVE	SFR	1.0
014-790-052-000	98-01	1800 VALLEY SPRINGS AVE	SFR	1.0
014-790-053-000	98-01	1810 VALLEY SPRINGS AVE	SFR	1.0
014-790-054-000	98-01	1822 VALLEY SPRINGS AVE	SFR	1.0
014-790-055-000	98-01	1832 VALLEY SPRINGS AVE	SFR	1.0
014-790-056-000	98-01	1842 VALLEY SPRINGS AVE	SFR	1.0
014-790-057-000	98-01	1138 E DONNYBROOK PL	SFR	1.0
014-790-058-000	98-01	1150 E DONNYBROOK PL	SFR	1.0
014-790-059-000	98-01	1156 E DONNYBROOK PL	SFR	1.0
014-790-060-000	98-01	1164 E DONNYBROOK PL	SFR	1.0
014-790-061-000	98-01	1176 E DONNYBROOK PL	SFR	1.0
014-790-062-000	98-01	1198 E DONNYBROOK PL	SFR	1.0
014-790-063-000	98-01	1214 E DONNYBROOK PL	SFR	1.0
014-790-064-000	98-01	1230 E DONNYBROOK PL	SFR	1.0
014-790-065-000	98-01	1250 E DONNYBROOK PL	SFR	1.0
014-790-066-000	98-01	1268 E DONNYBROOK PL	SFR	1.0
014-790-067-000	98-01	1296 E DONNYBROOK PL	SFR	1.0
014-790-068-000	98-01	1304 E DONNYBROOK PL	SFR	1.0
014-790-069-000	98-01	1322 E DONNYBROOK PL	SFR	1.0
014-790-070-000	98-01	1323 E DONNYBROOK PL	SFR	1.0
014-790-071-000	98-01	1305 E DONNYBROOK PL	SFR	1.0
014-790-072-000	98-01	1295 E DONNYBROOK PL	SFR	1.0
014-790-073-000	98-01	1267 E DONNYBROOK PL	SFR	1.0
014-790-074-000	98-01	1249 E DONNYBROOK PL	SFR	1.0
014-790-075-000	98-01	1231 E DONNYBROOK PL	SFR	1.0
014-790-076-000	98-01	1215 E DONNYBROOK PL	SFR	1.0
014-790-077-000	98-01	1197 E DONNYBROOK PL	SFR	1.0
014-790-078-000	98-01	1187 E DONNYBROOK PL	SFR	1.0
014-790-079-000	98-01	1175 E DONNYBROOK PL	SFR	1.0
014-790-080-000	98-01	1163 E DONNYBROOK PL	SFR	1.0
014-790-081-000	98-01	1151 E DONNYBROOK PL	SFR	1.0
014-790-082-000	98-01	1811 VALLEY SPRINGS AVE	SFR	1.0
014-790-083-000	98-01	1803 VALLEY SPRINGS AVE	SFR	1.0
014-790-084-000	98-01	1789 VALLEY SPRINGS AVE	SFR	1.0
014-790-085-000	98-01	1779 VALLEY SPRINGS AVE	SFR	1.0
014-790-086-000	98-01	1767 VALLEY SPRINGS AVE	SFR	1.0
014-800-001-000	98-01	1915 VALLEY SPRINGS AVE	SFR	1.0
014-800-002-000	98-01	1905 VALLEY SPRINGS AVE	SFR	1.0
014-800-003-000	98-01	1893 VALLEY SPRINGS AVE	SFR	1.0
014-800-004-000	98-01	1883 VALLEY SPRINGS AVE	SFR	1.0
014-800-005-000	98-01	1873 VALLEY SPRINGS AVE	SFR	1.0
014-800-006-000	98-01	1876 RIVERMIST CT	SFR	1.0
014-800-007-000	98-01	1886 RIVERMIST CT	SFR	1.0
014-800-008-000	98-01	1896 RIVERMIST CT	SFR	1.0
014-800-009-000	98-01	1906 RIVERMIST CT	SFR	1.0
014-800-010-000	98-01	1916 RIVERMIST CT	SFR	1.0
014-800-011-000	98-01	1917 RIVERMIST CT	SFR	1.0

014-800-012-000	98-01	1907 RIVERMIST CT	SFR	1.0
014-800-013-000	98-01	1895 RIVERMIST CT	SFR	1.0
014-800-014-000	98-01	1885 RIVERMIST CT	SFR	1.0
014-800-015-000	98-01	1875 RIVERMIST CT	SFR	1.0
014-800-016-000	98-01	1228 WATERVIEW ST	SFR	1.0
014-800-017-000	98-01	1244 WATERVIEW ST	SFR	1.0
014-800-018-000	98-01	1262 WATERVIEW ST	SFR	1.0
014-800-019-000	98-01	1278 WATERVIEW ST	SFR	1.0
014-800-020-000	98-01	1296 WATERVIEW ST	SFR	1.0
014-800-021-000	98-01	1306 WATERVIEW ST	SFR	1.0
014-800-022-000	98-01	1321 WATERVIEW ST	SFR	1.0
014-800-023-000	98-01	1303 WATERVIEW ST	SFR	1.0
014-800-024-000	98-01	1297 WATERVIEW ST	SFR	1.0
014-800-025-000	98-01	1277 WATERVIEW ST	SFR	1.0
014-800-026-000	98-01	1245 WATERVIEW ST	SFR	1.0
014-800-027-000	98-01	1227 WATERVIEW ST	SFR	1.0
014-800-028-000	98-01	1213 WATERVIEW ST	SFR	1.0
014-800-029-000	98-01	1199 WATERVIEW ST	SFR	1.0
014-800-030-000	98-01	1185 WATERVIEW ST	SFR	1.0
014-800-031-000	98-01	1173 WATERVIEW ST	SFR	1.0
014-800-032-000	98-01	1161 WATERVIEW ST	SFR	1.0
014-800-033-000	98-01	1149 WATERVIEW ST	SFR	1.0
014-800-034-000	98-01	1145 WATERVIEW ST	SFR	1.0
014-800-035-000	98-01	1868 VALLEY SPRINGS AVE	SFR	1.0
014-800-036-000	98-01	1874 VALLEY SPRINGS AVE	SFR	1.0
014-800-037-000	98-01	1884 VALLEY SPRINGS AVE	SFR	1.0
014-800-038-000	98-01	1894 VALLEY SPRINGS AVE	SFR	1.0
014-800-039-000	98-01	1908 VALLEY SPRINGS AVE	SFR	1.0
014-800-040-000	98-01	1918 VALLEY SPRINGS AVE	SFR	1.0
98-01				126.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
011-310-001-000	98-02	1884 S WISHON AVE		SFR	1.0
011-310-002-000	98-02	1874 S WISHON AVE		SFR	1.0
011-310-003-000	98-02	1864 S WISHON AVE		SFR	1.0
011-310-004-000	98-02	1854 S WISHON AVE		SFR	1.0
011-310-005-000	98-02	1838 S WISHON AVE		SFR	1.0
011-310-006-000	98-02	1824 S WISHON AVE		SFR	1.0
011-310-007-000	98-02	1808 S WISHON AVE		SFR	1.0
011-310-008-000	98-02	1802 S WISHON AVE		SFR	1.0
011-310-009-000	98-02	996 MILLERTON ST		SFR	1.0
011-310-010-000	98-02	984 MILLERTON ST		SFR	1.0
011-310-011-000	98-02	976 MILLERTON ST		SFR	1.0
011-310-012-000	98-02	966 MILLERTON ST		SFR	1.0
011-310-013-000	98-02	960 MILLERTON ST		SFR	1.0
011-310-014-000	98-02	948 MILLERTON ST		SFR	1.0
011-310-015-000	98-02	938 MILLERTON ST		SFR	1.0
011-310-016-000	98-02	930 MILLERTON ST		SFR	1.0

011-310-017-000	98-02	924 MILLERTON ST	SFR	1.0
011-310-018-000	98-02	914 MILLERTON ST	SFR	1.0
011-310-019-000	98-02	902 MILLERTON ST	SFR	1.0
011-310-020-000	98-02	888 MILLERTON ST	SFR	1.0
011-310-021-000	98-02	885 MILLERTON ST	SFR	1.0
011-310-022-000	98-02	903 MILLERTON ST	SFR	1.0
011-310-023-000	98-02	915 MILLERTON ST	SFR	1.0
011-310-024-000	98-02	927 MILLERTON ST	SFR	1.0
011-310-025-000	98-02	935 MILLERTON ST	SFR	1.0
011-310-026-000	98-02	943 MILLERTON ST	SFR	1.0
011-310-027-000	98-02	1837 S KERCKHOFF WAY	SFR	1.0
011-310-028-000	98-02	1853 S KERCKHOFF WAY	SFR	1.0
011-310-029-000	98-02	1863 S KERCKHOFF WAY	SFR	1.0
011-310-030-000	98-02	1873 S KERCKHOFF WAY	SFR	1.0
011-310-031-000	98-02	1883 S KERCKHOFF WAY	SFR	1.0
011-310-032-000	98-02	1880 S KERCKHOFF WAY	SFR	1.0
011-310-033-000	98-02	1872 S KERCKHOFF WAY	SFR	1.0
011-310-034-000	98-02	1858 S KERCKHOFF WAY	SFR	1.0
011-310-035-000	98-02	1844 S KERCKHOFF WAY	SFR	1.0
011-310-036-000	98-02	1830 S KERCKHOFF WAY	SFR	1.0
011-310-037-000	98-02	1814 S KERCKHOFF WAY	SFR	1.0
011-310-038-000	98-02	1813 S WISHON AVE	SFR	1.0
011-310-039-000	98-02	1829 S WISHON AVE	SFR	1.0
011-310-040-000	98-02	1843 S WISHON AVE	SFR	1.0
011-310-041-000	98-02	1857 S WISHON AVE	SFR	1.0
011-310-042-000	98-02	1871 S WISHON AVE	SFR	1.0
011-310-043-000	98-02	1881 S WISHON AVE	SFR	1.0
011-310-044-000	98-02	1903 S KERCKHOFF WAY	SFR	1.0
011-310-045-000	98-02	1913 S KERCKHOFF WAY	SFR	1.0
011-310-046-000	98-02	1921 S KERCKHOFF WAY	SFR	1.0
011-310-047-000	98-02	1943 S KERCKHOFF WAY	SFR	1.0
011-310-048-000	98-02	1944 S KERCKHOFF WAY	SFR	1.0
011-310-049-000	98-02	1942 S KERCKHOFF WAY	SFR	1.0
011-310-050-000	98-02	1922 S KERCKHOFF WAY	SFR	1.0
011-310-051-000	98-02	1914 S KERCKHOFF WAY	SFR	1.0
011-310-052-000	98-02	1904 S KERCKHOFF WAY	SFR	1.0
011-310-053-000	98-02	1905 S WISHON AVE	SFR	1.0
011-310-054-000	98-02	1915 S WISHON AVE	SFR	1.0
011-310-055-000	98-02	1925 S WISHON AVE	SFR	1.0
011-310-056-000	98-02	1939 S WISHON AVE	SFR	1.0
011-310-057-000	98-02	1947 S WISHON AVE	SFR	1.0
011-310-058-000	98-02	986 W MAMMOTH POOL WAY	SFR	1.0
011-310-059-000	98-02	976 W MAMMOTH POOL WAY	SFR	1.0
011-310-060-000	98-02	966 W MAMMOTH POOL WAY	SFR	1.0
011-310-061-000	98-02	956 W MAMMOTH POOL WAY	SFR	1.0
011-310-062-000	98-02	946 W MAMMOTH POOL WAY	SFR	1.0
011-310-063-000	98-02	936 W MAMMOTH POOL WAY	SFR	1.0
011-310-064-000	98-02	935 W MAMMOTH POOL WAY	SFR	1.0
011-310-065-000	98-02	945 W MAMMOTH POOL WAY	SFR	1.0
011-310-066-000	98-02	955 W MAMMOTH POOL WAY	SFR	1.0

011-310-067-000	98-02	965 W MAMMOTH POOL WAY	SFR	1.0
011-310-068-000	98-02	975 W MAMMOTH POOL WAY	SFR	1.0
011-310-069-000	98-02	985 W MAMMOTH POOL WAY	SFR	1.0
011-310-070-000	98-02	995 W MAMMOTH POOL WAY	SFR	1.0
011-310-071-000	98-02	1970 S WISHON AVE	SFR	1.0
011-310-072-000	98-02	1964 S WISHON AVE	SFR	1.0
011-310-073-000	98-02	1960 S WISHON AVE	SFR	1.0
011-310-074-000	98-02	1948 S WISHON AVE	SFR	1.0
011-310-075-000	98-02	1940 S WISHON AVE	SFR	1.0
011-310-076-000	98-02	1926 S WISHON AVE	SFR	1.0
011-310-077-000	98-02	1916 S WISHON AVE	SFR	1.0
011-310-078-000	98-02	1906 S WISHON AVE	SFR	1.0
011-320-001-000	98-02	915 W MAMMOTH POOL WAY	SFR	1.0
011-320-002-000	98-02	925 W MAMMOTH POOL WAY	SFR	1.0
011-320-003-000	98-02	926 W MAMMOTH POOL WAY	SFR	1.0
011-320-004-000	98-02	916 W MAMMOTH POOL WAY	SFR	1.0
011-320-005-000	98-02	1946 S COURTRIGHT AVE	SFR	1.0
011-320-006-000	98-02	1938 S COURTRIGHT AVE	SFR	1.0
011-320-007-000	98-02	1924 S COURTRIGHT AVE	SFR	1.0
011-320-008-000	98-02	1918 S COURTRIGHT AVE	SFR	1.0
011-320-009-000	98-02	1908 S COURTRIGHT AVE	SFR	1.0
011-320-010-000	98-02	1886 S COURTRIGHT AVE	SFR	1.0
011-320-011-000	98-02	1872 S COURTRIGHT AVE	SFR	1.0
011-320-012-000	98-02	1860 S COURTRIGHT AVE	SFR	1.0
011-320-013-000	98-02	1840 S COURTRIGHT AVE	SFR	1.0
011-320-014-000	98-02	1838 S COURTRIGHT AVE	SFR	1.0
011-320-015-000	98-02	1839 S COURTRIGHT AVE	SFR	1.0
011-320-016-000	98-02	1859 S COURTRIGHT AVE	SFR	1.0
011-320-017-000	98-02	1871 S COURTRIGHT AVE	SFR	1.0
011-320-018-000	98-02	1883 S COURTRIGHT AVE	SFR	1.0
011-320-019-000	98-02	1907 S COURTRIGHT AVE	SFR	1.0
011-320-020-000	98-02	1917 S COURTRIGHT AVE	SFR	1.0
011-320-021-000	98-02	1923 S COURTRIGHT AVE	SFR	1.0
011-320-022-000	98-02	1937 S COURTRIGHT AVE	SFR	1.0
011-320-023-000	98-02	1945 S COURTRIGHT AVE	SFR	1.0
011-320-024-000	98-02	1953 S COURTRIGHT AVE	SFR	1.0
011-320-025-000	98-02	1961 S COURTRIGHT AVE	SFR	1.0
011-320-026-000	98-02	1967 S COURTRIGHT AVE	SFR	1.0
011-320-027-000	98-02	1977 S COURTRIGHT AVE	SFR	1.0
011-320-028-000	98-02	1983 S COURTRIGHT AVE	SFR	1.0
011-330-001-000	98-02	1916 SADDLEBACK PL	SFR	1.0
011-330-002-000	98-02	1928 SADDLEBACK PL	SFR	1.0
011-330-003-000	98-02	1936 SADDLEBACK PL	SFR	1.0
011-330-004-000	98-02	1944 SADDLEBACK PL	SFR	1.0
011-330-005-000	98-02	1950 SADDLEBACK PL	SFR	1.0
011-330-006-000	98-02	1943 SADDLEBACK PL	SFR	1.0
011-330-007-000	98-02	1935 SADDLEBACK PL	SFR	1.0
011-330-008-000	98-02	1927 SADDLEBACK PL	SFR	1.0
011-330-009-000	98-02	1915 SADDLEBACK PL	SFR	1.0
011-330-010-000	98-02	1914 SHAVER PL	SFR	1.0

011-330-011-000	98-02	1926 SHAVER PL	SFR	1.0
011-330-012-000	98-02	1934 SHAVER PL	SFR	1.0
011-330-013-000	98-02	1942 SHAVER PL	SFR	1.0
011-330-014-000	98-02	1948 SHAVER PL	SFR	1.0
011-330-015-000	98-02	1941 SHAVER PL	SFR	1.0
011-330-016-000	98-02	1933 SHAVER PL	SFR	1.0
011-330-017-000	98-02	1925 SHAVER PL	SFR	1.0
011-330-018-000	98-02	1913 SHAVER PL	SFR	1.0
011-340-001-000	98-02	820 MILLERTON ST	SFR	1.0
011-340-002-000	98-02	810 MILLERTON ST	SFR	1.0
011-340-003-000	98-02	790 MILLERTON ST	SFR	1.0
011-340-004-000	98-02	770 MILLERTON ST	SFR	1.0
011-340-005-000	98-02	760 MILLERTON ST	SFR	1.0
011-340-006-000	98-02	740 MILLERTON ST	SFR	1.0
011-340-007-000	98-02	720 MILLERTON ST	SFR	1.0
011-340-008-000	98-02	710 MILLERTON ST	SFR	1.0
011-340-009-000	98-02	1801 SHAVER PL	SFR	1.0
011-340-010-000	98-02	1805 SHAVER PL	SFR	1.0
011-340-011-000	98-02	1825 SHAVER PL	SFR	1.0
011-340-012-000	98-02	1845 SHAVER PL	SFR	1.0
011-340-013-000	98-02	1885 SHAVER PL	SFR	1.0
011-340-014-000	98-02	1895 SHAVER PL	SFR	1.0
011-340-015-000	98-02	1901 SHAVER PL	SFR	1.0
011-340-016-000	98-02	1905 SHAVER PL	SFR	1.0
011-340-017-000	98-02	1906 SHAVER PL	SFR	1.0
011-340-018-000	98-02	1905 SADDLEBACK PL	SFR	1.0
011-340-019-000	98-02	1906 SADDLEBACK PL	SFR	1.0
011-340-020-000	98-02	1896 SADDLEBACK PL	SFR	1.0
011-340-021-000	98-02	1886 SADDLEBACK PL	SFR	1.0
011-340-022-000	98-02	1866 SADDLEBACK PL	SFR	1.0
011-340-023-000	98-02	1846 SADDLEBACK PL	SFR	1.0
011-340-024-000	98-02	1826 SADDLEBACK PL	SFR	1.0
011-340-025-000	98-02	815 MILLERTON ST	SFR	1.0
011-340-026-000	98-02	805 MILLERTON ST	SFR	1.0
011-340-027-000	98-02	1805 SADDLEBACK PL	SFR	1.0
011-340-028-000	98-02	1806 SHAVER PL	SFR	1.0
011-340-029-000	98-02	1826 SHAVER PL	SFR	1.0
011-340-030-000	98-02	1846 SHAVER PL	SFR	1.0
011-340-031-000	98-02	1866 SHAVER PL	SFR	1.0
011-340-032-000	98-02	1886 SHAVER PL	SFR	1.0
011-340-033-000	98-02	1896 SHAVER PL	SFR	1.0
011-340-034-000	98-02	1895 SADDLEBACK PL	SFR	1.0
011-340-035-000	98-02	1885 SADDLEBACK PL	SFR	1.0
011-340-036-000	98-02	1865 SADDLEBACK PL	SFR	1.0
011-340-037-000	98-02	1845 SADDLEBACK PL	SFR	1.0
011-340-038-000	98-02	1825 SADDLEBACK PL	SFR	1.0
98-02				162.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
008-540-001-000	01-01	1546 W CLARIDGE CT		SFR	1.0
008-540-002-000	01-01	1536 W CLARIDGE CT		SFR	1.0
008-540-003-000	01-01	1526 W CLARIDGE CT		SFR	1.0
008-540-004-000	01-01	1514 W CLARIDGE CT		SFR	1.0
008-540-005-000	01-01	1511 W CLARIDGE CT		SFR	1.0
008-540-006-000	01-01	1513 W CLARIDGE CT		SFR	1.0
008-540-007-000	01-01	1527 W CLARIDGE CT		SFR	1.0
008-540-008-000	01-01	1537 W CLARIDGE CT		SFR	1.0
008-540-009-000	01-01	1547 W CLARIDGE CT		SFR	1.0
008-540-010-000	01-01	1710 N FITZGERALD LN		SFR	1.0
008-540-011-000	01-01	1718 N FITZGERALD LN		SFR	1.0
008-540-012-000	01-01	1726 N FITZGERALD LN		SFR	1.0
008-540-013-000	01-01	1734 N FITZGERALD LN		SFR	1.0
008-540-014-000	01-01	1742 FITZGERALD LN		SFR	1.0
008-540-015-000	01-01	1553 W HAMPTON CIR		SFR	1.0
008-540-016-000	01-01	1563 W HAMPTON CIR		SFR	1.0
008-540-017-000	01-01	1573 W HAMPTON CIR		SFR	1.0
008-540-018-000	01-01	1576 W HAMPTON CIR		SFR	1.0
008-540-019-000	01-01	1568 W HAMPTON CIR		SFR	1.0
008-540-020-000	01-01	1554 W HAMPTON CIR		SFR	1.0
008-540-021-000	01-01	1548 W HAMPTON CIR		SFR	1.0
008-540-022-000	01-01	1535 W PICADILLY CT		SFR	1.0
008-540-023-000	01-01	1545 W PICADILLY CT		SFR	1.0
008-540-024-000	01-01	1555 W PICADILLY CT		SFR	1.0
008-540-025-000	01-01	1565 W PICADILLY CT		SFR	1.0
008-540-026-000	01-01	1575 W PICADILLY CT		SFR	1.0
008-540-027-000	01-01	1580 W PICADILLY CT		SFR	1.0
008-540-028-000	01-01	1566 W PICADILLY CT		SFR	1.0
008-540-029-000	01-01	1556 W PICADILLY CT		SFR	1.0
008-540-030-000	01-01	1546 W PICADILLY CT		SFR	1.0
008-540-031-000	01-01	1538 W PICADILLY CT		SFR	1.0
008-540-032-000	01-01	1532 W PICADILLY CT		SFR	1.0
008-550-001-000	01-01	1876 FOXHILL PL		SFR	1.0
008-550-002-000	01-01	1890 FOXHILL PL		SFR	1.0
008-550-003-000	01-01	1910 FOXHILL PL		SFR	1.0
008-550-004-000	01-01	1928 FOXHILL PL		SFR	1.0
008-550-005-000	01-01	1946 FOXHILL PL		SFR	1.0
008-550-006-000	01-01	1570 CRESCENT WAY		SFR	1.0
008-550-007-000	01-01	1560 CRESCENT WAY		SFR	1.0
008-550-008-000	01-01	1550 CRESCENT WAY		SFR	1.0
008-550-009-000	01-01	1540 CRESCENT WAY		SFR	1.0
008-550-010-000	01-01	1530 CRESCENT WAY		SFR	1.0
008-550-011-000	01-01	1520 CRESCENT WAY		SFR	1.0
008-550-012-000	01-01	1510 CRESCENT WAY		SFR	1.0
008-550-013-000	01-01	1509 CRESCENT WAY		SFR	1.0
008-550-014-000	01-01	1519 CRESCENT WAY		SFR	1.0
008-550-015-000	01-01	1529 CRESCENT WAY		SFR	1.0

008-550-016-000	01-01	1539 CRESCENT WAY	SFR	1.0
008-550-017-000	01-01	1549 CRESCENT WAY	SFR	1.0
008-550-018-000	01-01	1559 CRESCENT WAY	SFR	1.0
008-550-019-000	01-01	1558 W BERKSHIRE WAY	SFR	1.0
008-550-020-000	01-01	1552 W BERKSHIRE WAY	SFR	1.0
008-550-021-000	01-01	1544 W BERKSHIRE WAY	SFR	1.0
008-550-022-000	01-01	1536 W BERKSHIRE WAY	SFR	1.0
008-550-023-000	01-01	1524 W BERKSHIRE WAY	SFR	1.0
008-550-024-000	01-01	1516 W BERKSHIRE WAY	SFR	1.0
008-550-025-000	01-01	1519 W BERKSHIRE WAY	SFR	1.0
008-550-026-000	01-01	1527 W BERKSHIRE WAY	SFR	1.0
008-550-027-000	01-01	1537 W BERKSHIRE WAY	SFR	1.0
008-550-028-000	01-01	1547 W BERKSHIRE WAY	SFR	1.0
008-550-029-000	01-01	1557 W BERKSHIRE WAY	SFR	1.0
008-550-030-000	01-01	1571 W BERKSHIRE WAY	SFR	1.0
008-570-001-000	01-01	1492 W BUCKINGHAM DR	SFR	1.0
008-570-002-000	01-01	1472 W BUCKINGHAM DR	SFR	1.0
008-570-003-000	01-01	1452 W BUCKINGHAM DR	SFR	1.0
008-570-004-000	01-01	1432 W BUCKINGHAM DR	SFR	1.0
008-570-005-000	01-01	1412 W BUCKINGHAM DR	SFR	1.0
008-570-006-000	01-01	1406 W BUCKINGHAM DR	SFR	1.0
008-570-007-000	01-01	1400 W BUCKINGHAM DR	SFR	1.0
008-570-008-000	01-01	2099 N CASTLE DR	SFR	1.0
008-570-009-000	01-01	2089 N CASTLE DR	SFR	1.0
008-570-010-000	01-01	2077 N CASTLE DR	SFR	1.0
008-570-011-000	01-01	2065 N CASTLE DR	SFR	1.0
008-570-012-000	01-01	2057 N CASTLE DR	SFR	1.0
008-570-013-000	01-01	2047 N CASTLE DR	SFR	1.0
008-570-014-000	01-01	2031 N CASTLE DR	SFR	1.0
008-570-015-000	01-01	2026 N CASTLE DR	SFR	1.0
008-570-016-000	01-01	2030 N CASTLE DR	SFR	1.0
008-570-017-000	01-01	2044 N CASTLE DR	SFR	1.0
008-570-018-000	01-01	1451 W NORFOLK DR	SFR	1.0
008-570-019-000	01-01	2021 N FITZGERALD LN	SFR	1.0
008-570-020-000	01-01	2033 N FITZGERALD LN	SFR	1.0
008-570-021-000	01-01	2045 N FITZGERALD LN	VAC	1.0
008-570-022-000	01-01	2071 N FITZGERALD LN	SFR	1.0
008-570-023-000	01-01	1470 W NORFOLK DR	SFR	1.0
008-570-024-000	01-01	1450 W NORFOLK DR	SFR	1.0
008-570-025-000	01-01	1430 W NORFOLK DR	SFR	1.0
008-570-026-000	01-01	2064 N CASTLE DR	VAC	1.0
008-570-027-000	01-01	2076 N CASTLE DR	SFR	1.0
008-570-028-000	01-01	2088 N CASTLE DR	SFR	1.0
008-570-029-000	01-01	1429 W BUCKINGHAM DR	SFR	1.0
008-570-030-000	01-01	1449 W BUCKINGHAM DR	SFR	1.0
008-570-031-000	01-01	1469 W BUCKINGHAM DR	SFR	1.0
008-570-032-000	01-01	2087 N FITZGERALD LN	SFR	1.0
008-570-033-000	01-01	1522 W BUCKINGHAM DR	SFR	1.0
008-570-034-000	01-01	1532 W BUCKINGHAM DR	SFR	1.0
008-570-035-000	01-01	1542 W BUCKINGHAM DR	SFR	1.0

008-570-036-000	01-01	1550 W BUCKINGHAM DR	SFR	1.0
008-570-037-000	01-01	1562 W BUCKINGHAM DR	SFR	1.0
008-570-038-000	01-01	1572 W BUCKINGHAM DR	SFR	1.0
008-570-039-000	01-01	1576 W BUCKINGHAM DR	SFR	1.0
008-570-040-000	01-01	1582 W BUCKINGHAM DR	SFR	1.0
008-570-041-000	01-01	1587 W BUCKINGHAM DR	SFR	1.0
008-570-042-000	01-01	1583 W BUCKINGHAM DR	SFR	1.0
008-570-043-000	01-01	1573 W BUCKINGHAM DR	SFR	1.0
008-570-044-000	01-01	1563 W BUCKINGHAM DR	SFR	1.0
008-570-045-000	01-01	1551 W BUCKINGHAM DR	SFR	1.0
008-570-046-000	01-01	1543 W BUCKINGHAM DR	SFR	1.0
008-570-047-000	01-01	1531 W BUCKINGHAM DR	SFR	1.0
008-570-048-000	01-01	1523 W BUCKINGHAM DR	SFR	1.0
008-570-049-000	01-01	1524 W NORFOLK DR	SFR	1.0
008-570-050-000	01-01	1534 W NORFOLK DR	SFR	1.0
008-570-051-000	01-01	1544 W NORFOLK DR	SFR	1.0
008-570-052-000	01-01	1554 W NORFOLK DR	SFR	1.0
008-570-053-000	01-01	1564 W NORFOLK DR	SFR	1.0
008-570-054-000	01-01	1561 W NORFOLK DR	SFR	1.0
008-570-055-000	01-01	1553 W NORFOLK DR	SFR	1.0
008-570-056-000	01-01	1533 W NORFOLK DR	SFR	1.0
008-570-057-000	01-01	1525 W NORFOLK DR	SFR	1.0
008-580-001-000	01-01	1956 N FITZGERALD LN	SFR	1.0
008-580-002-000	01-01	1960 N FITZGERALD LN	SFR	1.0
008-580-003-000	01-01	1964 N FITZGERALD LN	SFR	1.0
008-580-004-000	01-01	1968 N FITZGERALD LN	SFR	1.0
008-580-005-000	01-01	1972 N FITZGERALD LN	SFR	1.0
008-580-006-000	01-01	1976 N FITZGERALD LN	SFR	1.0
008-580-007-000	01-01	1527 BRISTOL LN	SFR	1.0
008-580-008-000	01-01	1541 BRISTOL LN	SFR	1.0
008-580-009-000	01-01	1555 BRISTOL LN	SFR	1.0
008-580-010-000	01-01	1563 BRISTOL LN	SFR	1.0
008-580-013-000	01-01	1585 BRISTOL LN	SFR	1.0
008-580-014-000	01-01	1591 BRISTOL LN	SFR	1.0
008-580-015-000	01-01	2002 FOXHILL PL	SFR	1.0
008-580-016-000	01-01	2014 FOXHILL PL	SFR	1.0
008-580-017-000	01-01	2026 FOXHILL PL	SFR	1.0
008-580-018-000	01-01	2036 FOXHILL PL	SFR	1.0
008-580-019-000	01-01	2046 FOXHILL PL	SFR	1.0
008-580-020-000	01-01	1584 W NORFOLK DR	SFR	1.0
008-580-021-000	01-01	1574 W NORFOLK DR	SFR	1.0
008-580-022-000	01-01	2041 FOXHILL PL	SFR	1.0
008-580-023-000	01-01	2031 FOXHILL PL	SFR	1.0
008-580-024-000	01-01	2021 FOXHILL PL	SFR	1.0
008-580-025-000	01-01	2009 FOXHILL PL	SFR	1.0
008-580-026-000	01-01	1556 BRISTOL LN	SFR	1.0
008-580-027-000	01-01	1546 BRISTOL LN	SFR	1.0
008-580-028-000	01-01	1538 BRISTOL LN	SFR	1.0
008-580-029-000	01-01	1526 BRISTOL LN	SFR	1.0
008-580-031-000	01-01	1579 BRISTOL LN	SFR	1.0

008-580-032-000	01-01	1573 BRISTOL LN	SFR	1.0
01-01				148.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-400-001-000	01-02	1054 W SAFFRON ST		SFR	1.0
007-400-002-000	01-02	1028 W SAFFRON ST		SFR	1.0
007-400-003-000	01-02	1012 W SAFFRON ST		SFR	1.0
007-400-004-000	01-02	998 W SAFFRON ST		SFR	1.0
007-400-005-000	01-02	984 W SAFFRON ST		SFR	1.0
007-400-006-000	01-02	976 W SAFFRON ST		SFR	1.0
007-400-007-000	01-02	3187 ZION WAY		SFR	1.0
007-400-008-000	01-02	3153 ZION WAY		SFR	1.0
007-400-009-000	01-02	3138 N CAJUN CIR		SFR	1.0
007-400-010-000	01-02	3156 N CAJUN CIR		SFR	1.0
007-400-011-000	01-02	3186 N CAJUN CIR		SFR	1.0
007-400-012-000	01-02	3185 N CAJUN CIR		SFR	1.0
007-400-013-000	01-02	3149 N CAJUN CIR		SFR	1.0
007-400-014-000	01-02	3137 N CAJUN CIR		SFR	1.0
007-400-015-000	01-02	3136 FOUNTAIN PLAZA DR		SFR	1.0
007-400-016-000	01-02	3148 FOUNTAIN PLAZA DR		SFR	1.0
007-400-017-000	01-02	3174 FOUNTAIN PLAZA DR		SFR	1.0
007-400-018-000	01-02	3173 FOUNTAIN PLAZA DR		SFR	1.0
007-400-019-000	01-02	3147 FOUNTAIN PLAZA DR		COM	1.0
007-400-020-000	01-02	3135 FOUNTAIN PLAZA DR		SFR	1.0
007-400-021-000	01-02	814 W SAFFRON ST		SFR	1.0
007-400-022-000	01-02	798 W SAFFRON ST		SFR	1.0
007-400-023-000	01-02	786 W SAFFRON ST		SFR	1.0
007-400-024-000	01-02	774 W SAFFRON ST		SFR	1.0
007-400-025-000	01-02	762 W SAFFRON ST		SFR	1.0
007-400-026-000	01-02	750 W SAFFRON ST		SFR	1.0
007-400-027-000	01-02	747 W SAFFRON ST		SFR	1.0
007-400-028-000	01-02	781 W SAFFRON ST		SFR	1.0
007-400-029-000	01-02	801 W SAFFRON ST		SFR	1.0
007-400-030-000	01-02	813 W SAFFRON ST		SFR	1.0
007-400-031-000	01-02	825 W SAFFRON ST		SFR	1.0
007-400-032-000	01-02	837 W SAFFRON ST		SFR	1.0
007-400-033-000	01-02	849 W SAFFRON ST		SFR	1.0
007-400-034-000	01-02	861 W SAFFRON ST		SFR	1.0
007-400-035-000	01-02	873 W SAFFRON ST		SFR	1.0
007-400-036-000	01-02	885 W SAFFRON ST		SFR	1.0
007-400-037-000	01-02	897 W SAFFRON ST		SFR	1.0
007-400-038-000	01-02	907 W SAFFRON ST		SFR	1.0
007-400-039-000	01-02	917 W SAFFRON ST		SFR	1.0
007-400-040-000	01-02	927 W SAFFRON ST		SFR	1.0
007-400-041-000	01-02	3121 ZION WAY		SFR	1.0
007-400-042-000	01-02	3101 ZION WAY		SFR	1.0
007-400-043-000	01-02	936 W CINNAMON AVE		SFR	1.0
007-400-044-000	01-02	952 W CINNAMON AVE		SFR	1.0

007-400-045-000	01-02	957 W CINNAMON AVE	SFR	1.0
007-400-046-000	01-02	965 W CINNAMON AVE	SFR	1.0
007-400-047-000	01-02	975 W CINNAMON AVE	SFR	1.0
007-400-048-000	01-02	985 W CINNAMON AVE	SFR	1.0
007-400-049-000	01-02	999 W CINNAMON AVE	SFR	1.0
007-400-050-000	01-02	3064 ZION WAY	SFR	1.0
007-400-051-000	01-02	1024 W CINNAMON AVE	SFR	1.0
007-400-052-000	01-02	1010 W CINNAMON AVE	SFR	1.0
007-400-053-000	01-02	996 W CINNAMON AVE	SFR	1.0
007-400-054-000	01-02	982 W CINNAMON AVE	SFR	1.0
007-400-055-000	01-02	974 W CINNAMON AVE	SFR	1.0
007-400-056-000	01-02	3100 ZION WAY	SFR	1.0
007-400-057-000	01-02	3114 ZION WAY	SFR	1.0
007-400-058-000	01-02	3128 ZION WAY	SFR	1.0
007-400-059-000	01-02	997 W SAFFRON ST	SFR	1.0
007-400-060-000	01-02	1007 W SAFFRON ST	SFR	1.0
007-400-061-000	01-02	1017 W SAFFRON ST	SFR	1.0
007-400-062-000	01-02	1029 W SAFFRON ST	SFR	1.0
007-400-063-000	01-02	1041 W SAFFRON ST	SFR	1.0
007-400-064-000	01-02	1053 W SAFFRON ST	SFR	1.0
007-420-001-000	01-02	928 W CINNAMON AVE	SFR	1.0
007-420-002-000	01-02	918 W CINNAMON AVE	SFR	1.0
007-420-003-000	01-02	908 W CINNAMON AVE	SFR	1.0
007-420-004-000	01-02	898 W CINNAMON AVE	SFR	1.0
007-420-005-000	01-02	884 W CINNAMON AVE	SFR	1.0
007-420-006-000	01-02	874 W CINNAMON AVE	SFR	1.0
007-420-007-000	01-02	860 W CINNAMON AVE	SFR	1.0
007-420-008-000	01-02	3057 FOUNTAIN PLAZA DR	SFR	1.0
007-420-009-000	01-02	3047 FOUNTAIN PLAZA DR	SFR	1.0
007-420-010-000	01-02	3037 FOUNTAIN PLAZA DR	SFR	1.0
007-420-011-000	01-02	3034 PLUM LN	SFR	1.0
007-420-012-000	01-02	3046 PLUM LN	SFR	1.0
007-420-013-000	01-02	3058 PLUM LN	SFR	1.0
007-420-014-000	01-02	3055 PLUM LN	SFR	1.0
007-420-015-000	01-02	3043 PLUM LN	SFR	1.0
007-420-016-000	01-02	3031 PLUM LN	SFR	1.0
007-420-017-000	01-02	3019 PLUM LN	SFR	1.0
007-420-018-000	01-02	3007 PLUM LN	SFR	1.0
007-420-019-000	01-02	803 W JULIA WAY	SFR	1.0
007-420-020-000	01-02	823 W JULIA WAY	SFR	1.0
007-420-021-000	01-02	835 W JULIA WAY	SFR	1.0
007-420-022-000	01-02	847 W JULIA WAY	SFR	1.0
007-420-023-000	01-02	859 W JULIA WAY	SFR	1.0
007-420-024-000	01-02	871 W JULIA WAY	SFR	1.0
007-420-025-000	01-02	883 W JULIA WAY	SFR	1.0
007-420-026-000	01-02	895 W JULIA WAY	SFR	1.0
007-420-027-000	01-02	905 W JULIA WAY	SFR	1.0
007-420-028-000	01-02	917 W JULIA WAY	SFR	1.0
007-420-029-000	01-02	931 W JULIA WAY	SFR	1.0
007-420-030-000	01-02	941 W JULIA WAY	SFR	1.0

007-420-031-000	01-02	951 W JULIA WAY	SFR	1.0
007-420-032-000	01-02	961 W JULIA WAY	SFR	1.0
007-420-033-000	01-02	971 W JULIA WAY	SFR	1.0
007-420-034-000	01-02	981 W JULIA WAY	SFR	1.0
007-420-035-000	01-02	991 W JULIA WAY	SFR	1.0
007-420-036-000	01-02	3006 ZION WAY	SFR	1.0
007-420-037-000	01-02	3014 ZION WAY	SFR	1.0
007-420-038-000	01-02	3026 ZION WAY	SFR	1.0
007-420-039-000	01-02	3040 ZION WAY	SFR	1.0
007-420-040-000	01-02	3052 ZION WAY	SFR	1.0
007-420-041-000	01-02	3060 ZION WAY	SFR	1.0
007-420-042-000	01-02	998 W JULIA WAY	SFR	1.0
007-420-043-000	01-02	986 W JULIA WAY	SFR	1.0
007-420-044-000	01-02	976 W JULIA WAY	SFR	1.0
007-420-045-000	01-02	966 W JULIA WAY	SFR	1.0
007-420-046-000	01-02	956 W JULIA WAY	SFR	1.0
007-420-047-000	01-02	944 W JULIA WAY	SFR	1.0
007-420-048-000	01-02	932 W JULIA WAY	SFR	1.0
007-420-049-000	01-02	920 W JULIA WAY	SFR	1.0
007-420-050-000	01-02	910 W JULIA WAY	SFR	1.0
007-420-051-000	01-02	896 W JULIA WAY	SFR	1.0
007-420-052-000	01-02	886 W JULIA WAY	SFR	1.0
007-420-053-000	01-02	876 W JULIA WAY	SFR	1.0
007-420-054-000	01-02	873 W CINNAMON AVE	SFR	1.0
007-420-055-000	01-02	885 W CINNAMON AVE	SFR	1.0
007-420-056-000	01-02	897 W CINNAMON AVE	SFR	1.0
007-420-057-000	01-02	909 W CINNAMON AVE	SFR	1.0
007-420-058-000	01-02	919 W CINNAMON AVE	SFR	1.0
007-420-059-000	01-02	929 W CINNAMON AVE	SFR	1.0
007-420-060-000	01-02	943 W CINNAMON AVE	SFR	1.0
007-440-001-000	01-02	1137 W CINNAMON AVE	SFR	1.0
007-440-002-000	01-02	1109 W CINNAMON AVE	SFR	1.0
007-440-003-000	01-02	3066 N GLACIER WAY	SFR	1.0
007-440-004-000	01-02	3052 N GLACIER WAY	SFR	1.0
007-440-005-000	01-02	3034 N GLACIER WAY	SFR	1.0
007-440-006-000	01-02	3033 N MADISON WAY	SFR	1.0
007-440-007-000	01-02	3055 N MADISON WAY	SFR	1.0
007-440-008-000	01-02	3069 N MADISON WAY	SFR	1.0
007-440-009-000	01-02	1167 W CINNAMON AVE	SFR	1.0
007-440-010-000	01-02	3098 N MADISON WAY	SFR	1.0
007-440-011-000	01-02	3088 N MADISON WAY	SFR	1.0
007-440-012-000	01-02	3078 N MADISON WAY	SFR	1.0
007-440-013-000	01-02	3068 N MADISON WAY	SFR	1.0
007-440-014-000	01-02	3056 N MADISON WAY	SFR	1.0
007-440-015-000	01-02	3044 N MADISON WAY	SFR	1.0
007-440-016-000	01-02	3032 N MADISON WAY	SFR	1.0
007-440-017-000	01-02	1197 W JULIA WAY	SFR	1.0
007-440-018-000	01-02	1177 W JULIA WAY	SFR	1.0
007-440-019-000	01-02	1155 W JULIA WAY	SFR	1.0
007-440-020-000	01-02	1133 W JULIA WAY	SFR	1.0

007-440-021-000	01-02	1113 W JULIA WAY	SFR	1.0
007-440-022-000	01-02	1099 W JULIA WAY	SFR	1.0
007-440-023-000	01-02	1087 W JULIA WAY	SFR	1.0
007-440-024-000	01-02	1077 W JULIA WAY	SFR	1.0
007-440-025-000	01-02	1065 W JULIA WAY	SFR	1.0
007-440-026-000	01-02	1059 W JULIA WAY	SFR	1.0
007-440-027-000	01-02	1055 W JULIA WAY	SFR	1.0
007-440-028-000	01-02	3027 N YALE WAY	SFR	1.0
007-440-029-000	01-02	3037 N YALE WAY	SFR	1.0
007-440-030-000	01-02	3047 N YALE WAY	SFR	1.0
007-440-031-000	01-02	3057 N YALE WAY	SFR	1.0
007-440-032-000	01-02	3067 N YALE WAY	SFR	1.0
007-440-033-000	01-02	3077 N YALE WAY	SFR	1.0
007-440-034-000	01-02	3087 N YALE WAY	SFR	1.0
007-440-035-000	01-02	1067 W CINNAMON AVE	SFR	1.0
007-440-036-000	01-02	3064 N YALE WAY	SFR	1.0
007-440-037-000	01-02	3050 N YALE WAY	SFR	1.0
007-440-038-000	01-02	3036 N YALE WAY	SFR	1.0
007-440-039-000	01-02	3035 N GLACIER WAY	SFR	1.0
007-440-040-000	01-02	3049 N GLACIER WAY	SFR	1.0
007-440-041-000	01-02	3063 N GLACIER WAY	SFR	1.0
007-440-042-000	01-02	1091 W CINNAMON AVE	SFR	1.0
007-440-043-000	01-02	1079 W CINNAMON AVE	SFR	1.0
007-450-001-000	01-02	3108 N MADISON WAY	SFR	1.0
007-450-002-000	01-02	3116 N MADISON WAY	SFR	1.0
007-450-003-000	01-02	3126 N MADISON WAY	SFR	1.0
007-450-004-000	01-02	3138 N MADISON WAY	SFR	1.0
007-450-005-000	01-02	3150 N MADISON WAY	SFR	1.0
007-450-006-000	01-02	3137 N MADISON WAY	SFR	1.0
007-450-007-000	01-02	3127 N MADISON WAY	SFR	1.0
007-450-008-000	01-02	3117 N MADISON WAY	SFR	1.0
007-450-009-000	01-02	3109 N MADISON WAY	SFR	1.0
007-450-010-000	01-02	3106 N GLACIER WAY	SFR	1.0
007-450-011-000	01-02	3118 N GLACIER WAY	SFR	1.0
007-450-012-000	01-02	3130 N GLACIER WAY	SFR	1.0
007-450-013-000	01-02	3142 N GLACIER WAY	SFR	1.0
007-450-014-000	01-02	3154 N GLACIER WAY	SFR	1.0
007-450-015-000	01-02	3174 N GLACIER WAY	SFR	1.0
007-450-016-000	01-02	1096 W SAFFRON ST	SFR	1.0
007-450-017-000	01-02	1088 W SAFFRON ST	SFR	1.0
007-450-018-000	01-02	1080 W SAFFRON ST	SFR	1.0
007-450-019-000	01-02	1076 W SAFFRON ST	SFR	1.0
007-450-020-000	01-02	1070 W SAFFRON ST	SFR	1.0
007-450-021-000	01-02	1062 W SAFFRON ST	SFR	1.0
007-450-022-000	01-02	1063 W SAFFRON ST	SFR	1.0
007-450-023-000	01-02	1071 W SAFFRON ST	SFR	1.0
007-450-024-000	01-02	1077 W SAFFRON ST	SFR	1.0
007-450-025-000	01-02	1083 W SAFFRON ST	SFR	1.0
007-450-026-000	01-02	1089 W SAFFRON ST	SFR	1.0
007-450-027-000	01-02	1095 W SAFFRON ST	SFR	1.0

007-450-028-000	01-02	1092 W CINNAMON AVE	SFR	1.0
007-450-029-000	01-02	1084 W CINNAMON AVE	SFR	1.0
007-450-030-000	01-02	1074 W CINNAMON AVE	SFR	1.0
007-450-031-000	01-02	1064 W CINNAMON AVE	SFR	1.0
007-450-032-000	01-02	3097 N YALE WAY	SFR	1.0
01-02				199.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-430-002-000	01-03	3263 N CAJUN WAY		SFR	1.0
007-430-003-000	01-03	3262 FOUNTAIN PLAZA CT		SFR	1.0
007-430-004-000	01-03	3276 FOUNTAIN PLAZA CT		SFR	1.0
007-430-005-000	01-03	3288 FOUNTAIN PLAZA CT		SFR	1.0
007-430-006-000	01-03	3296 FOUNTAIN PLAZA CT		SFR	1.0
007-430-007-000	01-03	3298 FOUNTAIN PLAZA CT		SFR	1.0
007-430-008-000	01-03	3295 FOUNTAIN PLAZA CT		SFR	1.0
007-430-009-000	01-03	3293 FOUNTAIN PLAZA CT		SFR	1.0
007-430-010-000	01-03	3287 FOUNTAIN PLAZA CT		SFR	1.0
007-430-011-000	01-03	3275 FOUNTAIN PLAZA CT		SFR	1.0
007-430-012-000	01-03	3261 FOUNTAIN PLAZA CT		SFR	1.0
007-430-013-000	01-03	3260 N PLUM LN		SFR	1.0
007-430-014-000	01-03	3274 N PLUM LN		SFR	1.0
007-430-015-000	01-03	3286 N PLUM LN		SFR	1.0
007-430-016-000	01-03	3292 N PLUM LN		SFR	1.0
007-430-017-000	01-03	3285 N PLUM LN		SFR	1.0
007-430-018-000	01-03	3273 N PLUM LN		SFR	1.0
007-430-019-000	01-03	3259 N PLUM LN		SFR	1.0
007-430-020-000	01-03	3247 N PLUM LN		SFR	1.0
007-430-021-000	01-03	3233 N PLUM LN		SFR	1.0
007-430-022-000	01-03	3221 N PLUM LN		SFR	1.0
007-430-023-000	01-03	3209 N PLUM LN		SFR	1.0
007-430-024-000	01-03	779 W MILLBROOK ST		SFR	1.0
007-430-025-000	01-03	799 W MILLBROOK ST		SFR	1.0
007-430-026-000	01-03	811 W MILLBROOK ST		SFR	1.0
007-430-027-000	01-03	823 W MILLBROOK ST		SFR	1.0
007-430-028-000	01-03	835 W MILLBROOK ST		SFR	1.0
007-430-029-000	01-03	847 W MILLBROOK ST		SFR	1.0
007-430-030-000	01-03	871 W MILLBROOK ST		SFR	1.0
007-430-031-000	01-03	883 W MILLBROOK ST		SFR	1.0
007-430-032-000	01-03	895 W MILLBROOK ST		SFR	1.0
007-430-033-000	01-03	905 W MILLBROOK ST		SFR	1.0
007-430-034-000	01-03	915 W MILLBROOK ST		SFR	1.0
007-430-035-000	01-03	925 W MILLBROOK ST		SFR	1.0
007-430-036-000	01-03	3210 N CAJUN WAY		SFR	1.0
007-430-037-000	01-03	3222 N CAJUN WAY		SFR	1.0
007-430-038-000	01-03	3236 N CAJUN WAY		SFR	1.0
007-430-039-000	01-03	3248 N CAJUN WAY		SFR	1.0
007-430-040-000	01-03	3256 N CAJUN WAY		SFR	1.0
007-430-042-000	01-03	893 W IMPERIAL WAY		SFR	1.0

007-430-043-000	01-03	881 W IMPERIAL WAY	SFR	1.0
007-430-044-000	01-03	869 W IMPERIAL WAY	SFR	1.0
007-430-045-000	01-03	857 W IMPERIAL WAY	SFR	1.0
007-430-046-000	01-03	845 W IMPERIAL WAY	SFR	1.0
007-430-047-000	01-03	833 W IMPERIAL WAY	SFR	1.0
007-430-048-000	01-03	821 W IMPERIAL WAY	SFR	1.0
007-430-049-000	01-03	809 W IMPERIAL WAY	SFR	1.0
007-430-050-000	01-03	812 W MILLBROOK ST	SFR	1.0
007-430-051-000	01-03	824 W MILLBROOK ST	SFR	1.0
007-430-052-000	01-03	836 W MILLBROOK ST	SFR	1.0
007-430-053-000	01-03	846 W MILLBROOK ST	SFR	1.0
007-430-054-000	01-03	858 W MILLBROOK ST	SFR	1.0
007-430-055-000	01-03	872 W MILLBROOK ST	SFR	1.0
007-430-056-000	01-03	884 W MILLBROOK ST	SFR	1.0
007-430-057-000	01-03	896 W MILLBROOK ST	SFR	1.0
007-470-001-000	01-03	3246 N OBERLIN CIR	SFR	1.0
007-470-002-000	01-03	3250 N OBERLIN CIR	SFR	1.0
007-470-003-000	01-03	3245 N OBERLIN CIR	SFR	1.0
007-470-004-000	01-03	3235 N OBERLIN CIR	SFR	1.0
007-470-005-000	01-03	3221 N OBERLIN CIR	SFR	1.0
007-470-006-000	01-03	3213 N OBERLIN CIR	SFR	1.0
007-470-007-000	01-03	3212 N ZION CIR	SFR	1.0
007-470-008-000	01-03	3226 N ZION CIR	SFR	1.0
007-470-009-000	01-03	3232 N ZION CIR	SFR	1.0
007-470-010-000	01-03	3238 N ZION CIR	SFR	1.0
007-470-011-000	01-03	3235 N ZION CIR	SFR	1.0
007-470-012-000	01-03	3264 N CAJUN WAY	SFR	1.0
007-470-013-000	01-03	3299 N CAJUN WAY	SFR	1.0
007-470-014-000	01-03	3291 N CAJUN WAY	SFR	1.0
007-470-015-000	01-03	3277 N CAJUN WAY	SFR	1.0
007-470-016-000	01-03	3231 N ZION CIR	SFR	1.0
007-470-017-000	01-03	3223 N ZION CIR	SFR	1.0
007-470-018-000	01-03	3211 N ZION CIR	SFR	1.0
007-470-019-000	01-03	937 W MILLBROOK ST	SFR	1.0
007-470-020-000	01-03	949 W MILLBROOK ST	SFR	1.0
007-470-021-000	01-03	963 W MILLBROOK ST	SFR	1.0
007-470-022-000	01-03	985 W MILLBROOK ST	SFR	1.0
007-470-023-000	01-03	995 W MILLBROOK ST	SFR	1.0
007-470-024-000	01-03	1007 W MILLBROOK ST	SFR	1.0
007-470-025-000	01-03	1015 W MILLBROOK ST	SFR	1.0
007-470-026-000	01-03	1025 W MILLBROOK ST	SFR	1.0
007-470-027-000	01-03	1035 W MILLBROOK ST	SFR	1.0
007-470-028-000	01-03	1032 W MILLBROOK ST	SFR	1.0
007-470-029-000	01-03	1020 W MILLBROOK ST	SFR	1.0
007-470-030-000	01-03	3236 N OBERLIN CIR	SFR	1.0
007-470-031-000	01-03	NO SITUS AVAILABLE	UTL	1.0
01-03				86.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-180-001-000	01-04	1969 W HAMPTON DR		SFR	1.0
009-180-002-000	01-04	1959 W HAMPTON DR		SFR	1.0
009-180-003-000	01-04	1947 W HAMPTON DR		SFR	1.0
009-180-004-000	01-04	1935 W HAMPTON DR		SFR	1.0
009-180-005-000	01-04	1923 W HAMPTON DR		SFR	1.0
009-180-006-000	01-04	1897 W HAMPTON DR		SFR	1.0
009-180-007-000	01-04	1887 W HAMPTON DR		SFR	1.0
009-180-008-000	01-04	1873 W HAMPTON DR		SFR	1.0
009-180-009-000	01-04	1872 W CLARIDGE WAY		SFR	1.0
009-180-010-000	01-04	1884 W CLARIDGE WAY		SFR	1.0
009-180-011-000	01-04	1896 W CLARIDGE WAY		SFR	1.0
009-180-012-000	01-04	1924 W CLARIDGE WAY		SFR	1.0
009-180-013-000	01-04	1936 W CLARIDGE WAY		SFR	1.0
009-180-014-000	01-04	1948 W CLARIDGE WAY		SFR	1.0
009-180-015-000	01-04	1960 W CLARIDGE WAY		SFR	1.0
009-180-016-000	01-04	1972 W CLARIDGE WAY		SFR	1.0
009-180-017-000	01-04	1971 W CLARIDGE WAY		SFR	1.0
009-180-018-000	01-04	1955 W CLARIDGE WAY		SFR	1.0
009-180-019-000	01-04	1941 W CLARIDGE WAY		SFR	1.0
009-180-020-000	01-04	1931 W CLARIDGE WAY		SFR	1.0
009-180-021-000	01-04	1919 W CLARIDGE WAY		SFR	1.0
009-180-022-000	01-04	1899 W CLARIDGE WAY		SFR	1.0
009-180-023-000	01-04	1889 W CLARIDGE WAY		SFR	1.0
009-180-024-000	01-04	1875 W CLARIDGE WAY		SFR	1.0
009-180-025-000	01-04	1865 W CLARIDGE WAY		SFR	1.0
009-180-026-000	01-04	1845 W CLARIDGE WAY		SFR	1.0
009-180-027-000	01-04	1723 N CHARDONNAY PL		SFR	1.0
009-180-028-000	01-04	1747 N CHARDONNAY PL		SFR	1.0
009-180-029-000	01-04	1771 N CHARDONNAY PL		SFR	1.0
009-180-030-000	01-04	1793 N CHARDONNAY PL		SFR	1.0
009-180-031-000	01-04	1974 W HAMPTON DR		SFR	1.0
009-180-032-000	01-04	1962 W HAMPTON DR		SFR	1.0
009-180-033-000	01-04	1946 W HAMPTON DR		SFR	1.0
009-180-034-000	01-04	1934 W HAMPTON DR		SFR	1.0
009-180-035-000	01-04	1922 W HAMPTON DR		SFR	1.0
009-180-036-000	01-04	1898 W HAMPTON DR		SFR	1.0
009-180-037-000	01-04	1888 W HAMPTON DR		SFR	1.0
009-180-038-000	01-04	1876 W HAMPTON DR		SFR	1.0
009-180-039-000	01-04	1866 W HAMPTON DR		SFR	1.0
009-180-040-000	01-04	1854 W HAMPTON DR		SFR	1.0
009-180-041-000	01-04	1844 W HAMPTON DR		SFR	1.0
009-180-042-000	01-04	1832 W HAMPTON DR		SFR	1.0
009-180-043-000	01-04	1822 W HAMPTON DR		SFR	1.0
009-180-044-000	01-04	1810 W HAMPTON DR		SFR	1.0
009-180-045-000	01-04	1801 N ZINFANDEL DR		SFR	1.0
009-180-046-000	01-04	1811 N ZINFANDEL DR		SFR	1.0
009-190-001-000	01-04	2008 W HAMPTON DR		SFR	1.0

009-190-002-000	01-04	2022 W HAMPTON DR	SFR	1.0
009-190-003-000	01-04	2036 W HAMPTON DR	SFR	1.0
009-190-004-000	01-04	2050 W HAMPTON DR	SFR	1.0
009-190-005-000	01-04	2064 W HAMPTON DR	SFR	1.0
009-190-006-000	01-04	2078 W HAMPTON DR	SFR	1.0
009-190-007-000	01-04	2092 W HAMPTON DR	SFR	1.0
009-190-008-000	01-04	2100 W HAMPTON DR	SFR	1.0
009-190-009-000	01-04	2114 W HAMPTON DR	SFR	1.0
009-190-010-000	01-04	2130 W HAMPTON DR	SFR	1.0
009-190-011-000	01-04	2136 W HAMPTON DR	SFR	1.0
009-190-012-000	01-04	2152 W HAMPTON DR	SFR	1.0
009-190-013-000	01-04	2176 W HAMPTON DR	SFR	1.0
009-190-014-000	01-04	1792 N CHATEAU WAY	SFR	1.0
009-190-015-000	01-04	1774 N CHATEAU WAY	SFR	1.0
009-190-016-000	01-04	1756 N CHATEAU WAY	SFR	1.0
009-190-017-000	01-04	1738 N CHATEAU WAY	SFR	1.0
009-190-018-000	01-04	1720 N CHATEAU WAY	SFR	1.0
009-190-019-000	01-04	2175 W CLARIDGE WAY	SFR	1.0
009-190-020-000	01-04	2157 W CLARIDGE WAY	SFR	1.0
009-190-021-000	01-04	2143 W CLARIDGE WAY	SFR	1.0
009-190-022-000	01-04	2131 W CLARIDGE WAY	SFR	1.0
009-190-023-000	01-04	2119 W CLARIDGE WAY	SFR	1.0
009-190-024-000	01-04	2107 W CLARIDGE WAY	SFR	1.0
009-190-025-000	01-04	2097 W CLARIDGE WAY	SFR	1.0
009-190-026-000	01-04	2089 W CLARIDGE WAY	SFR	1.0
009-190-027-000	01-04	2079 W CLARIDGE WAY	SFR	1.0
009-190-028-000	01-04	2067 W CLARIDGE WAY	SFR	1.0
009-190-029-000	01-04	2055 W CLARIDGE WAY	SFR	1.0
009-190-030-000	01-04	2043 W CLARIDGE WAY	SFR	1.0
009-190-031-000	01-04	2031 W CLARIDGE WAY	SFR	1.0
009-190-032-000	01-04	2019 W CLARIDGE WAY	SFR	1.0
009-190-033-000	01-04	1721 N NAPA DR	SFR	1.0
009-190-034-000	01-04	1745 N NAPA DR	SFR	1.0
009-190-035-000	01-04	1771 N NAPA DR	SFR	1.0
009-190-036-000	01-04	2009 W HAMPTON DR	SFR	1.0
009-190-037-000	01-04	2021 W HAMPTON DR	SFR	1.0
009-190-038-000	01-04	2049 W HAMPTON DR	SFR	1.0
009-190-039-000	01-04	2063 W HAMPTON DR	SFR	1.0
009-190-040-000	01-04	2077 W HAMPTON DR	SFR	1.0
009-190-041-000	01-04	2089 W HAMPTON DR	SFR	1.0
009-190-042-000	01-04	2093 W HAMPTON DR	SFR	1.0
009-190-043-000	01-04	2099 W HAMPTON DR	SFR	1.0
009-190-044-000	01-04	2105 W HAMPTON DR	SFR	1.0
009-190-045-000	01-04	2117 W HAMPTON DR	SFR	1.0
009-190-046-000	01-04	2133 W HAMPTON DR	SFR	1.0
009-190-047-000	01-04	2141 W HAMPTON DR	SFR	1.0
009-190-048-000	01-04	2144 W CLARIDGE WAY	SFR	1.0
009-190-049-000	01-04	2132 W CLARIDGE WAY	SFR	1.0
009-190-050-000	01-04	2120 W CLARIDGE WAY	SFR	1.0
009-190-051-000	01-04	2108 W CLARIDGE WAY	SFR	1.0

009-190-052-000	01-04	2098 W CLARIDGE WAY	SFR	1.0
009-190-053-000	01-04	2090 W CLARIDGE WAY	SFR	1.0
009-190-054-000	01-04	2078 W CLARIDGE WAY	SFR	1.0
009-190-055-000	01-04	2066 W CLARIDGE WAY	SFR	1.0
009-190-056-000	01-04	2056 W CLARIDGE WAY	SFR	1.0
009-190-057-000	01-04	2048 W CLARIDGE WAY	SFR	1.0
009-230-001-000	01-04	2156 W BERKSHIRE LN	SFR	1.0
009-230-002-000	01-04	2140 W BERKSHIRE LN	SFR	1.0
009-230-003-000	01-04	2128 W BERKSHIRE LN	SFR	1.0
009-230-004-000	01-04	2104 W BERKSHIRE LN	SFR	1.0
009-230-005-000	01-04	2096 W BERKSHIRE LN	SFR	1.0
009-230-006-000	01-04	2090 W BERKSHIRE LN	SFR	1.0
009-230-007-000	01-04	2076 W BERKSHIRE LN	SFR	1.0
009-230-008-000	01-04	2058 W BERKSHIRE LN	SFR	1.0
009-230-009-000	01-04	2046 W BERKSHIRE LN	SFR	1.0
009-230-010-000	01-04	2032 W BERKSHIRE LN	SFR	1.0
009-230-011-000	01-04	2018 W BERKSHIRE LN	SFR	1.0
009-230-012-000	01-04	2006 W BERKSHIRE LN	SFR	1.0
009-230-013-000	01-04	2007 W BERKSHIRE LN	SFR	1.0
009-230-014-000	01-04	2017 W BERKSHIRE LN	SFR	1.0
009-230-015-000	01-04	2031 W BERKSHIRE LN	SFR	1.0
009-230-016-000	01-04	2047 W BERKSHIRE LN	SFR	1.0
009-230-017-000	01-04	2061 W BERKSHIRE LN	SFR	1.0
009-230-018-000	01-04	2079 W BERKSHIRE LN	SFR	1.0
009-230-019-000	01-04	2095 W BERKSHIRE LN	SFR	1.0
009-230-020-000	01-04	2094 W PICADILLY LN	SFR	1.0
009-230-021-000	01-04	2082 W PICADILLY LN	SFR	1.0
009-230-022-000	01-04	2062 W PICADILLY LN	SFR	1.0
009-230-023-000	01-04	2038 W PICADILLY LN	SFR	1.0
009-230-024-000	01-04	2028 W PICADILLY LN	SFR	1.0
009-230-025-000	01-04	2010 W PICADILLY LN	SFR	1.0
009-230-026-000	01-04	2017 W PICADILLY LN	SFR	1.0
009-230-027-000	01-04	2023 W PICADILLY LN	SFR	1.0
009-230-028-000	01-04	2033 W PICADILLY LN	SFR	1.0
009-230-029-000	01-04	2041 W PICADILLY LN	SFR	1.0
009-230-030-000	01-04	2065 W PICADILLY LN	SFR	1.0
009-230-031-000	01-04	2083 W PICADILLY LN	SFR	1.0
009-230-032-000	01-04	2093 W PICADILLY LN	SFR	1.0
009-230-033-000	01-04	2101 W PICADILLY LN	SFR	1.0
009-230-034-000	01-04	2115 W PICADILLY LN	SFR	1.0
009-230-035-000	01-04	2129 W PICADILLY LN	SFR	1.0
009-230-036-000	01-04	2135 W PICADILLY LN	SFR	1.0
009-230-037-000	01-04	2155 W PICADILLY LN	SFR	1.0
009-230-038-000	01-04	2173 W PICADILLY LN	SFR	1.0
009-230-039-000	01-04	2178 W PICADILLY LN	SFR	1.0
009-230-040-000	01-04	2174 W PICADILLY LN	SFR	1.0
009-230-041-000	01-04	2158 W PICADILLY LN	SFR	1.0
009-230-042-000	01-04	2142 W PICADILLY LN	SFR	1.0
009-230-043-000	01-04	2128 W PICADILLY LN	SFR	1.0
009-230-044-000	01-04	2112 W PICADILLY LN	SFR	1.0

009-230-045-000	01-04	2102 W PICADILLY LN	SFR	1.0
009-230-046-000	01-04	2103 W BERKSHIRE LN	SFR	1.0
009-230-047-000	01-04	2125 W BERKSHIRE LN	SFR	1.0
009-230-048-000	01-04	2137 W BERKSHIRE LN	SFR	1.0
009-230-049-000	01-04	2151 W BERKSHIRE LN	SFR	1.0
009-230-050-000	01-04	2165 W BERKSHIRE LN	SFR	1.0
009-230-051-000	01-04	2177 W BERKSHIRE LN	SFR	1.0
009-230-052-000	01-04	2187 W BERKSHIRE LN	SFR	1.0
009-230-053-000	01-04	2199 W BERKSHIRE LN	SFR	1.0
009-240-001-000	01-04	1978 W BERKSHIRE LN	SFR	1.0
009-240-002-000	01-04	1966 W BERKSHIRE LN	SFR	1.0
009-240-003-000	01-04	1948 W BERKSHIRE LN	SFR	1.0
009-240-004-000	01-04	1932 W BERKSHIRE LN	SFR	1.0
009-240-005-000	01-04	1918 W BERKSHIRE LN	SFR	1.0
009-240-006-000	01-04	1908 W BERKSHIRE LN	SFR	1.0
009-240-007-000	01-04	1892 W BERKSHIRE LN	SFR	1.0
009-240-008-000	01-04	1884 W BERKSHIRE LN	SFR	1.0
009-240-009-000	01-04	1872 W BERKSHIRE LN	SFR	1.0
009-240-010-000	01-04	1860 W BERKSHIRE LN	SFR	1.0
009-240-011-000	01-04	1850 W BERKSHIRE LN	SFR	1.0
009-240-012-000	01-04	1838 W BERKSHIRE LN	SFR	1.0
009-240-013-000	01-04	1830 W BERKSHIRE LN	SFR	1.0
009-240-014-000	01-04	1816 W BERKSHIRE LN	SFR	1.0
009-240-015-000	01-04	1806 W BERKSHIRE LN	SFR	1.0
009-240-016-000	01-04	1901 N ZINFANDEL DR	SFR	1.0
009-240-017-000	01-04	1891 N ZINFANDEL DR	SFR	1.0
009-240-018-000	01-04	1881 N ZINFANDEL DR	SFR	1.0
009-240-019-000	01-04	1871 N ZINFANDEL DR	SFR	1.0
009-240-020-000	01-04	1861 N ZINFANDEL DR	SFR	1.0
009-240-021-000	01-04	1851 N ZINFANDEL DR	SFR	1.0
009-240-022-000	01-04	1841 N ZINFANDEL DR	SFR	1.0
009-240-023-000	01-04	1831 N ZINFANDEL DR	SFR	1.0
009-240-024-000	01-04	1821 N ZINFANDEL DR	SFR	1.0
009-240-025-000	01-04	1807 W PICADILLY LN	SFR	1.0
009-240-026-000	01-04	1817 W PICADILLY LN	SFR	1.0
009-240-027-000	01-04	1827 W PICADILLY LN	SFR	1.0
009-240-028-000	01-04	1839 W PICADILLY LN	SFR	1.0
009-240-029-000	01-04	1851 W PICADILLY LN	SFR	1.0
009-240-030-000	01-04	1861 W PICADILLY LN	SFR	1.0
009-240-031-000	01-04	1873 W PICADILLY LN	SFR	1.0
009-240-032-000	01-04	1885 W PICADILLY LN	SFR	1.0
009-240-033-000	01-04	1895 W PICADILLY LN	SFR	1.0
009-240-034-000	01-04	1921 W PICADILLY LN	SFR	1.0
009-240-035-000	01-04	1933 W PICADILLY LN	SFR	1.0
009-240-036-000	01-04	1945 W PICADILLY LN	SFR	1.0
009-240-037-000	01-04	1957 W PICADILLY LN	SFR	1.0
009-240-038-000	01-04	1975 W PICADILLY LN	SFR	1.0
009-240-039-000	01-04	1976 W PICADILLY LN	SFR	1.0
009-240-040-000	01-04	1964 W PICADILLY LN	SFR	1.0
009-240-041-000	01-04	1950 W PICADILLY LN	SFR	1.0

009-240-042-000	01-04	1938 W PICADILLY LN	SFR	1.0
009-240-043-000	01-04	1920 W PICADILLY LN	SFR	1.0
009-240-044-000	01-04	1894 W PICADILLY LN	SFR	1.0
009-240-045-000	01-04	1886 W PICADILLY LN	SFR	1.0
009-240-046-000	01-04	1874 W PICADILLY LN	SFR	1.0
009-240-047-000	01-04	1862 W PICADILLY LN	SFR	1.0
009-240-048-000	01-04	1852 W PICADILLY LN	SFR	1.0
009-240-049-000	01-04	1840 W PICADILLY LN	SFR	1.0
009-240-050-000	01-04	1828 W PICADILLY LN	SFR	1.0
009-240-051-000	01-04	1818 W PICADILLY LN	SFR	1.0
009-240-052-000	01-04	1808 W PICADILLY LN	SFR	1.0
009-240-053-000	01-04	1805 W BERKSHIRE LN	SFR	1.0
009-240-054-000	01-04	1815 W BERKSHIRE LN	SFR	1.0
009-240-055-000	01-04	1829 W BERKSHIRE LN	SFR	1.0
009-240-056-000	01-04	1837 W BERKSHIRE LN	SFR	1.0
009-240-057-000	01-04	1849 W BERKSHIRE LN	SFR	1.0
009-240-058-000	01-04	1863 W BERKSHIRE LN	SFR	1.0
009-240-059-000	01-04	1871 W BERKSHIRE LN	SFR	1.0
009-240-060-000	01-04	1883 W BERKSHIRE LN	SFR	1.0
009-240-061-000	01-04	1893 W BERKSHIRE LN	SFR	1.0
009-240-062-000	01-04	1917 W BERKSHIRE LN	SFR	1.0
009-240-063-000	01-04	1931 W BERKSHIRE LN	SFR	1.0
009-240-064-000	01-04	1947 W BERKSHIRE LN	SFR	1.0
009-240-065-000	01-04	1963 W BERKSHIRE LN	SFR	1.0
009-240-066-000	01-04	1977 W BERKSHIRE LN	SFR	1.0
009-270-001-000	01-04	1906 N ESTATE CT	SFR	1.0
009-270-002-000	01-04	1918 N ESTATE CT	SFR	1.0
009-270-003-000	01-04	1932 N ESTATE CT	SFR	1.0
009-270-004-000	01-04	1944 N ESTATE CT	SFR	1.0
009-270-005-000	01-04	1980 W BRISTOL LN	SFR	1.0
009-270-006-000	01-04	1968 W BRISTOL LN	SFR	1.0
009-270-007-000	01-04	1950 W BRISTOL LN	SFR	1.0
009-270-008-000	01-04	1934 W BRISTOL LN	SFR	1.0
009-270-009-000	01-04	1920 W BRISTOL LN	SFR	1.0
009-270-010-000	01-04	1910 W BRISTOL LN	SFR	1.0
009-270-011-000	01-04	1902 W BRISTOL LN	SFR	1.0
009-270-012-000	01-04	1890 W BRISTOL LN	SFR	1.0
009-270-013-000	01-04	1874 W BRISTOL LN	SFR	1.0
009-270-014-000	01-04	1862 W BRISTOL LN	SFR	1.0
009-270-015-000	01-04	1852 W BRISTOL LN	SFR	1.0
009-270-016-000	01-04	1840 W BRISTOL LN	SFR	1.0
009-270-017-000	01-04	1832 W BRISTOL LN	SFR	1.0
009-270-018-000	01-04	1818 W BRISTOL LN	SFR	1.0
009-270-019-000	01-04	1804 W BRISTOL LN	SFR	1.0
009-270-020-000	01-04	1802 W BRISTOL LN	SFR	1.0
009-270-021-000	01-04	1963 N ZINFANDEL DR	SFR	1.0
009-270-022-000	01-04	1951 N ZINFANDEL DR	SFR	1.0
009-270-023-000	01-04	1937 N ZINFANDEL DR	SFR	1.0
009-270-024-000	01-04	1923 N ZINFANDEL DR	SFR	1.0
009-270-025-000	01-04	1913 N ZINFANDEL DR	SFR	1.0

009-270-026-000	01-04	1912 N ZINFANDEL DR	SFR	1.0
009-270-027-000	01-04	1922 N ZINFANDEL DR	SFR	1.0
009-270-028-000	01-04	1936 N ZINFANDEL DR	SFR	1.0
009-270-029-000	01-04	1950 N ZINFANDEL DR	SFR	1.0
009-270-030-000	01-04	1949 N CHARDONNAY PL	SFR	1.0
009-270-031-000	01-04	1935 N CHARDONNAY PL	SFR	1.0
009-270-032-000	01-04	1921 N CHARDONNAY PL	SFR	1.0
009-270-033-000	01-04	1911 N CHARDONNAY PL	SFR	1.0
009-270-034-000	01-04	1910 N CHARDONNAY PL	SFR	1.0
009-270-035-000	01-04	1920 N CHARDONNAY PL	SFR	1.0
009-270-036-000	01-04	1934 N CHARDONNAY PL	SFR	1.0
009-270-037-000	01-04	1948 N CHARDONNAY PL	SFR	1.0
009-270-038-000	01-04	1945 N SONOMA CT	SFR	1.0
009-270-039-000	01-04	1933 N SONOMA CT	SFR	1.0
009-270-040-000	01-04	1919 N SONOMA CT	SFR	1.0
009-270-041-000	01-04	1909 N SONOMA CT	SFR	1.0
009-270-042-000	01-04	1908 N SONOMA CT	SFR	1.0
009-270-043-000	01-04	1916 N SONOMA CT	SFR	1.0
009-270-044-000	01-04	1930 N SONOMA CT	SFR	1.0
009-270-045-000	01-04	1942 N SONOMA CT	SFR	1.0
009-270-046-000	01-04	1943 N ESTATE CT	SFR	1.0
009-270-047-000	01-04	1931 N ESTATE CT	SFR	1.0
009-270-048-000	01-04	1917 N ESTATE CT	SFR	1.0
009-270-049-000	01-04	1907 N ESTATE CT	SFR	1.0
009-280-001-000	01-04	2193 W HEATHER LN	SFR	1.0
009-280-002-000	01-04	2171 W HEATHER LN	SFR	1.0
009-280-003-000	01-04	2159 W HEATHER LN	SFR	1.0
009-280-004-000	01-04	2141 W HEATHER LN	SFR	1.0
009-280-005-000	01-04	2142 W NORFOLK CIR	SFR	1.0
009-280-006-000	01-04	2154 W NORFOLK CIR	SFR	1.0
009-280-007-000	01-04	2166 W NORFOLK CIR	SFR	1.0
009-280-008-000	01-04	2178 W NORFOLK CIR	SFR	1.0
009-280-009-000	01-04	2177 W NORFOLK CIR	SFR	1.0
009-280-010-000	01-04	2165 W NORFOLK CIR	SFR	1.0
009-280-011-000	01-04	2149 W NORFOLK CIR	SFR	1.0
009-280-012-000	01-04	2137 W NORFOLK CIR	SFR	1.0
009-280-013-000	01-04	2138 W BRISTOL CT	SFR	1.0
009-280-014-000	01-04	2150 W BRISTOL CT	SFR	1.0
009-280-015-000	01-04	2162 W BRISTOL CT	SFR	1.0
009-280-016-000	01-04	2176 W BRISTOL CT	SFR	1.0
009-280-017-000	01-04	2190 W BRISTOL CT	SFR	1.0
009-280-018-000	01-04	2189 W BRISTOL CT	SFR	1.0
009-280-019-000	01-04	2175 W BRISTOL CT	SFR	1.0
009-280-020-000	01-04	2159 W BRISTOL CT	SFR	1.0
009-280-021-000	01-04	1940 N BORDEAUX WAY	SFR	1.0
009-280-022-000	01-04	1928 N BORDEAUX WAY	SFR	1.0
009-280-023-000	01-04	1916 N BORDEAUX WAY	SFR	1.0
009-280-024-000	01-04	1904 N BORDEAUX WAY	SFR	1.0
009-280-025-000	01-04	2139 W QUEENS WAY	SFR	1.0
009-280-026-000	01-04	2127 W QUEENS WAY	SFR	1.0

009-280-027-000	01-04	2101 W QUEENS WAY	SFR	1.0
009-280-028-000	01-04	2093 W QUEENS WAY	SFR	1.0
009-280-029-000	01-04	2083 W QUEENS WAY	SFR	1.0
009-280-030-000	01-04	2073 W QUEENS WAY	SFR	1.0
009-280-031-000	01-04	2055 W QUEENS WAY	SFR	1.0
009-280-032-000	01-04	2047 W QUEENS WAY	SFR	1.0
009-280-033-000	01-04	2039 W QUEENS WAY	SFR	1.0
009-280-034-000	01-04	2017 W QUEENS WAY	SFR	1.0
009-280-035-000	01-04	1915 N NAPA DR	SFR	1.0
009-280-036-000	01-04	1927 N NAPA DR	SFR	1.0
009-280-037-000	01-04	1939 N NAPA DR	SFR	1.0
009-280-038-000	01-04	1947 N NAPA DR	SFR	1.0
009-280-039-000	01-04	2008 W BRISTOL LN	SFR	1.0
009-280-040-000	01-04	2020 W BRISTOL LN	SFR	1.0
009-280-041-000	01-04	2034 W BRISTOL LN	SFR	1.0
009-280-042-000	01-04	2048 W BRISTOL LN	SFR	1.0
009-280-043-000	01-04	2060 W BRISTOL LN	SFR	1.0
009-280-044-000	01-04	2078 W BRISTOL LN	SFR	1.0
009-280-045-000	01-04	2084 W BRISTOL LN	SFR	1.0
009-280-046-000	01-04	2094 W BRISTOL LN	SFR	1.0
009-280-047-000	01-04	2093 W BRISTOL LN	SFR	1.0
009-280-048-000	01-04	2083 W BRISTOL LN	SFR	1.0
009-280-049-000	01-04	2077 W BRISTOL LN	SFR	1.0
009-280-050-000	01-04	2059 W BRISTOL LN	SFR	1.0
009-280-051-000	01-04	2045 W BRISTOL LN	SFR	1.0
009-280-052-000	01-04	2044 W QUEENS WAY	SFR	1.0
009-280-053-000	01-04	2050 W QUEENS WAY	SFR	1.0
009-280-054-000	01-04	2056 W QUEENS WAY	SFR	1.0
009-280-055-000	01-04	2074 W QUEENS WAY	SFR	1.0
009-280-056-000	01-04	2092 W QUEENS WAY	SFR	1.0
009-280-057-000	01-04	1917 N BORDEAUX WAY	SFR	1.0
009-280-058-000	01-04	1933 N BORDEAUX WAY	SFR	1.0
009-280-059-000	01-04	1945 N BORDEAUX WAY	SFR	1.0
009-280-060-000	01-04	1951 N BORDEAUX WAY	SFR	1.0
009-280-061-000	01-04	1965 N BORDEAUX WAY	SFR	1.0
009-280-062-000	01-04	1975 N BORDEAUX WAY	SFR	1.0
009-280-063-000	01-04	1987 N BORDEAUX WAY	SFR	1.0
009-280-064-000	01-04	1997 N BORDEAUX WAY	SFR	1.0
009-280-065-000	01-04	2007 N BORDEAUX WAY	SFR	1.0
009-280-066-000	01-04	2015 N BORDEAUX WAY	SFR	1.0
009-280-067-000	01-04	2023 N BORDEAUX WAY	SFR	1.0
009-280-068-000	01-04	2035 N BORDEAUX WAY	SFR	1.0
009-290-001-000	01-04	2110 W HEATHER LN	SFR	1.0
009-290-002-000	01-04	2126 W HEATHER LN	SFR	1.0
009-290-003-000	01-04	2136 W HEATHER LN	SFR	1.0
009-290-004-000	01-04	2158 W HEATHER LN	SFR	1.0
009-290-005-000	01-04	2054 N CHATEAU WAY	SFR	1.0
009-290-006-000	01-04	2058 N CHATEAU WAY	SFR	1.0
009-290-007-000	01-04	2068 N CHATEAU WAY	SFR	1.0
009-290-008-000	01-04	2076 N CHATEAU WAY	SFR	1.0

009-290-009-000	01-04	2088 N CHATEAU WAY	SFR	1.0
009-290-010-000	01-04	2112 N CHATEAU WAY	SFR	1.0
009-290-011-000	01-04	2114 N CHATEAU WAY	SFR	1.0
009-290-012-000	01-04	2115 N CHATEAU WAY	SFR	1.0
009-290-013-000	01-04	2111 N CHATEAU WAY	SFR	1.0
009-290-014-000	01-04	2087 N CHATEAU WAY	SFR	1.0
009-290-015-000	01-04	2084 N BORDEAUX CIR	SFR	1.0
009-290-016-000	01-04	2102 N BORDEAUX CIR	SFR	1.0
009-290-017-000	01-04	2110 N BORDEAUX CIR	SFR	1.0
009-290-018-000	01-04	2107 N BORDEAUX CIR	SFR	1.0
009-290-019-000	01-04	2099 N BORDEAUX CIR	SFR	1.0
009-290-020-000	01-04	2083 N BORDEAUX CIR	SFR	1.0
009-290-021-000	01-04	2086 N VINE CIR	SFR	1.0
009-290-022-000	01-04	2100 N VINE CIR	SFR	1.0
009-290-023-000	01-04	2106 N VINE CIR	SFR	1.0
009-290-024-000	01-04	2103 N VINE CIR	SFR	1.0
009-290-025-000	01-04	2089 N VINE CIR	SFR	1.0
009-290-026-000	01-04	2085 N VINE CIR	SFR	1.0
009-290-027-000	01-04	2080 N NAPA CT	SFR	1.0
009-290-028-000	01-04	2090 N NAPA CT	SFR	1.0
009-290-029-000	01-04	2104 N NAPA CT	SFR	1.0
009-290-030-000	01-04	2108 N NAPA CT	SFR	1.0
009-290-031-000	01-04	2105 N NAPA CT	SFR	1.0
009-290-032-000	01-04	2101 N NAPA CT	SFR	1.0
009-290-033-000	01-04	2089 N NAPA CT	SFR	1.0
009-290-034-000	01-04	2081 N NAPA CT	SFR	1.0
009-290-035-000	01-04	2067 N NAPA CT	SFR	1.0
009-290-036-000	01-04	1975 W TUDOR LN	SFR	1.0
009-290-037-000	01-04	1982 W HEATHER LN	SFR	1.0
009-290-038-000	01-04	1989 W HEATHER LN	SFR	1.0
009-290-039-000	01-04	1997 W HEATHER LN	SFR	1.0
009-290-040-000	01-04	2005 W HEATHER LN	SFR	1.0
009-290-041-000	01-04	2013 W HEATHER LN	SFR	1.0
009-290-042-000	01-04	2023 W HEATHER LN	SFR	1.0
009-290-043-000	01-04	2031 N VINE CIR	SFR	1.0
009-290-044-000	01-04	2019 N VINE CIR	SFR	1.0
009-290-045-000	01-04	2009 N VINE CIR	SFR	1.0
009-290-046-000	01-04	2008 N VINE CIR	SFR	1.0
009-290-047-000	01-04	2014 N VINE CIR	SFR	1.0
009-290-048-000	01-04	2020 N VINE CIR	SFR	1.0
009-290-049-000	01-04	2032 N VINE CIR	SFR	1.0
009-290-050-000	01-04	2096 W HEATHER LN	SFR	1.0
009-290-051-000	01-04	2084 W HEATHER LN	SFR	1.0
009-290-052-000	01-04	2072 W HEATHER LN	SFR	1.0
009-290-053-000	01-04	2060 W HEATHER LN	SFR	1.0
009-290-054-000	01-04	2048 W HEATHER LN	SFR	1.0
009-290-055-000	01-04	2038 W HEATHER LN	SFR	1.0
009-290-056-000	01-04	2028 W HEATHER LN	SFR	1.0
009-290-057-000	01-04	2016 W HEATHER LN	SFR	1.0
009-290-058-000	01-04	2006 W HEATHER LN	SFR	1.0

009-290-059-000	01-04	1996 W HEATHER LN	SFR	1.0
009-290-060-000	01-04	1983 W TUDOR LN	SFR	1.0
009-290-061-000	01-04	1995 W TUDOR LN	SFR	1.0
009-290-062-000	01-04	2007 W TUDOR LN	SFR	1.0
009-290-063-000	01-04	2019 W TUDOR LN	SFR	1.0
009-290-064-000	01-04	2033 W TUDOR LN	SFR	1.0
009-290-065-000	01-04	2045 W TUDOR LN	SFR	1.0
009-290-066-000	01-04	2059 W TUDOR LN	SFR	1.0
009-290-067-000	01-04	2073 W TUDOR LN	SFR	1.0
009-290-068-000	01-04	2083 W TUDOR LN	SFR	1.0
009-290-069-000	01-04	2093 W TUDOR LN	SFR	1.0
009-290-070-000	01-04	2107 W TUDOR LN	SFR	1.0
009-290-071-000	01-04	2119 W TUDOR LN	SFR	1.0
009-290-072-000	01-04	2133 W TUDOR LN	SFR	1.0
009-290-073-000	01-04	2143 W TUDOR LN	SFR	1.0
009-310-001-000	01-04	1948 W TUDOR LN	SFR	1.0
009-310-002-000	01-04	1926 W TUDOR LN	SFR	1.0
009-310-003-000	01-04	1916 W TUDOR LN	SFR	1.0
009-310-004-000	01-04	1906 W TUDOR LN	SFR	1.0
009-310-005-000	01-04	1894 W TUDOR LN	SFR	1.0
009-310-006-000	01-04	1878 W TUDOR LN	SFR	1.0
009-310-007-000	01-04	1866 W TUDOR LN	SFR	1.0
009-310-008-000	01-04	1850 W TUDOR LN	SFR	1.0
009-310-009-000	01-04	1844 W TUDOR LN	SFR	1.0
009-310-010-000	01-04	1832 W TUDOR LN	SFR	1.0
009-310-011-000	01-04	1824 W TUDOR LN	SFR	1.0
009-310-012-000	01-04	1814 W TUDOR LN	SFR	1.0
009-310-013-000	01-04	1819 W MALLARD WAY	SFR	1.0
009-310-014-000	01-04	1835 W MALLARD WAY	SFR	1.0
009-310-015-000	01-04	1849 W MALLARD WAY	SFR	1.0
009-310-016-000	01-04	1869 W MALLARD WAY	SFR	1.0
009-310-017-000	01-04	1885 W MALLARD WAY	SFR	1.0
009-310-018-000	01-04	1905 W MALLARD WAY	SFR	1.0
009-310-019-000	01-04	1917 W MALLARD WAY	SFR	1.0
009-310-020-000	01-04	1927 W MALLARD WAY	SFR	1.0
009-310-021-000	01-04	1930 W MALLARD WAY	SFR	1.0
009-310-022-000	01-04	1918 W MALLARD WAY	SFR	1.0
009-310-023-000	01-04	1908 W MALLARD WAY	SFR	1.0
009-310-024-000	01-04	1886 W MALLARD WAY	SFR	1.0
009-310-025-000	01-04	1864 W MALLARD WAY	SFR	1.0
009-310-026-000	01-04	1856 W MALLARD WAY	SFR	1.0
009-310-027-000	01-04	1852 W MALLARD WAY	SFR	1.0
009-310-028-000	01-04	1838 W MALLARD WAY	SFR	1.0
009-310-029-000	01-04	1826 W MALLARD WAY	SFR	1.0
009-310-030-000	01-04	1816 W MALLARD WAY	SFR	1.0
009-310-031-000	01-04	2097 N ZINFANDEL DR	SFR	1.0
009-310-032-000	01-04	2093 N ZINFANDEL DR	SFR	1.0
009-310-033-000	01-04	2081 N ZINFANDEL DR	SFR	1.0
009-310-034-000	01-04	2069 N ZINFANDEL DR	SFR	1.0
009-310-035-000	01-04	2057 N ZINFANDEL DR	SFR	1.0

009-310-036-000	01-04	2047 N ZINFANDEL DR	SFR	1.0
009-310-037-000	01-04	1807 W TUDOR LN	SFR	1.0
009-310-038-000	01-04	1811 W TUDOR LN	SFR	1.0
009-310-039-000	01-04	1823 W TUDOR LN	SFR	1.0
009-310-040-000	01-04	1831 W TUDOR LN	SFR	1.0
009-310-041-000	01-04	1843 W TUDOR LN	SFR	1.0
009-310-042-000	01-04	1851 W TUDOR LN	SFR	1.0
009-310-043-000	01-04	1867 W TUDOR LN	SFR	1.0
009-310-044-000	01-04	1881 W TUDOR LN	SFR	1.0
009-310-045-000	01-04	1895 W TUDOR LN	SFR	1.0
009-310-046-000	01-04	1909 W TUDOR LN	SFR	1.0
009-310-047-000	01-04	1923 W TUDOR LN	SFR	1.0
009-310-048-000	01-04	1941 W TUDOR LN	SFR	1.0
009-310-049-000	01-04	1946 W HEATHER LN	SFR	1.0
009-310-050-000	01-04	1936 W HEATHER LN	SFR	1.0
009-310-051-000	01-04	1922 W HEATHER LN	SFR	1.0
009-310-052-000	01-04	1914 W HEATHER LN	SFR	1.0
009-310-053-000	01-04	1904 W HEATHER LN	SFR	1.0
009-310-054-000	01-04	1888 W HEATHER LN	SFR	1.0
009-310-055-000	01-04	1872 W HEATHER LN	SFR	1.0
009-310-056-000	01-04	1854 W HEATHER LN	SFR	1.0
009-310-057-000	01-04	1846 W HEATHER LN	SFR	1.0
009-310-058-000	01-04	1836 W HEATHER LN	SFR	1.0
009-310-059-000	01-04	1816 W HEATHER LN	SFR	1.0
009-310-060-000	01-04	1812 W HEATHER LN	SFR	1.0
009-310-061-000	01-04	1808 W HEATHER LN	SFR	1.0
009-310-062-000	01-04	1806 W HEATHER LN	SFR	1.0
009-310-063-000	01-04	1809 W HEATHER LN	SFR	1.0
009-310-064-000	01-04	1813 W HEATHER LN	SFR	1.0
009-310-065-000	01-04	1817 W HEATHER LN	SFR	1.0
009-310-066-000	01-04	1837 W HEATHER LN	SFR	1.0
009-310-067-000	01-04	1847 W HEATHER LN	SFR	1.0
009-310-068-000	01-04	1855 W HEATHER LN	SFR	1.0
009-310-069-000	01-04	1865 W HEATHER LN	SFR	1.0
009-310-070-000	01-04	1875 W HEATHER LN	SFR	1.0
009-310-071-000	01-04	1889 W HEATHER LN	SFR	1.0
009-310-072-000	01-04	1905 W HEATHER LN	SFR	1.0
009-310-073-000	01-04	1917 W HEATHER LN	SFR	1.0
009-310-074-000	01-04	1925 W HEATHER LN	SFR	1.0
009-310-075-000	01-04	1937 W HEATHER LN	SFR	1.0
009-310-076-000	01-04	1945 W HEATHER LN	SFR	1.0
009-310-077-000	01-04	1957 W HEATHER LN	SFR	1.0
01-04				489.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-200-001-000	02-01	1839 W COLUMBIA WAY		SFR	1.0
009-200-002-000	02-01	1829 W COLUMBIA WAY		SFR	1.0
009-200-003-000	02-01	1817 W COLUMBIA WAY		SFR	1.0

009-200-004-000	02-01	1805 W COLUMBIA WAY	SFR	1.0
009-200-005-000	02-01	1797 W COLUMBIA WAY	SFR	1.0
009-200-006-000	02-01	1769 W COLUMBIA WAY	SFR	1.0
009-200-007-000	02-01	1759 W COLUMBIA WAY	SFR	1.0
009-200-008-000	02-01	1749 W COLUMBIA WAY	SFR	1.0
009-200-009-000	02-01	1741 W COLUMBIA WAY	SFR	1.0
009-200-010-000	02-01	851 N HARTNELL PL	SFR	1.0
009-200-011-000	02-01	869 N HARTNELL PL	SFR	1.0
009-200-012-000	02-01	887 N HARTNELL PL	SFR	1.0
009-200-013-000	02-01	905 N HARTNELL PL	SFR	1.0
009-200-014-000	02-01	925 N HARTNELL PL	SFR	1.0
009-200-015-000	02-01	941 N HARTNELL PL	SFR	1.0
009-200-016-000	02-01	963 N HARTNELL PL	SFR	1.0
009-200-017-000	02-01	977 N HARTNELL PL	SFR	1.0
009-200-018-000	02-01	997 N HARTNELL PL	SFR	1.0
009-200-019-000	02-01	1015 N HARTNELL PL	SFR	1.0
009-200-020-000	02-01	1031 N HARTNELL PL	SFR	1.0
009-200-021-000	02-01	1736 W MERRITT ST	SFR	1.0
009-200-022-000	02-01	1740 W MERRITT ST	SFR	1.0
009-200-023-000	02-01	1748 W MERRITT ST	SFR	1.0
009-200-024-000	02-01	1760 W MERRITT ST	SFR	1.0
009-200-025-000	02-01	1776 W MERRITT ST	SFR	1.0
009-200-026-000	02-01	1784 W MERRITT ST	SFR	1.0
009-200-027-000	02-01	1794 W MERRITT ST	SFR	1.0
009-200-028-000	02-01	1808 W MERRITT ST	SFR	1.0
009-200-029-000	02-01	1801 W MERRITT ST	SFR	1.0
009-200-030-000	02-01	1791 W MERRITT ST	SFR	1.0
009-200-031-000	02-01	1779 W MERRITT ST	SFR	1.0
009-200-032-000	02-01	1773 W MERRITT ST	SFR	1.0
009-200-033-000	02-01	1755 W MERRITT ST	SFR	1.0
009-200-034-000	02-01	1745 W MERRITT ST	SFR	1.0
009-200-035-000	02-01	1752 W RIO HONDO CT	SFR	1.0
009-200-036-000	02-01	1756 W RIO HONDO CT	SFR	1.0
009-200-037-000	02-01	1770 W RIO HONDO CT	SFR	1.0
009-200-038-000	02-01	1780 W RIO HONDO CT	SFR	1.0
009-200-039-000	02-01	1788 W RIO HONDO CT	SFR	1.0
009-200-040-000	02-01	1798 W RIO HONDO CT	SFR	1.0
009-200-041-000	02-01	1816 W RIO HONDO CT	SFR	1.0
009-200-042-000	02-01	1820 W RIO HONDO CT	SFR	1.0
009-200-043-000	02-01	1815 W RIO HONDO CT	SFR	1.0
009-200-044-000	02-01	1799 W RIO HONDO CT	SFR	1.0
009-200-045-000	02-01	1789 W RIO HONDO CT	SFR	1.0
009-200-046-000	02-01	1781 W RIO HONDO CT	SFR	1.0
009-200-047-000	02-01	1771 W RIO HONDO CT	SFR	1.0
009-200-048-000	02-01	1757 W RIO HONDO CT	SFR	1.0
009-200-049-000	02-01	1747 W RIO HONDO CT	SFR	1.0
009-200-050-000	02-01	1750 W COLUMBIA WAY	SFR	1.0
009-200-051-000	02-01	1758 W COLUMBIA WAY	SFR	1.0
009-200-052-000	02-01	1772 W COLUMBIA WAY	SFR	1.0
009-200-053-000	02-01	1782 W COLUMBIA WAY	SFR	1.0

009-200-054-000	02-01	1790 W COLUMBIA WAY	SFR	1.0
009-200-055-000	02-01	1800 W COLUMBIA WAY	SFR	1.0
009-200-056-000	02-01	1818 W COLUMBIA WAY	SFR	1.0
009-200-057-000	02-01	1826 W COLUMBIA WAY	SFR	1.0
009-200-058-000	02-01	1836 W COLUMBIA WAY	SFR	1.0
009-220-001-000	02-01	1851 W COLUMBIA WAY	SFR	1.0
009-220-002-000	02-01	1863 W COLUMBIA WAY	SFR	1.0
009-220-003-000	02-01	1877 W COLUMBIA WAY	SFR	1.0
009-220-004-000	02-01	1889 W COLUMBIA WAY	SFR	1.0
009-220-005-000	02-01	1901 W COLUMBIA WAY	SFR	1.0
009-220-006-000	02-01	1911 W COLUMBIA WAY	SFR	1.0
009-220-007-000	02-01	1921 W COLUMBIA WAY	SFR	1.0
009-220-008-000	02-01	1929 W COLUMBIA WAY	SFR	1.0
009-220-009-000	02-01	1939 W COLUMBIA WAY	SFR	1.0
009-220-010-000	02-01	1949 W COLUMBIA WAY	SFR	1.0
009-220-011-000	02-01	1961 W COLUMBIA WAY	SFR	1.0
009-220-012-000	02-01	1973 W COLUMBIA WAY	SFR	1.0
009-220-013-000	02-01	1979 W COLUMBIA WAY	SFR	1.0
009-220-014-000	02-01	850 N DEANZA RD	SFR	1.0
009-220-015-000	02-01	868 N DEANZA RD	SFR	1.0
009-220-016-000	02-01	886 N DEANZA RD	SFR	1.0
009-220-017-000	02-01	904 N DEANZA RD	SFR	1.0
009-220-018-000	02-01	916 N DEANZA RD	SFR	1.0
009-220-019-000	02-01	1998 W RIO HONDO WAY	SFR	1.0
009-220-020-000	02-01	1990 W RIO HONDO WAY	SFR	1.0
009-220-021-000	02-01	1980 W RIO HONDO WAY	SFR	1.0
009-220-022-000	02-01	1970 W RIO HONDO WAY	SFR	1.0
009-220-023-000	02-01	1960 W RIO HONDO WAY	SFR	1.0
009-220-024-000	02-01	1950 W RIO HONDO WAY	SFR	1.0
009-220-025-000	02-01	1940 W RIO HONDO WAY	SFR	1.0
009-220-026-000	02-01	1930 W RIO HONDO WAY	SFR	1.0
009-220-027-000	02-01	1920 W RIO HONDO WAY	SFR	1.0
009-220-028-000	02-01	1910 W RIO HONDO WAY	SFR	1.0
009-220-029-000	02-01	1900 W RIO HONDO WAY	SFR	1.0
009-220-030-000	02-01	1890 W RIO HONDO WAY	SFR	1.0
009-220-031-000	02-01	1870 W RIO HONDO WAY	SFR	1.0
009-220-032-000	02-01	1850 W RIO HONDO WAY	SFR	1.0
009-220-033-000	02-01	1849 W RIO HONDO WAY	SFR	1.0
009-220-034-000	02-01	1869 W RIO HONDO WAY	SFR	1.0
009-220-035-000	02-01	1887 W RIO HONDO WAY	SFR	1.0
009-220-036-000	02-01	1891 W RIO HONDO WAY	SFR	1.0
009-220-037-000	02-01	1905 W RIO HONDO WAY	SFR	1.0
009-220-038-000	02-01	1927 W RIO HONDO WAY	SFR	1.0
009-220-039-000	02-01	1937 W RIO HONDO WAY	SFR	1.0
009-220-040-000	02-01	1947 W RIO HONDO WAY	SFR	1.0
009-220-041-000	02-01	1957 W RIO HONDO WAY	SFR	1.0
009-220-042-000	02-01	1967 W RIO HONDO WAY	SFR	1.0
009-220-043-000	02-01	1977 W RIO HONDO WAY	SFR	1.0
009-220-044-000	02-01	1997 W RIO HONDO WAY	SFR	1.0
009-220-045-000	02-01	1976 W COLUMBIA WAY	SFR	1.0

009-220-046-000	02-01	1966 W COLUMBIA WAY	SFR	1.0
009-220-047-000	02-01	1956 W COLUMBIA WAY	SFR	1.0
009-220-048-000	02-01	1944 W COLUMBIA WAY	SFR	1.0
009-220-049-000	02-01	1934 W COLUMBIA WAY	SFR	1.0
009-220-050-000	02-01	1926 W COLUMBIA WAY	SFR	1.0
009-220-051-000	02-01	1904 W COLUMBIA WAY	SFR	1.0
009-220-052-000	02-01	1892 W COLUMBIA WAY	SFR	1.0
009-220-053-000	02-01	1878 W COLUMBIA WAY	SFR	1.0
009-220-054-000	02-01	1866 W COLUMBIA WAY	SFR	1.0
009-220-055-000	02-01	1852 W COLUMBIA WAY	SFR	1.0
009-250-001-000	02-01	2068 W MERRITT ST	SFR	1.0
009-250-002-000	02-01	2056 W MERRITT ST	SFR	1.0
009-250-003-000	02-01	2044 W MERRITT ST	SFR	1.0
009-250-004-000	02-01	2032 W MERRITT ST	SFR	1.0
009-250-005-000	02-01	2018 W MERRITT ST	SFR	1.0
009-250-006-000	02-01	2004 W MERRITT ST	SFR	1.0
009-250-007-000	02-01	1996 W MERRITT ST	SFR	1.0
009-250-008-000	02-01	1986 W MERRITT ST	SFR	1.0
009-250-009-000	02-01	1976 W MERRITT ST	SFR	1.0
009-250-010-000	02-01	1966 W MERRITT ST	SFR	1.0
009-250-011-000	02-01	1956 W MERRITT ST	SFR	1.0
009-250-012-000	02-01	1946 W MERRITT ST	SFR	1.0
009-250-013-000	02-01	1936 W MERRITT ST	SFR	1.0
009-250-014-000	02-01	1926 W MERRITT ST	SFR	1.0
009-250-015-000	02-01	1916 W MERRITT ST	SFR	1.0
009-250-016-000	02-01	1906 W MERRITT ST	SFR	1.0
009-250-017-000	02-01	1886 W MERRITT ST	SFR	1.0
009-250-018-000	02-01	1872 W MERRITT ST	SFR	1.0
009-250-019-000	02-01	1860 W MERRITT ST	SFR	1.0
009-250-020-000	02-01	1848 W MERRITT ST	SFR	1.0
009-250-021-000	02-01	1830 W MERRITT ST	SFR	1.0
009-250-022-000	02-01	1822 W MERRITT ST	SFR	1.0
009-250-023-000	02-01	1813 W MERRITT ST	SFR	1.0
009-250-024-000	02-01	1825 W MERRITT ST	SFR	1.0
009-250-025-000	02-01	1837 W MERRITT ST	SFR	1.0
009-250-026-000	02-01	1851 W MERRITT ST	SFR	1.0
009-250-027-000	02-01	1865 W MERRITT ST	SFR	1.0
009-250-028-000	02-01	1879 W MERRITT ST	SFR	1.0
009-250-029-000	02-01	1895 W MERRITT ST	SFR	1.0
009-250-030-000	02-01	1903 W MERRITT ST	SFR	1.0
009-250-031-000	02-01	1913 W MERRITT ST	SFR	1.0
009-250-032-000	02-01	1921 W MERRITT ST	SFR	1.0
009-250-033-000	02-01	1933 W MERRITT ST	SFR	1.0
009-250-034-000	02-01	1943 W MERRITT ST	SFR	1.0
009-250-035-000	02-01	1953 W MERRITT ST	SFR	1.0
009-250-036-000	02-01	1963 W MERRITT ST	SFR	1.0
009-250-037-000	02-01	1973 W MERRITT ST	SFR	1.0
009-250-038-000	02-01	1983 W MERRITT ST	SFR	1.0
009-250-039-000	02-01	1993 W MERRITT ST	SFR	1.0
009-250-040-000	02-01	2001 W MERRITT ST	SFR	1.0

009-250-041-000	02-01	2015 W MERRITT ST	SFR	1.0
009-250-042-000	02-01	998 N DEANZA RD	SFR	1.0
009-250-043-000	02-01	986 N DEANZA RD	SFR	1.0
009-250-044-000	02-01	972 N DEANZA RD	SFR	1.0
009-250-045-000	02-01	958 N DEANZA RD	SFR	1.0
009-250-046-000	02-01	944 N DEANZA RD	SFR	1.0
009-250-047-000	02-01	930 N DEANZA RD	SFR	1.0
009-260-001-000	02-01	1056 N MOUNT VERNON AVE	SFR	1.0
009-260-002-000	02-01	1060 N MOUNT VERNON AVE	SFR	1.0
009-260-003-000	02-01	1055 N MOUNT VERNON AVE	SFR	1.0
009-260-004-000	02-01	1039 N MOUNT VERNON AVE	SFR	1.0
009-260-005-000	02-01	1025 N MOUNT VERNON AVE	SFR	1.0
009-260-006-000	02-01	1009 N MOUNT VERNON AVE	SFR	1.0
009-260-007-000	02-01	2122 W RIO HONDO WAY	SFR	1.0
009-260-008-000	02-01	2106 W RIO HONDO WAY	SFR	1.0
009-260-009-000	02-01	2096 W RIO HONDO WAY	SFR	1.0
009-260-010-000	02-01	2072 W RIO HONDO WAY	SFR	1.0
009-260-011-000	02-01	2067 W RIO HONDO WAY	SFR	1.0
009-260-012-000	02-01	2071 W RIO HONDO WAY	SFR	1.0
009-260-013-000	02-01	2093 W RIO HONDO WAY	SFR	1.0
009-260-014-000	02-01	2105 W RIO HONDO WAY	SFR	1.0
009-260-015-000	02-01	2119 W RIO HONDO WAY	SFR	1.0
009-260-016-000	02-01	2135 W RIO HONDO WAY	SFR	1.0
009-260-017-000	02-01	2139 W RIO HONDO WAY	SFR	1.0
009-260-018-000	02-01	954 N MOUNT VERNON AVE	SFR	1.0
009-260-019-000	02-01	976 N MOUNT VERNON AVE	SFR	1.0
009-260-020-000	02-01	996 N MOUNT VERNON AVE	SFR	1.0
009-260-021-000	02-01	1018 N MOUNT VERNON AVE	SFR	1.0
009-260-022-000	02-01	1038 N MOUNT VERNON AVE	SFR	1.0
02-01				182.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
008-590-001-000	03-01	1090 W AMBASSADOR DR		SFR	1.0
008-590-002-000	03-01	1080 W AMBASSADOR DR		SFR	1.0
008-590-003-000	03-01	1070 W AMBASSADOR DR		SFR	1.0
008-590-004-000	03-01	1060 W AMBASSADOR DR		SFR	1.0
008-590-008-000	03-01	1020 W AMBASSADOR DR		SFR	1.0
008-590-009-000	03-01	2475 RANIER WAY		SFR	1.0
008-590-010-000	03-01	2463 RANIER WAY		SFR	1.0
008-590-011-000	03-01	2453 RANIER WAY		SFR	1.0
008-590-012-000	03-01	2443 RANIER WAY		SFR	1.0
008-590-013-000	03-01	2431 RANIER WAY		SFR	1.0
008-590-014-000	03-01	1017 W MINARET PL		SFR	1.0
008-590-015-000	03-01	1027 W MINARET PL		SFR	1.0
008-590-016-000	03-01	1037 W MINARET PL		SFR	1.0
008-590-017-000	03-01	1047 W MINARET PL		SFR	1.0
008-590-018-000	03-01	1057 W MINARET PL		SFR	1.0
008-590-019-000	03-01	1067 W MINARET PL		SFR	1.0

008-590-020-000	03-01	1077 W MINARET PL	SFR	1.0
008-590-021-000	03-01	2442 RANIER WAY	SFR	1.0
008-590-022-000	03-01	2454 RANIER WAY	SFR	1.0
008-590-023-000	03-01	2464 RANIER WAY	SFR	1.0
008-590-024-000	03-01	1049 W AMBASSADOR DR	SFR	1.0
008-590-025-000	03-01	1059 W AMBASSADOR DR	SFR	1.0
008-590-026-000	03-01	1069 W AMBASSADOR DR	SFR	1.0
008-590-027-000	03-01	1079 W AMBASSADOR DR	SFR	1.0
008-590-028-000	03-01	1089 W AMBASSADOR DR	SFR	1.0
008-590-029-000	03-01	1092 W MINARET PL	SFR	1.0
008-590-030-000	03-01	1082 W MINARET PL	SFR	1.0
008-590-031-000	03-01	1072 W MINARET PL	SFR	1.0
008-590-032-000	03-01	1062 W MINARET PL	SFR	1.0
008-590-033-000	03-01	1052 W MINARET PL	SFR	1.0
008-590-034-000	03-01	2415 GLACIER WAY	SFR	1.0
008-590-035-000	03-01	2407 GLACIER WAY	SFR	1.0
008-590-036-000	03-01	2401 GLACIER WAY	SFR	1.0
008-590-037-000	03-01	1078 W CANYON WAY	SFR	1.0
008-590-038-000	03-01	1068 W CANYON WAY	SFR	1.0
008-590-039-000	03-01	1058 W CANYON WAY	SFR	1.0
008-590-040-000	03-01	1055 W CANYON WAY	SFR	1.0
008-590-041-000	03-01	1065 W CANYON WAY	SFR	1.0
008-590-042-000	03-01	1075 W CANYON WAY	SFR	1.0
008-590-043-000	03-01	1085 W CANYON WAY	SFR	1.0
008-590-044-000	03-01	2381 GLACIER WAY	SFR	1.0
008-590-045-000	03-01	1141 W CANYON WAY	SFR	1.0
008-590-046-000	03-01	2406 GLACIER WAY	SFR	1.0
008-590-047-000	03-01	2416 GLACIER WAY	SFR	1.0
008-590-048-000	03-01	2428 GLACIER WAY	SFR	1.0
008-590-050-000	03-01	1050 W AMBASSADOR DR	SFR	1.0
008-590-054-000	03-01	1040 W AMBASSADOR DR	SFR	1.0
008-590-055-000	03-01	1030 W AMBASSADOR DR	SFR	1.0
008-620-001-000	03-01	2369 GLACIER WAY	SFR	1.0
008-620-002-000	03-01	2357 GLACIER WAY	SFR	1.0
008-620-003-000	03-01	2345 GLACIER WAY	SFR	1.0
008-620-004-000	03-01	2333 GLACIER WAY	SFR	1.0
008-620-005-000	03-01	1194 W MUIR WAY	SFR	1.0
008-620-006-000	03-01	1211 W MUIR WAY	SFR	1.0
008-620-007-000	03-01	1223 W MUIR WAY	SFR	1.0
008-620-008-000	03-01	1255 W MUIR WAY	SFR	1.0
008-620-009-000	03-01	2282 N HERON DR	SFR	1.0
008-620-010-000	03-01	2294 N HERON DR	SFR	1.0
008-620-011-000	03-01	2302 N HERON DR	SFR	1.0
008-620-012-000	03-01	2314 N HERON DR	SFR	1.0
008-620-013-000	03-01	2324 N HERON DR	SFR	1.0
008-620-014-000	03-01	2336 N HERON DR	SFR	1.0
008-620-015-000	03-01	2348 N HERON DR	SFR	1.0
008-620-016-000	03-01	2360 N HERON DR	SFR	1.0
008-620-017-000	03-01	2366 N HERON DR	SFR	1.0
008-620-018-000	03-01	2365 N HERON DR	SFR	1.0

008-620-019-000	03-01	2349 N HERON DR	SFR	1.0
008-620-020-000	03-01	2341 N HERON DR	SFR	1.0
008-620-021-000	03-01	2331 N HERON DR	SFR	1.0
008-620-022-000	03-01	1260 W MUIR WAY	SFR	1.0
008-620-023-000	03-01	1224 W MUIR WAY	SFR	1.0
008-620-024-000	03-01	1210 W MUIR WAY	SFR	1.0
008-620-025-000	03-01	2330 GLACIER WAY	SFR	1.0
008-620-026-000	03-01	2342 GLACIER WAY	SFR	1.0
008-620-027-000	03-01	2354 GLACIER WAY	SFR	1.0
008-620-028-000	03-01	2362 GLACIER WAY	SFR	1.0
008-620-029-000	03-01	1165 W CANYON WAY	SFR	1.0
008-620-030-000	03-01	1185 W CANYON WAY	SFR	1.0
008-620-031-000	03-01	1201 W CANYON WAY	SFR	1.0
008-620-032-000	03-01	1223 W CANYON WAY	SFR	1.0
008-620-033-000	03-01	1245 W CANYON WAY	SFR	1.0
008-620-034-000	03-01	1273 W CANYON WAY	SFR	1.0
008-620-035-000	03-01	1274 W CANYON WAY	SFR	1.0
008-620-036-000	03-01	1264 W CANYON WAY	SFR	1.0
008-620-037-000	03-01	1244 W CANYON WAY	SFR	1.0
008-620-038-000	03-01	1226 W CANYON WAY	SFR	1.0
008-620-039-000	03-01	1204 W CANYON WAY	SFR	1.0
008-620-040-000	03-01	1176 W CANYON WAY	SFR	1.0
008-620-043-000	03-01	1164 W MUIR WAY	SFR	1.0
008-620-044-000	03-01	1140 W MUIR WAY	SFR	1.0
008-620-045-000	03-01	NO SITUS AVAILABLE	SFR	1.0
008-620-046-000	03-01	2330 BRYCE CT	SFR	1.0
008-620-047-000	03-01	2338 BRYCE CT	SFR	1.0
008-620-048-000	03-01	2348 BRYCE CT	SFR	1.0
008-620-049-000	03-01	2347 BRYCE CT	SFR	1.0
008-620-050-000	03-01	2337 BRYCE CT	SFR	1.0
008-620-051-000	03-01	2329 BRYCE CT	SFR	1.0
008-620-052-000	03-01	1086 W MUIR WAY	SFR	1.0
008-620-053-000	03-01	1072 W MUIR WAY	SFR	1.0
008-620-054-000	03-01	1062 W MUIR WAY	SFR	1.0
008-620-055-000	03-01	1052 W MUIR WAY	SFR	1.0
008-620-056-000	03-01	2326 RANIER WAY	SFR	1.0
008-620-057-000	03-01	2338 RANIER WAY	SFR	1.0
008-620-058-000	03-01	2350 RANIER WAY	SFR	1.0
008-620-059-000	03-01	2364 RANIER WAY	SFR	1.0
008-620-060-000	03-01	1041 W CANYON WAY	SFR	1.0
008-620-061-000	03-01	1051 W CANYON WAY	SFR	1.0
008-620-062-000	03-01	1054 W CANYON WAY	SFR	1.0
008-620-063-000	03-01	1048 W CANYON WAY	SFR	1.0
008-620-064-000	03-01	1036 W CANYON WAY	SFR	1.0
008-620-065-000	03-01	2397 RANIER WAY	SFR	1.0
008-620-066-000	03-01	2385 RANIER WAY	SFR	1.0
008-620-067-000	03-01	2373 RANIER WAY	SFR	1.0
008-620-068-000	03-01	2363 RANIER WAY	SFR	1.0
008-620-069-000	03-01	2351 RANIER WAY	SFR	1.0
008-620-072-000	03-01	2325 RANIER WAY	SFR	1.0

008-620-073-000	03-01	2311 RANIER WAY	SFR	1.0
008-620-074-000	03-01	2299 RANIER WAY	SFR	1.0
008-620-075-000	03-01	2297 RANIER WAY	SFR	1.0
008-620-076-000	03-01	1047 W MUIR WAY	SFR	1.0
008-620-077-000	03-01	1063 W MUIR WAY	SFR	1.0
008-620-078-000	03-01	1073 W MUIR WAY	SFR	1.0
008-620-079-000	03-01	1091 W MUIR WAY	SFR	1.0
008-620-080-000	03-01	1101 W MUIR WAY	SFR	1.0
008-620-081-000	03-01	1119 W MUIR WAY	SFR	1.0
008-620-082-000	03-01	1143 W MUIR WAY	SFR	1.0
008-620-083-000	03-01	1169 W MUIR WAY	SFR	1.0
008-620-084-000	03-01	1195 W MUIR WAY	SFR	1.0
03-01				128.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
011-130-001-000	04-01	1448 BANNEKER ST		SFR	1.0
011-130-002-000	04-01	1434 BANNEKER ST		SFR	1.0
011-130-003-000	04-01	1420 BANNEKER ST		SFR	1.0
011-130-004-000	04-01	1398 BANNEKER ST		SFR	1.0
011-130-005-000	04-01	1388 BANNEKER ST		SFR	1.0
011-130-006-000	04-01	1380 BANNEKER ST		SFR	1.0
011-130-007-000	04-01	1372 BANNEKER ST		SFR	1.0
011-130-008-000	04-01	1366 BANNEKER ST		SFR	1.0
011-130-009-000	04-01	1358 BANNEKER ST		SFR	1.0
011-130-010-000	04-01	1346 BANNEKER ST		SFR	1.0
011-130-011-000	04-01	1342 BANNEKER ST		SFR	1.0
011-130-012-000	04-01	1336 BANNEKER ST		SFR	1.0
011-130-013-000	04-01	1324 BANNEKER ST		SFR	1.0
011-130-014-000	04-01	1312 BANNEKER ST		SFR	1.0
011-130-015-000	04-01	1301 CARMEL WAY		SFR	1.0
011-130-016-000	04-01	1305 CARMEL WAY		SFR	1.0
011-130-017-000	04-01	1313 CARMEL WAY		SFR	1.0
011-130-018-000	04-01	1323 CARMEL WAY		SFR	1.0
011-130-019-000	04-01	1331 CARMEL WAY		SFR	1.0
011-130-020-000	04-01	1341 CARMEL WAY		SFR	1.0
011-130-021-000	04-01	1349 CARMEL WAY		SFR	1.0
011-130-022-000	04-01	1359 CARMEL WAY		SFR	1.0
011-130-023-000	04-01	1367 CARMEL WAY		SFR	1.0
011-130-024-000	04-01	1397 CARMEL WAY		SFR	1.0
011-130-025-000	04-01	1325 HARTLEY DR		SFR	1.0
011-130-026-000	04-01	1331 HARTLEY DR		SFR	1.0
011-130-027-000	04-01	1339 HARTLEY DR		SFR	1.0
011-130-028-000	04-01	1347 HARTLEY DR		SFR	1.0
011-130-029-000	04-01	1355 HARTLEY DR		SFR	1.0
011-130-030-000	04-01	1363 HARTLEY DR		SFR	1.0
011-130-031-000	04-01	1370 HARTLEY DR		SFR	1.0
011-130-032-000	04-01	1362 HARTLEY DR		SFR	1.0
011-130-033-000	04-01	1354 HARTLEY DR		SFR	1.0

011-130-034-000	04-01	1348 HARTLEY DR	SFR	1.0
011-130-035-000	04-01	1340 HARTLEY DR	SFR	1.0
011-130-036-000	04-01	1332 HARTLEY DR	SFR	1.0
011-130-037-000	04-01	1328 HARTLEY DR	SFR	1.0
011-130-038-000	04-01	1327 W WILLIS CT	SFR	1.0
011-130-039-000	04-01	1333 W WILLIS CT	SFR	1.0
011-130-040-000	04-01	1341 W WILLIS CT	SFR	1.0
011-130-041-000	04-01	1349 W WILLIS CT	SFR	1.0
011-130-042-000	04-01	1357 W WILLIS CT	SFR	1.0
011-130-043-000	04-01	1369 W WILLIS CT	SFR	1.0
011-130-044-000	04-01	1374 W WILLIS CT	SFR	1.0
011-130-045-000	04-01	1368 W WILLIS CT	SFR	1.0
011-130-046-000	04-01	1356 W WILLIS CT	SFR	1.0
011-130-047-000	04-01	1352 W WILLIS CT	SFR	1.0
011-130-048-000	04-01	1344 W WILLIS CT	SFR	1.0
011-130-049-000	04-01	1334 W WILLIS CT	SFR	1.0
011-130-050-000	04-01	1330 W WILLIS CT	SFR	1.0
011-130-051-000	04-01	1331 BANNEKER ST	SFR	1.0
011-130-052-000	04-01	1337 BANNEKER ST	SFR	1.0
011-130-053-000	04-01	1343 BANNEKER ST	SFR	1.0
011-130-054-000	04-01	1351 BANNEKER ST	SFR	1.0
011-130-055-000	04-01	1359 BANNEKER ST	SFR	1.0
011-130-056-000	04-01	1363 BANNEKER ST	SFR	1.0
011-130-057-000	04-01	1369 BANNEKER ST	SFR	1.0
011-130-058-000	04-01	1375 BANNEKER ST	SFR	1.0
011-130-059-000	04-01	1381 BANNEKER ST	SFR	1.0
011-130-060-000	04-01	1389 BANNEKER ST	SFR	1.0
011-130-061-000	04-01	1397 BANNEKER ST	SFR	1.0
011-130-062-000	04-01	1421 BANNEKER ST	SFR	1.0
011-130-063-000	04-01	1433 BANNEKER ST	SFR	1.0
011-130-064-000	04-01	1449 BANNEKER ST	SFR	1.0
011-130-065-000	04-01	1446 W WILLIS CT	SFR	1.0
011-130-066-000	04-01	1432 W WILLIS CT	SFR	1.0
011-130-067-000	04-01	1418 W WILLIS CT	SFR	1.0
011-130-068-000	04-01	1396 W WILLIS CT	SFR	1.0
011-130-069-000	04-01	1388 W WILLIS CT	SFR	1.0
011-130-070-000	04-01	1384 W WILLIS CT	SFR	1.0
011-130-071-000	04-01	1380 W WILLIS CT	SFR	1.0
011-130-072-000	04-01	1385 W WILLIS CT	SFR	1.0
011-130-073-000	04-01	1389 W WILLIS CT	SFR	1.0
011-130-074-000	04-01	1395 W WILLIS CT	SFR	1.0
011-130-075-000	04-01	1419 W WILLIS CT	SFR	1.0
011-130-076-000	04-01	1431 W WILLIS CT	SFR	1.0
011-130-077-000	04-01	1447 W WILLIS CT	SFR	1.0
011-130-078-000	04-01	1444 HARTLEY CT	SFR	1.0
011-130-079-000	04-01	1430 HARTLEY CT	SFR	1.0
011-130-080-000	04-01	1416 HARTLEY CT	SFR	1.0
011-130-081-000	04-01	1394 HARTLEY CT	SFR	1.0
011-130-082-000	04-01	1386 HARTLEY CT	SFR	1.0
011-130-083-000	04-01	1382 HARTLEY CT	SFR	1.0

011-130-084-000	04-01	1378 HARTLEY CT	SFR	1.0
011-130-085-000	04-01	1383 HARTLEY CT	SFR	1.0
011-130-086-000	04-01	1387 HARTLEY CT	SFR	1.0
011-130-087-000	04-01	1393 HARTLEY CT	SFR	1.0
011-130-088-000	04-01	1417 HARTLEY CT	SFR	1.0
011-130-089-000	04-01	1429 HARTLEY CT	SFR	1.0
011-130-090-000	04-01	1445 HARTLEY CT	SFR	1.0
011-130-091-000	04-01	1396 MONTEREY AVE	SFR	1.0
011-130-092-000	04-01	1386 MONTEREY AVE	SFR	1.0
011-130-093-000	04-01	1376 MONTEREY AVE	SFR	1.0
011-130-094-000	04-01	1366 MONTEREY AVE	SFR	1.0
011-130-095-000	04-01	1356 MONTEREY AVE	SFR	1.0
011-130-098-000	04-01	1326 MONTEREY AVE	SFR	1.0
011-130-099-000	04-01	1316 MONTEREY AVE	SFR	1.0
011-130-100-000	04-01	1306 MONTEREY AVE	SFR	1.0
011-130-101-000	04-01	1292 MONTEREY AVE	SFR	1.0
011-130-102-000	04-01	1280 MONTEREY AVE	SFR	1.0
011-130-103-000	04-01	1272 MONTEREY AVE	SFR	1.0
011-130-105-000	04-01	1346 MONTEREY AVE	SFR	1.0
011-130-106-000	04-01	1336 MONTEREY AVE	SFR	1.0
011-140-001-000	04-01	1406 MONTEREY AVE	SFR	1.0
011-140-002-000	04-01	1416 MONTEREY AVE	SFR	1.0
011-140-003-000	04-01	1442 SIDONIA ST	SFR	1.0
011-140-004-000	04-01	1426 SIDONIA ST	SFR	1.0
011-140-005-000	04-01	1414 SIDONIA ST	SFR	1.0
011-140-006-000	04-01	1400 SIDONIA ST	SFR	1.0
011-140-007-000	04-01	1392 SIDONIA ST	SFR	1.0
011-140-008-000	04-01	1384 SIDONIA ST	SFR	1.0
011-140-009-000	04-01	1376 SIDONIA ST	SFR	1.0
011-140-010-000	04-01	1372 SIDONIA ST	SFR	1.0
011-140-011-000	04-01	1364 SIDONIA ST	SFR	1.0
011-140-012-000	04-01	1356 SIDONIA ST	SFR	1.0
011-140-013-000	04-01	1348 SIDONIA ST	SFR	1.0
011-140-014-000	04-01	1340 SIDONIA ST	SFR	1.0
011-140-015-000	04-01	1332 SIDONIA ST	SFR	1.0
011-140-016-000	04-01	1326 SIDONIA ST	SFR	1.0
011-140-017-000	04-01	1405 CARMEL WAY	SFR	1.0
011-140-018-000	04-01	1415 CARMEL WAY	SFR	1.0
011-140-019-000	04-01	1427 CARMEL WAY	SFR	1.0
011-140-020-000	04-01	1311 SIDONIA ST	SFR	1.0
011-140-021-000	04-01	1319 SIDONIA ST	SFR	1.0
011-140-022-000	04-01	1329 SIDONIA ST	SFR	1.0
011-140-023-000	04-01	1335 SIDONIA ST	SFR	1.0
011-140-024-000	04-01	1345 SIDONIA ST	SFR	1.0
011-140-025-000	04-01	1344 ACRES WAY	SFR	1.0
011-140-026-000	04-01	1334 ACRES WAY	SFR	1.0
011-140-027-000	04-01	1328 ACRES WAY	SFR	1.0
011-140-028-000	04-01	1316 ACRES WAY	SFR	1.0
011-140-029-000	04-01	1310 ACRES WAY	SFR	1.0
011-140-030-000	04-01	1307 ACRES WAY	SFR	1.0

011-140-031-000	04-01	1309 ACRES WAY	SFR	1.0
011-140-032-000	04-01	1315 ACRES WAY	SFR	1.0
011-140-033-000	04-01	1327 ACRES WAY	SFR	1.0
011-140-034-000	04-01	1333 ACRES WAY	SFR	1.0
011-140-035-000	04-01	1343 ACRES WAY	SFR	1.0
011-140-036-000	04-01	1355 ACRES WAY	SFR	1.0
011-140-037-000	04-01	1363 ACRES WAY	SFR	1.0
011-140-038-000	04-01	1375 ACRES WAY	SFR	1.0
011-140-039-000	04-01	1379 ACRES WAY	SFR	1.0
011-140-040-000	04-01	1381 ACRES WAY	SFR	1.0
011-140-041-000	04-01	1378 ACRES WAY	SFR	1.0
011-140-042-000	04-01	1374 ACRES WAY	SFR	1.0
011-140-043-000	04-01	1366 ACRES WAY	SFR	1.0
011-140-044-000	04-01	1358 ACRES WAY	SFR	1.0
011-140-045-000	04-01	1357 SIDONIA ST	SFR	1.0
011-140-046-000	04-01	1365 SIDONIA ST	SFR	1.0
011-140-047-000	04-01	1373 SIDONIA ST	SFR	1.0
011-140-048-000	04-01	1377 SIDONIA ST	SFR	1.0
011-140-049-000	04-01	1385 SIDONIA ST	SFR	1.0
011-140-050-000	04-01	1393 SIDONIA ST	SFR	1.0
011-140-051-000	04-01	1401 SIDONIA ST	SFR	1.0
011-140-052-000	04-01	1415 SIDONIA ST	SFR	1.0
011-140-053-000	04-01	1427 SIDONIA ST	SFR	1.0
011-140-054-000	04-01	1443 SIDONIA ST	SFR	1.0
011-140-055-000	04-01	1440 ACRES CT	SFR	1.0
011-140-056-000	04-01	1424 ACRES CT	SFR	1.0
011-140-057-000	04-01	1412 ACRES CT	SFR	1.0
011-140-058-000	04-01	1410 ACRES CT	SFR	1.0
011-140-059-000	04-01	1409 ACRES CT	SFR	1.0
011-140-060-000	04-01	1411 ACRES CT	SFR	1.0
011-140-061-000	04-01	1413 ACRES CT	SFR	1.0
011-140-062-000	04-01	1425 ACRES CT	SFR	1.0
011-140-063-000	04-01	1441 ACRES CT	SFR	1.0
011-140-064-000	04-01	NO SITUS AVAILABLE	SFR	1.0
011-140-069-000	04-01	1438 MONTEREY AVE	SFR	1.0
011-140-070-000	04-01	1444 MONTEREY AVE	SFR	1.0
011-140-074-000	04-01	1476 MONTEREY AVE	SFR	1.0
011-140-075-000	04-01	1456 MONTEREY AVE	SFR	1.0
011-140-076-000	04-01	1468 MONTEREY AVE	SFR	1.0
011-520-001-000	04-01	1433 MANOR AVE	SFR	1.0
011-520-002-000	04-01	1443 MANOR AVE	SFR	1.0
011-520-003-000	04-01	1453 MANOR AVE	SFR	1.0
011-520-004-000	04-01	1463 MANOR AVE	SFR	1.0
011-520-005-000	04-01	1473 MANOR AVE	SFR	1.0
011-520-006-000	04-01	1511 W MANOR CT	SFR	1.0
011-520-007-000	04-01	1519 W MANOR CT	SFR	1.0
011-520-008-000	04-01	1527 W MANOR CT	SFR	1.0
011-520-009-000	04-01	1535 W MANOR CT	SFR	1.0
011-520-010-000	04-01	1543 W MANOR CT	SFR	1.0
011-520-011-000	04-01	1551 W MANOR CT	SFR	1.0

011-520-012-000	04-01	1532 W MANOR CT	SFR	1.0
011-520-013-000	04-01	1524 W MANOR CT	SFR	1.0
011-520-014-000	04-01	1516 W MANOR CT	SFR	1.0
011-520-015-000	04-01	1513 SIDONIA ST	SFR	1.0
011-520-016-000	04-01	1521 SIDONIA ST	SFR	1.0
011-520-017-000	04-01	1529 SIDONIA ST	SFR	1.0
011-520-018-000	04-01	1526 SIDONIA ST	SFR	1.0
011-520-019-000	04-01	1518 SIDONIA ST	SFR	1.0
011-520-020-000	04-01	1510 SIDONIA ST	SFR	1.0
011-520-021-000	04-01	1398 MANOR AVE	SFR	1.0
011-520-022-000	04-01	1388 MANOR AVE	SFR	1.0
011-520-023-000	04-01	1378 MANOR AVE	SFR	1.0
011-520-024-000	04-01	1525 W KEPLER CT	SFR	1.0
011-520-025-000	04-01	1533 W KEPLER CT	SFR	1.0
011-520-026-000	04-01	1530 W KEPLER CT	SFR	1.0
011-520-027-000	04-01	1522 W KEPLER CT	SFR	1.0
011-520-028-000	04-01	1514 W KEPLER CT	SFR	1.0
011-520-029-000	04-01	1506 W KEPLER CT	SFR	1.0
011-520-030-000	04-01	1523 W WALLIS DR	SFR	1.0
011-520-031-000	04-01	1531 W WALLIS DR	SFR	1.0
011-520-032-000	04-01	1539 W WALLIS DR	SFR	1.0
011-520-033-000	04-01	1547 W WALLIS DR	SFR	1.0
011-520-034-000	04-01	1318 MANOR AVE	SFR	1.0
011-520-035-000	04-01	1304 MANOR AVE	SFR	1.0
011-520-036-000	04-01	1290 MANOR AVE	SFR	1.0
011-520-037-000	04-01	1276 MANOR AVE	SFR	1.0
011-520-038-000	04-01	1262 MANOR AVE	SFR	1.0
011-520-039-000	04-01	1248 MANOR AVE	SFR	1.0
011-520-040-000	04-01	1524 W BANNEKER CT	SFR	1.0
011-520-041-000	04-01	1516 W BANNEKER CT	SFR	1.0
011-520-042-000	04-01	1508 W BANNEKER CT	SFR	1.0
011-520-043-000	04-01	1500 W BANNEKER CT	SFR	1.0
011-520-044-000	04-01	1503 W BANNEKER CT	SFR	1.0
011-520-045-000	04-01	1511 W BANNEKER CT	SFR	1.0
011-520-046-000	04-01	1519 W BANNEKER CT	SFR	1.0
011-520-047-000	04-01	1527 W BANNEKER CT	SFR	1.0
011-520-048-000	04-01	1528 W WALLIS DR	SFR	1.0
011-520-049-000	04-01	1520 W WALLIS DR	SFR	1.0
011-520-050-000	04-01	1512 W WALLIS DR	SFR	1.0
011-520-051-000	04-01	1504 W WALLIS DR	SFR	1.0
011-520-052-000	04-01	1323 MANOR AVE	SFR	1.0
011-520-053-000	04-01	1333 MANOR AVE	SFR	1.0
011-520-054-000	04-01	1343 MANOR AVE	SFR	1.0
011-520-055-000	04-01	1353 MANOR AVE	SFR	1.0
011-520-056-000	04-01	1363 MANOR AVE	SFR	1.0
011-520-057-000	04-01	1373 MANOR AVE	SFR	1.0
011-520-058-000	04-01	1383 MANOR AVE	SFR	1.0
011-520-059-000	04-01	1393 MANOR AVE	SFR	1.0
011-520-060-000	04-01	1403 MANOR AVE	SFR	1.0
011-520-061-000	04-01	1413 MANOR AVE	SFR	1.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-460-001-000	04-02	689 W PIONEER WAY		SFR	1.0
007-460-002-000	04-02	3400 N CACTUS CT		SFR	1.0
007-460-003-000	04-02	3426 N CACTUS CT		SFR	1.0
007-460-004-000	04-02	3456 N CACTUS CT		SFR	1.0
007-460-005-000	04-02	3478 N CACTUS CT		SFR	1.0
007-460-006-000	04-02	3479 N CACTUS CT		SFR	1.0
007-460-007-000	04-02	3455 N CACTUS CT		SFR	1.0
007-460-008-000	04-02	3425 N CACTUS CT		SFR	1.0
007-460-009-000	04-02	3401 N CACTUS CT		SFR	1.0
007-460-010-000	04-02	3402 N CHAPARRAL CT		SFR	1.0
007-460-011-000	04-02	3428 N CHAPARRAL CT		SFR	1.0
007-460-012-000	04-02	3458 N CHAPARRAL CT		SFR	1.0
007-460-013-000	04-02	3480 N CHAPARRAL CT		SFR	1.0
007-460-014-000	04-02	3481 N CHAPARRAL CT		SFR	1.0
007-460-015-000	04-02	3457 N CHAPARRAL CT		SFR	1.0
007-460-016-000	04-02	3427 N CHAPARRAL CT		SFR	1.0
007-460-017-000	04-02	3403 N CHAPARRAL CT		SFR	1.0
007-460-018-000	04-02	3404 N CONESTOGA CT		SFR	1.0
007-460-019-000	04-02	3430 N CONESTOGA CT		SFR	1.0
007-460-020-000	04-02	3460 N CONESTOGA CT		SFR	1.0
007-460-021-000	04-02	3482 N CONESTOGA CT		SFR	1.0
007-460-022-000	04-02	3483 N CONESTOGA CT		SFR	1.0
007-460-023-000	04-02	3459 N CONESTOGA CT		SFR	1.0
007-460-024-000	04-02	3429 N CONESTOGA CT		SFR	1.0
007-460-025-000	04-02	3405 N CONESTOGA CT		SFR	1.0
007-460-026-000	04-02	3406 N SAGO WAY		SFR	1.0
007-460-027-000	04-02	3432 N SAGO WAY		SFR	1.0
007-460-028-000	04-02	3462 N SAGO WAY		SFR	1.0
007-460-029-000	04-02	392 W HAROLD GRISWOLD WA		SFR	1.0
007-460-030-000	04-02	388 W HAROLD GRISWOLD WA		SFR	1.0
007-460-031-000	04-02	370 W HAROLD GRISWOLD WA		SFR	1.0
007-460-032-000	04-02	350 W HAROLD GRISWOLD WA		SFR	1.0
007-460-034-000	04-02	409 W PIONEER WAY		SFR	1.0
007-460-035-000	04-02	429 W PIONEER WAY		SFR	1.0
007-460-036-000	04-02	449 W PIONEER WAY		SFR	1.0
007-460-037-000	04-02	469 W PIONEER WAY		SFR	1.0
007-460-038-000	04-02	489 W PIONEER WAY		SFR	1.0
007-460-039-000	04-02	509 W PIONEER WAY		SFR	1.0
007-460-040-000	04-02	529 W PIONEER WAY		SFR	1.0
007-460-041-000	04-02	549 W PIONEER WAY		SFR	1.0
007-460-042-000	04-02	569 W PIONEER WAY		SFR	1.0
007-460-043-000	04-02	589 W PIONEER WAY		SFR	1.0
007-460-044-000	04-02	619 W PIONEER WAY		SFR	1.0
007-460-045-000	04-02	639 W PIONEER WAY		SFR	1.0
007-460-046-000	04-02	649 W PIONEER WAY		SFR	1.0

007-460-047-000	04-02	669 W PIONEER WAY	SFR	1.0
007-490-001-000	04-02	296 W HAROLD GRISWOLD WA	SFR	1.0
007-490-002-000	04-02	288 W HAROLD GRISWOLD WA	SFR	1.0
007-490-003-000	04-02	278 W HAROLD GRISWOLD WA	SFR	1.0
007-490-004-000	04-02	258 W HAROLD GRISWOLD WA	SFR	1.0
007-490-005-000	04-02	236 W HAROLD GRISWOLD WA	SFR	1.0
007-490-006-000	04-02	212 W HAROLD GRISWOLD WA	SFR	1.0
007-490-007-000	04-02	188 W HAROLD GRISWOLD WA	SFR	1.0
007-490-008-000	04-02	168 W HAROLD GRISWOLD WA	SFR	1.0
007-490-009-000	04-02	150 W HAROLD GRISWOLD WA	SFR	1.0
007-490-010-000	04-02	3451 EBONY LN	SFR	1.0
007-490-011-000	04-02	3429 EBONY LN	SFR	1.0
007-490-012-000	04-02	3411 EBONY LN	SFR	1.0
007-490-013-000	04-02	3401 EBONY LN	SFR	1.0
007-490-014-000	04-02	170 W PIONEER WAY	SFR	1.0
007-490-015-000	04-02	186 W PIONEER WAY	SFR	1.0
007-490-016-000	04-02	210 W PIONEER WAY	SFR	1.0
007-490-017-000	04-02	234 W PIONEER WAY	SFR	1.0
007-490-018-000	04-02	256 W PIONEER WAY	SFR	1.0
007-490-019-000	04-02	276 W PIONEER WAY	SFR	1.0
007-490-020-000	04-02	286 W PIONEER WAY	SFR	1.0
007-490-021-000	04-02	298 W PIONEER WAY	SFR	1.0
007-490-022-000	04-02	297 W HAROLD GRISWOLD WA	SFR	1.0
007-490-023-000	04-02	287 W HAROLD GRISWOLD WA	SFR	1.0
007-490-024-000	04-02	275 W HAROLD GRISWOLD WA	SFR	1.0
007-490-025-000	04-02	255 W HAROLD GRISWOLD WA	SFR	1.0
007-490-026-000	04-02	233 W HAROLD GRISWOLD WA	SFR	1.0
007-490-027-000	04-02	209 W HAROLD GRISWOLD WA	SFR	1.0
007-490-028-000	04-02	185 W HAROLD GRISWOLD WA	SFR	1.0
007-490-029-000	04-02	171 W HAROLD GRISWOLD WA	SFR	1.0
04-02				75.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
008-360-032-000	04-03	11555 FARGO AVE		SPC	1.0
008-600-001-000	04-03	2221 N ARBOR AVE		SFR	1.0
008-600-002-000	04-03	1636 CORTNER CT		SFR	1.0
008-600-003-000	04-03	1616 CORTNER CT		SFR	1.0
008-600-004-000	04-03	1608 CORTNER CT		SFR	1.0
008-600-005-000	04-03	1606 CORTNER CT		SFR	1.0
008-600-006-000	04-03	1607 CORTNER CT		SFR	1.0
008-600-007-000	04-03	1615 CORTNER CT		SFR	1.0
008-600-008-000	04-03	1635 CORTNER CT		SFR	1.0
008-600-009-000	04-03	2203 N ARBOR AVE		SFR	1.0
008-600-010-000	04-03	2193 N ARBOR AVE		SFR	1.0
008-600-011-000	04-03	2183 N ARBOR AVE		SFR	1.0
008-600-012-000	04-03	1640 MUSCAT PL		SFR	1.0
008-600-013-000	04-03	1626 MUSCAT PL		SFR	1.0
008-600-014-000	04-03	1604 MUSCAT PL		SFR	1.0

008-600-015-000	04-03	1598 MUSCAT PL	SFR	1.0
008-600-016-000	04-03	1588 MUSCAT PL	SFR	1.0
008-600-017-000	04-03	1578 MUSCAT PL	SFR	1.0
008-600-018-000	04-03	1568 MUSCAT PL	SFR	1.0
008-600-019-000	04-03	1558 MUSCAT PL	SFR	1.0
008-600-020-000	04-03	1548 MUSCAT PL	SFR	1.0
008-600-021-000	04-03	1538 MUSCAT PL	SFR	1.0
008-600-022-000	04-03	1528 MUSCAT PL	SFR	1.0
008-600-023-000	04-03	1518 MUSCAT PL	SFR	1.0
008-600-024-000	04-03	1508 MUSCAT PL	SFR	1.0
008-600-025-000	04-03	1509 MUSCAT PL	SFR	1.0
008-600-026-000	04-03	1519 MUSCAT PL	SFR	1.0
008-600-027-000	04-03	1529 MUSCAT PL	SFR	1.0
008-600-028-000	04-03	1539 MUSCAT PL	SFR	1.0
008-600-029-000	04-03	1549 MUSCAT PL	SFR	1.0
008-600-030-000	04-03	1559 MUSCAT PL	SFR	1.0
008-600-031-000	04-03	1569 MUSCAT PL	SFR	1.0
008-600-032-000	04-03	1579 MUSCAT PL	SFR	1.0
008-600-033-000	04-03	1589 MUSCAT PL	SFR	1.0
008-600-034-000	04-03	1603 MUSCAT PL	SFR	1.0
008-600-035-000	04-03	1602 W CHIANTI WAY	SFR	1.0
008-600-036-000	04-03	1592 W CHIANTI WAY	SFR	1.0
008-600-037-000	04-03	1582 W CHIANTI WAY	SFR	1.0
008-600-038-000	04-03	1572 W CHIANTI WAY	SFR	1.0
008-600-039-000	04-03	1562 W CHIANTI WAY	SFR	1.0
008-600-040-000	04-03	1552 W CHIANTI WAY	SFR	1.0
008-600-041-000	04-03	1542 W CHIANTI WAY	SFR	1.0
008-600-042-000	04-03	1532 W CHIANTI WAY	SFR	1.0
008-600-043-000	04-03	1522 W CHIANTI WAY	SFR	1.0
008-600-044-000	04-03	1512 W CHIANTI WAY	SFR	1.0
008-600-045-000	04-03	1511 W CHIANTI WAY	SFR	1.0
008-600-046-000	04-03	1521 W CHIANTI WAY	SFR	1.0
008-600-047-000	04-03	1531 W CHIANTI WAY	SFR	1.0
008-600-048-000	04-03	1541 W CHIANTI WAY	SFR	1.0
008-600-049-000	04-03	1551 W CHIANTI WAY	SFR	1.0
008-600-050-000	04-03	1561 W CHIANTI WAY	SFR	1.0
008-600-051-000	04-03	1571 W CHIANTI WAY	SFR	1.0
008-600-052-000	04-03	1581 W CHIANTI WAY	SFR	1.0
008-600-053-000	04-03	1591 W CHIANTI WAY	SFR	1.0
008-600-054-000	04-03	1601 W CHIANTI WAY	SFR	1.0
008-600-055-000	04-03	1605 W CHIANTI WAY	SFR	1.0
008-600-056-000	04-03	2134 PLEASANT WAY	SFR	1.0
008-600-057-000	04-03	2146 PLEASANT WAY	SFR	1.0
008-600-058-000	04-03	2156 PLEASANT WAY	SFR	1.0
008-600-059-000	04-03	2166 PLEASANT WAY	SFR	1.0
008-600-060-000	04-03	2163 N ARBOR AVE	SFR	1.0
008-600-061-000	04-03	2155 N ARBOR AVE	SFR	1.0
008-600-062-000	04-03	2145 N ARBOR AVE	SFR	1.0
008-600-063-000	04-03	2135 N ARBOR AVE	SFR	1.0
008-600-064-000	04-03	2136 N ARBOR AVE	SFR	1.0

008-600-065-000	04-03	2142 N ARBOR AVE	SFR	1.0
008-600-066-000	04-03	2150 N ARBOR AVE	SFR	1.0
008-600-067-000	04-03	2162 N ARBOR AVE	SFR	1.0
008-600-068-000	04-03	2178 N ARBOR AVE	SFR	1.0
008-600-069-000	04-03	2188 N ARBOR AVE	SFR	1.0
008-600-070-000	04-03	2196 N ARBOR AVE	SFR	1.0
008-600-071-000	04-03	2208 N ARBOR AVE	SFR	1.0
008-600-072-000	04-03	2218 N ARBOR AVE	SFR	1.0
008-600-073-000	04-03	2228 N ARBOR AVE	SFR	1.0
008-610-001-000	04-03	2238 N ARBOR AVE	SFR	1.0
008-610-002-000	04-03	2248 N ARBOR AVE	SFR	1.0
008-610-003-000	04-03	2258 N ARBOR AVE	SFR	1.0
008-610-004-000	04-03	2268 N ARBOR AVE	SFR	1.0
008-610-005-000	04-03	2278 N ARBOR AVE	SFR	1.0
008-610-006-000	04-03	2288 N ARBOR AVE	SFR	1.0
008-610-007-000	04-03	2287 N ARBOR AVE	SFR	1.0
008-610-008-000	04-03	2277 N ARBOR AVE	SFR	1.0
008-610-009-000	04-03	2267 N ARBOR AVE	SFR	1.0
008-610-010-000	04-03	2257 N ARBOR AVE	SFR	1.0
008-610-011-000	04-03	2256 PLEASANT CT	SFR	1.0
008-610-012-000	04-03	2266 PLEASANT CT	SFR	1.0
008-610-013-000	04-03	2276 PLEASANT CT	SFR	1.0
008-610-014-000	04-03	2286 PLEASANT CT	SFR	1.0
008-610-015-000	04-03	2285 PLEASANT CT	SFR	1.0
008-610-016-000	04-03	2275 PLEASANT CT	SFR	1.0
008-610-017-000	04-03	2265 PLEASANT CT	SFR	1.0
008-610-018-000	04-03	2255 PLEASANT CT	SFR	1.0
008-610-019-000	04-03	2254 FOXHILL PL	SFR	1.0
008-610-020-000	04-03	2264 FOXHILL PL	SFR	1.0
008-610-021-000	04-03	2274 FOXHILL PL	SFR	1.0
008-610-022-000	04-03	2284 FOXHILL PL	SFR	1.0
008-610-023-000	04-03	2283 FOXHILL PL	SFR	1.0
008-610-024-000	04-03	2273 FOXHILL PL	SFR	1.0
008-610-025-000	04-03	2263 FOXHILL PL	SFR	1.0
008-610-026-000	04-03	2253 FOXHILL PL	SFR	1.0
008-610-027-000	04-03	2252 N MIYA CT	SFR	1.0
008-610-028-000	04-03	2262 MIYA CT	SFR	1.0
008-610-029-000	04-03	2272 MIYA CT	SFR	1.0
008-610-030-000	04-03	2282 MIYA CT	SFR	1.0
008-610-031-000	04-03	2289 MIYA CT	SFR	1.0
008-610-032-000	04-03	2279 MIYA CT	SFR	1.0
008-610-033-000	04-03	2269 MIYA CT	SFR	1.0
008-610-034-000	04-03	2259 N MIYA CT	SFR	1.0
008-610-035-000	04-03	1503 VINEYARD PL	SFR	1.0
008-610-036-000	04-03	1519 VINEYARD PL	SFR	1.0
008-610-037-000	04-03	1531 VINEYARD PL	SFR	1.0
008-610-038-000	04-03	1541 VINEYARD PL	SFR	1.0
008-610-039-000	04-03	1551 VINEYARD PL	SFR	1.0
008-610-040-000	04-03	1561 VINEYARD PL	SFR	1.0
008-610-041-000	04-03	1556 W CORTNER ST	SFR	1.0

008-610-042-000	04-03	1546 W CORTNER ST	SFR	1.0
008-610-043-000	04-03	1536 W CORTNER ST	SFR	1.0
008-610-044-000	04-03	1526 W CORTNER ST	SFR	1.0
008-610-045-000	04-03	1516 W CORTNER ST	SFR	1.0
008-610-046-000	04-03	1506 W CORTNER ST	SFR	1.0
008-610-047-000	04-03	1505 W CORTNER ST	SFR	1.0
008-610-048-000	04-03	1515 W CORTNER ST	SFR	1.0
008-610-049-000	04-03	1527 W CORTNER ST	SFR	1.0
008-610-050-000	04-03	1537 W CORTNER ST	SFR	1.0
008-610-051-000	04-03	1547 W CORTNER ST	SFR	1.0
008-610-052-000	04-03	1557 W CORTNER ST	SFR	1.0
008-610-053-000	04-03	1573 W CORTNER ST	SFR	1.0
008-610-054-000	04-03	2214 FOXHILL PL	SFR	1.0
008-610-055-000	04-03	2224 FOXHILL PL	SFR	1.0
008-610-056-000	04-03	1577 VINEYARD PL	SFR	1.0
008-610-057-000	04-03	1587 VINEYARD PL	SFR	1.0
008-610-058-000	04-03	1597 VINEYARD PL	SFR	1.0
008-610-059-000	04-03	1607 VINEYARD PL	SFR	1.0
008-610-060-000	04-03	1615 VINEYARD PL	SFR	1.0
008-610-061-000	04-03	1635 VINEYARD PL	SFR	1.0
008-610-062-000	04-03	2241 N ARBOR AVE	SFR	1.0
008-610-063-000	04-03	2231 N ARBOR AVE	SFR	1.0
008-630-001-000	04-03	1354 CASTORO WAY	SFR	1.0
008-630-002-000	04-03	1356 CASTORO WAY	SFR	1.0
008-630-003-000	04-03	1366 CASTORO WAY	SFR	1.0
008-630-004-000	04-03	1376 CASTORO WAY	SFR	1.0
008-630-005-000	04-03	1378 CASTORO WAY	SFR	1.0
008-630-006-000	04-03	1386 CASTORO WAY	SFR	1.0
008-630-007-000	04-03	1392 CASTORO WAY	SFR	1.0
008-630-008-000	04-03	1396 CASTORO WAY	SFR	1.0
008-630-009-000	04-03	1406 CASTORO WAY	SFR	1.0
008-630-010-000	04-03	1424 CASTORO WAY	SFR	1.0
008-630-011-000	04-03	1436 CASTORO WAY	SFR	1.0
008-630-012-000	04-03	2398 N RIESLING AVE	SFR	1.0
008-630-013-000	04-03	2394 N RIESLING AVE	SFR	1.0
008-630-014-000	04-03	2386 N RIESLING AVE	SFR	1.0
008-630-015-000	04-03	2374 N RIESLING AVE	SFR	1.0
008-630-016-000	04-03	1459 CASTORO WAY	SFR	1.0
008-630-017-000	04-03	1447 CASTORO WAY	SFR	1.0
008-630-018-000	04-03	1435 CASTORO WAY	SFR	1.0
008-630-019-000	04-03	1421 CASTORO WAY	SFR	1.0
008-630-020-000	04-03	1403 CASTORO WAY	SFR	1.0
008-630-021-000	04-03	1399 CASTORO WAY	SFR	1.0
008-630-022-000	04-03	1395 CASTORO WAY	SFR	1.0
008-630-023-000	04-03	1383 CASTORO WAY	SFR	1.0
008-630-024-000	04-03	1375 CASTORO WAY	SFR	1.0
008-630-025-000	04-03	1371 CASTORO WAY	SFR	1.0
008-630-026-000	04-03	1363 CASTORO WAY	SFR	1.0
008-630-027-000	04-03	1355 CASTORO WAY	SFR	1.0
008-630-028-000	04-03	1353 CASTORO WAY	SFR	1.0

008-630-029-000	04-03	2385 CLARET AVE	SFR	1.0
008-630-030-000	04-03	2375 CLARET AVE	SFR	1.0
008-630-031-000	04-03	2365 CLARET AVE	SFR	1.0
008-630-032-000	04-03	2355 CLARET AVE	SFR	1.0
008-630-033-000	04-03	2343 CLARET AVE	SFR	1.0
008-630-034-000	04-03	2333 CLARET AVE	SFR	1.0
008-630-035-000	04-03	2323 CLARET AVE	SFR	1.0
008-630-036-000	04-03	2313 CLARET AVE	SFR	1.0
008-630-037-000	04-03	2295 CLARET AVE	SFR	1.0
008-630-038-000	04-03	2291 CLARET AVE	SFR	1.0
008-630-039-000	04-03	2283 CLARET AVE	SFR	1.0
008-630-040-000	04-03	1339 SEMILLON ST	SFR	1.0
008-630-041-000	04-03	1343 SEMILLON ST	SFR	1.0
008-630-042-000	04-03	1349 SEMILLON ST	SFR	1.0
008-630-043-000	04-03	1357 SEMILLON ST	SFR	1.0
008-630-044-000	04-03	1365 SEMILLON ST	SFR	1.0
008-630-045-000	04-03	1367 SEMILLON ST	SFR	1.0
008-630-046-000	04-03	1377 SEMILLON ST	SFR	1.0
008-630-049-000	04-03	1368 SEMILLON ST	SFR	1.0
008-630-050-000	04-03	1374 SEMILLON ST	SFR	1.0
008-630-051-000	04-03	1382 SEMILLON ST	SFR	1.0
008-630-052-000	04-03	1388 SEMILLON ST	SFR	1.0
008-630-053-000	04-03	1392 SEMILLON ST	SFR	1.0
008-630-054-000	04-03	1396 SEMILLON ST	SFR	1.0
008-630-055-000	04-03	1412 SEMILLON ST	SFR	1.0
008-630-056-000	04-03	1430 SEMILLON ST	SFR	1.0
008-630-057-000	04-03	1446 SEMILLON ST	SFR	1.0
008-630-058-000	04-03	1445 BELLA OAKS WAY	SFR	1.0
008-630-059-000	04-03	1429 BELLA OAKS WAY	SFR	1.0
008-630-060-000	04-03	1411 BELLA OAKS WAY	SFR	1.0
008-630-061-000	04-03	1399 BELLA OAKS WAY	SFR	1.0
008-630-062-000	04-03	1391 BELLA OAKS WAY	SFR	1.0
008-630-063-000	04-03	1387 BELLA OAKS WAY	SFR	1.0
008-630-064-000	04-03	1383 BELLA OAKS WAY	SFR	1.0
008-630-065-000	04-03	1373 BELLA OAKS WAY	SFR	1.0
008-630-066-000	04-03	1369 BELLA OAKS WAY	SFR	1.0
008-630-067-000	04-03	1357 BELLA OAKS WAY	SFR	1.0
008-630-068-000	04-03	1351 BELLA OAKS WAY	SFR	1.0
008-630-069-000	04-03	1350 BELLA OAKS WAY	SFR	1.0
008-630-070-000	04-03	1356 BELLA OAKS WAY	SFR	1.0
008-630-071-000	04-03	1364 BELLA OAKS WAY	SFR	1.0
008-630-072-000	04-03	1372 BELLA OAKS WAY	SFR	1.0
008-630-073-000	04-03	1378 BELLA OAKS WAY	SFR	1.0
008-630-074-000	04-03	1384 BELLA OAKS WAY	SFR	1.0
008-630-075-000	04-03	1394 BELLA OAKS WAY	SFR	1.0
008-630-076-000	04-03	1398 BELLA OAKS WAY	SFR	1.0
008-630-077-000	04-03	1404 BELLA OAKS WAY	SFR	1.0
008-630-078-000	04-03	1420 BELLA OAKS WAY	SFR	1.0
008-630-079-000	04-03	1434 BELLA OAKS WAY	SFR	1.0
008-630-080-000	04-03	1448 BELLA OAKS WAY	SFR	1.0

008-630-081-000	04-03	1460 BELLA OAKS WAY	SFR	1.0
008-630-082-000	04-03	2310 N RIESLING AVE	SFR	1.0
008-630-083-000	04-03	2304 N RIESLING AVE	SFR	1.0
008-630-084-000	04-03	2294 RIESLING AVE	SFR	1.0
008-630-085-000	04-03	2286 RIESLING AVE	SFR	1.0
008-630-086-000	04-03		EXE	-
008-630-088-000	04-03	1352 SEMILLON ST	SFR	1.0
008-630-089-000	04-03	1358 SEMILLON ST	SFR	1.0
008-640-001-000	04-03	2268 RIESLING AVE	SFR	1.0
008-640-002-000	04-03	2262 RIESLING AVE	SFR	1.0
008-640-003-000	04-03	2254 RIESLING AVE	SFR	1.0
008-640-004-000	04-03	2246 RIESLING AVE	SFR	1.0
008-640-005-000	04-03	2238 RIESLING AVE	SFR	1.0
008-640-006-000	04-03	2230 RIESLING AVE	SFR	1.0
008-640-007-000	04-03	2222 RIESLING AVE	SFR	1.0
008-640-008-000	04-03	2210 RIESLING AVE	SFR	1.0
008-640-009-000	04-03	2204 RIESLING AVE	SFR	1.0
008-640-010-000	04-03	2196 RIESLING AVE	SFR	1.0
008-640-011-000	04-03	2188 RIESLING AVE	SFR	1.0
008-640-012-000	04-03	2178 RIESLING AVE	SFR	1.0
008-640-013-000	04-03	1439 W CORTNER ST	SFR	1.0
008-640-014-000	04-03	1419 W CORTNER ST	SFR	1.0
008-640-015-000	04-03	1403 W CORTNER ST	SFR	1.0
008-640-016-000	04-03	1393 CORTNER ST	SFR	1.0
008-640-017-000	04-03	1385 CORTNER ST	SFR	1.0
008-640-018-000	04-03	1379 CORTNER ST	SFR	1.0
008-640-019-000	04-03	1369 CORTNER ST	SFR	1.0
008-640-020-000	04-03	1363 CORTNER ST	SFR	1.0
008-640-021-000	04-03	1355 W CORTNER ST	SFR	1.0
008-640-022-000	04-03	2191 CLARET AVE	SFR	1.0
008-640-023-000	04-03	2199 CLARET AVE	SFR	1.0
008-640-024-000	04-03		EXE	-
008-640-025-000	04-03	2211 CLARET AVE	SFR	1.0
008-640-026-000	04-03	2219 CLARET AVE	SFR	1.0
008-640-027-000	04-03	2229 CLARET AVE	SFR	1.0
008-640-028-000	04-03	2235 CLARET AVE	SFR	1.0
008-640-029-000	04-03	1340 VINEYARD PL	SFR	1.0
008-640-030-000	04-03	1346 VINEYARD PL	SFR	1.0
008-640-031-000	04-03	1356 VINEYARD PL	SFR	1.0
008-640-032-000	04-03	1364 VINEYARD PL	SFR	1.0
008-640-033-000	04-03	1370 VINEYARD PL	SFR	1.0
008-640-034-000	04-03	1378 VINEYARD PL	SFR	1.0
008-640-035-000	04-03		EXE	-
008-640-036-000	04-03	2231 RIESLING AVE	SFR	1.0
008-640-037-000	04-03	2223 RIESLING AVE	SFR	1.0
008-640-038-000	04-03	2211 RIESLING AVE	SFR	1.0
008-640-039-000	04-03	1410 W CORTNER ST	SFR	1.0
008-640-040-000	04-03	1398 CORTNER ST	SFR	1.0
008-640-041-000	04-03	1392 CORTNER ST	SFR	1.0
008-640-042-000	04-03	1384 CORTNER ST	SFR	1.0

008-640-043-000	04-03	1374 CORTNER ST	SFR	1.0
008-640-044-000	04-03	1366 CORTNER ST	SFR	1.0
008-640-045-000	04-03	1362 CORTNER ST	SFR	1.0
008-640-046-000	04-03	1354 CORTNER ST	SFR	1.0
008-640-047-000	04-03	1353 VINEYARD PL	SFR	1.0
008-640-048-000	04-03	1361 VINEYARD PL	SFR	1.0
008-640-049-000	04-03	1367 VINEYARD PL	SFR	1.0
008-640-050-000	04-03	1375 VINEYARD PL	SFR	1.0
008-640-051-000	04-03	1381 VINEYARD PL	SFR	1.0
008-640-052-000	04-03	1389 VINEYARD PL	SFR	1.0
008-640-053-000	04-03	1397 VINEYARD PL	SFR	1.0
008-640-054-000	04-03	1413 VINEYARD PL	SFR	1.0
008-640-055-000	04-03		EXE	-
008-650-001-000	04-03	2294 N ARBOR AVE	SFR	1.0
008-650-002-000	04-03	2298 N ARBOR AVE	SFR	1.0
008-650-003-000	04-03	2306 N ARBOR AVE	SFR	1.0
008-650-004-000	04-03	2320 N ARBOR AVE	SFR	1.0
008-650-005-000	04-03	2332 N ARBOR AVE	SFR	1.0
008-650-006-000	04-03	2346 N ARBOR AVE	SFR	1.0
008-650-007-000	04-03	1684 CASTORO WAY	SFR	1.0
008-650-008-000	04-03	1674 CASTORO WAY	SFR	1.0
008-650-009-000	04-03	1656 CASTORO WAY	SFR	1.0
008-650-010-000	04-03	1644 CASTORO WAY	SFR	1.0
008-650-011-000	04-03	1630 CASTORO WAY	SFR	1.0
008-650-012-000	04-03	1610 CASTORO WAY	SFR	1.0
008-650-013-000	04-03	1602 CASTORO WAY	SFR	1.0
008-650-014-000	04-03	1596 CASTORO WAY	SFR	1.0
008-650-015-000	04-03	1576 CASTORO WAY	SFR	1.0
008-650-016-000	04-03	1566 CASTORO WAY	SFR	1.0
008-650-017-000	04-03	1556 CASTORO WAY	SFR	1.0
008-650-018-000	04-03	1548 CASTORO WAY	SFR	1.0
008-650-019-000	04-03	1538 CASTORO WAY	SFR	1.0
008-650-020-000	04-03	1528 CASTORO WAY	SFR	1.0
008-650-021-000	04-03	1518 CASTORO WAY	SFR	1.0
008-650-022-000	04-03	1508 CASTORO WAY	SFR	1.0
008-650-023-000	04-03	1511 CASTORO WAY	SFR	1.0
008-650-024-000	04-03	1519 CASTORO WAY	SFR	1.0
008-650-025-000	04-03	1529 CASTORO WAY	SFR	1.0
008-650-026-000	04-03	1539 CASTORO WAY	SFR	1.0
008-650-027-000	04-03	1549 CASTORO WAY	SFR	1.0
008-650-028-000	04-03	1557 CASTORO WAY	SFR	1.0
008-650-029-000	04-03	1567 CASTORO WAY	SFR	1.0
008-650-030-000	04-03	1577 CASTORO WAY	SFR	1.0
008-650-031-000	04-03	1587 CASTORO WAY	SFR	1.0
008-650-032-000	04-03	1597 CASTORO WAY	SFR	1.0
008-650-033-000	04-03	1607 CASTORO WAY	SFR	1.0
008-650-034-000	04-03	1615 CASTORO WAY	SFR	1.0
008-650-035-000	04-03	1635 CASTORO WAY	SFR	1.0
008-650-036-000	04-03	1649 CASTORO WAY	SFR	1.0
008-650-037-000	04-03	1648 BELLA OAKS WAY	SFR	1.0

008-650-038-000	04-03	1634 BELLA OAKS WAY	SFR	1.0
008-650-039-000	04-03	1616 BELLA OAKS WAY	SFR	1.0
008-650-040-000	04-03	1608 BELLA OAKS WAY	SFR	1.0
008-650-041-000	04-03	1598 BELLA OAKS WAY	SFR	1.0
008-650-042-000	04-03	1588 BELLA OAKS WAY	SFR	1.0
008-650-043-000	04-03	1578 BELLA OAKS WAY	SFR	1.0
008-650-044-000	04-03	1568 BELLA OAKS WAY	SFR	1.0
008-650-045-000	04-03	1558 BELLA OAKS WAY	SFR	1.0
008-650-046-000	04-03	1548 BELLA OAKS WAY	SFR	1.0
008-650-047-000	04-03	1540 BELLA OAKS WAY	SFR	1.0
008-650-048-000	04-03	1530 BELLA OAKS WAY	SFR	1.0
008-650-049-000	04-03	1520 BELLA OAKS WAY	SFR	1.0
008-650-050-000	04-03	1510 BELLA OAKS WAY	SFR	1.0
008-650-051-000	04-03	2293 MIYA CT	SFR	1.0
008-650-052-000	04-03	2291 MIYA CT	SFR	1.0
008-650-053-000	04-03	2290 MIYA CT	SFR	1.0
008-650-054-000	04-03	2294 MIYA CT	SFR	1.0
008-650-055-000	04-03	2291 FOXHILL PL	SFR	1.0
008-650-056-000	04-03	2287 FOXHILL PL	SFR	1.0
008-650-057-000	04-03	2288 FOXHILL PL	SFR	1.0
008-650-058-000	04-03	2292 FOXHILL PL	SFR	1.0
008-650-059-000	04-03	2295 N PLEASANT CIR	SFR	1.0
008-650-060-000	04-03	2291 N PLEASANT CIR	SFR	1.0
008-650-061-000	04-03	2292 N PLEASANT CIR	SFR	1.0
008-650-062-000	04-03	2296 N PLEASANT CIR	SFR	1.0
008-650-063-000	04-03	2299 N ARBOR AVE	SFR	1.0
008-650-064-000	04-03	2293 N ARBOR AVE	SFR	1.0
008-660-001-000	04-03	1438 MUSCAT CT	SFR	1.0
008-660-002-000	04-03	1422 MUSCAT CT	SFR	1.0
008-660-003-000	04-03	1402 MUSCAT CT	SFR	1.0
008-660-004-000	04-03	1396 MUSCAT CT	SFR	1.0
008-660-005-000	04-03	1388 MUSCAT CT	SFR	1.0
008-660-006-000	04-03	1382 MUSCAT CT	SFR	1.0
008-660-007-000	04-03	1372 MUSCAT CT	SFR	1.0
008-660-008-000	04-03	1366 MUSCAT CT	SFR	1.0
008-660-009-000	04-03	1356 MUSCAT CT	SFR	1.0
008-660-010-000	04-03		EXE	-
008-660-011-000	04-03	2189 CLARET AVE	SFR	1.0
008-660-012-000	04-03	2185 CLARET AVE	SFR	1.0
008-660-013-000	04-03	2181 CLARET AVE	SFR	1.0
008-660-014-000	04-03	2175 CLARET AVE	SFR	1.0
008-660-015-000	04-03	2167 CLARET AVE	SFR	1.0
008-660-016-000	04-03	2159 CLARET AVE	SFR	1.0
008-660-017-000	04-03	2151 CLARET AVE	SFR	1.0
008-660-018-000	04-03	1347 W CHIANTI WAY	SFR	1.0
008-660-019-000	04-03	1359 W CHIANTI WAY	SFR	1.0
008-660-020-000	04-03	1361 W CHIANTI WAY	SFR	1.0
008-660-021-000	04-03	1367 W CHIANTI WAY	SFR	1.0
008-660-022-000	04-03	1377 W CHIANTI WAY	SFR	1.0
008-660-023-000	04-03	1381 W CHIANTI WAY	SFR	1.0

008-660-024-000	04-03	1387 W CHIANTI WAY	SFR	1.0
008-660-025-000	04-03	1397 W CHIANTI WAY	SFR	1.0
008-660-026-000	04-03	1411 W CHIANTI WAY	SFR	1.0
008-660-027-000	04-03	1427 W CHIANTI WAY	SFR	1.0
008-660-028-000	04-03	1445 W CHIANTI WAY	SFR	1.0
008-660-029-000	04-03	1465 W CHIANTI WAY	SFR	1.0
008-660-030-000	04-03	2152 RIESLING AVE	SFR	1.0
008-660-031-000	04-03	2160 RIESLING AVE	SFR	1.0
008-660-032-000	04-03	2166 RIESLING AVE	SFR	1.0
008-660-033-000	04-03	2172 RIESLING AVE	SFR	1.0
008-660-034-000	04-03	1437 MUSCAT CT	SFR	1.0
008-660-035-000	04-03	1421 MUSCAT CT	SFR	1.0
008-660-036-000	04-03	1401 MUSCAT CT	SFR	1.0
008-660-037-000	04-03	1395 MUSCAT CT	SFR	1.0
008-660-038-000	04-03	1389 MUSCAT CT	SFR	1.0
008-660-039-000	04-03	1383 MUSCAT CT	SFR	1.0
008-660-040-000	04-03	1371 MUSCAT CT	SFR	1.0
008-660-041-000	04-03	1365 MUSCAT CT	SFR	1.0
008-660-042-000	04-03	1357 MUSCAT CT	SFR	1.0
008-660-043-000	04-03	1444 W CHIANTI WAY	SFR	1.0
008-660-044-000	04-03	1424 CHIANTI WAY	SFR	1.0
008-660-045-000	04-03	1400 CHIANTI WAY	SFR	1.0
008-660-046-000	04-03	1394 CHIANTI WAY	SFR	1.0
008-660-047-000	04-03	1386 CHIANTI WAY	SFR	1.0
008-660-048-000	04-03	1380 CHIANTI WAY	SFR	1.0
008-660-049-000	04-03	1370 CHIANTI WAY	SFR	1.0
008-660-050-000	04-03	1364 CHIANTI WAY	SFR	1.0
008-660-051-000	04-03	1358 W CHIANTI WAY	SFR	1.0
008-680-001-000	04-03	1433 W BURGUNDY CT	SFR	1.0
008-680-002-000	04-03	1419 W BURGUNDY CT	SFR	1.0
008-680-003-000	04-03	1407 W BURGUNDY CT	SFR	1.0
008-680-004-000	04-03	1393 W BURGUNDY CT	SFR	1.0
008-680-005-000	04-03	1389 W BURGUNDY CT	SFR	1.0
008-680-006-000	04-03	1388 W BURGUNDY CT	SFR	1.0
008-680-007-000	04-03	1394 W BURGUNDY CT	SFR	1.0
008-680-008-000	04-03	1408 W BURGUNDY CT	SFR	1.0
008-680-009-000	04-03	1420 W BURGUNDY CT	SFR	1.0
008-680-010-000	04-03	1434 W BURGUNDY CT	SFR	1.0
008-680-011-000	04-03	1431 W AMBASSADOR WAY	SFR	1.0
008-680-012-000	04-03	1432 W AMBASSADOR WAY	SFR	1.0
008-680-013-000	04-03	1450 W AMBASSADOR WAY	SFR	1.0
008-680-014-000	04-03	2476 N RIESLING AVE	SFR	1.0
008-680-015-000	04-03	2464 N RIESLING AVE	SFR	1.0
008-680-016-000	04-03	2452 N RIESLING AVE	SFR	1.0
008-680-017-000	04-03	2442 N RIESLING AVE	SFR	1.0
008-680-018-000	04-03	2432 N RIESLING AVE	SFR	1.0
008-680-020-000	04-03	1414 W AMBASSADOR WAY	SFR	1.0
008-680-021-000	04-03	1400 W AMBASSADOR WAY	SFR	1.0
008-680-022-000	04-03	1392 W AMBASSADOR WAY	SFR	1.0
008-680-023-000	04-03	1386 W AMBASSADOR WAY	SFR	1.0

008-680-024-000	04-03	1382 W AMBASSADOR WAY	SFR	1.0
008-680-025-000	04-03	1374 W AMBASSADOR WAY	SFR	1.0
008-680-026-000	04-03	1368 W AMBASSADOR WAY	SFR	1.0
008-680-027-000	04-03	1352 W AMBASSADOR WAY	SFR	1.0
008-680-028-000	04-03	1417 W AMBASSADOR WAY	SFR	1.0
008-680-029-000	04-03	1405 W AMBASSADOR WAY	SFR	1.0
008-680-030-000	04-03	1397 W AMBASSADOR WAY	SFR	1.0
008-680-031-000	04-03	1391 W AMBASSADOR WAY	SFR	1.0
008-680-032-000	04-03	1385 W AMBASSADOR WAY	SFR	1.0
008-680-033-000	04-03	1379 W AMBASSADOR WAY	SFR	1.0
008-680-034-000	04-03	1373 W AMBASSADOR WAY	SFR	1.0
008-680-035-000	04-03	1363 W AMBASSADOR WAY	SFR	1.0
008-680-036-000	04-03	1359 W AMBASSADOR WAY	SFR	1.0
008-680-037-000	04-03	1347 W AMBASSADOR WAY	SFR	1.0
008-680-041-000	04-03	1350 W BURGUNDY CT	SFR	1.0
008-680-042-000	04-03	1358 W BURGUNDY CT	SFR	1.0
008-680-043-000	04-03	1362 W BURGUNDY CT	SFR	1.0
008-680-044-000	04-03	1370 W BURGUNDY CT	SFR	1.0
008-680-045-000	04-03	1376 W BURGUNDY CT	SFR	1.0
008-680-046-000	04-03	1384 W BURGUNDY CT	SFR	1.0
008-680-047-000	04-03	1381 W BURGUNDY CT	SFR	1.0
008-680-048-000	04-03	1373 W BURGUNDY CT	SFR	1.0
008-680-049-000	04-03	1369 W BURGUNDY CT	SFR	1.0
008-680-050-000	04-03	1361 W BURGUNDY CT	SFR	1.0
008-680-051-000	04-03	1357 W BURGUNDY CT	SFR	1.0
008-680-052-000	04-03	1349 W BURGUNDY CT	SFR	1.0
008-680-053-000	04-03	2393 CLARET AVE	SFR	1.0
008-680-054-000	04-03	2415 CLARET AVE	SFR	1.0
008-680-055-000	04-03	2423 CLARET AVE	SFR	1.0
008-680-056-000	04-03	2433 CLARET AVE	SFR	1.0
008-680-057-000	04-03	2445 CLARET AVE	SFR	1.0
008-680-058-000	04-03	2455 CLARET AVE	SFR	1.0
008-680-059-000	04-03	2465 CLARET AVE	SFR	1.0
008-680-060-000	04-03	2471 CLARET AVE	SFR	1.0
008-680-061-000	04-03	1344 W AMBASSADOR WAY	SFR	1.0
04-03				445.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
014-080-095-000	04-04	2664 MEADOW VIEW RD		SFR	1.0
014-080-096-000	04-04	2646 MEADOW VIEW RD		SFR	1.0
014-080-097-000	04-04	2626 MEADOW VIEW RD		SFR	1.0
014-080-098-000	04-04	2606 MEADOW VIEW RD		SFR	1.0
014-400-014-000	04-04	2658 MEADOW CT		SFR	1.0
014-400-015-000	04-04	2686 MEADOW CT		SFR	1.0
014-400-016-000	04-04	2708 MEADOW CT		SFR	1.0
014-400-017-000	04-04	2764 MEADOW VIEW RD		SFR	1.0
014-400-018-000	04-04	2722 MEADOW CT		SFR	1.0
014-400-019-000	04-04	2703 MEADOW CT		SFR	1.0

014-400-020-000	04-04	2714 MEADOW VIEW RD	SFR	1.0
014-400-021-000	04-04		EXE	-
014-400-022-000	04-04		EXE	-
014-400-023-000	04-04	2659 MEADOW VIEW RD	SFR	1.0
014-400-024-000	04-04	2637 MEADOW VIEW RD	SFR	1.0
014-400-025-000	04-04	2617 MEADOW VIEW RD	VAC	1.0
014-400-026-000	04-04	2597 MEADOW VIEW RD	SFR	1.0
014-400-027-000	04-04	2579 MEADOW VIEW RD	SFR	1.0
014-400-028-000	04-04	2563 MEADOW VIEW RD	SFR	1.0
014-400-029-000	04-04	2547 MEADOW VIEW RD	SFR	1.0
014-400-030-000	04-04	2527 MEADOW VIEW RD	SFR	1.0
014-400-032-000	04-04	2634 MEADOW CT	SFR	1.0
014-400-033-000	04-04		EXE	-
04-04				20.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-030-020-000	05-01	NO SITUS AVAILABLE		VAC	1.0
007-030-021-000	05-01	NO SITUS AVAILABLE		VAC	1.0
007-030-022-000	05-01	NO SITUS AVAILABLE		VAC	1.0
007-040-035-000	05-01	651 E CAPISTRANO ST		SFR	1.0
007-040-036-000	05-01	637 E CAPISTRANO ST		VAC	1.0
007-040-037-000	05-01	617 E CAPISTRANO ST		VAC	1.0
007-040-038-000	05-01	NO SITUS AVAILABLE		VAC	1.0
007-040-039-000	05-01	535 E CAPISTRANO ST		SFR	1.0
007-040-040-000	05-01	497 E CAPISTRANO ST		VAC	1.0
007-040-041-000	05-01	481 E CAPISTRANO ST		SFR	1.0
007-040-042-000	05-01	463 E CAPISTRANO ST		VAC	1.0
007-480-001-000	05-01	NO SITUS AVAILABLE		VAC	1.0
007-480-002-000	05-01	646 E SAN MIGUEL ST		VAC	1.0
007-480-003-000	05-01	NO SITUS AVAILABLE		SFR	1.0
007-480-004-000	05-01	645 E SAN MIGUEL ST		VAC	1.0
007-480-005-000	05-01	3405 MISSION DR		VAC	1.0
007-480-006-000	05-01	NO SITUS AVAILABLE		VAC	1.0
007-480-007-000	05-01	636 E ADOBE CT		SFR	1.0
007-480-008-000	05-01	650 E ADOBE CT		VAC	1.0
007-480-009-000	05-01	654 E ADOBE CT		SFR	1.0
007-480-010-000	05-01	682 E ADOBE CT		SFR	1.0
007-480-011-000	05-01	683 E ADOBE CT		SFR	1.0
007-480-012-000	05-01	669 E ADOBE CT		VAC	1.0
007-480-013-000	05-01	653 E ADOBE CT		VAC	1.0
007-480-014-000	05-01	639 E ADOBE CT		VAC	1.0
007-480-015-000	05-01	NO SITUS AVAILABLE		VAC	1.0
007-480-016-000	05-01	NO SITUS AVAILABLE		VAC	1.0
007-480-017-000	05-01	638 E CAPISTRANO ST		SFR	1.0
007-480-018-000	05-01	652 E CAPISTRANO ST		SFR	1.0
007-480-019-000	05-01	3320 MISSION DR		SFR	1.0
007-480-022-000	05-01	3360 MISSION DR		SFR	1.0
007-480-023-000	05-01			EXE	-

007-480-024-000	05-01	3351 N BAUTISTA AVE	VAC	1.0
007-480-025-000	05-01	3337 N BAUTISTA AVE	VAC	1.0
007-480-026-000	05-01	NO SITUS AVAILABLE	VAC	1.0
007-480-027-000	05-01	470 E CAPISTRANO ST	SFR	1.0
007-480-028-000	05-01	3338 N BAUTISTA AVE	SFR	1.0
007-480-029-000	05-01	3352 N BAUTISTA AVE	VAC	1.0
007-480-030-000	05-01	3340 MISSION DR	SFR	1.0
05-01				38.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-320-001-000	05-02	1798	AMBASSADOR WAY	SFR	1.0
009-320-002-000	05-02	1784	AMBASSADOR WAY	SFR	1.0
009-320-003-000	05-02	1770	AMBASSADOR WAY	SFR	1.0
009-320-004-000	05-02	1766	AMBASSADOR WAY	SFR	1.0
009-320-005-000	05-02	2473	PICASSO AVE	SFR	1.0
009-320-006-000	05-02	2465	PICASSO AVE	SFR	1.0
009-320-007-000	05-02	2457	PICASSO AVE	SFR	1.0
009-320-008-000	05-02	2447	PICASSO AVE	SFR	1.0
009-320-009-000	05-02	2439	PICASSO AVE	SFR	1.0
009-320-010-000	05-02	2433	PICASSO AVE	SFR	1.0
009-320-011-000	05-02	2423	PICASSO AVE	SFR	1.0
009-320-012-000	05-02	2413	PICASSO AVE	SFR	1.0
009-320-013-000	05-02	2407	PICASSO AVE	SFR	1.0
009-320-014-000	05-02	1764	CASTORO WAY	SFR	1.0
009-320-015-000	05-02	1756	CASTORO WAY	SFR	1.0
009-320-016-000	05-02	1748	CASTORO WAY	SFR	1.0
009-320-017-000	05-02	1740	CASTORO WAY	SFR	1.0
009-320-018-000	05-02	1726	CASTORO WAY	SFR	1.0
009-320-019-000	05-02	2397	WARHOL AVE	SFR	1.0
009-320-020-000	05-02	2391	WARHOL AVE	SFR	1.0
009-320-021-000	05-02	2383	WARHOL AVE	SFR	1.0
009-320-022-000	05-02	2373	WARHOL AVE	SFR	1.0
009-320-023-000	05-02	2363	WARHOL AVE	SFR	1.0
009-320-024-000	05-02	2353	WARHOL AVE	SFR	1.0
009-320-025-000	05-02	2343	WARHOL AVE	SFR	1.0
009-320-026-000	05-02	2337	WARHOL AVE	SFR	1.0
009-320-027-000	05-02	2327	WARHOL AVE	SFR	1.0
009-320-028-000	05-02	2315	WARHOL AVE	SFR	1.0
009-320-029-000	05-02	2309	WARHOL AVE	SFR	1.0
009-320-030-000	05-02	2303	WARHOL AVE	SFR	1.0
009-320-031-000	05-02	1723	VAN GOGH WAY	SFR	1.0
009-320-032-000	05-02	1731	VAN GOGH WAY	SFR	1.0
009-320-033-000	05-02	1739	VAN GOGH WAY	SFR	1.0
009-320-034-000	05-02	1747	VAN GOGH WAY	SFR	1.0
009-320-035-000	05-02	1757	VAN GOGH WAY	SFR	1.0
009-320-037-000	05-02	1779	VAN GOGH WAY	SFR	1.0
009-320-038-000	05-02	1787	VAN GOGH WAY	SFR	1.0
009-320-039-000	05-02	1795	VAN GOGH WAY	SFR	1.0

009-320-040-000	05-02	1805 VAN GOGH WAY	SFR	1.0
009-320-041-000	05-02	1813 VAN GOGH WAY	SFR	1.0
009-320-042-000	05-02	1823 VAN GOGH WAY	SFR	1.0
009-320-043-000	05-02	1833 VAN GOGH WAY	SFR	1.0
009-320-044-000	05-02	1841 VAN GOGH WAY	SFR	1.0
009-320-045-000	05-02	2306 CHARDONNAY PL	SFR	1.0
009-320-046-000	05-02	2314 CHARDONNAY PL	SFR	1.0
009-320-047-000	05-02	2324 CHARDONNAY PL	SFR	1.0
009-320-048-000	05-02	2332 CHARDONNAY PL	SFR	1.0
009-320-049-000	05-02	2338 CHARDONNAY PL	SFR	1.0
009-320-050-000	05-02	2348 CHARDONNAY PL	SFR	1.0
009-320-051-000	05-02	2356 CHARDONNAY PL	SFR	1.0
009-320-052-000	05-02	2368 CHARDONNAY PL	SFR	1.0
009-320-053-000	05-02	2376 CHARDONNAY PL	SFR	1.0
009-320-054-000	05-02	2386 CHARDONNAY PL	SFR	1.0
009-320-055-000	05-02	2390 CHARDONNAY PL	SFR	1.0
009-320-056-000	05-02	2404 CHARDONNAY PL	SFR	1.0
009-320-057-000	05-02	2412 CHARDONNAY PL	SFR	1.0
009-320-058-000	05-02	2420 CHARDONNAY PL	SFR	1.0
009-320-059-000	05-02	2428 CHARDONNAY PL	SFR	1.0
009-320-060-000	05-02	2434 CHARDONNAY PL	SFR	1.0
009-320-061-000	05-02	2444 CHARDONNAY PL	SFR	1.0
009-320-062-000	05-02	2458 CHARDONNAY PL	SFR	1.0
009-320-063-000	05-02	2464 CHARDONNAY PL	SFR	1.0
009-320-064-000	05-02	2470 CHARDONNAY PL	SFR	1.0
009-320-065-000	05-02	2476 CHARDONNAY PL	SFR	1.0
009-320-066-000	05-02	1842 AMBASSADOR WAY	SFR	1.0
009-320-067-000	05-02	1832 AMBASSADOR WAY	SFR	1.0
009-320-068-000	05-02	1822 AMBASSADOR WAY	SFR	1.0
009-320-069-000	05-02	1812 AMBASSADOR WAY	SFR	1.0
009-320-071-000	05-02	1825 AMBASSADOR WAY	SFR	1.0
009-320-072-000	05-02	1815 AMBASSADOR WAY	SFR	1.0
009-320-074-000	05-02	1793 AMBASSADOR WAY	SFR	1.0
009-320-075-000	05-02	1783 AMBASSADOR WAY	SFR	1.0
009-320-076-000	05-02	1773 AMBASSADOR WAY	SFR	1.0
009-320-077-000	05-02	1774 BURGUNDY WAY	SFR	1.0
009-320-078-000	05-02	1782 BURGUNDY WAY	SFR	1.0
009-320-079-000	05-02	1794 BURGUNDY WAY	SFR	1.0
009-320-080-000	05-02	1818 BURGUNDY WAY	SFR	1.0
009-320-081-000	05-02	1828 BURGUNDY WAY	SFR	1.0
009-320-083-000	05-02	1827 BURGUNDY WAY	SFR	1.0
009-320-084-000	05-02	1817 BURGUNDY WAY	SFR	1.0
009-320-085-000	05-02	1807 BURGUNDY WAY	SFR	1.0
009-320-087-000	05-02	1795 BURGUNDY WAY	SFR	1.0
009-320-088-000	05-02	1785 BURGUNDY WAY	SFR	1.0
009-320-089-000	05-02	1775 BURGUNDY WAY	SFR	1.0
009-320-090-000	05-02	1776 ESCHER WAY	SFR	1.0
009-320-091-000	05-02	1786 ESCHER WAY	SFR	1.0
009-320-092-000	05-02	1796 ESCHER WAY	SFR	1.0
009-320-093-000	05-02	1806 ESCHER WAY	SFR	1.0

009-320-094-000	05-02	1814 ESCHER WAY	SFR	1.0
009-320-095-000	05-02	1824 ESCHER WAY	SFR	1.0
009-320-096-000	05-02	1829 ESCHER WAY	SFR	1.0
009-320-097-000	05-02	1819 ESCHER WAY	SFR	1.0
009-320-098-000	05-02	1809 ESCHER WAY	SFR	1.0
009-320-100-000	05-02	1791 ESCHER WAY	SFR	1.0
009-320-101-000	05-02	1781 ESCHER WAY	SFR	1.0
009-320-102-000	05-02	1771 ESCHER WAY	SFR	1.0
009-320-103-000	05-02	1772 CASTORO WAY	SFR	1.0
009-320-104-000	05-02	1782 CASTORO WAY	SFR	1.0
009-320-105-000	05-02	1792 CASTORO WAY	SFR	1.0
009-320-106-000	05-02	1810 CASTORO WAY	SFR	1.0
009-320-107-000	05-02	1820 CASTORO WAY	SFR	1.0
009-320-108-000	05-02	1830 CASTORO WAY	SFR	1.0
009-320-110-000	05-02	1761 CASTORO WAY	SFR	1.0
009-320-111-000	05-02	1753 CASTORO WAY	SFR	1.0
009-320-112-000	05-02	1747 CASTORO WAY	SFR	1.0
009-320-113-000	05-02	1739 CASTORO WAY	SFR	1.0
009-320-115-000	05-02	1762 DALI WAY	SFR	1.0
009-320-116-000	05-02	1754 DALI WAY	SFR	1.0
009-320-117-000	05-02	1744 DALI WAY	SFR	1.0
009-320-118-000	05-02	1738 DALI WAY	SFR	1.0
009-320-119-000	05-02	1733 DALI WAY	SFR	1.0
009-320-120-000	05-02	1737 DALI WAY	SFR	1.0
009-320-121-000	05-02	1745 DALI WAY	SFR	1.0
009-320-122-000	05-02	1757 DALI WAY	SFR	1.0
009-320-124-000	05-02	1773 W DALI WAY	SFR	1.0
009-320-125-000	05-02	1783 W DALI WAY	SFR	1.0
009-320-126-000	05-02	1793 W DALI WAY	SFR	1.0
009-320-128-000	05-02	1811 W DALI WAY	SFR	1.0
009-320-129-000	05-02	1821 W DALI WAY	SFR	1.0
009-320-130-000	05-02	1831 W DALI WAY	SFR	1.0
009-320-131-000	05-02	1834 BELLA OAKS WAY	SFR	1.0
009-320-132-000	05-02	1820 BELLA OAKS WAY	SFR	1.0
009-320-133-000	05-02	1812 BELLA OAKS WAY	SFR	1.0
009-320-134-000	05-02	1794 BELLA OAKS WAY	SFR	1.0
009-320-135-000	05-02	1784 BELLA OAKS WAY	SFR	1.0
009-320-136-000	05-02	1774 BELLA OAKS WAY	SFR	1.0
009-320-137-000	05-02	1758 BELLA OAKS WAY	SFR	1.0
009-320-138-000	05-02	1746 BELLA OAKS WAY	SFR	1.0
009-320-139-000	05-02	1738 BELLA OAKS WAY	SFR	1.0
009-320-140-000	05-02	1734 BELLA OAKS WAY	SFR	1.0
009-320-142-000	05-02	1735 BELLA OAKS WAY	SFR	1.0
009-320-143-000	05-02	1741 BELLA OAKS WAY	SFR	1.0
009-320-144-000	05-02	1751 BELLA OAKS WAY	SFR	1.0
009-320-145-000	05-02	1759 BELLA OAKS WAY	SFR	1.0
009-320-146-000	05-02	1775 BELLA OAKS WAY	SFR	1.0
009-320-147-000	05-02	1783 BELLA OAKS WAY	SFR	1.0
009-320-148-000	05-02	1793 BELLA OAKS WAY	SFR	1.0
009-320-150-000	05-02	1803 BELLA OAKS WAY	SFR	1.0

009-320-151-000	05-02	1815 BELLA OAKS WAY	SFR	1.0
009-320-152-000	05-02	1825 BELLA OAKS WAY	SFR	1.0
009-320-154-000	05-02	1826 VAN GOGH WAY	SFR	1.0
009-320-155-000	05-02	1816 VAN GOGH WAY	SFR	1.0
009-320-156-000	05-02	1808 VAN GOGH WAY	SFR	1.0
009-320-157-000	05-02	1792 VAN GOGH WAY	SFR	1.0
009-320-158-000	05-02	1784 VAN GOGH WAY	SFR	1.0
009-320-159-000	05-02	1777 VAN GOGH WAY	SFR	1.0
009-320-160-000	05-02	1760 VAN GOGH WAY	SFR	1.0
009-320-161-000	05-02	1752 VAN GOGH WAY	SFR	1.0
009-320-162-000	05-02	1742 VAN GOGH WAY	SFR	1.0
009-320-163-000	05-02	1736 VAN GOGH WAY	SFR	1.0
05-02				150.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
007-500-001-000	06-01	3183 N GLACIER WAY		SFR	1.0
007-500-002-000	06-01	3191 N GLACIER WAY		SFR	1.0
007-500-003-000	06-01	3199 N GLACIER WAY		SFR	1.0
007-500-004-000	06-01	3213 N GLACIER WAY		SFR	1.0
007-500-005-000	06-01	3225 N GLACIER WAY		SFR	1.0
007-500-006-000	06-01	3239 N GLACIER WAY		SFR	1.0
007-500-007-000	06-01	3236 N MORNING DOVE LN		SFR	1.0
007-500-008-000	06-01	3226 N MORNING DOVE LN		SFR	1.0
007-500-009-000	06-01	3216 N MORNING DOVE LN		SFR	1.0
007-500-010-000	06-01	3204 N MORNING DOVE LN		SFR	1.0
007-500-011-000	06-01	3194 N MORNING DOVE LN		SFR	1.0
007-500-012-000	06-01	3184 N MORNING DOVE LN		SFR	1.0
007-500-013-000	06-01	3181 N MORNING DOVE LN		SFR	1.0
007-500-014-000	06-01	3195 N MORNING DOVE LN		SFR	1.0
007-500-015-000	06-01	3201 N MORNING DOVE LN		SFR	1.0
007-500-016-000	06-01	3215 N MORNING DOVE LN		SFR	1.0
007-500-017-000	06-01	3223 N MORNING DOVE LN		SFR	1.0
007-500-018-000	06-01	3235 N MORNING DOVE LN		SFR	1.0
007-500-019-000	06-01	3245 N MORNING DOVE LN		SFR	1.0
007-500-020-000	06-01	1122 W BRANCH CT		SFR	1.0
007-500-021-000	06-01	1132 W BRANCH CT		SFR	1.0
007-500-022-000	06-01	1142 W BRANCH CT		SFR	1.0
007-500-023-000	06-01	1156 W BRANCH CT		SFR	1.0
007-500-024-000	06-01	1168 W BRANCH CT		SFR	1.0
007-500-025-000	06-01	1178 W BRANCH CT		SFR	1.0
007-500-026-000	06-01	1186 W BRANCH CT		SFR	1.0
007-500-027-000	06-01	1199 W BRANCH CT		SFR	1.0
007-500-028-000	06-01	1185 W BRANCH CT		SFR	1.0
007-500-029-000	06-01	1173 W BRANCH CT		SFR	1.0
007-500-030-000	06-01	1161 W BRANCH CT		SFR	1.0
007-500-031-000	06-01	1151 W BRANCH CT		SFR	1.0
007-500-032-000	06-01	1135 W BRANCH CT		SFR	1.0
007-500-033-000	06-01	NO SITUS AVAILABLE		SFR	1.0

007-500-034-000	06-01	3258 N GLACIER WAY	SFR	1.0
007-500-035-000	06-01	3248 N GLACIER WAY	SFR	1.0
007-500-036-000	06-01	3234 N GLACIER WAY	SFR	1.0
007-500-037-000	06-01	3222 N GLACIER WAY	SFR	1.0
007-500-038-000	06-01	3212 N GLACIER WAY	SFR	1.0
007-500-039-000	06-01	3200 N GLACIER WAY	SFR	1.0
007-500-040-000	06-01	3190 N GLACIER WAY	SFR	1.0
007-500-041-000	06-01	3182 N GLACIER WAY	SFR	1.0
007-510-001-000	06-01	1096 W BLACKBIRD DR	SFR	1.0
007-510-002-000	06-01	1093 W SAGE BRUSH WAY	SFR	1.0
007-510-003-000	06-01	1092 W SAGE BRUSH WAY	SFR	1.0
007-510-004-000	06-01	1091 W QUAIL ROCK WAY	SFR	1.0
007-510-005-000	06-01	1094 W QUAIL ROCK WAY	SFR	1.0
007-510-006-000	06-01	1124 W QUAIL ROCK WAY	SFR	1.0
007-510-007-000	06-01	1138 W QUAIL ROCK WAY	SFR	1.0
007-510-008-000	06-01	1154 W QUAIL ROCK WAY	SFR	1.0
007-510-009-000	06-01	1170 W QUAIL ROCK WAY	SFR	1.0
007-510-010-000	06-01	3456 N DISCOVERY WAY	SFR	1.0
007-510-011-000	06-01	3432 N DISCOVERY WAY	SFR	1.0
007-510-012-000	06-01	3420 N DISCOVERY WAY	SFR	1.0
007-510-013-000	06-01	3400 N DISCOVERY WAY	SFR	1.0
007-510-014-000	06-01	3384 N DISCOVERY WAY	SFR	1.0
007-510-015-000	06-01	3368 N DISCOVERY WAY	SFR	1.0
007-510-016-000	06-01	3356 N DISCOVERY WAY	SFR	1.0
007-510-017-000	06-01	3346 N DISCOVERY WAY	SFR	1.0
007-510-018-000	06-01	1175 W CREEK WAY	SFR	1.0
007-510-019-000	06-01	1165 W CREEK WAY	SFR	1.0
007-510-020-000	06-01	1153 W CREEK WAY	SFR	1.0
007-510-021-000	06-01	1139 W CREEK WAY	SFR	1.0
007-510-022-000	06-01	1133 W CREEK WAY	SFR	1.0
007-510-023-000	06-01	1121 W CREEK WAY	SFR	1.0
007-510-024-000	06-01	1120 W CREEK WAY	SFR	1.0
007-510-025-000	06-01	1134 W CREEK WAY	SFR	1.0
007-510-026-000	06-01	1148 W CREEK WAY	SFR	1.0
007-510-027-000	06-01	1164 W CREEK WAY	SFR	1.0
007-510-028-000	06-01	3381 N DISCOVERY WAY	SFR	1.0
007-510-029-000	06-01	3393 N DISCOVERY WAY	SFR	1.0
007-510-030-000	06-01	3415 N DISCOVERY WAY	SFR	1.0
007-510-031-000	06-01	3433 N DISCOVERY WAY	SFR	1.0
007-510-032-000	06-01	3434 N GLACIER WAY	SFR	1.0
007-510-033-000	06-01	3416 N GLACIER WAY	SFR	1.0
007-510-034-000	06-01	3394 N GLACIER WAY	SFR	1.0
007-510-035-000	06-01	3382 N GLACIER WAY	SFR	1.0
007-520-001-000	06-01	1088 W BLACKBIRD DR	SFR	1.0
007-520-005-000	06-01	1040 W BLACKBIRD DR	SFR	1.0
007-520-006-000	06-01	1032 W BLACKBIRD DR	SFR	1.0
007-520-007-000	06-01	3262 N MORNING DOVE LN	SFR	1.0
007-520-008-000	06-01	3268 N MORNING DOVE LN	SFR	1.0
007-520-009-000	06-01	1025 W SAGE BRUSH WAY	SFR	1.0
007-520-010-000	06-01	1037 W SAGE BRUSH WAY	SFR	1.0

007-520-011-000	06-01	1051 W SAGE BRUSH WAY	SFR	1.0
007-520-012-000	06-01	1069 W SAGE BRUSH WAY	SFR	1.0
007-520-013-000	06-01	1079 W SAGE BRUSH WAY	SFR	1.0
007-520-014-000	06-01	1085 W SAGE BRUSH WAY	SFR	1.0
007-520-015-000	06-01	1084 W SAGE BRUSH WAY	SFR	1.0
007-520-016-000	06-01	1078 W SAGE BRUSH WAY	SFR	1.0
007-520-017-000	06-01	1068 W SAGE BRUSH WAY	SFR	1.0
007-520-018-000	06-01	1056 W SAGE BRUSH WAY	SFR	1.0
007-520-019-000	06-01	1044 W SAGE BRUSH WAY	SFR	1.0
007-520-020-000	06-01	1036 W SAGE BRUSH WAY	SFR	1.0
007-520-021-000	06-01	1024 W SAGE BRUSH WAY	SFR	1.0
007-520-022-000	06-01	1016 W SAGE BRUSH WAY	SFR	1.0
007-520-023-000	06-01	1008 W SAGE BRUSH WAY	SFR	1.0
007-520-024-000	06-01	3280 N MORNING DOVE LN	SFR	1.0
007-520-025-000	06-01	3288 N MORNING DOVE LN	SFR	1.0
007-520-026-000	06-01	3348 N DRY CREEK RD	SFR	1.0
007-520-027-000	06-01	3360 N DRY CREEK RD	SFR	1.0
007-520-028-000	06-01	3372 N DRY CREEK RD	SFR	1.0
007-520-029-000	06-01	961 W QUAIL ROCK WAY	SFR	1.0
007-520-030-000	06-01	973 W QUAIL ROCK WAY	SFR	1.0
007-520-031-000	06-01	985 W QUAIL ROCK WAY	SFR	1.0
007-520-032-000	06-01	997 W QUAIL ROCK WAY	SFR	1.0
007-520-033-000	06-01	1007 W QUAIL ROCK WAY	SFR	1.0
007-520-034-000	06-01	1019 W QUAIL ROCK WAY	SFR	1.0
007-520-035-000	06-01	1031 W QUAIL ROCK WAY	SFR	1.0
007-520-036-000	06-01	1043 W QUAIL ROCK WAY	SFR	1.0
007-520-037-000	06-01	1055 W QUAIL ROCK WAY	SFR	1.0
007-520-038-000	06-01	1067 W QUAIL ROCK WAY	SFR	1.0
007-520-039-000	06-01	1079 W QUAIL ROCK WAY	SFR	1.0
007-520-040-000	06-01	3251 N MORNING DOVE LN	SFR	1.0
007-520-041-000	06-01	3257 N MORNING DOVE LN	SFR	1.0
007-520-042-000	06-01	3261 N MORNING DOVE LN	SFR	1.0
007-520-043-000	06-01	3267 N MORNING DOVE LN	SFR	1.0
007-520-044-000	06-01	3273 N MORNING DOVE LN	SFR	1.0
007-520-045-000	06-01	3279 N MORNING DOVE LN	SFR	1.0
007-520-046-000	06-01	3285 N MORNING DOVE LN	SFR	1.0
007-520-047-000	06-01	3289 N MORNING DOVE LN	SFR	1.0
007-520-048-000	06-01	3293 N MORNING DOVE LN	SFR	1.0
007-520-049-000	06-01	3299 N MORNING DOVE LN	SFR	1.0
007-520-050-000	06-01	3337 N DRY CREEK RD	SFR	1.0
007-520-051-000	06-01	3349 N DRY CREEK RD	SFR	1.0
007-520-052-000	06-01	3361 N DRY CREEK RD	SFR	1.0
007-520-053-000	06-01	3373 N DRY CREEK RD	SFR	1.0
007-520-054-000	06-01	3385 N DRY CREEK RD	SFR	1.0
007-520-055-000	06-01	3397 N DRY CREEK RD	SFR	1.0
007-520-056-000	06-01	944 W QUAIL ROCK WAY	SFR	1.0
007-520-057-000	06-01	958 W QUAIL ROCK WAY	SFR	1.0
007-520-058-000	06-01	970 W QUAIL ROCK WAY	SFR	1.0
007-520-059-000	06-01	982 W QUAIL ROCK WAY	SFR	1.0
007-520-060-000	06-01	994 W QUAIL ROCK WAY	SFR	1.0

007-520-061-000	06-01	1002 W QUAIL ROCK WAY	SFR	1.0
007-520-062-000	06-01	1010 W QUAIL ROCK WAY	SFR	1.0
007-520-063-000	06-01	1022 W QUAIL ROCK WAY	SFR	1.0
007-520-064-000	06-01	1034 W QUAIL ROCK WAY	SFR	1.0
007-520-065-000	06-01	1046 W QUAIL ROCK WAY	SFR	1.0
007-520-066-000	06-01	1058 W QUAIL ROCK WAY	SFR	1.0
007-520-067-000	06-01	1070 W QUAIL ROCK WAY	SFR	1.0
007-520-068-000	06-01	1082 W QUAIL ROCK WAY	SFR	1.0
007-520-073-000	06-01	1052 W BLACKBIRD DR	SFR	1.0
007-520-074-000	06-01	1064 W BLACKBIRD DR	SFR	1.0
007-520-075-000	06-01	1076 W BLACKBIRD DR	SFR	1.0
06-01				144.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
011-080-001-000	07-02	1910 W SPRINGCREST ST		SFR	1.0
011-080-002-000	07-02	1902 W SPRINGCREST ST		SFR	1.0
011-080-003-000	07-02	1888 W SPRINGCREST ST		SFR	1.0
011-080-004-000	07-02	1874 W SPRINGCREST ST		SFR	1.0
011-080-005-000	07-02	1864 W SPRINGCREST ST		SFR	1.0
011-080-006-000	07-02	1850 W SPRINGCREST ST		SFR	1.0
011-080-007-000	07-02	1838 W SPRINGCREST ST		SFR	1.0
011-080-008-000	07-02	1824 W SPRINGCREST ST		SFR	1.0
011-080-009-000	07-02	1812 W SPRINGCREST ST		SFR	1.0
011-080-010-000	07-02	1800 W SPRINGCREST ST		SFR	1.0
011-080-011-000	07-02	1790 W SPRINGCREST ST		SFR	1.0
011-080-012-000	07-02	1780 W SPRINGCREST ST		SFR	1.0
011-080-013-000	07-02	1770 W SPRINGCREST ST		SFR	1.0
011-080-014-000	07-02	1760 W SPRINGCREST ST		SFR	1.0
011-080-015-000	07-02	1750 W SPRINGCREST ST		SFR	1.0
011-080-016-000	07-02	1740 W SPRINGCREST ST		SFR	1.0
011-080-017-000	07-02	1730 W SPRINGCREST ST		SFR	1.0
011-080-018-000	07-02	1789 W SPRINGCREST ST		SFR	1.0
011-080-019-000	07-02	1799 W SPRINGCREST ST		SFR	1.0
011-080-020-000	07-02	1811 W SPRINGCREST ST		SFR	1.0
011-080-021-000	07-02	1823 W SPRINGCREST ST		SFR	1.0
011-080-022-000	07-02	1837 W SPRINGCREST ST		SFR	1.0
011-080-023-000	07-02	1849 W SPRINGCREST ST		SFR	1.0
011-080-024-000	07-02	1863 W SPRINGCREST ST		SFR	1.0
011-080-025-000	07-02	1873 W SPRINGCREST ST		SFR	1.0
011-080-026-000	07-02	1887 W SPRINGCREST ST		SFR	1.0
011-080-027-000	07-02	1901 W SPRINGCREST ST		SFR	1.0
011-080-028-000	07-02	1909 W SPRINGCREST ST		SFR	1.0
011-080-029-000	07-02	1340 EDGEWOOD DR		SFR	1.0
011-080-030-000	07-02	1330 EDGEWOOD DR		SFR	1.0
011-080-031-000	07-02	1320 EDGEWOOD DR		SFR	1.0
011-080-032-000	07-02	1310 EDGEWOOD DR		SFR	1.0
011-080-033-000	07-02	1296 EDGEWOOD DR		SFR	1.0
011-080-034-000	07-02	1745 W SUMMER BLOSSOM WA		SFR	1.0

011-080-035-000	07-02	1755 W SUMMER BLOSSOM WA	SFR	1.0
011-080-036-000	07-02	1765 W SUMMER BLOSSOM WA	SFR	1.0
011-080-037-000	07-02	1775 W SUMMER BLOSSOM WA	SFR	1.0
011-080-038-000	07-02	1785 W SUMMER BLOSSOM WA	SFR	1.0
011-080-039-000	07-02	1795 W SUMMER BLOSSOM WA	SFR	1.0
011-080-040-000	07-02	1391 S WINTERCREST AVE	SFR	1.0
011-080-041-000	07-02	1381 S WINTERCREST AVE	SFR	1.0
011-080-042-000	07-02	1382 S WINTERCREST AVE	SFR	1.0
011-080-043-000	07-02	1392 S WINTERCREST AVE	SFR	1.0
011-080-044-000	07-02	1865 W SUMMER BLOSSOM WA	SFR	1.0
011-080-045-000	07-02	1875 W SUMMER BLOSSOM WA	SFR	1.0
011-080-046-000	07-02	1889 W SUMMER BLOSSOM WA	SFR	1.0
011-080-047-000	07-02	1897 W SUMMER BLOSSOM WA	SFR	1.0
011-080-048-000	07-02	1911 W SUMMER BLOSSOM WA	SFR	1.0
011-080-049-000	07-02	1390 EDGEWOOD DR	SFR	1.0
011-080-050-000	07-02	1380 EDGEWOOD DR	SFR	1.0
011-080-051-000	07-02	1356 EDGEWOOD DR	SFR	1.0
011-080-052-000	07-02	1348 EDGEWOOD DR	SFR	1.0
011-080-053-000	07-02	1912 W SUMMER BLOSSOM WA	SFR	1.0
011-080-054-000	07-02	1898 W SUMMER BLOSSOM WA	SFR	1.0
011-080-055-000	07-02	1890 W SUMMER BLOSSOM WA	SFR	1.0
011-080-056-000	07-02	1876 W SUMMER BLOSSOM WA	SFR	1.0
011-080-057-000	07-02	1866 W SUMMER BLOSSOM WA	SFR	1.0
011-080-058-000	07-02	1852 W SUMMER BLOSSOM WA	SFR	1.0
011-080-059-000	07-02	1836 W SUMMER BLOSSOM WA	SFR	1.0
011-080-060-000	07-02	1822 W SUMMER BLOSSOM WA	SFR	1.0
011-080-061-000	07-02	1810 W SUMMER BLOSSOM WA	SFR	1.0
011-080-062-000	07-02	1798 W SUMMER BLOSSOM WA	SFR	1.0
011-080-063-000	07-02	1788 W SUMMER BLOSSOM WA	SFR	1.0
011-080-064-000	07-02	1768 W SUMMER BLOSSOM WA	SFR	1.0
011-080-065-000	07-02	1756 W SUMMER BLOSSOM WA	SFR	1.0
011-080-066-000	07-02	1744 W SUMMER BLOSSOM WA	SFR	1.0
011-080-067-000	07-02	1734 W SUMMER BLOSSOM WA	SFR	1.0
011-080-068-000	07-02	1724 W SUMMER BLOSSOM WA	SFR	1.0
011-490-001-000	07-02	1984 W IDLEWOOD WAY	SFR	1.0
011-490-002-000	07-02	1972 W IDLEWOOD WAY	SFR	1.0
011-490-003-000	07-02	1964 W IDLEWOOD WAY	SFR	1.0
011-490-004-000	07-02	1956 W IDLEWOOD WAY	SFR	1.0
011-490-005-000	07-02	1983 W IDLEWOOD WAY	SFR	1.0
011-490-006-000	07-02	1971 W IDLEWOOD WAY	SFR	1.0
011-490-007-000	07-02	1963 W IDLEWOOD WAY	SFR	1.0
011-490-008-000	07-02	1955 W IDLEWOOD WAY	SFR	1.0
011-490-009-000	07-02	1958 W CONCORD WAY	SFR	1.0
011-490-010-000	07-02	1966 W CONCORD WAY	SFR	1.0
011-490-011-000	07-02	1974 W CONCORD WAY	SFR	1.0
011-490-012-000	07-02	1986 W CONCORD WAY	SFR	1.0
011-490-013-000	07-02	1100 GREENBRIER DR	SFR	1.0
011-490-014-000	07-02	1104 GREENBRIER DR	SFR	1.0
011-490-015-000	07-02	1110 GREENBRIER DR	SFR	1.0
011-490-016-000	07-02	1112 GREENBRIER DR	SFR	1.0

011-490-017-000	07-02	1118 GREENBRIER DR	SFR	1.0
011-490-018-000	07-02	1128 GREENBRIER DR	SFR	1.0
011-490-019-000	07-02	1134 GREENBRIER DR	SFR	1.0
011-490-020-000	07-02	1144 GREENBRIER DR	SFR	1.0
011-490-021-000	07-02	1154 GREENBRIER DR	SFR	1.0
011-490-022-000	07-02	1162 GREENBRIER DR	SFR	1.0
011-490-023-000	07-02	1161 GREENBRIER DR	SFR	1.0
011-490-024-000	07-02	1153 GREENBRIER DR	SFR	1.0
011-490-025-000	07-02	1143 GREENBRIER DR	SFR	1.0
011-490-026-000	07-02	1133 GREENBRIER DR	SFR	1.0
011-490-027-000	07-02	1127 GREENBRIER DR	SFR	1.0
011-490-028-000	07-02	1117 GREENBRIER DR	SFR	1.0
011-490-029-000	07-02	1113 GREENBRIER DR	SFR	1.0
011-490-030-000	07-02	1111 GREENBRIER DR	SFR	1.0
011-490-031-000	07-02	1105 GREENBRIER DR	SFR	1.0
011-490-032-000	07-02	1101 GREENBRIER DR	SFR	1.0
011-500-001-000	07-02	1170 GREENBRIER DR	SFR	1.0
011-500-002-000	07-02	1178 GREENBRIER DR	SFR	1.0
011-500-003-000	07-02	1186 GREENBRIER DR	SFR	1.0
011-500-004-000	07-02	1198 GREENBRIER DR	SFR	1.0
011-500-005-000	07-02	1224 GREENBRIER DR	SFR	1.0
011-500-006-000	07-02	1234 GREENBRIER DR	SFR	1.0
011-500-007-000	07-02	1244 GREENBRIER DR	SFR	1.0
011-500-008-000	07-02	1258 GREENBRIER DR	SFR	1.0
011-500-009-000	07-02	1268 GREENBRIER DR	SFR	1.0
011-500-010-000	07-02	1278 GREENBRIER DR	SFR	1.0
011-500-011-000	07-02	1288 GREENBRIER DR	SFR	1.0
011-500-012-000	07-02	1294 GREENBRIER DR	SFR	1.0
011-500-013-000	07-02	1302 GREENBRIER DR	SFR	1.0
011-500-014-000	07-02	1316 GREENBRIER DR	SFR	1.0
011-500-015-000	07-02	1332 GREENBRIER DR	SFR	1.0
011-500-016-000	07-02	1346 GREENBRIER DR	SFR	1.0
011-500-017-000	07-02	1364 GREENBRIER DR	SFR	1.0
011-500-018-000	07-02	1380 GREENBRIER DR	SFR	1.0
011-500-019-000	07-02	1381 GREENBRIER DR	SFR	1.0
011-500-020-000	07-02	1365 GREENBRIER DR	SFR	1.0
011-500-021-000	07-02	1349 GREENBRIER DR	SFR	1.0
011-500-022-000	07-02	1333 GREENBRIER DR	SFR	1.0
011-500-023-000	07-02	1317 GREENBRIER DR	SFR	1.0
011-500-024-000	07-02	1301 GREENBRIER DR	SFR	1.0
011-500-025-000	07-02	1293 GREENBRIER DR	SFR	1.0
011-500-026-000	07-02	1287 GREENBRIER DR	SFR	1.0
011-500-027-000	07-02	1277 GREENBRIER DR	SFR	1.0
011-500-028-000	07-02	1267 GREENBRIER DR	SFR	1.0
011-500-029-000	07-02	1257 GREENBRIER DR	SFR	1.0
011-500-030-000	07-02	1243 GREENBRIER DR	SFR	1.0
011-500-031-000	07-02	1233 GREENBRIER DR	SFR	1.0
011-500-032-000	07-02	1223 GREENBRIER DR	SFR	1.0
011-500-033-000	07-02	1197 GREENBRIER DR	SFR	1.0
011-500-034-000	07-02	1185 GREENBRIER DR	SFR	1.0

011-500-035-000	07-02	1177 GREENBRIER DR	SFR	1.0
011-500-036-000	07-02	1169 GREENBRIER DR	SFR	1.0
011-510-001-000	07-02	1970 W SUMMER BLOSSOM WA	SFR	1.0
011-510-002-000	07-02	1978 W SUMMER BLOSSOM WA	SFR	1.0
011-510-003-000	07-02	1400 GREENBRIER DR	SFR	1.0
011-510-004-000	07-02	1406 GREENBRIER DR	SFR	1.0
011-510-005-000	07-02	1412 GREENBRIER DR	SFR	1.0
011-510-006-000	07-02	1416 GREENBRIER DR	SFR	1.0
011-510-007-000	07-02	1422 GREENBRIER DR	SFR	1.0
011-510-008-000	07-02	1426 GREENBRIER DR	SFR	1.0
011-510-009-000	07-02	1430 GREENBRIER DR	SFR	1.0
011-510-010-000	07-02	1438 GREENBRIER DR	SFR	1.0
011-510-011-000	07-02	1444 GREENBRIER DR	SFR	1.0
011-510-012-000	07-02	1454 GREENBRIER DR	SFR	1.0
011-510-013-000	07-02	1460 GREENBRIER DR	SFR	1.0
011-510-014-000	07-02	1468 GREENBRIER DR	SFR	1.0
011-510-015-000	07-02	1478 GREENBRIER DR	SFR	1.0
011-510-016-000	07-02	1490 GREENBRIER DR	SFR	1.0
011-510-017-000	07-02	1489 GREENBRIER DR	SFR	1.0
011-510-018-000	07-02	1479 GREENBRIER DR	SFR	1.0
011-510-019-000	07-02	1469 GREENBRIER DR	SFR	1.0
011-510-020-000	07-02	1461 GREENBRIER DR	SFR	1.0
011-510-021-000	07-02	1453 GREENBRIER DR	SFR	1.0
011-510-022-000	07-02	1443 GREENBRIER DR	SFR	1.0
011-510-023-000	07-02	1437 GREENBRIER DR	SFR	1.0
011-510-024-000	07-02	1431 GREENBRIER DR	SFR	1.0
011-510-025-000	07-02	1419 GREENBRIER DR	SFR	1.0
011-510-026-000	07-02	1413 GREENBRIER DR	SFR	1.0
011-510-027-000	07-02	1407 GREENBRIER DR	SFR	1.0
011-510-028-000	07-02	1401 GREENBRIER DR	SFR	1.0
011-510-029-000	07-02	1946 W SUMMER BLOSSOM WA	SFR	1.0
011-510-030-000	07-02	1954 W SUMMER BLOSSOM WA	SFR	1.0
011-540-001-000	07-02	1904 W GRAHAM ST	SFR	1.0
011-540-002-000	07-02	1896 W GRAHAM ST	SFR	1.0
011-540-003-000	07-02	1880 W GRAHAM ST	SFR	1.0
011-540-004-000	07-02	1872 W GRAHAM ST	SFR	1.0
011-540-005-000	07-02	1864 W GRAHAM ST	SFR	1.0
011-540-006-000	07-02	1856 W GRAHAM ST	SFR	1.0
011-540-007-000	07-02	1848 W GRAHAM ST	SFR	1.0
011-540-008-000	07-02	1840 W GRAHAM ST	SFR	1.0
011-540-009-000	07-02	1832 W GRAHAM ST	SFR	1.0
011-540-010-000	07-02	1816 W GRAHAM ST	SFR	1.0
011-540-011-000	07-02	1808 W GRAHAM ST	SFR	1.0
011-540-012-000	07-02	1800 W GRAHAM ST	SFR	1.0
011-540-013-000	07-02	1792 W GRAHAM ST	SFR	1.0
011-540-014-000	07-02	1784 W GRAHAM ST	SFR	1.0
011-540-015-000	07-02	1776 W GRAHAM ST	SFR	1.0
011-540-016-000	07-02	1768 W GRAHAM ST	SFR	1.0
011-540-017-000	07-02	1760 W GRAHAM ST	SFR	1.0
011-540-018-000	07-02	1752 W GRAHAM ST	SFR	1.0

011-540-019-000	07-02	1744 W GRAHAM ST	SFR	1.0
011-540-020-000	07-02	1736 W GRAHAM ST	SFR	1.0
011-540-021-000	07-02	1401 S TROPICS PL	SFR	1.0
011-540-022-000	07-02	1409 S TROPICS PL	SFR	1.0
011-540-023-000	07-02	1417 S TROPICS PL	SFR	1.0
011-540-024-000	07-02	1425 S TROPICS PL	SFR	1.0
011-540-025-000	07-02	1433 S TROPICS PL	SFR	1.0
011-540-026-000	07-02	1441 S TROPICS PL	SFR	1.0
011-540-027-000	07-02	1449 S TROPICS PL	SFR	1.0
011-540-028-000	07-02	1457 S TROPICS PL	SFR	1.0
011-540-029-000	07-02	1465 S TROPICS PL	SFR	1.0
011-540-030-000	07-02	1473 S TROPICS PL	SFR	1.0
011-540-031-000	07-02	1476 S TROPICS PL	SFR	1.0
011-540-032-000	07-02	1468 S TROPICS PL	SFR	1.0
011-540-033-000	07-02	1460 S TROPICS PL	SFR	1.0
011-540-034-000	07-02	1439 S HORIZON CIR	SFR	1.0
011-540-035-000	07-02	1447 S HORIZON CIR	SFR	1.0
011-540-036-000	07-02	1455 S HORIZON CIR	SFR	1.0
011-540-037-000	07-02	1450 S HORIZON CIR	SFR	1.0
011-540-038-000	07-02	1442 S HORIZON CIR	SFR	1.0
011-540-039-000	07-02	1434 S HORIZON CIR	SFR	1.0
011-540-040-000	07-02	1455 S ORBIT CIR	SFR	1.0
011-540-041-000	07-02	1463 S ORBIT CIR	SFR	1.0
011-540-042-000	07-02	1471 S ORBIT CIR	SFR	1.0
011-540-043-000	07-02	1468 S ORBIT CIR	SFR	1.0
011-540-044-000	07-02	1460 S ORBIT CIR	SFR	1.0
011-540-045-000	07-02	1452 S ORBIT CIR	SFR	1.0
011-540-046-000	07-02	1437 S POLAR AVE	SFR	1.0
011-540-047-000	07-02	1445 S POLAR AVE	SFR	1.0
011-540-048-000	07-02	1453 S POLAR AVE	SFR	1.0
011-540-049-000	07-02	1850 W TWILIGHT ST	SFR	1.0
011-540-050-000	07-02	1842 W TWILIGHT ST	SFR	1.0
011-540-051-000	07-02	1834 W TWILIGHT ST	SFR	1.0
011-540-052-000	07-02	1826 W TWILIGHT ST	SFR	1.0
011-540-053-000	07-02	1818 W TWILIGHT ST	SFR	1.0
011-540-054-000	07-02	1810 W TWILIGHT ST	SFR	1.0
011-540-055-000	07-02	1802 W TWILIGHT ST	SFR	1.0
011-540-056-000	07-02	1794 W TWILIGHT ST	SFR	1.0
011-540-057-000	07-02	1786 W TWILIGHT ST	SFR	1.0
011-540-058-000	07-02	1778 W TWILIGHT ST	SFR	1.0
011-540-059-000	07-02	1770 W TWILIGHT ST	SFR	1.0
011-540-060-000	07-02	1762 W TWILIGHT ST	SFR	1.0
011-540-061-000	07-02	1754 W TWILIGHT ST	SFR	1.0
011-540-062-000	07-02	1746 W TWILIGHT ST	SFR	1.0
011-540-063-000	07-02	1749 W GRAHAM ST	SFR	1.0
011-540-064-000	07-02	1757 W GRAHAM ST	SFR	1.0
011-540-065-000	07-02	1765 W GRAHAM ST	SFR	1.0
011-540-066-000	07-02	1773 W GRAHAM ST	SFR	1.0
011-540-067-000	07-02	1781 W GRAHAM ST	SFR	1.0
011-540-068-000	07-02	1789 W GRAHAM ST	SFR	1.0

011-540-069-000	07-02	1797 W GRAHAM ST	SFR	1.0
011-540-070-000	07-02	1805 W GRAHAM ST	SFR	1.0
011-540-071-000	07-02	1813 W GRAHAM ST	SFR	1.0
011-540-072-000	07-02	1821 W GRAHAM ST	SFR	1.0
011-540-073-000	07-02	1829 W GRAHAM ST	SFR	1.0
011-540-074-000	07-02	1837 W GRAHAM ST	SFR	1.0
011-540-075-000	07-02	1845 W GRAHAM ST	SFR	1.0
011-540-076-000	07-02	1853 W GRAHAM ST	SFR	1.0
011-540-077-000	07-02	1460 S POLAR AVE	SFR	1.0
011-540-078-000	07-02	1452 S POLAR AVE	SFR	1.0
011-540-079-000	07-02	1444 S POLAR AVE	SFR	1.0
011-540-080-000	07-02	1436 S POLAR AVE	SFR	1.0
011-540-081-000	07-02	1428 S POLAR AVE	SFR	1.0
011-540-082-000	07-02	1420 S POLAR AVE	SFR	1.0
011-540-083-000	07-02	1869 W GRAHAM ST	SFR	1.0
011-540-084-000	07-02	1877 W GRAHAM ST	SFR	1.0
011-540-085-000	07-02	1885 W GRAHAM ST	SFR	1.0
011-540-086-000	07-02	1427 EDGEWOOD DR	SFR	1.0
011-540-087-000	07-02	1435 EDGEWOOD DR	SFR	1.0
011-540-088-000	07-02	1443 EDGEWOOD DR	SFR	1.0
011-540-089-000	07-02	1451 EDGEWOOD DR	SFR	1.0
011-540-090-000	07-02	1459 EDGEWOOD DR	SFR	1.0
011-540-091-000	07-02	1467 EDGEWOOD DR	SFR	1.0
011-540-092-000	07-02	1464 EDGEWOOD DR	SFR	1.0
011-540-093-000	07-02	1456 EDGEWOOD DR	SFR	1.0
011-540-094-000	07-02	1448 EDGEWOOD DR	SFR	1.0
011-540-095-000	07-02	1440 EDGEWOOD DR	SFR	1.0
011-540-096-000	07-02	1432 EDGEWOOD DR	SFR	1.0
011-540-097-000	07-02	1424 EDGEWOOD DR	SFR	1.0
011-540-098-000	07-02	1901 W GRAHAM ST	SFR	1.0
011-540-099-000	07-02	1909 W GRAHAM ST	SFR	1.0
07-02				265.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
008-670-001-000	09-01	1442 VICTORY CT		SFR	1.0
008-670-002-000	09-01	1436 VICTORY CT		VAC	1.0
008-670-003-000	09-01	1428 VICTORY CT		VAC	1.0
008-670-004-000	09-01	1416 VICTORY CT		SFR	1.0
008-670-005-000	09-01	1406 VICTORY CT		SFR	1.0
008-670-006-000	09-01	1398 VICTORY CT		SFR	1.0
008-670-007-000	09-01	1384 VICTORY CT		SFR	1.0
008-670-008-000	09-01	1385 VICTORY CT		VAC	1.0
008-670-009-000	09-01	1391 VICTORY CT		VAC	1.0
008-670-010-000	09-01	1403 VICTORY CT		VAC	1.0
008-670-011-000	09-01	1413 VICTORY CT		SFR	1.0
008-670-012-000	09-01	1425 VICTORY CT		VAC	1.0
008-670-013-000	09-01	1433 VICTORY CT		SFR	1.0
008-670-014-000	09-01	1441 VICTORY CT		SFR	1.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-330-001-000	09-02	1825 W HOPKINS DR		SFR	1.0
009-330-002-000	09-02	1811 W HOPKINS DR		SFR	1.0
009-330-003-000	09-02	1797 W HOPKINS DR		SFR	1.0
009-330-004-000	09-02	1789 W HOPKINS DR		SFR	1.0
009-330-005-000	09-02	1775 W HOPKINS DR		SFR	1.0
009-330-006-000	09-02	1767 W HOPKINS DR		SFR	1.0
009-330-007-000	09-02	1757 W HOPKINS DR		SFR	1.0
009-330-008-000	09-02	1745 W HOPKINS DR		SFR	1.0
009-330-009-000	09-02	1735 W HOPKINS DR		SFR	1.0
009-330-010-000	09-02	1727 W HOPKINS DR		SFR	1.0
009-330-011-000	09-02	1201 N COGSWELL PL		SFR	1.0
009-330-012-000	09-02	1209 N COGSWELL PL		SFR	1.0
009-330-013-000	09-02	1221 N COGSWELL PL		SFR	1.0
009-330-014-000	09-02	1233 N COGSWELL PL		SFR	1.0
009-330-015-000	09-02	1241 N COGSWELL PL		SFR	1.0
009-330-016-000	09-02	1253 N COGSWELL PL		SFR	1.0
009-330-017-000	09-02	1263 N COGSWELL PL		SFR	1.0
009-330-018-000	09-02	1744 W HAYWARD ST		SFR	1.0
009-330-019-000	09-02	1756 W HAYWARD ST		SFR	1.0
009-330-020-000	09-02	1766 W HAYWARD ST		SFR	1.0
009-330-021-000	09-02	1778 W HAYWARD ST		SFR	1.0
009-330-022-000	09-02	1788 W HAYWARD ST		SFR	1.0
009-330-025-000	09-02	1824 W HAYWARD ST		SFR	1.0
009-330-026-000	09-02	1834 W HAYWARD ST		SFR	1.0
009-330-029-000	09-02	1863 W HAYWARD ST		SFR	1.0
009-330-030-000	09-02	1851 W HAYWARD ST		SFR	1.0
009-330-031-000	09-02	1837 W HAYWARD ST		SFR	1.0
009-330-032-000	09-02	1823 W HAYWARD ST		SFR	1.0
009-330-033-000	09-02	1813 W HAYWARD ST		SFR	1.0
009-330-034-000	09-02	1799 W HAYWARD ST		SFR	1.0
009-330-035-000	09-02	1787 W HAYWARD ST		SFR	1.0
009-330-036-000	09-02	1777 W HAYWARD ST		SFR	1.0
009-330-037-000	09-02	1769 W HAYWARD ST		SFR	1.0
009-330-038-000	09-02	1759 W HAYWARD ST		SFR	1.0
009-330-039-000	09-02	1747 W HAYWARD ST		SFR	1.0
009-330-040-000	09-02	1224 N COGSWELL PL		SFR	1.0
009-330-041-000	09-02	1748 W HOPKINS DR		SFR	1.0
009-330-042-000	09-02	1215 N SCRIPPS CT		SFR	1.0
009-330-043-000	09-02	1217 N SCRIPPS CT		SFR	1.0
009-330-044-000	09-02	1220 N SCRIPPS CT		SFR	1.0
009-330-045-000	09-02	1216 N SCRIPPS CT		SFR	1.0
009-330-046-000	09-02	1214 N SCRIPPS CT		SFR	1.0
009-330-047-000	09-02	1203 N KAPLAN PL		SFR	1.0
009-330-048-000	09-02	1207 N KAPLAN PL		SFR	1.0
009-330-049-000	09-02	1209 N KAPLAN PL		SFR	1.0

009-330-050-000	09-02	1210 N KAPLAN PL	SFR	1.0
009-330-051-000	09-02	1206 N KAPLAN PL	SFR	1.0
009-330-052-000	09-02	1202 N KAPLAN PL	SFR	1.0
009-330-053-000	09-02	1853 W HOPKINS DR	SFR	1.0
009-330-054-000	09-02	1865 W HOPKINS DR	SFR	1.0
009-330-055-000	09-02	1814 W HAYWARD ST	SFR	1.0
009-330-058-000	09-02	1862 W HAYWARD ST	SFR	1.0
009-330-059-000	09-02	1850 W HAYWARD ST	SFR	1.0
009-330-060-000	09-02	1796 W HAYWARD ST	SFR	1.0
009-340-001-000	09-02	1879 W HOPKINS DR	SFR	1.0
009-340-002-000	09-02	1893 W HOPKINS DR	SFR	1.0
009-340-003-000	09-02	1905 W HOPKINS DR	SFR	1.0
009-340-004-000	09-02	1915 W HOPKINS DR	SFR	1.0
009-340-005-000	09-02	1927 W HOPKINS DR	SFR	1.0
009-340-006-000	09-02	1937 W HOPKINS DR	SFR	1.0
009-340-007-000	09-02	1947 W HOPKINS DR	SFR	1.0
009-340-008-000	09-02	1957 W HOPKINS DR	SFR	1.0
009-340-009-000	09-02	1182 N HAROLD PL	SFR	1.0
009-340-010-000	09-02	1198 N HAROLD PL	SFR	1.0
009-340-011-000	09-02	1210 N HAROLD PL	SFR	1.0
009-340-012-000	09-02	1963 W HAYWARD ST	SFR	1.0
009-340-013-000	09-02	1201 N CERRITOS CT	SFR	1.0
009-340-014-000	09-02	1205 N CERRITOS CT	SFR	1.0
009-340-015-000	09-02	1207 N CERRITOS CT	SFR	1.0
009-340-016-000	09-02	1208 N CERRITOS CT	SFR	1.0
009-340-017-000	09-02	1204 N CERRITOS CT	SFR	1.0
009-340-018-000	09-02	1200 N CERRITOS CT	SFR	1.0
009-340-019-000	09-02	1189 N HAROLD PL	SFR	1.0
009-340-020-000	09-02	1203 N HAROLD PL	SFR	1.0
009-340-021-000	09-02	1213 N HAROLD PL	SFR	1.0
009-340-024-000	09-02	1919 W HAYWARD ST	SFR	1.0
009-340-026-000	09-02	1877 W HAYWARD ST	SFR	1.0
009-340-031-000	09-02	1861 BRYMAN ST	SFR	1.0
009-340-036-000	09-02	1795 BRYMAN ST	SFR	1.0
009-340-037-000	09-02	1785 BRYMAN ST	SFR	1.0
009-340-040-000	09-02	1755 BRYMAN ST	SFR	1.0
009-340-041-000	09-02	1743 BRYMAN ST	SFR	1.0
009-340-044-000	09-02	1293 N COGSWELL PL	SFR	1.0
009-340-045-000	09-02	1728 BRYMAN ST	SFR	1.0
009-340-046-000	09-02	1736 BRYMAN ST	SFR	1.0
009-340-047-000	09-02	1746 BRYMAN ST	SFR	1.0
009-340-056-000	09-02	1852 BRYMAN ST	SFR	1.0
009-340-057-000	09-02	1864 BRYMAN ST	SFR	1.0
009-340-060-000	09-02	1292 N CERRITOS AVE	SFR	1.0
009-340-061-000	09-02	1286 N CERRITOS AVE	SFR	1.0
009-340-062-000	09-02	1280 N CERRITOS AVE	SFR	1.0
009-340-063-000	09-02	1274 N CERRITOS AVE	SFR	1.0
009-340-064-000	09-02	1268 N CERRITOS AVE	SFR	1.0
009-340-065-000	09-02	1262 N CERRITOS AVE	SFR	1.0
009-340-066-000	09-02	1932 W HAYWARD ST	SFR	1.0

009-340-067-000	09-02	1944 W HAYWARD ST	SFR	1.0
009-340-068-000	09-02	1954 W HAYWARD ST	SFR	1.0
009-340-070-000	09-02	1939 W HAYWARD ST	SFR	1.0
009-340-071-000	09-02	1929 W HAYWARD ST	SFR	1.0
009-340-073-000	09-02	1890 BRYMAN ST	SFR	1.0
009-340-074-000	09-02	1878 BRYMAN ST	SFR	1.0
009-340-076-000	09-02	1822 BRYMAN ST	SFR	1.0
009-340-077-000	09-02	1836 BRYMAN ST	SFR	1.0
009-340-079-000	09-02	1812 BRYMAN ST	SFR	1.0
009-340-080-000	09-02	1798 BRYMAN ST	SFR	1.0
009-340-082-000	09-02	1774 BRYMAN ST	SFR	1.0
009-340-083-000	09-02	1786 BRYMAN ST	SFR	1.0
009-340-085-000	09-02	1758 BRYMAN ST	SFR	1.0
009-340-086-000	09-02	1768 BRYMAN ST	SFR	1.0
009-340-088-000	09-02	1773 BRYMAN ST	SFR	1.0
009-340-089-000	09-02	1765 BRYMAN ST	SFR	1.0
009-340-091-000	09-02	1821 BRYMAN ST	SFR	1.0
009-340-092-000	09-02	1809 BRYMAN ST	SFR	1.0
009-340-094-000	09-02	1849 BRYMAN ST	SFR	1.0
009-340-095-000	09-02	1835 BRYMAN ST	SFR	1.0
009-340-097-000	09-02	1889 BRYMAN ST	SFR	1.0
009-340-098-000	09-02	1875 BRYMAN ST	SFR	1.0
009-340-100-000	09-02	1888 W HAYWARD ST	SFR	1.0
009-340-101-000	09-02	1876 W HAYWARD ST	SFR	1.0
009-340-103-000	09-02	1283 N COGSWELL PL	SFR	1.0
009-340-104-000	09-02	1273 N COGSWELL PL	SFR	1.0
09-02				121.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-350-001-000	14-01	1890 W HUMBOLDT DR		SFR	1.0
009-350-002-000	14-01	1878 W HUMBOLDT DR		SFR	1.0
009-350-003-000	14-01	1866 W HUMBOLDT DR		SFR	1.0
009-350-004-000	14-01	1854 W HUMBOLDT DR		SFR	1.0
009-350-005-000	14-01	1842 W HUMBOLDT DR		SFR	1.0
009-350-006-000	14-01	1830 W HUMBOLDT DR		SFR	1.0
009-350-007-000	14-01	1818 W HUMBOLDT DR		SFR	1.0
009-350-008-000	14-01	1806 W HUMBOLDT DR		SFR	1.0
009-350-009-000	14-01	1794 W HUMBOLDT DR		SFR	1.0
009-350-010-000	14-01	1786 W HUMBOLDT DR		SFR	1.0
009-350-011-000	14-01	NO SITUS AVAILABLE		SFR	1.0
009-350-012-000	14-01	1762 W HUMBOLDT DR		SFR	1.0
009-350-013-000	14-01	1754 W HUMBOLDT DR		SFR	1.0
009-350-014-000	14-01	1746 W HUMBOLDT DR		SFR	1.0
009-350-015-000	14-01	1738 W HUMBOLDT DR		SFR	1.0
009-350-016-000	14-01	1730 W HUMBOLDT DR		SFR	1.0
009-350-017-000	14-01	1722 W HUMBOLDT DR		SFR	1.0
009-350-018-000	14-01	1719 W HUMBOLDT DR		SFR	1.0
009-350-019-000	14-01	1727 W HUMBOLDT DR		SFR	1.0

009-350-020-000	14-01	1735 W HUMBOLDT DR	SFR	1.0
009-350-021-000	14-01	1743 W HUMBOLDT DR	SFR	1.0
009-350-022-000	14-01	1751 W HUMBOLDT DR	SFR	1.0
009-350-023-000	14-01	1759 W HUMBOLDT DR	SFR	1.0
009-350-024-000	14-01	1767 W HUMBOLDT DR	SFR	1.0
009-350-025-000	14-01	1775 W HUMBOLDT DR	SFR	1.0
009-350-026-000	14-01	1783 W HUMBOLDT DR	SFR	1.0
009-350-027-000	14-01	1791 W HUMBOLDT DR	SFR	1.0
009-350-028-000	14-01	1799 W HUMBOLDT DR	SFR	1.0
009-350-029-000	14-01	1811 W HUMBOLDT DR	SFR	1.0
009-350-030-000	14-01	1823 W HUMBOLDT DR	SFR	1.0
009-350-031-000	14-01	1835 W HUMBOLDT DR	SFR	1.0
009-350-032-000	14-01	1847 W HUMBOLDT DR	SFR	1.0
009-350-033-000	14-01	1859 W HUMBOLDT DR	SFR	1.0
009-350-034-000	14-01	1871 W HUMBOLDT DR	SFR	1.0
009-350-035-000	14-01	1883 W HUMBOLDT DR	SFR	1.0
009-350-036-000	14-01	NO SITUS AVAILABLE	SFR	1.0
009-350-037-000	14-01	1907 W HUMBOLDT DR	SFR	1.0
009-350-038-000	14-01	1915 W HUMBOLDT DR	SFR	1.0
009-350-039-000	14-01	1910 W HUMBOLDT DR	SFR	1.0
009-350-040-000	14-01	1902 W HUMBOLDT DR	SFR	1.0
009-360-001-000	14-01	1923 W HUMBOLDT DR	SFR	1.0
009-360-002-000	14-01	1931 W HUMBOLDT DR	SFR	1.0
009-360-003-000	14-01	1939 W HUMBOLDT DR	SFR	1.0
009-360-004-000	14-01	1947 W HUMBOLDT DR	SFR	1.0
009-360-005-000	14-01	1955 W HUMBOLDT DR	SFR	1.0
009-360-006-000	14-01	1963 W HUMBOLDT DR	SFR	1.0
009-360-007-000	14-01	1971 W HUMBOLDT DR	SFR	1.0
009-360-008-000	14-01	1979 W HUMBOLDT DR	SFR	1.0
009-360-009-000	14-01	1987 W HUMBOLDT DR	SFR	1.0
009-360-010-000	14-01	1995 W HUMBOLDT DR	SFR	1.0
009-360-011-000	14-01	2003 W HUMBOLDT DR	SFR	1.0
009-360-012-000	14-01	2011 W HUMBOLDT DR	SFR	1.0
009-360-013-000	14-01	2019 W HUMBOLDT DR	SFR	1.0
009-360-014-000	14-01	2027 W HUMBOLDT DR	SFR	1.0
009-360-015-000	14-01	2035 W HUMBOLDT DR	SFR	1.0
009-360-016-000	14-01	2043 W HUMBOLDT DR	SFR	1.0
009-360-017-000	14-01	2051 W HUMBOLDT DR	SFR	1.0
009-360-018-000	14-01	2070 W HUMBOLDT DR	SFR	1.0
009-360-019-000	14-01	2062 W HUMBOLDT DR	SFR	1.0
009-360-020-000	14-01	2054 W HUMBOLDT DR	SFR	1.0
009-360-021-000	14-01	2046 W HUMBOLDT DR	SFR	1.0
009-360-022-000	14-01	2038 W HUMBOLDT DR	SFR	1.0
009-360-023-000	14-01	2030 W HUMBOLDT DR	SFR	1.0
009-360-024-000	14-01	2022 W HUMBOLDT DR	SFR	1.0
009-360-025-000	14-01	2014 W HUMBOLDT DR	SFR	1.0
009-360-026-000	14-01	2006 W HUMBOLDT DR	SFR	1.0
009-360-027-000	14-01	1982 W HUMBOLDT DR	SFR	1.0
009-360-028-000	14-01	1974 W HUMBOLDT DR	SFR	1.0
009-360-029-000	14-01	1966 W HUMBOLDT DR	SFR	1.0

009-360-030-000	14-01	1958 W HUMBOLDT DR	SFR	1.0
009-360-031-000	14-01	1950 W HUMBOLDT DR	SFR	1.0
009-360-032-000	14-01	1942 W HUMBOLDT DR	SFR	1.0
009-360-033-000	14-01	1934 W HUMBOLDT DR	SFR	1.0
009-360-034-000	14-01	1926 W HUMBOLDT DR	SFR	1.0
009-360-035-000	14-01	1918 W HUMBOLDT DR	SFR	1.0
009-380-001-000	14-01	1966 W HAYWARD ST	SFR	1.0
009-380-002-000	14-01	1978 W HAYWARD ST	SFR	1.0
009-380-003-000	14-01	1990 W HAYWARD ST	SFR	1.0
009-380-004-000	14-01	2002 W HAYWARD ST	SFR	1.0
009-380-005-000	14-01	2014 W HAYWARD ST	SFR	1.0
009-380-006-000	14-01	2026 W HAYWARD ST	SFR	1.0
009-380-007-000	14-01	NO SITUS AVAILABLE	SFR	1.0
009-380-008-000	14-01	1241 N TAYLOR AVE	SFR	1.0
009-380-009-000	14-01	1249 N TAYLOR AVE	SFR	1.0
009-380-010-000	14-01	1257 N TAYLOR AVE	SFR	1.0
009-380-011-000	14-01	1265 N TAYLOR AVE	SFR	1.0
009-380-012-000	14-01	1273 N TAYLOR AVE	SFR	1.0
009-380-015-000	14-01	2074 W BRYMAN ST	SFR	1.0
009-380-016-000	14-01	2082 W BRYMAN ST	SFR	1.0
009-380-017-000	14-01	2090 W BRYMAN ST	SFR	1.0
009-380-018-000	14-01	2098 W BRYMAN ST	SFR	1.0
009-380-019-000	14-01	2106 W BRYMAN ST	SFR	1.0
009-380-020-000	14-01	2114 W BRYMAN ST	SFR	1.0
009-380-021-000	14-01	2122 W BRYMAN ST	SFR	1.0
009-380-022-000	14-01	2130 W BRYMAN ST	SFR	1.0
009-380-023-000	14-01	2138 W BRYMAN ST	SFR	1.0
009-380-024-000	14-01	2146 W BRYMAN ST	SFR	1.0
009-380-025-000	14-01	2154 W BRYMAN ST	SFR	1.0
009-380-026-000	14-01	2162 W BRYMAN ST	SFR	1.0
009-380-027-000	14-01	1268 N ACADEMY DR	SFR	1.0
009-380-028-000	14-01	1260 N ACADEMY DR	SFR	1.0
009-380-029-000	14-01	1252 N ACADEMY DR	SFR	1.0
009-380-030-000	14-01	1244 N ACADEMY DR	SFR	1.0
009-380-031-000	14-01	1236 N ACADEMY DR	SFR	1.0
009-380-032-000	14-01	1241 N ACADEMY DR	SFR	1.0
009-380-033-000	14-01	1249 N ACADEMY DR	SFR	1.0
009-380-034-000	14-01	1257 N ACADEMY DR	SFR	1.0
009-380-035-000	14-01	1265 N ACADEMY DR	SFR	1.0
009-380-036-000	14-01	2109 W BRYMAN ST	SFR	1.0
009-380-037-000	14-01	2101 W BRYMAN ST	SFR	1.0
009-380-038-000	14-01	2093 W BRYMAN ST	SFR	1.0
009-380-039-000	14-01	2085 W BRYMAN ST	SFR	1.0
009-380-040-000	14-01	2077 W BRYMAN ST	SFR	1.0
009-380-041-000	14-01	2069 W BRYMAN ST	SFR	1.0
009-380-042-000	14-01	2061 W BRYMAN ST	SFR	1.0
009-380-043-000	14-01	2062 W HAYWARD ST	SFR	1.0
009-380-044-000	14-01	2074 W HAYWARD ST	SFR	1.0
009-380-045-000	14-01	2086 W HAYWARD ST	SFR	1.0
009-380-046-000	14-01	2098 W HAYWARD ST	SFR	1.0

009-380-047-000	14-01	2110 W HAYWARD ST	SFR	1.0
009-380-048-000	14-01	2122 W HAYWARD ST	SFR	1.0
009-380-049-000	14-01	2134 W HAYWARD ST	SFR	1.0
009-380-051-000	14-01	2058 W BRYMAN ST	SFR	1.0
009-380-052-000	14-01	2066 W BRYMAN ST	SFR	1.0
009-390-001-000	14-01	1975 W HAYWARD ST	SFR	1.0
009-390-002-000	14-01	1987 W HAYWARD ST	SFR	1.0
009-390-003-000	14-01	1999 W HAYWARD ST	SFR	1.0
009-390-004-000	14-01	2011 W HAYWARD ST	SFR	1.0
009-390-005-000	14-01	NO SITUS AVAILABLE	SFR	1.0
009-390-006-000	14-01	1207 N TAYLOR AVE	SFR	1.0
009-390-007-000	14-01	1199 N TAYLOR AVE	SFR	1.0
009-390-008-000	14-01	1191 N TAYLOR AVE	SFR	1.0
009-390-009-000	14-01	1183 N TAYLOR AVE	SFR	1.0
009-390-010-000	14-01	2022 W HOPKINS WAY	SFR	1.0
009-390-011-000	14-01	2012 W HOPKINS WAY	SFR	1.0
009-390-012-000	14-01	2006 W HOPKINS WAY	SFR	1.0
009-390-013-000	14-01	2003 W HOPKINS WAY	SFR	1.0
009-390-014-000	14-01	2015 W HOPKINS WAY	SFR	1.0
009-390-015-000	14-01	2027 W HOPKINS WAY	SFR	1.0
009-390-016-000	14-01	2039 W HOPKINS WAY	SFR	1.0
009-390-017-000	14-01	2051 W HOPKINS WAY	SFR	1.0
009-390-018-000	14-01	2063 W HOPKINS WAY	SFR	1.0
009-390-019-000	14-01	2075 W HOPKINS WAY	SFR	1.0
009-390-020-000	14-01	2087 W HOPKINS WAY	SFR	1.0
009-390-021-000	14-01	2099 W HOPKINS WAY	SFR	1.0
009-390-022-000	14-01	2111 W HOPKINS WAY	SFR	1.0
009-390-023-000	14-01	2123 W HOPKINS WAY	SFR	1.0
009-390-024-000	14-01	1164 N ACADEMY DR	SFR	1.0
009-390-025-000	14-01	1172 N ACADEMY DR	SFR	1.0
009-390-026-000	14-01	1180 N ACADEMY DR	SFR	1.0
009-390-027-000	14-01	1188 N ACADEMY DR	SFR	1.0
009-390-028-000	14-01	1196 N ACADEMY DR	SFR	1.0
009-390-029-000	14-01	1204 N ACADEMY DR	SFR	1.0
009-390-030-000	14-01	1212 N ACADEMY DR	SFR	1.0
009-390-031-000	14-01	1220 N ACADEMY DR	SFR	1.0
009-390-032-000	14-01	1228 N ACADEMY DR	SFR	1.0
009-390-033-000	14-01	1217 N ACADEMY DR	SFR	1.0
009-390-034-000	14-01	1209 N ACADEMY DR	SFR	1.0
009-390-035-000	14-01	1201 N ACADEMY DR	SFR	1.0
009-390-036-000	14-01	1193 N ACADEMY DR	SFR	1.0
009-390-037-000	14-01	1185 N ACADEMY DR	SFR	1.0
009-390-038-000	14-01	2106 W HOPKINS WAY	SFR	1.0
009-390-039-000	14-01	2096 W HOPKINS WAY	SFR	1.0
009-390-040-000	14-01	2084 W HOPKINS WAY	SFR	1.0
009-390-041-000	14-01	2072 W HOPKINS WAY	SFR	1.0
009-390-042-000	14-01	2060 W HOPKINS WAY	SFR	1.0
009-390-043-000	14-01	NO SITUS AVAILABLE	SFR	1.0
009-390-044-000	14-01	1197 N CARROLL CT	SFR	1.0
009-390-045-000	14-01	1205 N CARROLL CT	SFR	1.0

009-390-046-000	14-01	1213 N CARROLL CT	SFR	1.0
009-390-047-000	14-01	1221 N CARROLL CT	SFR	1.0
009-390-048-000	14-01	1218 N CARROLL CT	SFR	1.0
009-390-049-000	14-01	1210 N CARROLL CT	SFR	1.0
009-390-050-000	14-01	1202 N CARROLL CT	SFR	1.0
009-390-051-000	14-01	1199 N CARROLL CT	SFR	1.0
14-01				175.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-030-144-000	15-01			EXE	-
009-370-001-000	15-01	2343 W QUEENS WAY		SFR	1.0
009-370-002-000	15-01	2335 W QUEENS WAY		SFR	1.0
009-370-003-000	15-01	2327 W QUEENS WAY		SFR	1.0
009-370-004-000	15-01	2319 W QUEENS WAY		SFR	1.0
009-370-005-000	15-01	2311 W QUEENS WAY		SFR	1.0
009-370-006-000	15-01	2303 W QUEENS WAY		SFR	1.0
009-370-007-000	15-01	2287 W QUEENS WAY		SFR	1.0
009-370-008-000	15-01	2279 W QUEENS WAY		SFR	1.0
009-370-009-000	15-01	2271 W QUEENS WAY		SFR	1.0
009-370-010-000	15-01	2263 W QUEENS WAY		SFR	1.0
009-370-011-000	15-01	2255 W QUEENS WAY		SFR	1.0
009-370-012-000	15-01	2258 W QUEENS WAY		SFR	1.0
009-370-013-000	15-01	2266 W QUEENS WAY		SFR	1.0
009-370-014-000	15-01	2274 W QUEENS WAY		SFR	1.0
009-370-015-000	15-01	2282 W QUEENS WAY		SFR	1.0
009-370-016-000	15-01	2290 W QUEENS WAY		SFR	1.0
009-370-017-000	15-01	2306 W QUEENS WAY		SFR	1.0
009-370-018-000	15-01	2314 W QUEENS WAY		SFR	1.0
009-370-019-000	15-01	2330 W QUEENS WAY		SFR	1.0
009-370-020-000	15-01	2338 W QUEENS WAY		SFR	1.0
009-370-021-000	15-01	2346 W QUEENS WAY		SFR	1.0
009-370-022-000	15-01	2341 W BRISTOL LN		SFR	1.0
009-370-023-000	15-01	2333 W BRISTOL LN		SFR	1.0
009-370-024-000	15-01	2325 W BRISTOL LN		SFR	1.0
009-370-025-000	15-01	2309 W BRISTOL LN		SFR	1.0
009-370-026-000	15-01	2301 W BRISTOL LN		SFR	1.0
009-370-027-000	15-01	2285 W BRISTOL LN		SFR	1.0
009-370-028-000	15-01	2277 W BRISTOL LN		SFR	1.0
009-370-029-000	15-01	2269 W BRISTOL LN		SFR	1.0
009-370-030-000	15-01	2261 W BRISTOL LN		SFR	1.0
009-370-031-000	15-01	2253 W BRISTOL LN		SFR	1.0
009-370-032-000	15-01	2245 W BRISTOL LN		SFR	1.0
009-370-033-000	15-01	2237 W BRISTOL LN		SFR	1.0
009-370-034-000	15-01	2229 W BRISTOL LN		SFR	1.0
009-370-035-000	15-01	2221 W BRISTOL LN		SFR	1.0
009-370-036-000	15-01	2213 W BRISTOL LN		SFR	1.0
009-370-037-000	15-01	NO SITUS AVAILABLE		SFR	1.0
009-370-038-000	15-01	2248 W BRISTOL LN		SFR	1.0

009-370-039-000	15-01	2256 W BRISTOL LN	SFR	1.0
009-370-040-000	15-01	2264 W BRISTOL LN	SFR	1.0
009-370-041-000	15-01	2272 W BRISTOL LN	SFR	1.0
009-370-042-000	15-01	2280 W BRISTOL LN	SFR	1.0
009-370-043-000	15-01	2304 W BRISTOL LN	SFR	1.0
009-370-044-000	15-01	2312 W BRISTOL LN	SFR	1.0
009-370-045-000	15-01	2320 W BRISTOL LN	SFR	1.0
009-370-046-000	15-01	2328 W BRISTOL LN	SFR	1.0
009-370-047-000	15-01	2336 W BRISTOL LN	SFR	1.0
009-370-048-000	15-01	2344 W BRISTOL LN	SFR	1.0
009-370-049-000	15-01	2347 W ANDREW LN	SFR	1.0
009-370-050-000	15-01	2339 W ANDREW LN	SFR	1.0
009-370-051-000	15-01	2331 W ANDREW LN	SFR	1.0
009-370-052-000	15-01	2323 W ANDREW LN	SFR	1.0
009-370-053-000	15-01	2315 W ANDREW LN	SFR	1.0
009-370-054-000	15-01	NO SITUS AVAILABLE	SFR	1.0
009-370-055-000	15-01	NO SITUS AVAILABLE	SFR	1.0
009-370-056-000	15-01	2275 W ANDREW LN	SFR	1.0
009-370-057-000	15-01	2267 W ANDREW LN	SFR	1.0
009-370-058-000	15-01	2259 W ANDREW LN	SFR	1.0
009-370-059-000	15-01	2251 W ANDREW LN	SFR	1.0
009-370-060-000	15-01	2243 W ANDREW LN	SFR	1.0
009-370-061-000	15-01	NO SITUS AVAILABLE	SFR	1.0
009-370-062-000	15-01	1975 MADELINE DR	SFR	1.0
009-370-063-000	15-01	1987 MADELINE DR	SFR	1.0
009-370-064-000	15-01	1999 MADELINE DR	SFR	1.0
009-370-065-000	15-01	2013 MADELINE DR	SFR	1.0
009-370-066-000	15-01	2025 MADELINE DR	SFR	1.0
009-370-067-000	15-01	2238 W ANDREW LN	SFR	1.0
009-370-068-000	15-01	2246 W ANDREW LN	SFR	1.0
009-370-069-000	15-01	2254 W ANDREW LN	SFR	1.0
009-370-070-000	15-01	2262 W ANDREW LN	SFR	1.0
009-370-071-000	15-01	2270 W ANDREW LN	SFR	1.0
009-370-072-000	15-01	2278 W ANDREW LN	SFR	1.0
009-370-073-000	15-01	2286 W ANDREW LN	SFR	1.0
009-370-074-000	15-01	2294 W ANDREW LN	SFR	1.0
009-370-075-000	15-01	2310 W ANDREW LN	SFR	1.0
009-370-076-000	15-01	2318 W ANDREW LN	SFR	1.0
009-370-077-000	15-01	2326 W ANDREW LN	SFR	1.0
009-370-078-000	15-01	NO SITUS AVAILABLE	SFR	1.0
009-370-079-000	15-01	2350 W ANDREW LN	SFR	1.0
009-410-001-000	15-01	2363 W HEATHER LN	SFR	1.0
009-410-002-000	15-01	2347 W HEATHER LN	SFR	1.0
009-410-003-000	15-01	2339 W HEATHER LN	SFR	1.0
009-410-004-000	15-01	2331 W HEATHER LN	SFR	1.0
009-410-005-000	15-01	2323 W HEATHER LN	SFR	1.0
009-410-006-000	15-01	2315 W HEATHER LN	SFR	1.0
009-410-007-000	15-01	2307 W HEATHER LN	SFR	1.0
009-410-008-000	15-01	2299 W HEATHER LN	SFR	1.0
009-410-009-000	15-01	2287 W HEATHER LN	SFR	1.0

009-410-010-000	15-01	2275 W HEATHER LN	SFR	1.0
009-410-011-000	15-01	2263 W HEATHER LN	SFR	1.0
009-410-012-000	15-01	2251 W HEATHER LN	SFR	1.0
009-410-013-000	15-01	2239 W HEATHER LN	SFR	1.0
009-410-014-000	15-01	2236 W HEATHER LN	SFR	1.0
009-410-015-000	15-01	2248 W HEATHER LN	SFR	1.0
009-410-016-000	15-01	2260 W HEATHER LN	SFR	1.0
009-410-017-000	15-01	2272 W HEATHER LN	SFR	1.0
009-410-018-000	15-01	2284 W HEATHER LN	SFR	1.0
009-410-019-000	15-01	2296 W HEATHER LN	SFR	1.0
009-410-020-000	15-01	2304 W HEATHER LN	SFR	1.0
009-410-021-000	15-01	2312 W HEATHER LN	SFR	1.0
009-410-022-000	15-01	2320 W HEATHER LN	SFR	1.0
009-410-023-000	15-01	2328 W HEATHER LN	SFR	1.0
009-410-024-000	15-01	2336 W HEATHER LN	SFR	1.0
009-410-025-000	15-01	2344 W HEATHER LN	SFR	1.0
009-410-026-000	15-01	2360 W HEATHER LN	SFR	1.0
009-410-027-000	15-01	2357 W MALLARD WAY	SFR	1.0
009-410-028-000	15-01	2341 W MALLARD WAY	SFR	1.0
009-410-029-000	15-01	2333 W MALLARD WAY	SFR	1.0
009-410-030-000	15-01	2325 W MALLARD WAY	SFR	1.0
009-410-031-000	15-01	2317 W MALLARD WAY	SFR	1.0
009-410-032-000	15-01	2309 W MALLARD WAY	SFR	1.0
009-410-033-000	15-01	2301 W MALLARD WAY	SFR	1.0
009-410-034-000	15-01	2293 W MALLARD WAY	SFR	1.0
009-410-035-000	15-01	2281 W MALLARD WAY	SFR	1.0
009-410-036-000	15-01	2269 W MALLARD WAY	SFR	1.0
009-410-037-000	15-01	2257 W MALLARD WAY	SFR	1.0
009-410-038-000	15-01	2245 W MALLARD WAY	SFR	1.0
009-410-039-000	15-01	2233 W MALLARD WAY	SFR	1.0
009-410-040-000	15-01	2033 MADELINE DR	SFR	1.0
009-410-041-000	15-01	2041 MADELINE DR	SFR	1.0
009-410-042-000	15-01	2049 MADELINE DR	SFR	1.0
009-410-043-000	15-01	2057 MADELINE DR	SFR	1.0
009-410-044-000	15-01	2065 MADELINE DR	SFR	1.0
009-410-045-000	15-01	2073 MADELINE DR	SFR	1.0
009-410-046-000	15-01	2081 MADELINE DR	SFR	1.0
009-410-047-000	15-01	2089 MADELINE DR	SFR	1.0
009-410-048-000	15-01	2097 MADELINE DR	SFR	1.0
009-410-049-000	15-01	2222 W MALLARD WAY	SFR	1.0
009-410-050-000	15-01	2234 W MALLARD WAY	SFR	1.0
009-410-051-000	15-01	2246 W MALLARD WAY	SFR	1.0
009-410-052-000	15-01	2258 W MALLARD WAY	SFR	1.0
009-410-053-000	15-01	2270 W MALLARD WAY	SFR	1.0
009-410-054-000	15-01	2282 W MALLARD WAY	SFR	1.0
009-410-055-000	15-01	2294 W MALLARD WAY	SFR	1.0
009-410-056-000	15-01	2310 W MALLARD WAY	SFR	1.0
009-410-057-000	15-01	2318 W MALLARD WAY	SFR	1.0
009-410-058-000	15-01	2326 W MALLARD WAY	SFR	1.0
009-410-059-000	15-01	2334 W MALLARD WAY	SFR	1.0

009-410-060-000	15-01	2342 W MALLARD WAY	SFR	1.0
009-410-061-000	15-01	2350 W MALLARD WAY	SFR	1.0
009-450-001-000	15-01	2354 W QUEENS WAY	SFR	1.0
009-450-002-000	15-01	2362 W QUEENS WAY	SFR	1.0
009-450-003-000	15-01	1897 N SHERMAN ST	SFR	1.0
009-450-004-000	15-01	2427 W BRISTOL LN	SFR	1.0
009-450-005-000	15-01	2403 W BRISTOL LN	SFR	1.0
009-450-006-000	15-01	2389 W BRISTOL LN	SFR	1.0
009-450-007-000	15-01	2365 W BRISTOL LN	SFR	1.0
009-450-008-000	15-01	2356 W BRISTOL LN	SFR	1.0
009-450-009-000	15-01	2368 W BRISTOL LN	SFR	1.0
009-450-010-000	15-01	2404 W BRISTOL LN	SFR	1.0
009-450-011-000	15-01	2428 W BRISTOL LN	SFR	1.0
009-450-012-000	15-01	2452 W BRISTOL LN	SFR	1.0
009-450-013-000	15-01	2476 W BRISTOL LN	SFR	1.0
009-450-014-000	15-01	2493 W ANDREW LN	SFR	1.0
009-450-015-000	15-01	2479 W ANDREW LN	SFR	1.0
009-450-016-000	15-01	2455 W ANDREW LN	SFR	1.0
009-450-017-000	15-01	2431 W ANDREW LN	SFR	1.0
009-450-018-000	15-01	2407 W ANDREW LN	SFR	1.0
009-450-019-000	15-01	2371 W ANDREW LN	SFR	1.0
009-450-020-000	15-01	2359 W ANDREW LN	SFR	1.0
009-450-021-000	15-01	2362 W ANDREW LN	SFR	1.0
009-450-022-000	15-01	2374 W ANDREW LN	SFR	1.0
009-450-023-000	15-01	2410 W ANDREW LN	SFR	1.0
009-450-024-000	15-01	2422 W ANDREW LN	SFR	1.0
009-450-025-000	15-01	2434 W ANDREW LN	SFR	1.0
009-450-026-000	15-01	2446 W ANDREW LN	SFR	1.0
009-450-027-000	15-01	2458 W ANDREW LN	SFR	1.0
009-450-028-000	15-01	2470 W ANDREW LN	SFR	1.0
009-450-029-000	15-01	2459 W HEATHER LN	SFR	1.0
009-450-030-000	15-01	2451 W HEATHER LN	SFR	1.0
009-450-031-000	15-01	2443 W HEATHER LN	SFR	1.0
009-450-032-000	15-01	2435 W HEATHER LN	SFR	1.0
009-450-033-000	15-01	2427 W HEATHER LN	SFR	1.0
009-450-034-000	15-01	2419 W HEATHER LN	SFR	1.0
009-450-035-000	15-01	2411 W HEATHER LN	SFR	1.0
009-450-036-000	15-01	2403 W HEATHER LN	SFR	1.0
009-450-037-000	15-01	2379 W HEATHER LN	SFR	1.0
009-450-038-000	15-01	2371 W HEATHER LN	SFR	1.0
009-450-039-000	15-01	2368 W HEATHER LN	SFR	1.0
009-450-040-000	15-01	2376 W HEATHER LN	SFR	1.0
009-450-041-000	15-01	2408 W HEATHER LN	SFR	1.0
009-450-042-000	15-01	2410 W HEATHER LN	SFR	1.0
009-450-043-000	15-01	2418 W HEATHER LN	SFR	1.0
009-450-044-000	15-01	2426 W HEATHER LN	SFR	1.0
009-450-045-000	15-01	2434 W HEATHER LN	SFR	1.0
009-450-046-000	15-01	2442 W HEATHER LN	SFR	1.0
009-450-047-000	15-01	2450 W HEATHER LN	SFR	1.0
009-450-048-000	15-01	2458 W HEATHER LN	SFR	1.0

009-450-049-000	15-01	2461 W MALLARD LN	SFR	1.0
009-450-050-000	15-01	2453 W MALLARD LN	SFR	1.0
009-450-051-000	15-01	2445 W MALLARD LN	SFR	1.0
009-450-052-000	15-01	2437 W MALLARD LN	SFR	1.0
009-450-053-000	15-01	2429 W MALLARD LN	SFR	1.0
009-450-054-000	15-01	2421 W MALLARD LN	SFR	1.0
009-450-055-000	15-01	2413 W MALLARD LN	SFR	1.0
009-450-056-000	15-01	2405 W MALLARD LN	SFR	1.0
009-450-057-000	15-01	2373 W MALLARD LN	SFR	1.0
009-450-058-000	15-01	2365 W MALLARD LN	SFR	1.0
009-450-059-000	15-01	2366 W MALLARD LN	SFR	1.0
009-450-060-000	15-01	2374 W MALLARD LN	SFR	1.0
009-450-061-000	15-01	2406 W MALLARD LN	SFR	1.0
009-450-062-000	15-01	2414 W MALLARD LN	SFR	1.0
009-450-063-000	15-01	2422 W MALLARD LN	SFR	1.0
009-450-064-000	15-01	2430 W MALLARD LN	SFR	1.0
009-450-065-000	15-01	2446 W MALLARD LN	SFR	1.0
009-450-066-000	15-01	2454 W MALLARD LN	SFR	1.0
009-450-067-000	15-01	2462 W MALLARD LN	SFR	1.0
009-450-068-000	15-01	2470 W MALLARD LN	SFR	1.0
009-450-069-000	15-01	NO SITUS AVAILABLE	SFR	1.0
009-450-070-000	15-01	2086 N SHERMAN ST	SFR	1.0
009-450-071-000	15-01	2078 N SHERMAN ST	SFR	1.0
009-450-072-000	15-01	2070 N SHERMAN ST	SFR	1.0
009-450-073-000	15-01	2062 N SHERMAN LN	SFR	1.0
009-450-074-000	15-01	2054 N SHERMAN ST	SFR	1.0
009-450-075-000	15-01	2046 N SHERMAN ST	SFR	1.0
009-450-076-000	15-01	2038 N SHERMAN ST	SFR	1.0
009-450-077-000	15-01	2030 N SHERMAN ST	SFR	1.0
009-450-078-000	15-01	2022 N SHERMAN ST	SFR	1.0
009-450-079-000	15-01	2014 N SHERMAN ST	SFR	1.0
009-450-080-000	15-01	2006 N SHERMAN ST	SFR	1.0
009-450-081-000	15-01	1998 N SHERMAN ST	SFR	1.0
009-450-082-000	15-01	1986 N SHERMAN ST	SFR	1.0
009-450-083-000	15-01	1974 N SHERMAN ST	SFR	1.0
009-450-084-000	15-01	1962 N SHERMAN ST	SFR	1.0
009-450-085-000	15-01	1950 N SHERMAN ST	SFR	1.0
009-450-086-000	15-01	1938 N SHERMAN ST	SFR	1.0
009-450-087-000	15-01	1926 N SHERMAN ST	SFR	1.0
009-450-088-000	15-01	1914 N SHERMAN ST	SFR	1.0
009-450-089-000	15-01	1902 N SHERMAN ST	SFR	1.0
009-450-090-000	15-01	1890 N SHERMAN ST	SFR	1.0
009-450-091-000	15-01	1878 N SHERMAN ST	SFR	1.0
009-450-092-000	15-01		EXE	-
009-450-093-000	15-01	2367 W QUEENS WAY	SFR	1.0
009-450-094-000	15-01	2359 W QUEENS WAY	SFR	1.0
009-450-095-000	15-01	2351 W QUEENS WAY	SFR	1.0
009-450-096-000	15-01	2358 W MALLARD LN	SFR	1.0
009-480-001-000	15-01	1907 N FRONTIER ST	SFR	1.0
009-480-002-000	15-01	1919 N FRONTIER ST	SFR	1.0

009-480-003-000	15-01	1931 N FRONTIER ST	SFR	1.0
009-480-004-000	15-01	1943 N FRONTIER ST	SFR	1.0
009-480-005-000	15-01	1955 N FRONTIER ST	SFR	1.0
009-480-006-000	15-01	1967 N FRONTIER ST	SFR	1.0
009-480-007-000	15-01	1979 N FRONTIER ST	SFR	1.0
009-480-008-000	15-01	1991 N FRONTIER ST	SFR	1.0
009-480-009-000	15-01	2003 N FRONTIER ST	SFR	1.0
009-480-010-000	15-01	2015 N FRONTIER ST	SFR	1.0
009-480-011-000	15-01	2027 N FRONTIER ST	SFR	1.0
009-480-012-000	15-01	2039 N FRONTIER ST	SFR	1.0
009-480-013-000	15-01	2051 N FRONTIER ST	SFR	1.0
009-480-014-000	15-01	2063 N FRONTIER ST	SFR	1.0
009-480-015-000	15-01	2075 N FRONTIER ST	SFR	1.0
009-480-016-000	15-01	2087 N FRONTIER ST	SFR	1.0
009-480-017-000	15-01	2099 N FRONTIER ST	SFR	1.0
009-480-018-000	15-01	2570 W MALLARD LN	SFR	1.0
009-480-019-000	15-01	2578 W MALLARD LN	SFR	1.0
009-480-020-000	15-01	2586 W MALLARD LN	SFR	1.0
009-480-021-000	15-01	2594 W MALLARD LN	SFR	1.0
009-480-022-000	15-01	2602 W MALLARD LN	SFR	1.0
009-480-023-000	15-01	2610 W MALLARD LN	SFR	1.0
009-480-024-000	15-01	2618 W MALLARD LN	SFR	1.0
009-480-025-000	15-01	2626 W MALLARD LN	SFR	1.0
009-480-026-000	15-01	2634 W MALLARD LN	SFR	1.0
009-480-027-000	15-01	2642 W MALLARD LN	SFR	1.0
009-480-028-000	15-01	2120 N MITCHELL ST	SFR	1.0
009-480-029-000	15-01	2018 N MITCHELL ST	SFR	1.0
009-480-030-000	15-01	2096 N MITCHELL ST	SFR	1.0
009-480-031-000	15-01	2084 N MITCHELL ST	SFR	1.0
009-480-032-000	15-01	2072 N MITCHELL ST	SFR	1.0
009-480-033-000	15-01	2060 N MITCHELL ST	SFR	1.0
009-480-034-000	15-01	2048 N MITCHELL ST	SFR	1.0
009-480-035-000	15-01	2036 N MITCHELL ST	SFR	1.0
009-480-036-000	15-01	2024 N MITCHELL ST	SFR	1.0
009-480-037-000	15-01	2012 N MITCHELL ST	SFR	1.0
009-480-038-000	15-01	2000 N MITCHELL ST	SFR	1.0
009-480-039-000	15-01	1988 N MITCHELL ST	SFR	1.0
009-480-040-000	15-01	1976 N MITCHELL ST	SFR	1.0
009-480-041-000	15-01	1964 N MITCHELL ST	SFR	1.0
009-480-042-000	15-01	1952 N MITCHELL ST	SFR	1.0
009-480-043-000	15-01	2645 W ANDREW LN	SFR	1.0
009-480-044-000	15-01	2637 W ANDREW LN	SFR	1.0
009-480-045-000	15-01	2629 W ANDREW LN	SFR	1.0
009-480-046-000	15-01	1944 N SOPHIA CT	SFR	1.0
009-480-047-000	15-01	1936 N SOPHIA CT	SFR	1.0
009-480-048-000	15-01	1928 N SOPHIA CT	SFR	1.0
009-480-049-000	15-01	1920 N SOPHIA CT	SFR	1.0
009-480-050-000	15-01	1912 N SOPHIA CT	SFR	1.0
009-480-051-000	15-01	1913 N SOPHIA CT	SFR	1.0
009-480-052-000	15-01	1921 N SOPHIA CT	SFR	1.0

009-480-053-000	15-01	1929 N SOPHIA CT	SFR	1.0
009-480-054-000	15-01	1937 N SOPHIA CT	SFR	1.0
009-480-057-000	15-01	1938 N FRONTIER ST	SFR	1.0
009-480-058-000	15-01	1926 N FRONTIER ST	SFR	1.0
009-480-061-000	15-01	2580 W ANDREW LN	SFR	1.0
009-480-062-000	15-01	2588 W ANDREW LN	SFR	1.0
009-480-063-000	15-01	2596 W ANDREW LN	SFR	1.0
009-480-064-000	15-01	2604 W ANDREW LN	SFR	1.0
009-480-065-000	15-01	2612 W ANDREW LN	SFR	1.0
009-480-066-000	15-01	2620 W ANDREW LN	SFR	1.0
009-480-067-000	15-01	2625 W PEAR LAKE LN	SFR	1.0
009-480-068-000	15-01	2617 W PEAR LAKE LN	SFR	1.0
009-480-069-000	15-01	2609 W PEAR LAKE LN	SFR	1.0
009-480-070-000	15-01	2601 W PEAR LAKE LN	SFR	1.0
009-480-071-000	15-01	2593 W PEAR LAKE LN	SFR	1.0
009-480-072-000	15-01	2585 W PEAR LAKE LN	SFR	1.0
009-480-073-000	15-01	2582 W PEAR LAKE LN	SFR	1.0
009-480-074-000	15-01	2590 W PEAR LAKE LN	SFR	1.0
009-480-075-000	15-01	2598 W PEAR LAKE LN	SFR	1.0
009-480-076-000	15-01	2606 W PEAR LAKE LN	SFR	1.0
009-480-077-000	15-01	2614 W PEAR LAKE LN	SFR	1.0
009-480-078-000	15-01	2622 W PEAR LAKE LN	SFR	1.0
009-480-079-000	15-01	2627 W HEATHER LN	SFR	1.0
009-480-080-000	15-01	2619 W HEATHER LN	SFR	1.0
009-480-081-000	15-01	2611 W HEATHER LN	SFR	1.0
009-480-082-000	15-01	2603 W HEATHER LN	SFR	1.0
009-480-083-000	15-01	2595 W HEATHER LN	SFR	1.0
009-480-084-000	15-01	2587 W HEATHER LN	SFR	1.0
009-480-085-000	15-01	2579 W HEATHER LN	SFR	1.0
009-480-086-000	15-01	2576 W HEATHER LN	SFR	1.0
009-480-087-000	15-01	2584 W HEATHER LN	SFR	1.0
009-480-088-000	15-01	2592 W HEATHER LN	SFR	1.0
009-480-089-000	15-01	2600 W HEATHER LN	SFR	1.0
009-480-090-000	15-01	2608 W HEATHER LN	SFR	1.0
009-480-091-000	15-01	2616 W HEATHER LN	SFR	1.0
009-480-092-000	15-01	2624 W HEATHER LN	SFR	1.0
009-480-093-000	15-01	2629 W MALLARD LN	SFR	1.0
009-480-094-000	15-01	2621 W MALLARD LN	SFR	1.0
009-480-095-000	15-01	2613 W MALLARD LN	SFR	1.0
009-480-096-000	15-01	2605 W MALLARD LN	SFR	1.0
009-480-097-000	15-01	2597 W MALLARD LN	SFR	1.0
009-480-098-000	15-01	2589 W MALLARD LN	SFR	1.0
009-480-099-000	15-01	2581 W MALLARD LN	SFR	1.0
009-480-100-000	15-01	1914 N FRONTIER ST	SFR	1.0
009-480-102-000	15-01	1902 N FRONTIER ST	SFR	1.0
009-480-104-000	15-01	1950 N FRONTIER ST	SFR	1.0
009-480-105-000	15-01	1945 N SOPHIA CT	SFR	1.0
009-490-001-000	15-01	1798 N MITCHELL ST	SFR	1.0
009-490-002-000	15-01	1790 N MITCHELL ST	SFR	1.0
009-490-003-000	15-01	1782 N MITCHELL ST	SFR	1.0

009-490-004-000	15-01	1774 N MITCHELL ST	SFR	1.0
009-490-005-000	15-01	1766 N MITCHELL ST	SFR	1.0
009-490-006-000	15-01	1758 N MITCHELL ST	SFR	1.0
009-490-007-000	15-01	1750 N MITCHELL ST	SFR	1.0
009-490-008-000	15-01	1742 N MITCHELL ST	SFR	1.0
009-490-009-000	15-01	1734 N MITCHELL ST	SFR	1.0
009-490-010-000	15-01	1726 N MITCHELL ST	SFR	1.0
009-490-011-000	15-01	1718 N MITCHELL ST	SFR	1.0
009-490-012-000	15-01	2679 W CLARIDGE WAY	SFR	1.0
009-490-013-000	15-01	2667 W CLARIDGE WAY	SFR	1.0
009-490-014-000	15-01	2655 W CLARIDGE WAY	SFR	1.0
009-490-015-000	15-01	2643 W CLARIDGE WAY	SFR	1.0
009-490-016-000	15-01	2631 W CLARIDGE WAY	SFR	1.0
009-490-017-000	15-01	2609 W CLARIDGE WAY	SFR	1.0
009-490-018-000	15-01	2597 W CLARIDGE WAY	SFR	1.0
009-490-019-000	15-01	2585 W CLARIDGE WAY	SFR	1.0
009-490-020-000	15-01	2573 W CLARIDGE WAY	SFR	1.0
009-490-021-000	15-01	2567 W CLARIDGE WAY	SFR	1.0
009-490-022-000	15-01	2549 W CLARIDGE WAY	SFR	1.0
009-490-023-000	15-01	2541 W CLARIDGE WAY	SFR	1.0
009-490-024-000	15-01	2533 W CLARIDGE WAY	SFR	1.0
009-490-025-000	15-01	2525 W CLARIDGE WAY	SFR	1.0
009-490-026-000	15-01	2517 W CLARIDGE WAY	SFR	1.0
009-490-027-000	15-01	2509 W CLARIDGE WAY	SFR	1.0
009-490-028-000	15-01	2501 W CLARIDGE WAY	SFR	1.0
009-490-029-000	15-01	2493 W CLARIDGE WAY	SFR	1.0
009-490-030-000	15-01	2485 W CLARIDGE WAY	SFR	1.0
009-490-031-000	15-01	2477 W CLARIDGE WAY	SFR	1.0
009-490-032-000	15-01	2469 W CLARIDGE WAY	SFR	1.0
009-490-033-000	15-01	2461 W CLARIDGE WAY	SFR	1.0
009-490-034-000	15-01	2453 W CLARIDGE WAY	SFR	1.0
009-490-035-000	15-01	2445 W CLARIDGE WAY	SFR	1.0
009-490-036-000	15-01	2437 W CLARIDGE WAY	SFR	1.0
009-490-037-000	15-01	2429 W CLARIDGE WAY	SFR	1.0
009-490-038-000	15-01	2421 W CLARIDGE WAY	SFR	1.0
009-490-039-000	15-01	1725 N FRONTIER ST	SFR	1.0
009-490-040-000	15-01	1733 N FRONTIER ST	SFR	1.0
009-490-041-000	15-01	1741 N FRONTIER ST	SFR	1.0
009-490-042-000	15-01	1749 N FRONTIER ST	SFR	1.0
009-490-043-000	15-01	1765 N FRONTIER ST	SFR	1.0
009-490-044-000	15-01	1773 N FRONTIER ST	SFR	1.0
009-490-045-000	15-01	1781 N FRONTIER ST	SFR	1.0
009-490-046-000	15-01	1736 N FRONTIER ST	SFR	1.0
009-490-047-000	15-01	1744 N FRONTIER ST	SFR	1.0
009-490-048-000	15-01	1752 N FRONTIER ST	SFR	1.0
009-490-049-000	15-01	1760 N FRONTIER ST	SFR	1.0
009-490-050-000	15-01	1768 N FRONTIER ST	SFR	1.0
009-490-051-000	15-01	2435 W HAMPTON DR	SFR	1.0
009-490-052-000	15-01	2443 W HAMPTON DR	SFR	1.0
009-490-053-000	15-01	2451 W HAMPTON DR	SFR	1.0

009-490-054-000	15-01	2459 W HAMPTON DR	SFR	1.0
009-490-055-000	15-01	1767 N ASTER LAKE RD	SFR	1.0
009-490-056-000	15-01	1759 N ASTER LAKE RD	SFR	1.0
009-490-057-000	15-01	1751 N ASTER LAKE RD	SFR	1.0
009-490-058-000	15-01	1743 N ASTER LAKE RD	SFR	1.0
009-490-059-000	15-01	1735 N ASTER LAKE RD	SFR	1.0
009-490-060-000	15-01	1778 N ASTER LAKE RD	SFR	1.0
009-490-061-000	15-01	1770 N ASTER LAKE RD	SFR	1.0
009-490-062-000	15-01	1762 N ASTER LAKE RD	SFR	1.0
009-490-063-000	15-01	1754 N ASTER LAKE RD	SFR	1.0
009-490-064-000	15-01	1746 N ASTER LAKE RD	SFR	1.0
009-490-065-000	15-01	2488 W CLARIDGE WAY	SFR	1.0
009-490-066-000	15-01	2496 W CLARIDGE WAY	SFR	1.0
009-490-067-000	15-01	2504 W CLARIDGE WAY	SFR	1.0
009-490-068-000	15-01	1745 N JENNIE LAKE TRL	SFR	1.0
009-490-069-000	15-01	1753 N JENNIE LAKE TRL	SFR	1.0
009-490-070-000	15-01	1761 N JENNIE LAKE TRL	SFR	1.0
009-490-071-000	15-01	1769 N JENNIE LAKE TRL	SFR	1.0
009-490-072-000	15-01	1777 N JENNIE LAKE TRL	SFR	1.0
009-490-073-000	15-01	1780 N JENNIE LAKE TRL	SFR	1.0
009-490-074-000	15-01	1772 N JENNIE LAKE TRL	SFR	1.0
009-490-075-000	15-01	1764 N JENNIE LAKE TRL	SFR	1.0
009-490-076-000	15-01	1756 N JENNIE LAKE TRL	SFR	1.0
009-490-077-000	15-01	1748 N JENNIE LAKE TRL	SFR	1.0
009-490-078-000	15-01	2528 W CLARIDGE WAY	SFR	1.0
009-490-079-000	15-01	2536 W CLARIDGE WAY	SFR	1.0
009-490-080-000	15-01	2544 W CLARIDGE WAY	SFR	1.0
009-490-081-000	15-01	1749 N SOPHIA ST	SFR	1.0
009-490-082-000	15-01	1757 N SOPHIA ST	SFR	1.0
009-490-083-000	15-01	1765 N SOPHIA ST	SFR	1.0
009-490-084-000	15-01	1773 N SOPHIA ST	SFR	1.0
009-490-085-000	15-01	1781 N SOPHIA ST	SFR	1.0
009-490-086-000	15-01	1784 N SOPHIA ST	SFR	1.0
009-490-087-000	15-01	1776 N SOPHIA ST	SFR	1.0
009-490-088-000	15-01	1768 N SOPHIA ST	SFR	1.0
009-490-089-000	15-01	1760 N SOPHIA ST	SFR	1.0
009-490-090-000	15-01	1752 N SOPHIA ST	SFR	1.0
009-490-091-000	15-01	2572 W CLARIDGE WAY	SFR	1.0
009-490-092-000	15-01	2580 W CLARIDGE WAY	SFR	1.0
009-490-093-000	15-01	2588 W CLARIDGE WAY	SFR	1.0
009-490-094-000	15-01	1747 N WEAVER LN	SFR	1.0
009-490-095-000	15-01	1755 N WEAVER LN	SFR	1.0
009-490-096-000	15-01	1763 N WEAVER LN	SFR	1.0
009-490-097-000	15-01	1771 N WEAVER LN	SFR	1.0
009-490-098-000	15-01	1779 N WEAVER LN	SFR	1.0
009-490-099-000	15-01	1790 N WEAVER LN	SFR	1.0
009-490-100-000	15-01	1782 N WEAVER LN	SFR	1.0
009-490-101-000	15-01	1774 N WEAVER LN	SFR	1.0
009-490-102-000	15-01	1768 N WEAVER LN	SFR	1.0
009-490-103-000	15-01	1760 N WEAVER LN	SFR	1.0

009-490-104-000	15-01	1752 N WEAVER LN	SFR	1.0
009-490-105-000	15-01	1744 N WEAVER LN	SFR	1.0
009-490-106-000	15-01	1736 N WEAVER LN	SFR	1.0
009-490-107-000	15-01	1729 N MITCHELL ST	SFR	1.0
009-490-108-000	15-01	1737 N MITCHELL ST	SFR	1.0
009-490-109-000	15-01	1745 N MITCHELL ST	SFR	1.0
009-490-110-000	15-01	1753 N MITCHELL ST	SFR	1.0
009-490-111-000	15-01	1761 N MITCHELL ST	SFR	1.0
009-490-112-000	15-01	1769 N MITCHELL ST	SFR	1.0
009-490-113-000	15-01	1777 N MITCHELL ST	SFR	1.0
009-490-114-000	15-01	1785 N MITCHELL ST	SFR	1.0
009-490-115-000	15-01	2651 W BERKSHIRE	SFR	1.0
009-490-116-000	15-01	2643 W BERKSHIRE	SFR	1.0
009-490-117-000	15-01	2635 W BERKSHIRE	SFR	1.0
009-490-118-000	15-01	2638 W BERKSHIRE	SFR	1.0
009-490-119-000	15-01	2646 W BERKSHIRE	SFR	1.0
009-490-120-000	15-01	2654 W BERKSHIRE	SFR	1.0
009-490-121-000	15-01	2653 W MONARCH CT	SFR	1.0
009-490-122-000	15-01	2645 W MONARCH CT	SFR	1.0
009-490-123-000	15-01	2637 W MONARCH CT	SFR	1.0
009-490-124-000	15-01	2636 W MONARCH CT	SFR	1.0
009-490-125-000	15-01	2644 W MONARCH CT	SFR	1.0
009-490-126-000	15-01	2652 W MONARCH CT	SFR	1.0
009-490-127-000	15-01	2660 W MONARCH CT	SFR	1.0
009-490-128-000	15-01	2668 W MONARCH CT	SFR	1.0
009-490-129-000	15-01	1846 N MITCHELL ST	SFR	1.0
009-490-130-000	15-01	1838 N MITCHELL ST	SFR	1.0
009-490-131-000	15-01	1830 N MITCHELL ST	SFR	1.0
009-490-132-000	15-01	1822 N MITCHELL ST	SFR	1.0
009-490-133-000	15-01	1814 N MITCHELL ST	SFR	1.0
009-490-134-000	15-01		EXE	-
15-01				467.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
014-820-001-000	15-02	1343 HOOVER WAY		SFR	1.0
014-820-002-000	15-02	1361 HOOVER WAY		SFR	1.0
014-820-003-000	15-02	1379 HOOVER WAY		SFR	1.0
014-820-004-000	15-02	1397 HOOVER WAY		SFR	1.0
014-820-005-000	15-02	1394 HOOVER WAY		SFR	1.0
014-820-006-000	15-02	1380 HOOVER WAY		SFR	1.0
014-820-007-000	15-02	1366 HOOVER WAY		SFR	1.0
014-820-008-000	15-02	1352 HOOVER WAY		SFR	1.0
014-820-009-000	15-02	1338 HOOVER WAY		SFR	1.0
014-820-010-000	15-02	1345 CANYONCREEK ST		SFR	1.0
014-820-011-000	15-02	1357 CANYONCREEK ST		SFR	1.0
014-820-012-000	15-02	1369 CANYONCREEK ST		SFR	1.0
014-820-013-000	15-02	1381 CANYONCREEK ST		SFR	1.0
014-820-014-000	15-02	1393 CANYONCREEK ST		SFR	1.0

014-820-015-000	15-02	1396 CANYONCREEK ST	SFR	1.0
014-820-016-000	15-02	1382 CANYONCREEK ST	SFR	1.0
014-820-017-000	15-02	1370 CANYONCREEK ST	SFR	1.0
014-820-018-000	15-02	1358 CANYONCREEK ST	SFR	1.0
014-820-019-000	15-02	1346 CANYONCREEK ST	SFR	1.0
014-820-020-000	15-02	1335 E DONNYBROOK PL	SFR	1.0
014-820-021-000	15-02	1347 E DONNYBROOK PL	SFR	1.0
014-820-022-000	15-02	1359 E DONNYBROOK PL	SFR	1.0
014-820-023-000	15-02	1371 E DONNYBROOK PL	SFR	1.0
014-820-024-000	15-02	1383 E DONNYBROOK PL	SFR	1.0
014-820-025-000	15-02	1386 E DONNYBROOK PL	SFR	1.0
014-820-026-000	15-02	1368 E DONNYBROOK PL	SFR	1.0
014-820-027-000	15-02	1350 E DONNYBROOK PL	SFR	1.0
014-820-028-000	15-02	1334 E DONNYBROOK PL	SFR	1.0
014-820-029-000	15-02	1339 WATERVIEW ST	SFR	1.0
014-820-030-000	15-02	1359 WATERVIEW ST	SFR	1.0
014-820-031-000	15-02	1375 WATERVIEW ST	SFR	1.0
014-820-032-000	15-02	1391 WATERVIEW ST	SFR	1.0
014-820-033-000	15-02	1362 WATERVIEW ST	SFR	1.0
014-820-034-000	15-02	1340 WATERVIEW ST	SFR	1.0
15-02				34.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-400-001-000	16-01	2340 W ELLA ST		SFR	1.0
009-400-002-000	16-01	2324 W ELLA ST		SFR	1.0
009-400-003-000	16-01	2308 W ELLA ST		SFR	1.0
009-400-004-000	16-01	1570 N MADELINE DR		SFR	1.0
009-400-005-000	16-01	1596 N MADELINE DR		SFR	1.0
009-400-006-000	16-01	1622 N MADELINE DR		SFR	1.0
009-400-007-000	16-01	1648 N MADELINE DR		SFR	1.0
009-400-008-000	16-01	1643 N MADELINE DR		SFR	1.0
009-400-009-000	16-01	1617 N MADELINE DR		SFR	1.0
009-400-010-000	16-01	1591 N MADELINE DR		SFR	1.0
009-400-011-000	16-01	1565 N MADELINE DR		SFR	1.0
009-400-012-000	16-01	1539 N MADELINE DR		SFR	1.0
009-400-013-000	16-01	1513 N MADELINE DR		SFR	1.0
009-400-014-000	16-01	1487 N MADELINE DR		SFR	1.0
009-400-015-000	16-01	1461 N MADELINE DR		SFR	1.0
009-400-016-000	16-01	1435 N MADELINE DR		SFR	1.0
009-400-017-000	16-01	1409 N MADELINE DR		SFR	1.0
009-400-018-000	16-01	1383 N MADELINE DR		SFR	1.0
009-400-019-000	16-01	2203 W MALONE ST		SFR	1.0
009-400-020-000	16-01	2219 W MALONE ST		SFR	1.0
009-400-021-000	16-01	2235 W MALONE ST		SFR	1.0
009-400-022-000	16-01	2251 W MALONE ST		SFR	1.0
009-400-023-000	16-01	2267 W MALONE ST		SFR	1.0
009-400-024-000	16-01	2283 W MALONE ST		SFR	1.0
009-400-025-000	16-01	2299 W MALONE ST		SFR	1.0

009-400-026-000	16-01	2315 W MALONE ST	SFR	1.0
009-400-027-000	16-01	2331 W MALONE ST	SFR	1.0
009-400-028-000	16-01	2347 W MALONE ST	SFR	1.0
009-400-029-000	16-01	1396 N ELIZABETH DR	SFR	1.0
009-400-030-000	16-01	1422 N ELIZABETH DR	SFR	1.0
009-400-031-000	16-01	1448 N ELIZABETH DR	SFR	1.0
009-400-032-000	16-01	1474 N ELIZABETH DR	SFR	1.0
009-400-033-000	16-01	1500 N ELIZABETH DR	SFR	1.0
009-400-034-000	16-01	1526 N ELIZABETH DR	SFR	1.0
009-400-035-000	16-01	1552 N ELIZABETH DR	SFR	1.0
009-400-036-000	16-01	1547 N ELIZABETH DR	SFR	1.0
009-400-037-000	16-01	1521 N ELIZABETH DR	SFR	1.0
009-400-038-000	16-01	1495 N ELIZABETH DR	SFR	1.0
009-400-039-000	16-01	1469 N ELIZABETH DR	SFR	1.0
009-400-040-000	16-01	1443 N ELIZABETH DR	SFR	1.0
009-400-041-000	16-01	1417 N ELIZABETH DR	SFR	1.0
009-400-042-000	16-01	1391 N ELIZABETH DR	SFR	1.0
009-400-043-000	16-01	2280 W MALONE ST	SFR	1.0
009-400-044-000	16-01	2264 W MALONE ST	SFR	1.0
009-400-045-000	16-01	2248 W MALONE ST	SFR	1.0
009-400-046-000	16-01	2255 W HANNAH CT	SFR	1.0
009-400-047-000	16-01	2271 W HANNAH CT	SFR	1.0
009-400-048-000	16-01	2287 W HANNAH CT	SFR	1.0
009-400-049-000	16-01	2284 W HANNAH CT	SFR	1.0
009-400-050-000	16-01	2268 W HANNAH CT	SFR	1.0
009-400-051-000	16-01	2252 W HANNAH CT	SFR	1.0
009-400-052-000	16-01	2247 W ELLA ST	SFR	1.0
009-400-053-000	16-01	2263 W ELLA ST	SFR	1.0
009-400-054-000	16-01	2279 W ELLA ST	SFR	1.0
009-400-055-000	16-01		EXE	-
16-01				54.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
011-550-001-000	16-02	1402 SPARROW DR		SFR	1.0
011-550-002-000	16-02	1414 SPARROW DR		SFR	1.0
011-550-003-000	16-02	1426 SPARROW DR		SFR	1.0
011-550-004-000	16-02	1438 SPARROW DR		SFR	1.0
011-550-005-000	16-02	1450 SPARROW DR		SFR	1.0
011-550-006-000	16-02	1462 SPARROW DR		SFR	1.0
011-550-007-000	16-02	1474 SPARROW DR		SFR	1.0
011-550-008-000	16-02	1665 ACRES WAY		SFR	1.0
011-550-009-000	16-02	1653 ACRES WAY		SFR	1.0
011-550-010-000	16-02	1641 ACRES WAY		SFR	1.0
011-550-011-000	16-02	1629 ACRES WAY		SFR	1.0
011-550-012-000	16-02	1605 ACRES WAY		SFR	1.0
011-550-013-000	16-02	1597 ACRES WAY		SFR	1.0
011-550-014-000	16-02	1591 ACRES WAY		SFR	1.0
011-550-015-000	16-02	1583 ACRES WAY		SFR	1.0

011-550-016-000	16-02	1489 WREN DR	SFR	1.0
011-550-017-000	16-02	1477 WREN DR	SFR	1.0
011-550-018-000	16-02	1465 WREN DR	SFR	1.0
011-550-019-000	16-02	1453 WREN DR	SFR	1.0
011-550-020-000	16-02	1441 WREN DR	SFR	1.0
011-550-021-000	16-02	1429 WREN DR	SFR	1.0
011-550-022-000	16-02	1602 ACRES WAY	SFR	1.0
011-550-023-000	16-02	1614 ACRES WAY	SFR	1.0
011-550-024-000	16-02	1626 ACRES WAY	SFR	1.0
011-550-025-000	16-02	1638 ACRES WAY	SFR	1.0
011-550-026-000	16-02	1650 ACRES WAY	SFR	1.0
011-550-027-000	16-02	1662 ACRES WAY	SFR	1.0
011-550-028-000	16-02	1667 SIDONIA ST	SFR	1.0
011-550-029-000	16-02	1655 SIDONIA ST	SFR	1.0
011-550-030-000	16-02	1643 SIDONIA ST	SFR	1.0
011-550-031-000	16-02	1631 SIDONIA ST	SFR	1.0
011-550-032-000	16-02	1607 SIDONIA ST	SFR	1.0
011-550-033-000	16-02	1417 WREN DR	SFR	1.0
011-550-034-000	16-02	1405 WREN DR	SFR	1.0
011-550-035-000	16-02	1393 WREN DR	SFR	1.0
011-550-036-000	16-02	1381 WREN DR	SFR	1.0
011-550-037-000	16-02	1369 WREN DR	SFR	1.0
011-550-038-000	16-02	1568 SIDONIA ST	SFR	1.0
011-550-039-000	16-02	1580 SIDONIA ST	SFR	1.0
011-550-040-000	16-02	1592 SIDONIA ST	SFR	1.0
011-550-041-000	16-02	1604 SIDONIA ST	SFR	1.0
011-550-042-000	16-02	1616 SIDONIA ST	SFR	1.0
011-550-043-000	16-02	1628 SIDONIA ST	SFR	1.0
011-550-044-000	16-02	1640 SIDONIA ST	SFR	1.0
011-550-045-000	16-02	1652 SIDONIA ST	SFR	1.0
011-550-046-000	16-02	1664 SIDONIA ST	SFR	1.0
011-550-047-000	16-02	1663 HARTLEY DR	SFR	1.0
011-550-048-000	16-02	1651 HARTLEY DR	SFR	1.0
011-550-049-000	16-02	1639 HARTLEY DR	SFR	1.0
011-550-050-000	16-02	1627 HARTLEY DR	SFR	1.0
011-550-051-000	16-02	1615 HARTLEY DR	SFR	1.0
011-550-052-000	16-02	1603 HARTLEY DR	SFR	1.0
011-550-053-000	16-02	1591 HARTLEY DR	SFR	1.0
011-550-054-000	16-02	1579 HARTLEY DR	SFR	1.0
011-550-055-000	16-02	1567 HARTLEY DR	SFR	1.0
011-550-056-000	16-02	1357 WREN DR	SFR	1.0
011-550-057-000	16-02	1345 WREN DR	SFR	1.0
011-550-058-000	16-02	1576 HARTLEY DR	SFR	1.0
011-550-059-000	16-02	1588 HARTLEY DR	SFR	1.0
011-550-060-000	16-02	1600 HARTLEY DR	SFR	1.0
011-550-061-000	16-02	1612 HARTLEY DR	SFR	1.0
011-550-062-000	16-02	1624 HARTLEY DR	SFR	1.0
011-550-063-000	16-02	1636 HARTLEY DR	SFR	1.0
011-550-064-000	16-02	1648 HARTLEY DR	SFR	1.0
011-550-065-000	16-02	1660 HARTLEY DR	SFR	1.0

011-550-066-000	16-02	1378 SPARROW DR	SFR	1.0
011-550-067-000	16-02	1366 SPARROW DR	SFR	1.0
011-550-068-000	16-02	1354 SPARROW DR	SFR	1.0
011-550-069-000	16-02		EXE	-
011-560-001-000	16-02	1348 SPARROW DR	SFR	1.0
011-560-002-000	16-02	1342 SPARROW DR	SFR	1.0
011-560-003-000	16-02	1330 SPARROW DR	VAC	1.0
011-560-004-000	16-02	1318 SPARROW DR	SFR	1.0
011-560-005-000	16-02	1306 SPARROW DR	SFR	1.0
011-560-006-000	16-02	1296 SPARROW DR	SFR	1.0
011-560-007-000	16-02	1284 SPARROW DR	SFR	1.0
011-560-008-000	16-02	1272 SPARROW DR	SFR	1.0
011-560-009-000	16-02	1646 SPRINGCREST ST	SFR	1.0
011-560-010-000	16-02	1634 SPRINGCREST ST	SFR	1.0
011-560-011-000	16-02	1622 SPRINGCREST ST	SFR	1.0
011-560-012-000	16-02	1610 SPRINGCREST ST	SFR	1.0
011-560-013-000	16-02	1598 SPRINGCREST ST	SFR	1.0
011-560-014-000	16-02	1586 SPRINGCREST ST	SFR	1.0
011-560-015-000	16-02	1574 SPRINGCREST ST	SFR	1.0
011-560-016-000	16-02	1562 SPRINGCREST ST	SFR	1.0
011-560-017-000	16-02	1550 SPRINGCREST ST	SFR	1.0
011-560-018-000	16-02	1285 WREN DR	SFR	1.0
011-560-019-000	16-02	1293 WREN DR	SFR	1.0
011-560-020-000	16-02	1301 WREN DR	SFR	1.0
011-560-021-000	16-02	1309 WREN DR	SFR	1.0
011-560-022-000	16-02	1317 WREN DR	SFR	1.0
011-560-023-000	16-02	1325 WREN DR	SFR	1.0
011-560-024-000	16-02	1333 WREN DR	SFR	1.0
011-560-025-000	16-02	1577 WILLIS DR	SFR	1.0
011-560-026-000	16-02	1589 WILLIS DR	SFR	1.0
011-560-027-000	16-02	1601 WILLIS DR	SFR	1.0
011-560-028-000	16-02	1613 WILLIS DR	SFR	1.0
011-560-029-000	16-02	1625 WILLIS DR	SFR	1.0
011-560-030-000	16-02	1637 WILLIS DR	SFR	1.0
011-560-031-000	16-02	1649 WILLIS DR	SFR	1.0
011-560-032-000	16-02	1652 WILLIS DR	SFR	1.0
011-560-033-000	16-02	1640 WILLIS DR	SFR	1.0
011-560-034-000	16-02	1628 WILLIS DR	SFR	1.0
011-560-035-000	16-02	1616 WILLIS DR	SFR	1.0
011-560-036-000	16-02	1604 WILLIS DR	SFR	1.0
011-560-037-000	16-02	1592 WILLIS DR	SFR	1.0
011-560-038-000	16-02	1580 WILLIS DR	SFR	1.0
011-560-039-000	16-02	1571 SPRINGCREST ST	SFR	1.0
011-560-040-000	16-02	1583 SPRINGCREST ST	SFR	1.0
011-560-041-000	16-02	1595 SPRINGCREST ST	SFR	1.0
011-560-042-000	16-02	1607 SPRINGCREST ST	SFR	1.0
011-560-043-000	16-02	1619 SPRINGCREST ST	SFR	1.0
011-560-044-000	16-02	1631 SPRINGCREST ST	SFR	1.0
011-560-045-000	16-02	1643 SPRINGCREST ST	SFR	1.0
16-02				113.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-420-001-000	18-01	2267	ELIZABETH DR	SFR	1.0
009-420-002-000	18-01	2259	ELIZABETH DR	VAC	1.0
009-420-003-000	18-01	2251	ELIZABETH DR	SFR	1.0
009-420-004-000	18-01	2307	VINEYARD CT	VAC	1.0
009-420-005-000	18-01	2315	VINEYARD CT	VAC	1.0
009-420-006-000	18-01	2323	VINEYARD CT	SFR	1.0
009-420-007-000	18-01	2331	VINEYARD CT	SFR	1.0
009-420-008-000	18-01	2339	VINEYARD CT	SFR	1.0
009-420-009-000	18-01	2347	VINEYARD CT	SFR	1.0
009-420-010-000	18-01	2355	VINEYARD CT	SFR	1.0
009-420-011-000	18-01	2242	JULES ST	SFR	1.0
009-420-012-000	18-01	2234	JULES ST	SFR	1.0
009-420-013-000	18-01	2226	JULES ST	SFR	1.0
009-420-014-000	18-01	2218	JULES ST	SFR	1.0
009-420-015-000	18-01	2210	JULES ST	SFR	1.0
009-420-016-000	18-01	2202	JULES ST	SFR	1.0
009-420-017-000	18-01	2357	CORTNER ST	SFR	1.0
009-420-018-000	18-01	2349	CORTNER ST	SFR	1.0
009-420-019-000	18-01	2341	CORTNER ST	SFR	1.0
009-420-020-000	18-01	2333	CORTNER ST	SFR	1.0
009-420-021-000	18-01	2325	CORTNER ST	SFR	1.0
009-420-022-000	18-01	2317	CORTNER ST	SFR	1.0
009-420-023-000	18-01	2309	CORTNER ST	SFR	1.0
009-420-024-000	18-01	2301	CORTNER ST	SFR	1.0
009-420-025-000	18-01	2277	CORTNER ST	SFR	1.0
009-420-026-000	18-01	2269	CORTNER ST	SFR	1.0
009-420-027-000	18-01	2261	CORTNER ST	SFR	1.0
009-420-028-000	18-01	2253	CORTNER ST	SFR	1.0
009-420-029-000	18-01	2245	CORTNER ST	SFR	1.0
009-420-030-000	18-01	2237	CORTNER ST	SFR	1.0
009-420-031-000	18-01	2229	CORTNER ST	VAC	1.0
009-420-032-000	18-01	2221	CORTNER ST	VAC	1.0
009-420-033-000	18-01	2213	CORTNER ST	VAC	1.0
009-420-034-000	18-01	2207	MADELINE DR	VAC	1.0
009-420-035-000	18-01	2215	MADELINE DR	SFR	1.0
009-420-036-000	18-01	2223	MADELINE DR	SFR	1.0
009-420-037-000	18-01	2231	MADELINE DR	SFR	1.0
009-420-038-000	18-01	2239	MADELINE DR	VAC	1.0
009-420-039-000	18-01	2247	MADELINE DR	SFR	1.0
009-420-040-000	18-01	2238	VINEYARD CT	SFR	1.0
009-420-041-000	18-01	2246	VINEYARD CT	SFR	1.0
009-420-042-000	18-01	2254	VINEYARD CT	SFR	1.0
009-420-043-000	18-01	2262	VINEYARD CT	SFR	1.0
009-420-044-000	18-01	2270	VINEYARD CT	SFR	1.0
009-420-045-000	18-01	2267	VINEYARD CT	SFR	1.0
009-420-046-000	18-01	2259	VINEYARD CT	SFR	1.0

009-420-047-000	18-01	2251 VINEYARD CT	SFR	1.0
009-420-048-000	18-01	2243 VINEYARD CT	SFR	1.0
009-420-049-000	18-01	2235 VINEYARD CT	VAC	1.0
009-420-050-000	18-01	2246 CORTNER ST	VAC	1.0
009-420-051-000	18-01	2254 CORTNER ST	SFR	1.0
009-420-052-000	18-01	2262 CORTNER ST	SFR	1.0
009-420-053-000	18-01	2270 CORTNER ST	SFR	1.0
009-420-054-000	18-01	2278 CORTNER ST	SFR	1.0
009-420-055-000	18-01	2286 CORTNER ST	SFR	1.0
009-420-056-000	18-01	2294 CORTNER ST	SFR	1.0
009-420-057-000	18-01	2302 CORTNER ST	SFR	1.0
009-420-058-000	18-01	2310 CORTNER ST	SFR	1.0
009-420-059-000	18-01	2318 CORTNER ST	SFR	1.0
009-420-060-000	18-01	2326 CORTNER ST	SFR	1.0
009-420-061-000	18-01	2334 CORTNER ST	SFR	1.0
009-420-062-000	18-01	2342 CORTNER ST	SFR	1.0
009-420-063-000	18-01	2350 CORTNER ST	SFR	1.0
009-430-001-000	18-01		EXE	-
009-430-002000	18-01		EXE	-
009-430-003-000	18-01	2250 JULES ST	VAC	1.0
009-430-004-000	18-01	2258 JULES ST	SFR	1.0
009-430-005-000	18-01	2266 JULES ST	SFR	1.0
009-430-006-000	18-01	2274 JULES ST	SFR	1.0
009-430-007-000	18-01	2282 JULES ST	SFR	1.0
009-440-001-000	18-01	2279 ELIZABETH DR	SFR	1.0
009-440-002-000	18-01	2291 ELIZABETH DR	SFR	1.0
009-440-003-000	18-01	2283 VAN GOGH ST	SFR	1.0
009-440-004-000	18-01	2271 VAN GOGH ST	SFR	1.0
009-440-005-000	18-01	2259 VAN GOGH ST	SFR	1.0
009-440-006-000	18-01	2247 VAN GOGH ST	SFR	1.0
009-440-007-000	18-01	2292 MADELINE DR	SFR	1.0
009-440-008-000	18-01	2280 MADELINE DR	SFR	1.0
009-440-009-000	18-01	2263 MADELINE DR	SFR	1.0
009-440-010-000	18-01	2279 MADELINE DR	SFR	1.0
009-440-011-000	18-01	2295 MADELINE DR	SFR	1.0
009-440-012-000	18-01	2307 MADELINE DR	SFR	1.0
009-440-013-000	18-01	2319 MADELINE DR	SFR	1.0
009-440-014-000	18-01	2331 MADELINE DR	SFR	1.0
009-440-015-000	18-01	2343 MADELINE DR	SFR	1.0
009-440-016-000	18-01	2355 MADELINE DR	SFR	1.0
009-440-017-000	18-01	2227 W DALI WAY	SFR	1.0
009-440-018-000	18-01	2239 W DALI WAY	SFR	1.0
009-440-019-000	18-01	2251 W DALI WAY	SFR	1.0
009-440-020-000	18-01	2352 MADELINE DR	SFR	1.0
009-440-021-000	18-01	2340 MADELINE DR	SFR	1.0
009-440-022-000	18-01	2328 MADELINE DR	SFR	1.0
009-440-023-000	18-01	2316 MADELINE DR	SFR	1.0
009-440-024-000	18-01	2305 LUKE CT	SFR	1.0
009-440-025-000	18-01	2317 LUKE CT	SFR	1.0
009-440-026-000	18-01	2329 LUKE CT	SFR	1.0

009-440-027-000	18-01	2341 LUKE CT	SFR	1.0
009-440-028-000	18-01	2352 LUKE CT	SFR	1.0
009-440-029-000	18-01	2340 LUKE CT	SFR	1.0
009-440-030-000	18-01	2318 LUKE CT	SFR	1.0
009-440-031-000	18-01	2306 LUKE CT	SFR	1.0
009-440-032-000	18-01	2315 ELIZABETH DR	SFR	1.0
009-440-033-000	18-01	2327 ELIZABETH DR	SFR	1.0
009-440-034-000	18-01	2339 ELIZABETH DR	SFR	1.0
009-440-035-000	18-01	2351 ELIZABETH DR	SFR	1.0
009-440-036-000	18-01	2299 W DALI WAY	SFR	1.0
009-440-037-000	18-01	2287 W DALI WAY	SFR	1.0
009-440-038-000	18-01	2275 W DALI WAY	SFR	1.0
009-440-039-000	18-01	2367 MADELINE DR	SFR	1.0
009-440-040-000	18-01	2379 MADELINE DR	SFR	1.0
009-440-041-000	18-01	2391 MADELINE DR	SFR	1.0
009-440-042-000	18-01	2403 MADELINE DR	SFR	1.0
009-440-043-000	18-01	2415 MADELINE DR	SFR	1.0
009-440-044-000	18-01	2427 MADELINE DR	SFR	1.0
009-440-045-000	18-01	2439 MADELINE DR	SFR	1.0
009-440-046-000	18-01	2451 MADELINE DR	SFR	1.0
009-440-047-000	18-01	2463 MADELINE DR	SFR	1.0
009-440-048-000	18-01	2475 MADELINE DR	SFR	1.0
009-440-049-000	18-01	2484 MADELINE DR	SFR	1.0
009-440-050-000	18-01	2472 MADELINE DR	SFR	1.0
009-440-051-000	18-01	2460 MADELINE DR	SFR	1.0
009-440-052-000	18-01	2446 MADELINE DR	SFR	1.0
009-440-053-000	18-01	2436 MADELINE DR	SFR	1.0
009-440-054-000	18-01	2424 MADELINE DR	SFR	1.0
009-440-055-000	18-01	2201 W ESCHER DR	SFR	1.0
009-440-056-000	18-01	2202 W DALI WAY	SFR	1.0
009-440-057-000	18-01	2214 W DALI WAY	SFR	1.0
009-440-058-000	18-01	2226 W DALI WAY	SFR	1.0
009-440-059-000	18-01	2238 W DALI WAY	SFR	1.0
009-440-060-000	18-01	2250 W DALI WAY	SFR	1.0
009-440-061-000	18-01	2262 W DALI WAY	SFR	1.0
009-440-062-000	18-01	2274 W DALI WAY	SFR	1.0
009-440-063-000	18-01	2286 W DALI WAY	SFR	1.0
009-440-064-000	18-01	2298 W DALI WAY	SFR	1.0
009-460-001-000	18-01	2212 MUSCAT PL	SFR	1.0
009-460-002-000	18-01	2220 MUSCAT PL	SFR	1.0
009-460-003-000	18-01	2228 MUSCAT PL	SFR	1.0
009-460-004-000	18-01	2236 MUSCAT PL	SFR	1.0
009-460-005-000	18-01	2244 MUSCAT PL	SFR	1.0
009-460-006-000	18-01	2252 MUSCAT PL	SFR	1.0
009-460-007-000	18-01	2260 MUSCAT PL	SFR	1.0
009-460-008-000	18-01	2268 MUSCAT PL	SFR	1.0
009-460-009-000	18-01	2276 MUSCAT PL	SFR	1.0
009-460-010-000	18-01	2300 MUSCAT PL	SFR	1.0
009-460-011-000	18-01	2308 MUSCAT PL	SFR	1.0
009-460-012-000	18-01	2316 MUSCAT PL	SFR	1.0

009-460-013-000	18-01	2324 MUSCAT PL	SFR	1.0
009-460-014-000	18-01	2332 MUSCAT PL	SFR	1.0
009-460-015-000	18-01	2340 MUSCAT PL	SFR	1.0
009-460-016-000	18-01	2348 MUSCAT PL	SFR	1.0
009-460-017-000	18-01	2356 MUSCAT PL	SFR	1.0
009-460-018-000	18-01	2364 MUSCAT PL	SFR	1.0
009-460-019-000	18-01	2198 JULES ST	SFR	1.0
009-460-020-000	18-01	2186 JULES ST	SFR	1.0
009-460-021-000	18-01	2174 JULES ST	SFR	1.0
009-460-022-000	18-01	2162 JULES ST	SFR	1.0
009-460-023-000	18-01	2150 JULES ST	SFR	1.0
009-460-024-000	18-01	2138 JULES ST	SFR	1.0
009-460-025-000	18-01	2126 JULES ST	SFR	1.0
009-460-026-000	18-01	2114 JULES ST	SFR	1.0
009-460-027-000	18-01	2379 MUSCAT PL	SFR	1.0
009-460-028-000	18-01	2367 MUSCAT PL	SFR	1.0
009-460-029-000	18-01	2355 MUSCAT PL	SFR	1.0
009-460-030-000	18-01	2343 MUSCAT PL	SFR	1.0
009-460-031-000	18-01	2331 MUSCAT PL	SFR	1.0
009-460-032-000	18-01	2319 MUSCAT PL	SFR	1.0
009-460-033-000	18-01	2307 MUSCAT PL	SFR	1.0
009-460-034-000	18-01	2291 MUSCAT PL	SFR	1.0
009-460-035-000	18-01	2283 MUSCAT PL	SFR	1.0
009-460-036-000	18-01	2275 MUSCAT PL	SFR	1.0
009-460-037-000	18-01	2267 MUSCAT PL	SFR	1.0
009-460-038-000	18-01	2259 MUSCAT PL	SFR	1.0
009-460-039-000	18-01	2251 MUSCAT PL	SFR	1.0
009-460-040-000	18-01	2243 MUSCAT PL	SFR	1.0
009-460-041-000	18-01	2240 CHIANTI WAY	SFR	1.0
009-460-042-000	18-01	2248 CHIANTI WAY	SFR	1.0
009-460-043-000	18-01	2256 CHIANTI WAY	SFR	1.0
009-460-044-000	18-01	2264 CHIANTI WAY	SFR	1.0
009-460-045-000	18-01	2272 CHIANTI WAY	SFR	1.0
009-460-046-000	18-01	2280 CHIANTI WAY	SFR	1.0
009-460-047-000	18-01	2288 CHIANTI WAY	SFR	1.0
009-460-048-000	18-01	2304 CHIANTI WAY	SFR	1.0
009-460-049-000	18-01	2316 CHIANTI WAY	SFR	1.0
009-460-050-000	18-01	2328 CHIANTI WAY	SFR	1.0
009-460-051-000	18-01	2340 CHIANTI WAY	SFR	1.0
009-460-052-000	18-01	2352 CHIANTI WAY	SFR	1.0
009-460-053-000	18-01	2364 CHIANTI WAY	SFR	1.0
009-460-054-000	18-01	2376 CHIANTI WAY	SFR	1.0
009-460-055-000	18-01	2383 CHIANTI WAY	SFR	1.0
009-460-056-000	18-01	2371 CHIANTI WAY	SFR	1.0
009-460-057-000	18-01	2359 CHIANTI WAY	SFR	1.0
009-460-058-000	18-01	2347 CHIANTI WAY	SFR	1.0
009-460-059-000	18-01	2335 CHIANTI WAY	SFR	1.0
009-460-060-000	18-01	2323 CHIANTI WAY	SFR	1.0
009-460-061-000	18-01	2311 CHIANTI WAY	SFR	1.0
009-460-062-000	18-01	2295 CHIANTI WAY	SFR	1.0

009-460-063-000	18-01	2287 CHIANTI WAY	SFR	1.0
009-460-064-000	18-01	2279 CHIANTI WAY	SFR	1.0
009-460-065-000	18-01	2271 CHIANTI WAY	SFR	1.0
009-460-066-000	18-01	2263 CHIANTI WAY	SFR	1.0
009-460-067-000	18-01	2255 CHIANTI WAY	SFR	1.0
009-460-068-000	18-01	2247 CHIANTI WAY	SFR	1.0
009-460-069-000	18-01	2239 CHIANTI WAY	SFR	1.0
009-460-070-000	18-01	2127 MADELINE DR	SFR	1.0
009-460-071-000	18-01	2139 MADELINE DR	SFR	1.0
009-460-072-000	18-01	2151 MADELINE DR	SFR	1.0
009-460-073-000	18-01	2163 MADELINE DR	SFR	1.0
009-460-074-000	18-01	2175 MADELINE DR	SFR	1.0
009-470-001-000	18-01	2310 W DALI WAY	SFR	1.0
009-470-002-000	18-01	2322 W DALI WAY	SFR	1.0
009-470-003-000	18-01	2334 W DALI WAY	SFR	1.0
009-470-004-000	18-01	2346 W DALI WAY	SFR	1.0
009-470-005-000	18-01	2358 W DALI WAY	SFR	1.0
009-470-006-000	18-01	2370 W DALI WAY	SFR	1.0
009-470-007-000	18-01	2369 W ESCHER DR	SFR	1.0
009-470-008-000	18-01	2357 W ESCHER DR	SFR	1.0
009-470-009-000	18-01	2345 W ESCHER DR	SFR	1.0
009-470-010-000	18-01	2333 W ESCHER DR	SFR	1.0
009-470-011-000	18-01	2321 W ESCHER DR	SFR	1.0
009-470-012-000	18-01	2309 W ESCHER DR	SFR	1.0
009-470-013-000	18-01	2297 W ESCHER DR	SFR	1.0
009-470-014-000	18-01	2285 W ESCHER DR	SFR	1.0
009-470-015-000	18-01	2273 W ESCHER DR	SFR	1.0
009-470-016-000	18-01	2261 W ESCHER DR	SFR	1.0
009-470-017-000	18-01	2248 W ESCHER DR	SFR	1.0
009-470-018-000	18-01	2237 W ESCHER DR	SFR	1.0
009-470-019-000	18-01	2225 W ESCHER DR	SFR	1.0
009-470-020-000	18-01	2213 W ESCHER DR	SFR	1.0
009-470-021-000	18-01	2222 W ESCHER DR	SFR	1.0
009-470-022-000	18-01	2234 W ESCHER DR	SFR	1.0
009-470-023-000	18-01	2246 W ESCHER DR	SFR	1.0
009-470-024-000	18-01	2419 W ESCHER DR	SFR	1.0
009-470-025-000	18-01	2431 ELIZABETH DR	SFR	1.0
009-470-026-000	18-01	2443 ELIZABETH DR	SFR	1.0
009-470-027-000	18-01	2455 ELIZABETH DR	SFR	1.0
009-470-028-000	18-01		SFR	1.0
009-470-029-000	18-01	2284 W AMBASSADOR WAY	SFR	1.0
009-470-030-000	18-01	2296 W AMBASSADOR WAY	SFR	1.0
009-470-031-000	18-01	2308 W AMBASSADOR WAY	SFR	1.0
009-470-032-000	18-01	2320 W AMBASSADOR WAY	SFR	1.0
009-470-033-000	18-01	2332 W AMBASSADOR WAY	SFR	1.0
009-470-034-000	18-01	2344 W AMBASSADOR WAY	SFR	1.0
009-470-035-000	18-01	2356 W AMBASSADOR WAY	SFR	1.0
009-470-036-000	18-01	2368 W AMBASSADOR WAY	SFR	1.0
009-470-037-000	18-01	2380 W AMBASSADOR WAY	SFR	1.0
009-470-038-000	18-01	2476 JULES ST	SFR	1.0

009-470-039-000	18-01	2464 JULES ST	SFR	1.0
009-470-040-000	18-01	2452 JULES ST	SFR	1.0
009-470-041-000	18-01	2440 JULES ST	SFR	1.0
009-470-042-000	18-01	2428 JULES ST	SFR	1.0
009-470-043-000	18-01	2416 JULES ST	SFR	1.0
009-470-044-000	18-01	2404 JULES ST	SFR	1.0
009-470-045-000	18-01	2392 JULES ST	SFR	1.0
009-470-046-000	18-01	2380 JULES ST	SFR	1.0
009-470-047-000	18-01	2368 JULES ST	SFR	1.0
009-470-048-000	18-01	2366 W ESCHER DR	SFR	1.0
009-470-049-000	18-01	2354 W ESCHER DR	SFR	1.0
009-470-050-000	18-01	2342 W ESCHER DR	SFR	1.0
009-470-051-000	18-01	2330 W ESCHER DR	SFR	1.0
009-470-052-000	18-01	2318 W ESCHER DR	SFR	1.0
009-470-053-000	18-01	2306 W ESCHER DR	SFR	1.0
009-470-054-000	18-01	2294 W ESCHER DR	SFR	1.0
009-470-055-000	18-01	2293 W AMBASSADOR WAY	SFR	1.0
009-470-056-000	18-01	2305 W AMBASSADOR WAY	SFR	1.0
009-470-057-000	18-01	2317 W AMBASSADOR WAY	SFR	1.0
009-470-058-000	18-01	2329 W AMBASSADOR WAY	SFR	1.0
009-470-059-000	18-01	2341 W AMBASSADOR WAY	SFR	1.0
009-470-060-000	18-01	2353 W AMBASSADOR WAY	SFR	1.0
009-470-061-000	18-01	2365 W AMBASSADOR WAY	SFR	1.0
18-01				267.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
008-410-049-000	19-01	NO SITUS AVAILABLE		SFR	1.0
008-410-050-000	19-01	NO SITUS AVAILABLE		SFR	1.0
008-410-051-000	19-01	NO SITUS AVAILABLE		SFR	1.0
008-410-052-000	19-01	NO SITUS AVAILABLE		SFR	1.0
008-690-001-000	19-01	1693 W BERKSHIRE LN		SFR	1.0
008-690-002-000	19-01	1675 W BERKSHIRE LN		SFR	1.0
008-690-003-000	19-01	1657 W BERKSHIRE LN		SFR	1.0
008-690-004-000	19-01	1639 W BERKSHIRE LN		SFR	1.0
008-690-005-000	19-01	1621 W BERKSHIRE LN		SFR	1.0
008-690-006-000	19-01	1603 PLEASANT WAY		SFR	1.0
008-690-007-000	19-01	1907 PLEASANT WAY		SFR	1.0
008-690-008-000	19-01	1925 PLEASANT WAY		SFR	1.0
008-690-009-000	19-01	1943 PLEASANT WAY		SFR	1.0
008-690-010-000	19-01	1961 PLEASANT WAY		SFR	1.0
008-690-011-000	19-01	1979 PLEASANT WAY		SFR	1.0
008-690-012-000	19-01	1982 PLEASANT WAY		SFR	1.0
008-690-013-000	19-01	1964 PLEASANT WAY		SFR	1.0
008-690-014-000	19-01	1946 PLEASANT WAY		SFR	1.0
008-690-015-000	19-01	1630 W BERKSHIRE LN		SFR	1.0
008-690-016-000	19-01	1648 W BERKSHIRE LN		SFR	1.0
008-690-017-000	19-01	1666 W BERKSHIRE LN		SFR	1.0
008-690-018-000	19-01	1684 W BERKSHIRE LN		SFR	1.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
011-610-001-000	19-02	2133 W CARDINAL AVE		SFR	1.0
011-610-002-000	19-02	2147 W CARDINAL AVE		SFR	1.0
011-610-003-000	19-02	2161 W CARDINAL AVE		SFR	1.0
011-610-004-000	19-02	132 N FALCON AVE		SFR	1.0
011-610-005-000	19-02	138 N FALCON AVE		SFR	1.0
011-610-006-000	19-02	144 N FALCON AVE		SFR	1.0
011-610-007-000	19-02	150 N FALCON AVE		SFR	1.0
011-610-008-000	19-02	156 N FALCON AVE		SFR	1.0
011-610-009-000	19-02	162 N FALCON AVE		SFR	1.0
011-610-010-000	19-02	168 N FALCON AVE		SFR	1.0
011-610-011-000	19-02	2162 W SOLO WAY		SFR	1.0
011-610-012-000	19-02	2148 W SOLO WAY		SFR	1.0
011-610-013-000	19-02	2134 W SOLO WAY		SFR	1.0
011-610-014-000	19-02	2120 W SOLO WAY		SFR	1.0
011-610-015-000	19-02	167 N UNION ST		SFR	1.0
011-610-016-000	19-02	161 N UNION ST		SFR	1.0
011-610-017-000	19-02	155 N UNION ST		SFR	1.0
011-610-018-000	19-02	149 N UNION ST		SFR	1.0
011-610-019-000	19-02	143 N UNION ST		SFR	1.0
011-610-020-000	19-02	137 N UNION ST		SFR	1.0
011-610-021-000	19-02	131 N UNION ST		SFR	1.0
011-610-022-000	19-02	125 N UNION ST		SFR	1.0
011-610-023-000	19-02	141 N FALCON AVE		SFR	1.0
011-610-024-000	19-02	147 N FALCON AVE		SFR	1.0
011-610-025-000	19-02	2151 W SOLO WAY		SFR	1.0
011-610-026-000	19-02	2137 W SOLO WAY		SFR	1.0
011-610-027-000	19-02			EXE	-
011-610-028-000	19-02			EXE	-
011-610-029-000	19-02			EXE	-
011-610-030-000	19-02	192 S FALCON AVE		SFR	1.0
011-610-031-000	19-02	174 S FALCON AVE		SFR	1.0
011-610-032-000	19-02	156 S FALCON AVE		SFR	1.0
011-610-033-000	19-02	138 S FALCON AVE		SFR	1.0
011-610-034-000	19-02	120 S FALCON AVE		SFR	1.0
011-610-035-000	19-02	102 S FALCON AVE		SFR	1.0
011-610-036-000	19-02	2176 YAMON ST		SFR	1.0
011-610-037-000	19-02	2162 YAMON ST		SFR	1.0
011-610-038-000	19-02	2148 YAMON ST		SFR	1.0
011-610-039-000	19-02	2134 YAMON ST		SFR	1.0
011-610-040-000	19-02	2120 YAMON ST		SFR	1.0
011-610-041-000	19-02	103 S UNION ST		SFR	1.0
011-610-042-000	19-02	121 S UNION ST		SFR	1.0
011-610-043-000	19-02	139 S UNION ST		SFR	1.0
011-610-044-000	19-02	157 S UNION ST		SFR	1.0
011-610-045-000	19-02	175 S UNION ST		SFR	1.0

011-610-046-000	19-02	193 S UNION ST	SFR	1.0
011-610-047-000	19-02	211 S UNION ST	SFR	1.0
011-610-048-000	19-02	229 S UNION ST	SFR	1.0
011-610-049-000	19-02	247 S UNION ST	SFR	1.0
011-610-050-000	19-02	265 S UNION ST	SFR	1.0
011-610-051-000	19-02	283 S UNION ST	SFR	1.0
011-610-052-000	19-02	2123 LEBARON ST	SFR	1.0
011-610-053-000	19-02	2137 LEBARON ST	SFR	1.0
011-610-054-000	19-02	2151 LEBARON ST	SFR	1.0
011-610-055-000	19-02	2165 LEBARON ST	SFR	1.0
011-610-056-000	19-02	2179 LEBARON ST	SFR	1.0
011-610-057-000	19-02	282 S FALCON AVE	SFR	1.0
011-610-058-000	19-02	264 S FALCON AVE	SFR	1.0
011-610-059-000	19-02	246 S FALCON AVE	SFR	1.0
011-610-060-000	19-02	228 S FALCON AVE	SFR	1.0
011-610-061-000	19-02	210 S FALCON AVE	SFR	1.0
011-610-062-000	19-02	243 S UNION ST	SFR	1.0
011-610-063-000	19-02	250 S UNION ST	SFR	1.0
011-610-064-000	19-02	232 S UNION ST	SFR	1.0
011-610-065-000	19-02	171 S FALCON AVE	SFR	1.0
011-610-066-000	19-02	153 S FALCON AVE	SFR	1.0
011-610-067-000	19-02	135 S FALCON AVE	SFR	1.0
011-610-068-000	19-02	2151 YAMON ST	SFR	1.0
011-610-069-000	19-02	2137 YAMON ST	SFR	1.0
011-610-070-000	19-02		EXE	-
011-610-071-000	19-02		EXE	-
011-610-072-000	19-02		EXE	-
011-610-073-000	19-02		EXE	-
19-02				66.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-500-001-000	20-01	2198 N MITCHELL ST		SFR	1.0
009-500-002-000	20-01	2190 N MITCHELL ST		SFR	1.0
009-500-003-000	20-01	2182 N MITCHELL ST		SFR	1.0
009-500-004-000	20-01	2174 N MITCHELL ST		SFR	1.0
009-500-005-000	20-01	2166 N MITCHELL ST		SFR	1.0
009-500-006-000	20-01	2158 N MITCHELL ST		SFR	1.0
009-500-007-000	20-01	2150 N MITCHELL ST		SFR	1.0
009-500-008-000	20-01	2142 N MITCHELL ST		SFR	1.0
009-500-009-000	20-01	2134 N MITCHELL ST		SFR	1.0
009-500-010-000	20-01	2126 N MITCHELL ST		SFR	1.0
009-500-011-000	20-01	2634 CHIANTI WAY		SFR	1.0
009-500-012-000	20-01	2627 CHIANTI WAY		SFR	1.0
009-500-013-000	20-01	2619 CHIANTI WAY		SFR	1.0
009-500-014-000	20-01	2611 CHIANTI WAY		SFR	1.0
009-500-015-000	20-01	2603 CHIANTI WAY		SFR	1.0
009-500-016-000	20-01	2595 CHIANTI WAY		SFR	1.0
009-500-017-000	20-01	2587 CHIANTI WAY		SFR	1.0

009-500-018-000	20-01	2579 CHIANTI WAY	SFR	1.0
009-500-019-000	20-01	2571 CHIANTI WAY	SFR	1.0
009-500-020-000	20-01	2563 CHIANTI WAY	SFR	1.0
009-500-021-000	20-01	2555 CHIANTI WAY	SFR	1.0
009-500-022-000	20-01	2547 CHIANTI WAY	SFR	1.0
009-500-023-000	20-01	2539 CHIANTI WAY	SFR	1.0
009-500-024-000	20-01	2531 CHIANTI WAY	SFR	1.0
009-500-025-000	20-01	2523 CHIANTI WAY	SFR	1.0
009-500-026-000	20-01	2489 CHIANTI WAY	SFR	1.0
009-500-027-000	20-01	2473 CHIANTI WAY	SFR	1.0
009-500-028-000	20-01	2457 CHIANTI WAY	SFR	1.0
009-500-029-000	20-01	2441 CHIANTI WAY	SFR	1.0
009-500-030-000	20-01	2109 LODGEPOLE ST	SFR	1.0
009-500-031-000	20-01	2117 LODGEPOLE ST	SFR	1.0
009-500-032-000	20-01	2125 LODGEPOLE ST	SFR	1.0
009-500-033-000	20-01	2133 LODGEPOLE ST	SFR	1.0
009-500-034-000	20-01	2141 LODGEPOLE ST	SFR	1.0
009-500-035-000	20-01	2149 LODGEPOLE ST	SFR	1.0
009-500-036-000	20-01	2157 LODGEPOLE ST	SFR	1.0
009-500-037-000	20-01	2470 MUSCAT ST	SFR	1.0
009-500-038-000	20-01	2482 MUSCAT ST	SFR	1.0
009-500-039-000	20-01	2494 MUSCAT ST	SFR	1.0
009-500-040-000	20-01	2506 MUSCAT ST	SFR	1.0
009-500-041-000	20-01	2518 MUSCAT ST	SFR	1.0
009-500-042-000	20-01	2530 MUSCAT ST	SFR	1.0
009-500-043-000	20-01	2542 MUSCAT ST	SFR	1.0
009-500-044-000	20-01	2554 MUSCAT ST	SFR	1.0
009-500-045-000	20-01	2566 MUSCAT ST	SFR	1.0
009-500-046-000	20-01	2165 N FRONTIER ST	SFR	1.0
009-500-047-000	20-01	2173 N FRONTIER ST	SFR	1.0
009-500-048-000	20-01	2181 N FRONTIER ST	SFR	1.0
009-500-049-000	20-01	2189 N FRONTIER ST	SFR	1.0
009-500-050-000	20-01	2197 N FRONTIER ST	SFR	1.0
009-500-051-000	20-01	2601 MUSCAT CT	SFR	1.0
009-500-052-000	20-01	2609 MUSCAT CT	SFR	1.0
009-500-053-000	20-01	2617 MUSCAT CT	SFR	1.0
009-500-054-000	20-01	2625 MUSCAT CT	SFR	1.0
009-500-055-000	20-01	2633 MUSCAT CT	SFR	1.0
009-500-056-000	20-01	2641 MUSCAT CT	SFR	1.0
009-500-057-000	20-01	2628 CHIANTI WAY	SFR	1.0
009-500-058-000	20-01	2620 CHIANTI WAY	SFR	1.0
009-500-059-000	20-01	2612 CHIANTI WAY	SFR	1.0
009-500-060-000	20-01	2604 CHIANTI WAY	SFR	1.0
009-500-061-000	20-01	2596 CHIANTI WAY	SFR	1.0
009-500-062-000	20-01	2580 CHIANTI WAY	SFR	1.0
009-500-063-000	20-01	2572 CHIANTI WAY	SFR	1.0
009-500-064-000	20-01	2558 CHIANTI WAY	SFR	1.0
009-500-065-000	20-01	2546 CHIANTI WAY	SFR	1.0
009-500-066-000	20-01	2534 CHIANTI WAY	SFR	1.0
009-500-067-000	20-01	2522 CHIANTI WAY	SFR	1.0

009-500-068-000	20-01	2510 CHIANTI WAY	SFR	1.0
009-500-069-000	20-01	2498 CHIANTI WAY	SFR	1.0
009-500-070-000	20-01	2486 CHIANTI WAY	SFR	1.0
009-500-071-000	20-01	2474 CHIANTI WAY	SFR	1.0
009-500-072-000	20-01	2467 MUSCAT ST	SFR	1.0
009-500-073-000	20-01	2479 MUSCAT ST	SFR	1.0
009-500-074-000	20-01	2491 MUSCAT ST	SFR	1.0
009-500-075-000	20-01	2503 MUSCAT ST	SFR	1.0
009-500-076-000	20-01	2515 MUSCAT ST	SFR	1.0
009-500-077-000	20-01	2527 MUSCAT ST	SFR	1.0
009-500-078-000	20-01	2539 MUSCAT ST	SFR	1.0
009-500-079-000	20-01	2551 MUSCAT ST	SFR	1.0
009-500-080-000	20-01	2563 MUSCAT ST	SFR	1.0
009-500-081-000	20-01		EXE	-
009-550-001-000	20-01	2204 WILSONIA ST	SFR	1.0
009-550-002-000	20-01	2216 WILSONIA ST	SFR	1.0
009-550-003-000	20-01	2228 WILSONIA ST	SFR	1.0
009-550-004-000	20-01	2649 VINEYARD ST	SFR	1.0
009-550-005-000	20-01	2661 VINEYARD ST	SFR	1.0
009-550-006-000	20-01	2673 VINEYARD ST	SFR	1.0
009-550-007-000	20-01	2685 VINEYARD ST	SFR	1.0
009-550-008-000	20-01	2682 VINEYARD ST	SFR	1.0
009-550-009-000	20-01	2670 VINEYARD ST	SFR	1.0
009-550-010-000	20-01	2658 VINEYARD ST	SFR	1.0
009-550-011-000	20-01	2646 VINEYARD ST	SFR	1.0
009-550-012-000	20-01	2634 VINEYARD ST	SFR	1.0
009-550-013-000	20-01	2622 VINEYARD ST	SFR	1.0
009-550-014-000	20-01	2610 VINEYARD ST	SFR	1.0
009-550-015-000	20-01	2598 VINEYARD ST	SFR	1.0
009-550-016-000	20-01	2586 VINEYARD ST	SFR	1.0
009-550-017-000	20-01	2574 VINEYARD ST	SFR	1.0
009-550-018-000	20-01	2562 VINEYARD ST	SFR	1.0
009-550-019-000	20-01	2550 VINEYARD ST	SFR	1.0
009-550-020-000	20-01	2538 VINEYARD ST	SFR	1.0
009-550-021-000	20-01	2526 VINEYARD ST	SFR	1.0
009-550-022-000	20-01	2505 VINEYARD ST	SFR	1.0
009-550-023-000	20-01	2517 VINEYARD ST	SFR	1.0
009-550-024-000	20-01	2529 VINEYARD ST	SFR	1.0
009-550-025-000	20-01	2541 VINEYARD ST	SFR	1.0
009-550-026-000	20-01	2553 VINEYARD ST	SFR	1.0
009-550-027-000	20-01	2565 VINEYARD ST	SFR	1.0
009-550-028-000	20-01	2564 CORTNER ST	SFR	1.0
009-550-029-000	20-01	2552 CORTNER ST	SFR	1.0
009-550-030-000	20-01	2540 CORTNER ST	SFR	1.0
009-550-031-000	20-01	2528 CORTNER ST	SFR	1.0
009-550-032-000	20-01	2516 CORTNER ST	SFR	1.0
009-550-033-000	20-01	2504 CORTNER ST	SFR	1.0
009-550-034-000	20-01	2492 CORTNER ST	SFR	1.0
009-550-035-000	20-01	2480 CORTNER ST	SFR	1.0
009-550-036-000	20-01	2468 CORTNER ST	SFR	1.0
009-550-037-000	20-01	2456 CORTNER ST	SFR	1.0

009-550-038-000	20-01	2221 LODGEPOLE ST	SFR	1.0
009-550-039-000	20-01	2213 LODGEPOLE ST	SFR	1.0
009-550-040-000	20-01	2205 LODGEPOLE ST	SFR	1.0
009-550-041-000	20-01	2197 LODGEPOLE ST	SFR	1.0
009-550-042-000	20-01	2189 LODGEPOLE ST	SFR	1.0
009-550-043-000	20-01	2181 LODGEPOLE ST	SFR	1.0
009-550-044-000	20-01	2173 LODGEPOLE ST	SFR	1.0
009-550-045-000	20-01	2165 LODGEPOLE ST	SFR	1.0
009-550-046-000	20-01	2467 CEDAR GROVE CT	SFR	1.0
009-550-047-000	20-01	2479 CEDAR GROVE CT	SFR	1.0
009-550-048-000	20-01	2491 CEDAR GROVE CT	SFR	1.0
009-550-049-000	20-01	2503 CEDAR GROVE CT	SFR	1.0
009-550-050-000	20-01	2515 CEDAR GROVE CT	SFR	1.0
009-550-051-000	20-01	2527 CEDAR GROVE CT	SFR	1.0
009-550-052-000	20-01	2539 CEDAR GROVE CT	SFR	1.0
009-550-053-000	20-01	2536 CEDAR GROVE CT	SFR	1.0
009-550-054-000	20-01	2524 CEDAR GROVE CT	SFR	1.0
009-550-055-000	20-01	2512 CEDAR GROVE CT	SFR	1.0
009-550-056-000	20-01	2500 CEDAR GROVE CT	SFR	1.0
009-550-057-000	20-01	2488 CEDAR GROVE CT	SFR	1.0
009-550-058-000	20-01	2476 CEDAR GROVE CT	SFR	1.0
009-550-059-000	20-01	2464 CEDAR GROVE CT	SFR	1.0
009-550-060-000	20-01	2465 CORTNER ST	SFR	1.0
009-550-061-000	20-01	2477 CORTNER ST	SFR	1.0
009-550-062-000	20-01	2489 CORTNER ST	SFR	1.0
009-550-063-000	20-01	2501 CORTNER ST	SFR	1.0
009-550-064-000	20-01	2513 CORTNER ST	SFR	1.0
009-550-065-000	20-01	2525 CORTNER ST	SFR	1.0
009-550-066-000	20-01	2537 CORTNER ST	SFR	1.0
009-550-067-000	20-01	2549 CORTNER ST	SFR	1.0
009-550-068-000	20-01	2561 CORTNER ST	SFR	1.0
009-550-069-000	20-01	2202 FRONTIER ST	SFR	1.0
009-550-070-000	20-01	2214 FRONTIER ST	SFR	1.0
009-550-071-000	20-01	2226 FRONTIER ST	SFR	1.0
009-550-072-000	20-01	2238 FRONTIER ST	SFR	1.0
009-550-073-000	20-01	2250 FRONTIER ST	SFR	1.0
009-550-074-000	20-01	2249 WILSONIA ST	SFR	1.0
009-550-075-000	20-01	2237 WILSONIA ST	SFR	1.0
009-550-076-000	20-01	2225 WILSONIA ST	SFR	1.0
009-550-077-000	20-01	2213 WILSONIA ST	SFR	1.0
009-550-078-000	20-01	2201 WILSONIA ST	SFR	1.0
009-550-079-000	20-01		EXE	-
20-01				158.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
009-510-001-000	21-01	2270 N CHATEAU WAY		SFR	1.0
009-510-002-000	21-01	2262 N CHATEAU WAY		SFR	1.0
009-510-003-000	21-01	2254 N CHATEAU WAY		SFR	1.0
009-510-004-000	21-01	2246 N CHATEAU WAY		SFR	1.0
009-510-005-000	21-01	2238 N CHATEAU WAY		SFR	1.0

009-510-006-000	21-01	2230 N CHATEAU WAY	SFR	1.0
009-510-007-000	21-01	2222 N CHATEAU WAY	SFR	1.0
009-510-008-000	21-01	2214 N CHATEAU WAY	SFR	1.0
009-510-009-000	21-01	2165 CORTNER ST	SFR	1.0
009-510-010-000	21-01	2153 CORTNER ST	SFR	1.0
009-510-011-000	21-01	2141 CORTNER ST	SFR	1.0
009-510-012-000	21-01	2129 CORTNER ST	SFR	1.0
009-510-013-000	21-01	2117 CORTNER ST	SFR	1.0
009-510-014-000	21-01	2198 N BORDEAUX DR	SFR	1.0
009-510-015-000	21-01	2190 N BORDEAUX DR	SFR	1.0
009-510-016-000	21-01	2182 N BORDEAUX DR	SFR	1.0
009-510-017-000	21-01	2174 N BORDEAUX DR	SFR	1.0
009-510-018-000	21-01	2166 N BORDEAUX DR	SFR	1.0
009-510-019-000	21-01	2158 N BORDEAUX DR	SFR	1.0
009-510-020-000	21-01	2095 MUSCAT PL	SFR	1.0
009-510-021-000	21-01	2083 MUSCAT PL	SFR	1.0
009-510-022-000	21-01	2071 MUSCAT PL	SFR	1.0
009-510-023-000	21-01	2059 MUSCAT PL	SFR	1.0
009-510-024-000	21-01	2047 MUSCAT PL	SFR	1.0
009-510-025-000	21-01	2050 MUSCAT PL	SFR	1.0
009-510-026-000	21-01	2062 MUSCAT PL	SFR	1.0
009-510-027-000	21-01	2074 MUSCAT PL	SFR	1.0
009-510-028-000	21-01	2086 MUSCAT PL	SFR	1.0
009-510-029-000	21-01	2098 MUSCAT PL	SFR	1.0
009-510-030-000	21-01	2093 CORTNER ST	SFR	1.0
009-510-031-000	21-01	2081 CORTNER ST	SFR	1.0
009-510-032-000	21-01	2069 CORTNER ST	SFR	1.0
009-510-033-000	21-01	2057 CORTNER ST	SFR	1.0
009-510-034-000	21-01	2045 CORTNER ST	SFR	1.0
009-510-035-000	21-01	2028 CORTNER ST	SFR	1.0
009-510-036-000	21-01	2040 CORTNER ST	SFR	1.0
009-510-037-000	21-01	2052 CORTNER ST	SFR	1.0
009-510-038-000	21-01	2064 CORTNER ST	SFR	1.0
009-510-039-000	21-01	2076 CORTNER ST	SFR	1.0
009-510-040-000	21-01	2088 CORTNER ST	SFR	1.0
009-510-041-000	21-01	2100 CORTNER ST	SFR	1.0
009-510-042-000	21-01	2112 CORTNER ST	SFR	1.0
009-510-043-000	21-01	2124 CORTNER ST	SFR	1.0
009-510-044-000	21-01	2136 CORTNER ST	SFR	1.0
009-510-045-000	21-01	2161 W VINEYARD CT	SFR	1.0
009-510-046-000	21-01	2149 W VINEYARD CT	SFR	1.0
009-510-047-000	21-01	2137 W VINEYARD CT	SFR	1.0
009-510-048-000	21-01	2125 W VINEYARD CT	SFR	1.0
009-510-049-000	21-01	2113 W VINEYARD CT	SFR	1.0
009-510-050-000	21-01	2101 W VINEYARD CT	SFR	1.0
009-510-051-000	21-01	2102 W VINEYARD CT	SFR	1.0
009-510-052-000	21-01	2114 W VINEYARD CT	SFR	1.0
009-510-053-000	21-01	2126 W VINEYARD CT	SFR	1.0
009-510-054-000	21-01	2138 W VINEYARD CT	SFR	1.0
009-510-055-000	21-01	2150 W VINEYARD CT	SFR	1.0
009-510-056-000	21-01	2162 W VINEYARD CT	SFR	1.0
009-510-057-000	21-01		EXE	-

009-520-001-000	21-01	2146 N BORDEAUX DR	SFR	1.0
009-520-002-000	21-01	2134 N BORDEAUX DR	SFR	1.0
009-520-003-000	21-01	2122 N BORDEAUX DR	SFR	1.0
009-520-004-000	21-01	2116 N BORDEAUX DR	SFR	1.0
009-520-005-000	21-01	2095 W CHIANTI WAY	SFR	1.0
009-520-006-000	21-01	2085 W CHIANTI WAY	SFR	1.0
009-520-007-000	21-01	2075 W CHIANTI WAY	SFR	1.0
009-520-008-000	21-01	2065 W CHIANTI WAY	SFR	1.0
009-520-009-000	21-01	2055 W CHIANTI WAY	SFR	1.0
009-520-010-000	21-01	2045 W CHIANTI WAY	SFR	1.0
009-520-011-000	21-01	2035 W CHIANTI WAY	SFR	1.0
009-520-012-000	21-01	2025 W CHIANTI WAY	SFR	1.0
009-520-013-000	21-01	2015 W CHIANTI WAY	SFR	1.0
009-520-014-000	21-01	2005 W CHIANTI WAY	SFR	1.0
009-520-015-000	21-01		EXE	-
009-520-016-000	21-01		EXE	-
009-520-017-000	21-01	2030 W VINEYARD CT	SFR	1.0
009-520-018-000	21-01	2042 W VINEYARD CT	SFR	1.0
009-520-019-000	21-01	2054 W VINEYARD CT	SFR	1.0
009-520-020-000	21-01	2066 W VINEYARD CT	SFR	1.0
009-520-021-000	21-01	2078 W VINEYARD CT	SFR	1.0
009-520-022-000	21-01	2090 W VINEYARD CT	SFR	1.0
009-520-023-000	21-01	2089 W VINEYARD CT	SFR	1.0
009-520-024-000	21-01	2077 W VINEYARD CT	SFR	1.0
009-520-025-000	21-01	2065 W VINEYARD CT	SFR	1.0
009-520-026-000	21-01	2053 W VINEYARD CT	SFR	1.0
009-520-027-000	21-01	2276 N NAPA DR	SFR	1.0
009-520-028-000	21-01	2264 N NAPA DR	SFR	1.0
009-520-029-000	21-01	2252 N NAPA DR	SFR	1.0
009-520-030-000	21-01	2240 N NAPA DR	SFR	1.0
009-520-031-000	21-01	2228 N NAPA DR	SFR	1.0
009-520-032-000	21-01	2216 N NAPA DR	SFR	1.0
009-520-033-000	21-01	2204 N NAPA DR	SFR	1.0
009-520-034-000	21-01	2192 N NAPA DR	SFR	1.0
009-520-035-000	21-01	2180 N NAPA DR	SFR	1.0
009-520-036-000	21-01	2168 N NAPA DR	SFR	1.0
009-520-037-000	21-01	2156 N NAPA DR	SFR	1.0
009-520-038-000	21-01	2144 N NAPA DR	SFR	1.0
009-520-039-000	21-01	2132 N NAPA DR	SFR	1.0
009-520-040-000	21-01	2120 N NAPA DR	SFR	1.0
009-520-041-000	21-01	2030 W CHIANTI WAY	SFR	1.0
009-520-042-000	21-01	2040 W CHIANTI WAY	SFR	1.0
009-520-043-000	21-01	2050 W CHIANTI WAY	SFR	1.0
009-520-044-000	21-01	2060 W CHIANTI WAY	SFR	1.0
009-520-045-000	21-01	2070 W CHIANTI WAY	SFR	1.0
009-530-001-000	21-01	1901 W VAN GOGH ST	SFR	1.0
009-530-002-000	21-01	1913 W VAN GOGH ST	SFR	1.0
009-530-003-000	21-01	1925 W VAN GOGH ST	SFR	1.0
009-530-004-000	21-01	1937 W VAN GOGH ST	SFR	1.0
009-530-005-000	21-01	1949 W VAN GOGH ST	SFR	1.0
009-530-008-000	21-01	1973 W VAN GOGH ST	SFR	1.0
009-530-009-000	21-01	2303 NAPA DR	SFR	1.0

009-530-010-000	21-01	2315 NAPA DR	SFR	1.0
009-530-011-000	21-01	2327 NAPA DR	SFR	1.0
009-530-012-000	21-01	2339 NAPA DR	SFR	1.0
009-530-013-000	21-01	2351 NAPA DR	SFR	1.0
009-530-014-000	21-01	1986 W VAN GOGH ST	SFR	1.0
009-530-017-000	21-01	1954 W VAN GOGH ST	SFR	1.0
009-530-018-000	21-01	1938 W VAN GOGH ST	SFR	1.0
009-530-019-000	21-01	1922 W VAN GOGH ST	SFR	1.0
009-530-020-000	21-01	1906 W VAN GOGH ST	SFR	1.0
009-530-021-000	21-01	1903 W DALI WAY	SFR	1.0
009-530-022-000	21-01	1915 W DALI WAY	SFR	1.0
009-530-023-000	21-01	1927 W DALI WAY	SFR	1.0
009-530-024-000	21-01	1939 W DALI WAY	SFR	1.0
009-530-027-000	21-01	1963 W DALI WAY	SFR	1.0
009-530-028-000	21-01	1975 W DALI WAY	SFR	1.0
009-530-029-000	21-01	1987 W DALI WAY	SFR	1.0
009-530-030-000	21-01	2002 W DALI WAY	SFR	1.0
009-530-031-000	21-01	1988 W DALI WAY	SFR	1.0
009-530-032-000	21-01	1974 W DALI WAY	SFR	1.0
009-530-035-000	21-01	1946 W DALI WAY	SFR	1.0
009-530-036-000	21-01	1932 W DALI WAY	SFR	1.0
009-530-037-000	21-01	1918 W DALI WAY	SFR	1.0
009-530-038-000	21-01	1904 W DALI WAY	SFR	1.0
009-530-039-000	21-01	2408 N CABERNET PL	SFR	1.0
009-530-040-000	21-01	2420 N CABERNET PL	SFR	1.0
009-530-041-000	21-01	2432 N CABERNET PL	SFR	1.0
009-530-042-000	21-01	2444 N CABERNET PL	SFR	1.0
009-530-043-000	21-01	2445 N CABERNET PL	SFR	1.0
009-530-044-000	21-01	2433 N CABERNET PL	SFR	1.0
009-530-045-000	21-01	2421 N CABERNET PL	SFR	1.0
009-530-046-000	21-01	2409 N CABERNET PL	SFR	1.0
009-530-047-000	21-01	2397 N CABERNET PL	SFR	1.0
009-530-048-000	21-01	2385 N CABERNET PL	SFR	1.0
009-530-049-000	21-01	2373 N CABERNET PL	SFR	1.0
009-530-050-000	21-01	2361 N CABERNET PL	SFR	1.0
009-530-051-000	21-01	2349 N CABERNET PL	SFR	1.0
009-530-052-000	21-01	2337 N CABERNET PL	SFR	1.0
009-530-053-000	21-01	2325 N CABERNET PL	SFR	1.0
009-530-054-000	21-01	2313 N CABERNET PL	SFR	1.0
009-530-055-000	21-01	2301 N CABERNET PL	SFR	1.0
009-530-056-000	21-01		EXE	-
009-530-057-000	21-01		EXE	-
009-530-058-000	21-01	1961 W VAN GOGH ST	SFR	1.0
009-530-059-000	21-01	1970 W VAN GOGH ST	SFR	1.0
009-530-060-000	21-01	1951 W DALI WAY	SFR	1.0
009-530-061-000	21-01	1960 W DALI WAY	SFR	1.0
009-540-001-000	21-01	2016 W DALI WAY	SFR	1.0
009-540-002-000	21-01	2030 W DALI WAY	SFR	1.0
009-540-003-000	21-01	2058 W DALI WAY	SFR	1.0
009-540-004-000	21-01	2045 W ESCHER DR	SFR	1.0
009-540-005-000	21-01	2017 W ESCHER DR	SFR	1.0
009-540-006-000	21-01	2003 W ESCHER DR	SFR	1.0

009-540-007-000	21-01	1989 W ESCHER DR	SFR	1.0
009-540-008-000	21-01	1975 W ESCHER DR	SFR	1.0
009-540-009-000	21-01	1961 W ESCHER DR	SFR	1.0
009-540-014-000	21-01	2423 VINTAGE PL	SFR	1.0
009-540-015-000	21-01	2435 VINTAGE PL	SFR	1.0
009-540-016-000	21-01	2447 VINTAGE PL	SFR	1.0
009-540-017-000	21-01	2459 VINTAGE PL	SFR	1.0
009-540-018-000	21-01	2471 VINTAGE PL	SFR	1.0
009-540-019-000	21-01	2483 VINTAGE PL	SFR	1.0
009-540-020-000	21-01	2495 VINTAGE PL	SFR	1.0
009-540-021-000	21-01	2048 W ESCHER DR	SFR	1.0
009-540-022-000	21-01	2034 W ESCHER DR	SFR	1.0
009-540-023-000	21-01	2020 W ESCHER DR	SFR	1.0
009-540-024-000	21-01	2006 W ESCHER DR	SFR	1.0
009-540-025-000	21-01	1992 W ESCHER DR	SFR	1.0
009-540-026-000	21-01	1978 W ESCHER DR	SFR	1.0
009-540-027-000	21-01	1964 W ESCHER DR	SFR	1.0
009-540-028-000	21-01	1963 W AMBASSADOR WAY	SFR	1.0
009-540-029-000	21-01	1977 W AMBASSADOR WAY	SFR	1.0
009-540-030-000	21-01	1991 W AMBASSADOR WAY	SFR	1.0
009-540-031-000	21-01	2005 W AMBASSADOR WAY	SFR	1.0
009-540-032-000	21-01	2019 W AMBASSADOR WAY	SFR	1.0
009-540-033-000	21-01	2033 W AMBASSADOR WAY	SFR	1.0
009-540-034-000	21-01	2032 W AMBASSADOR WAY	SFR	1.0
009-540-035-000	21-01	2018 W AMBASSADOR WAY	SFR	1.0
009-540-036-000	21-01	2004 W AMBASSADOR WAY	SFR	1.0
009-540-037-000	21-01	1990 W AMBASSADOR WAY	SFR	1.0
009-540-038-000	21-01	1976 W AMBASSADOR WAY	SFR	1.0
009-540-039-000	21-01	1962 W AMBASSADOR WAY	SFR	1.0
009-540-040-000	21-01	1947 W ESCHER DR	SFR	1.0
009-540-041-000	21-01	2411 VINTAGE PL	SFR	1.0
009-560-001-000	21-01	2408 N CHATEAU WAY	SFR	1.0
009-560-002-000	21-01	2396 N CHATEAU WAY	SFR	1.0
009-560-003-000	21-01	2384 N CHATEAU WAY	SFR	1.0
009-560-004-000	21-01	2387 N CHATEAU WAY	SFR	1.0
009-560-005-000	21-01	2399 N CHATEAU WAY	SFR	1.0
009-560-006-000	21-01	2157 W ESCHER DR	SFR	1.0
009-560-007-000	21-01	2143 W ESCHER DR	SFR	1.0
009-560-008-000	21-01	2129 W ESCHER DR	SFR	1.0
009-560-009-000	21-01	2115 W ESCHER DR	SFR	1.0
009-560-010-000	21-01	2101 W ESCHER DR	SFR	1.0
009-560-011-000	21-01	2087 W ESCHER DR	SFR	1.0
009-560-012-000	21-01	2073 W ESCHER DR	SFR	1.0
009-560-013-000	21-01	2059 W ESCHER DR	SFR	1.0
009-560-014-000	21-01	2062 W ESCHER DR	SFR	1.0
009-560-015-000	21-01	2076 W ESCHER DR	SFR	1.0
009-560-016-000	21-01	2090 W ESCHER DR	SFR	1.0
009-560-017-000	21-01	2104 W ESCHER DR	SFR	1.0
009-560-018-000	21-01	2118 W ESCHER DR	SFR	1.0
009-560-019-000	21-01	2132 W ESCHER DR	SFR	1.0
009-560-020-000	21-01	2146 W ESCHER DR	SFR	1.0
009-560-021-000	21-01	2160 W ESCHER DR	SFR	1.0

009-560-022-000	21-01	2174 W ESCHER DR	SFR	1.0
009-560-023-000	21-01	2188 W ESCHER DR	SFR	1.0
009-560-024-000	21-01	2187 W AMBASSADOR WAY	SFR	1.0
009-560-025-000	21-01	2173 W AMBASSADOR WAY	SFR	1.0
009-560-026-000	21-01	2159 W AMBASSADOR WAY	SFR	1.0
009-560-027-000	21-01	2145 W AMBASSADOR WAY	SFR	1.0
009-560-028-000	21-01	2131 W AMBASSADOR WAY	SFR	1.0
009-560-029-000	21-01	2117 W AMBASSADOR WAY	SFR	1.0
009-560-030-000	21-01	2103 W AMBASSADOR WAY	SFR	1.0
009-560-031-000	21-01	2089 W AMBASSADOR WAY	SFR	1.0
009-560-032-000	21-01	2075 W AMBASSADOR WAY	SFR	1.0
009-560-033-000	21-01	2061 W AMBASSADOR WAY	SFR	1.0
009-560-034-000	21-01	2047 W AMBASSADOR WAY	SFR	1.0
009-560-035-000	21-01	2046 W AMBASSADOR WAY	SFR	1.0
009-560-036-000	21-01	2060 W AMBASSADOR WAY	SFR	1.0
009-560-037-000	21-01	2074 W AMBASSADOR WAY	SFR	1.0
009-560-038-000	21-01	2088 W AMBASSADOR WAY	SFR	1.0
009-560-039-000	21-01	2102 W AMBASSADOR WAY	SFR	1.0
009-560-040-000	21-01	2116 W AMBASSADOR WAY	SFR	1.0
009-560-041-000	21-01	2130 W AMBASSADOR WAY	SFR	1.0
009-560-042-000	21-01	2144 W AMBASSADOR WAY	SFR	1.0
009-560-043-000	21-01	2158 W AMBASSADOR WAY	SFR	1.0
009-560-044-000	21-01	2172 W AMBASSADOR WAY	SFR	1.0
009-560-045-000	21-01	2186 W AMBASSADOR WAY	SFR	1.0
009-560-046-000	21-01	2198 W AMBASSADOR WAY	SFR	1.0
009-560-047-000	21-01	2480 N CHATEAU WAY	SFR	1.0
009-560-048-000	21-01	2468 N CHATEAU WAY	SFR	1.0
009-560-049-000	21-01	2456 N CHATEAU WAY	SFR	1.0
009-560-050-000	21-01	2444 N CHATEAU WAY	SFR	1.0
009-560-051-000	21-01	2432 N CHATEAU WAY	SFR	1.0
009-570-001-000	21-01	2372 N CHATEAU WAY	SFR	1.0
009-570-002-000	21-01	2360 N CHATEAU WAY	SFR	1.0
009-570-003-000	21-01	2348 N CHATEAU WAY	SFR	1.0
009-570-004-000	21-01	2336 N CHATEAU WAY	SFR	1.0
009-570-005-000	21-01	2324 N CHATEAU WAY	SFR	1.0
009-570-006-000	21-01	2312 N CHATEAU WAY	SFR	1.0
009-570-007-000	21-01	2300 N CHATEAU WAY	SFR	1.0
009-570-008-000	21-01	2199 W VAN GOGH ST	SFR	1.0
009-570-009-000	21-01	2185 W VAN GOGH ST	SFR	1.0
009-570-010-000	21-01	2171 W VAN GOGH ST	SFR	1.0
009-570-011-000	21-01	2157 W VAN GOGH ST	SFR	1.0
009-570-012-000	21-01	2143 W VAN GOGH ST	SFR	1.0
009-570-013-000	21-01	2129 W VAN GOGH ST	SFR	1.0
009-570-014-000	21-01	2115 W VAN GOGH ST	SFR	1.0
009-570-015-000	21-01	2101 W VAN GOGH ST	SFR	1.0
009-570-016-000	21-01	2087 W VAN GOGH ST	SFR	1.0
009-570-017-000	21-01	2073 W VAN GOGH ST	SFR	1.0
009-570-018-000	21-01	2153 W DALI CT	SFR	1.0
009-570-019-000	21-01	2139 W DALI CT	SFR	1.0
009-570-020-000	21-01	2125 W DALI CT	SFR	1.0
009-570-021-000	21-01	2111 W DALI CT	SFR	1.0
009-570-022-000	21-01	2097 W DALI CT	SFR	1.0

009-570-023-000	21-01	2083 W DALI CT	SFR	1.0
009-570-024-000	21-01	2080 W VAN GOGH ST	SFR	1.0
009-570-025-000	21-01	2094 W VAN GOGH ST	SFR	1.0
009-570-026-000	21-01	2108 W VAN GOGH ST	SFR	1.0
009-570-027-000	21-01	2122 W VAN GOGH ST	SFR	1.0
009-570-028-000	21-01	2136 W VAN GOGH ST	SFR	1.0
009-570-029-000	21-01	2150 W VAN GOGH ST	SFR	1.0
009-570-030-000	21-01	2315 N CHATEAU WAY	SFR	1.0
009-570-031-000	21-01	2327 N CHATEAU WAY	SFR	1.0
009-570-032-000	21-01	2339 N CHATEAU WAY	SFR	1.0
009-570-033-000	21-01	2351 N CHATEAU WAY	SFR	1.0
009-570-034-000	21-01	2383 N CHATEAU WAY	SFR	1.0
009-570-035-000	21-01	2375 N CHATEAU WAY	SFR	1.0
009-570-036-000	21-01	2156 W DALI CT	SFR	1.0
009-570-037-000	21-01	2142 W DALI CT	SFR	1.0
009-570-038-000	21-01	2128 W DALI CT	SFR	1.0
009-570-039-000	21-01	2114 W DALI CT	SFR	1.0
009-570-040-000	21-01	2100 W DALI CT	SFR	1.0
009-570-041-000	21-01	2086 W DALI CT	SFR	1.0
009-570-042-000	21-01	2072 W DALI CT	SFR	1.0
009-570-044-000	21-01		EXE	-
21-01				280.0

Assessor's Parcel Number	District	Situs	Address	Land Use Class	EBU
Grand Totals					

[illegible]

[illegible]

[illegible]

[illegible]

\$139.50	\$	139.50	\$139.50	\$	139.50	1	1
\$139.50	\$	139.50	\$139.50	\$	139.50	1	1
\$139.50	\$	139.50	\$139.50	\$	139.50	1	1
\$139.50	\$	139.50	\$139.50	\$	139.50	1	1
\$139.50	\$	139.50	\$139.50	\$	139.50	1	1
\$	49,104.00	\$	49,104.00		352	352	

[illegible]

	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$82.00	\$	82.00		\$82.00	\$	82.00	1	1
	\$		4,346.00		\$		4,346.00	53	53

[illegible]

\$49.10	\$	49.10	\$49.10	\$	49.10	1	1
\$49.10	\$	49.10	\$49.10	\$	49.10	1	1
\$		4,124.40	\$		4,124.40	84	84

Maximum Assessment Rate	Max Assessment Amount	Annual Assessment Rate	Annual Assessment FY 2025/2026	Count	Assessed Parcels
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$62.30	\$ 62.30	\$62.30	\$ 62.30	1	1
\$	872.20	\$	872.20	14	14

[illegible]

[illegible]

[illegible]

\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$18.30	\$	18.30	\$18.30	\$	18.30	1	1
\$		5,215.50	\$		5,215.50	285	285

[illegible]

[illegible]

[illegible]

[illegible]

	\$49.43	\$	49.43	\$49.42	\$	49.42	1	1
	\$49.43	\$	49.43	\$49.42	\$	49.42	1	1
	\$49.43	\$	49.43	\$49.42	\$	49.42	1	1
	\$49.43	\$	49.43	\$49.42	\$	49.42	1	1
	\$49.43	\$	49.43	\$49.42	\$	49.42	1	1
	\$49.43	\$	49.43	\$49.42	\$	49.42	1	1
	\$49.43	\$	49.43	\$49.42	\$	49.42	1	1
	\$		8,353.67	\$		8,351.98	169	169

[illegible]

[illegible][illegible]

[illegible]

[illegible]

[illegible]

[illegible]

	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	85.00		\$85.00	\$	85.00	1	1
	\$85.00	\$	-		\$85.00	\$	-	1	-
	\$85.00	\$	-		\$85.00	\$	-	1	-
	\$		45,985.00		\$		45,985.00	550	541

[illegible]

[illegible]

\$59.00	\$	59.00	\$59.00	\$	59.00	1	1
\$59.00	\$	59.00	\$59.00	\$	59.00	1	1
\$59.00	\$	59.00	\$59.00	\$	59.00	1	1
\$59.00	\$	59.00	\$59.00	\$	59.00	1	1
\$59.00	\$	59.00	\$59.00	\$	59.00	1	1
\$59.00	\$	59.00	\$59.00	\$	59.00	1	1
\$59.00	\$	59.00	\$59.00	\$	59.00	1	1
\$59.00	\$	59.00	\$59.00	\$	59.00	1	1
\$	16,048.00		\$	16,048.00		272	272

[illegible]

\$51.30	\$	51.30	\$51.30	\$	51.30	1	1
\$51.30	\$	51.30	\$51.30	\$	51.30	1	1
\$51.30	\$	51.30	\$51.30	\$	51.30	1	1
\$51.30	\$	51.30	\$51.30	\$	51.30	1	1
\$51.30	\$	51.30	\$51.30	\$	51.30	1	1
\$51.30	\$	51.30	\$51.30	\$	51.30	1	1
\$		2,257.20	\$		2,257.20	44	44

Maximum Assessment Rate		Max Assessment Amount	Annual Assessment Rate	Annual Assessment FY 2025/2026	Count	Assessed Parcels	
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
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\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
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\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
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\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42.70	\$	42.70	\$42.70	\$	42.70	1	1
\$42							

Maximum Assessment Rate	Max Assessment Amount	Annual Assessment Rate	Annual Assessment FY 2025/2026	Count	Assessed Parcels
\$62.70	\$ 62.70	\$62.70	\$ 62.70	1	1
\$62.70	\$ 62.70	\$62.70	\$ 62.70	1	1
\$62.70	\$ 62.70	\$62.70	\$ 62.70	1	1
\$62.70	\$ 62.70	\$62.70	\$ 62.70	1	1

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible][illegible]

[illegible]

[illegible]

\$50.33	\$	50.33	\$42.26	\$	42.26	1	1
	\$	7,448.84		\$	6,254.48	148	148

[illegible]

	\$49.81	\$	49.81	\$49.80	\$	49.80	1	1
	\$49.81	\$	49.81	\$49.80	\$	49.80	1	1
	\$49.81	\$	49.81	\$49.80	\$	49.80	1	1
	\$49.81	\$	49.81	\$49.80	\$	49.80	1	1
	\$49.81	\$	49.81	\$49.80	\$	49.80	1	1
	\$49.81	\$	49.81	\$49.80	\$	49.80	1	1
	\$		9,912.19	\$		9,910.20	199	199

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible][illegible]

[illegible]

	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$85.23	\$	85.23	\$67.44	\$	67.44	1	1
	\$		10,909.44	\$		8,632.32	128	128

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[illegible]

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[illegible]

[illegible]

[illegible]

[illegible]

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\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	-	\$472.12	\$	-	1	-
\$550.67	\$	-	\$472.12	\$	-	1	-
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	550.67	\$472.12	\$	472.12	1	1
\$550.67	\$	-	\$472.12	\$	-	1	-
\$		11,013.40	\$		9,442.40	23	20

Maximum Assessment Rate	Max Assessment Amount	Annual Assessment Rate	Annual Assessment FY 2025/2026	Count	Assessed Parcels
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
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\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
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\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
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\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ 146.38	\$130.04	\$ 130.04	1	1
\$146.38	\$ -	\$130.04	\$ -	1	

\$146.38	\$	146.38	\$130.04	\$	130.04	1	1
\$146.38	\$	146.38	\$130.04	\$	130.04	1	1
\$146.38	\$	146.38	\$130.04	\$	130.04	1	1
\$146.38	\$	146.38	\$130.04	\$	130.04	1	1
\$146.38	\$	146.38	\$130.04	\$	130.04	1	1
\$146.38	\$	146.38	\$130.04	\$	130.04	1	1
\$146.38	\$	146.38	\$130.04	\$	130.04	1	1
\$146.38	\$	146.38	\$130.04	\$	130.04	1	1
\$		5,562.44	\$		4,941.52	39	38

[illegible]

[illegible]

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\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
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\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$124.55	\$	124.55	\$103.64	\$	103.64	1	1
\$		18,682.50	\$		15,546.00	150	150

[illegible]

\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$229.98	\$	229.98	\$229.96	\$	229.96	1	1
\$		33,117.12	\$		33,114.24	144	144

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

\$270.27	\$	270.27	\$228.30	\$	228.30	1	1
\$270.27	\$	270.27	\$228.30	\$	228.30	1	1
\$270.27	\$	270.27	\$228.30	\$	228.30	1	1
\$270.27	\$	270.27	\$228.30	\$	228.30	1	1
\$270.27	\$	270.27	\$228.30	\$	228.30	1	1
\$270.27	\$	270.27	\$228.30	\$	228.30	1	1
\$270.27	\$	270.27	\$228.30	\$	228.30	1	1
\$		47,297.25	\$		39,952.50	175	175

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible][illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible][illegible]

	\$	13,064.26	\$	12,027.84	22	22
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[illegible]

\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	1,155.30	\$185.70	\$	185.70	1	1
\$1,155.30	\$	-	\$185.70	\$	-	1	-
\$		323,484.00	\$		51,996.00	286	280

Maximum Assessment Rate	Max Assessment Amount	Annual Assessment Rate	Annual Assessment FY 2025/2026	Count	Assessed Parcels
\$	1,484,282.52		\$ 1,048,791.92	7,114	7,074



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: PUBLIC HEARING

SUBJECT:

Public Hearing Regarding Annexation of Billingsley Subdivision Tract 937, and the Lunaria Subdivision Tract 938 into Community Facilities District No. CFD 2025-1 (Public Safety Services) Under the Mello Roos Community Facilities Act of 1982 and Related Actions including adoption of Resolutions as necessary.

RECOMMENDATION:

Recommendation:

That City Council, by motion:

1. Adopt Resolution 2025-19-R to establish CFD 2025-1
2. Adopt Resolution 2025-20-R to call for special election for CFD 2025-1
3. Adopt Resolution 2025-21-R to declare results of special election for CFD 2025-1
4. Adopt Ordinance 25-03 to levy special taxes for CFD 2025-1

Recommended Motion:

I move to:

1. Adopt Resolution 2025-19-R to establish CFD 2025-1
2. Adopt Resolution 2025-20-R to call for special election for CFD 2025-1
3. Adopt Resolution 2025-21-R to declare results of special election for CFD 2025-1
4. Adopt Ordinance 25-03 to levy special taxes for CFD 2025-1

BACKGROUND:

On March 18, 2025, the City Council adopted a Resolution of Intent and Local Goals and Policies for Community Facilities Districts with the intent of forming a Mello-Roos community facilities district, CFD 2025-1 (Public Safety Services) to finance the impact by new development on police and fire protection services for Billingsley Tract 937 and Lunaria Tract 938.

The Billingsley Ranch (a 95-lot development, APN 011-040-007-000) and Lunaria (a 457-lot development, APN's 011-440-015-000 & 011-440-014-000) are residential subdivisions and owned by D.R. Horton. The Billingsley Ranch project is generally located on the southwest corner of Hanford Armona Road and Aquifer Drive. The Lunaria project is generally located east of 10 ½ Avenue, south of Hanford Armona Road, and north of Houston Avenue. For reference purposes a map of the proposed CFD boundaries is attached in this report.

DISCUSSION

This agenda item is to form and assess the special tax levy amount for each lot to be brought in to the CFD 2025-1 based on the developments share of the City operational costs for Public Safety Services.

The City Council set July 1, 2025, as the date of the public hearing to receive public testimony and property owner protests, if any, with regard to the formation of the district and the levy of a special tax.

After receiving public testimony, the City Council will consider:

- (1) adopting a Resolution of Formation forming and establishing CFD 2025-1,
- (2) adopting a Resolution calling a special tax election,
- (3) adopting a Resolution declaring the results of a special landowner election, and
- (4) based on the results of the election, introducing an Ordinance authorizing the levy of a special tax within the boundaries of CFD 2025-1.

The City has received consent and waiver forms from the property owners within the proposed CFD to:

- To hold the election and declare election results;
- Waive the time limits for conducting the election; and
- Waive the analysis and arguments regarding the ballot measure.

The City's consultant, Willdan Financial Services, has determined that there are less than twelve registered voters residing within the CFD boundaries. As a result, an election by property owners is all that is necessary. The property owners have received a special election ballot for the CFD, which allows them one vote per acre or portion thereof. The City Clerk has canvassed the ballots that were returned to the City Clerk.

A CFD Report prepared by Willdan Financial Services is included as required by the Mello-Roos Community Facilities Act of 1982. This report provides a brief description of the public safety services which will be required to adequately meet the needs of the CFD and estimates of costs of providing those public safety services. In addition, the report includes a map showing the boundaries of the proposed CFD.

Staff recommends that the City Council open the public hearing for the purpose of receiving public testimony and property owner protests regarding the formation of the proposed CFD for public safety services. However, if the formation is not approved, the conditions of approval for this development would not be fulfilled and the development process would cease. Once the public hearing has been closed, staff recommends that the City Council adopt the three resolutions identified herein and introduce by title only an ordinance authorizing the levy of special taxes and accepting the CFD Report prepared by Willdan Financial Services.

If Approved, there will be a second Public Hearing scheduled for July 15, 2025 for the purposes of a second reading of the Ordinance 25-03.

FISCAL IMPACT:

The individual property owners in the CFD would be responsible for annual payments of the special taxes which are billed along with the annual property tax. Special tax amounts are identified in Exhibit B of RESOLUTION NO. 2025-18-R and shown here for reference:

Table 1
Maximum Special Tax for Developed Property
Community Facilities District No. 2025-1 (Public Safety Services)
Fiscal Year 2025/26

Land Use Class	Description	Maximum Special Tax
1	Detached Residential	\$164 per Dwelling Unit
2	Attached Residential	\$107 per Dwelling Unit
3	Commercial Property	\$0.148 per square foot of Non-Residential Floor Area
4	Industrial	\$0.191 per square foot of Non-Residential Floor Area
5	Institutional	\$0.106 per square foot of Non-Residential Floor Area
6	Mixed-Use Property	Sum of Maximum Special Tax for each applicable Land Use Class

It is estimated the annual revenue received by the City for CFD 2025-1 will be \$90,560 which is based on the maximum special tax rates for Fiscal Year 2025/26 upon completion of the estimated 552 single family residential parcels.

This revenue can increase as developments of additional properties occur and are annexed into CFD 2025-1. The special tax for CFD 2025-1 includes an annual CPI adjustment. The costs to process the formation is funded by the developer and no General Fund monies are used for this effort.

ATTACHMENTS:

1. Resolution 25-19-R
2. Resolution 25-20-R
3. Resolution 25-21-R
4. Ordinance 25-03
5. Tract 937 and Tract 938-CFD 2025-1

RESOLUTION NO. 2025-19-R

RESOLUTION OF FORMATION OF THE CITY COUNCIL OF THE CITY OF HANFORD TO ESTABLISH CITY OF HANFORD COMMUNITY FACILITIES DISTRICT NO. 2025-1 (PUBLIC SAFETY SERVICES), TO ESTABLISH AN APPROPRIATIONS LIMIT THEREFOR, TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN, AND TO SUBMIT THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS THEREOF

WHEREAS, on March 18, 2025, the City Council adopted Resolution 2025-11-R entitled “A Resolution of the City Council of the City of Hanford Declaring Its Intention to Establish a City of Hanford Community Facilities District No. 2025-1 (Public Safety Services)” (the “Resolution of Intention”), stating its intention to form Community Facilities District No. 2025-1 (Public Safety Services) (the “CFD”), of the City pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”) to finance certain services to serve the CFD (the “Services”); and

WHEREAS, the Resolution of Intention, setting forth a description of the proposed boundaries of the CFD, Services to be financed by the CFD, including incidental expenses, and the rate and method of apportionment (the “Rate and Method”) of the special tax (the “Special Tax”) to be levied within the CFD to pay for the Services, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the Resolution of Intention set July 1, 2025, or as soon thereafter as practical, as the date for a public hearing on the establishment of the CFD, the extent of the CFD, the furnishing of the Services within the CFD, and the proposed Rate and Method; and

WHEREAS, a notice of the public hearing to be held on July 1, 2025 was published in accordance with the Act; and

WHEREAS, on this date, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD; and

WHEREAS, at the hearing all interested persons desiring to be heard for or against the establishment of the CFD, the extent of the CFD, the furnishing of the Services and the Rate and Method were heard and a full and fair hearing was held; and

WHEREAS, at the hearing evidence was presented to this Council on such matters before it, including a special report (the “CFD Report”) as to the Services to be provided through the CFD and the costs thereof, a copy of which is on file with the City Clerk, and this Council, at the conclusion of said hearing, is fully advised of applicable facts; and

WHEREAS, written protests with respect to the formation of the CFD, the furnishing of specified types of services and the Rate and Method have not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the proposed special taxes; and

WHEREAS, the Special Tax proposed to be levied in the CFD to pay for the proposed services has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing

within the territory of the CFD or the owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the special taxes; and

WHEREAS, City Staff reviewed the proposed CFD formation and determined that forming the CFD and financing the Services, as described in Section 7 of this Resolution, does not constitute a project for purposes of the California Environmental Quality Act, commencing with Section 21000 of the California Public Resources Code and the California Environmental Quality Act Guidelines, Article 5 of Chapter 3 of Division 6 of Title 14 of the California Code of Regulations, (collectively “CEQA”). CEQA Guidelines Section 15378 specifically state that the term “project” for CEQA purposes does not include “continuing administrative or maintenance activities” or “[t]he creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.” (CEQA Guidelines §§ 15378 (b)(2) and (b)(4)); and

WHEREAS, the CFD is intended to fund police services and fire protection services attributable to new growth within the City; and

WHEREAS, in addition to the foregoing, because the project is a financing mechanism to fund ongoing administrative and maintenance operations, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and therefore is exempt from CEQA’s provisions. (CEQA Guidelines §15061(b)(3).)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows:

Section 1. Recitals Correct. The foregoing recitals are true and correct.

Section 2. Public Hearing. On this date, pursuant to notice thereof duly given as provided by law, the City Council held a public hearing with respect to the establishment of the CFD and the annual levying of the Special Tax within the CFD to pay for the Services.

Section 3. No Majority Protest. The proposed Special Tax to be levied within the CFD has not been precluded by majority protest pursuant to section 53324 of the Act.

Section 4. Prior Proceedings Valid. All prior proceedings taken by this City Council in connection with the establishment of the CFD and the levy of the Special Tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.

Section 5. Name of the District. The community facilities district designated “City of Hanford Community Facilities District No. 2025-1 (Public Safety Services)” of the City is hereby established pursuant to the Act.

Section 6. Boundaries of the District. The Resolution of Intention provides the boundaries of the territory proposed for inclusion in the CFD, as set forth in the map of the CFD heretofore recorded in the Kings County Recorder’s Office on March 26, 2025, in Book 02 at Page 02 as Instrument No. 2503806 of Maps of Assessment and Community Facilities Districts.

Section 7. Description of Services. The Services proposed to be financed by the CFD and pursuant to the Act shall consist of those items shown in Exhibit “A” hereto and by this reference incorporated herein.

Section 8. Special Tax.

a. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a Special Tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the CFD, is intended to be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes or in such other manner as may be prescribed by this Council.

b. The proposed Rate and Method, in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, is shown in Exhibit "B" attached hereto and hereby incorporated herein.

Section 9. CFD Report. The CFD Report is hereby approved and is made a part of the record of the public hearing regarding the formation of the CFD, and is ordered to be kept on file with the City Clerk as part of the transcript of these proceedings.

Section 10. Increased Demands. It is hereby found and determined that the Services are necessary to meet increased demands placed upon the City, as the result of development occurring in the CFD.

Section 11. Responsible Official. The Finance Director, or his or her designee, of the City of Hanford, located at City Hall, 315 N Douty Street, Hanford, CA, 93230, telephone number (559) 585-2500, is the officer of the City who will be responsible for preparing annually a current roll of the levy of the Special Tax obligations by assessor's parcel number and who will be responsible for estimating future levies of the Special Tax.

Section 12. Tax Lien. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until collection of the Special Tax by the CFD ceases as a result of voter action.

Section 13. Description of Voting Procedures. The voting procedures to be followed in conducting the special election (the "Special Election") on the proposition of the annual levy of the Special Tax and on the proposition to establish an appropriations limit for the CFD, if the CFD is established, shall be as follows:

a. If at least 12 persons have been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the public or protest hearing (the "protest hearing"), the vote in the Special Election shall be by the registered voters of the CFD with each voter having one vote. In that event, the Special Election shall be conducted by the City Clerk, and shall be held on a date selected by the City Council in conformance with the provisions of Section 53326 of the Act and pursuant to the provisions of the California Elections Code governing elections of cities, insofar as they may be applicable, and pursuant to said Section 53326 the ballots for the Special Election shall be distributed to the qualified electors of the CFD by mail with return postage prepaid or by personal service, and the Special Election shall be conducted as a mail ballot election.

b. If 12 persons have not been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the protest hearing, the vote in the Special Election is to be by the landowners of the CFD, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within the CFD, the Special Election shall be conducted by the City Clerk pursuant to Section 53326 of the Act as follows:

(i) The Special Election shall be held on the earliest date, following the adoption by the City Council of this Resolution and a resolution calling the Special Election, to submit to the qualified electors of the CFD the propositions with respect to: (i) the levy of Special Tax to finance the Services and (ii) the establishment of an appropriations limit for the CFD.

(ii) Pursuant to said Section 53326, the Special Election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the CFD waive the time limits for conducting the elections set forth in said Section 53326 by unanimous written consent and the Clerk concurs in such earlier election date as shall be consented to by the qualified electors.

(iii) Pursuant to said Section 53326, ballots for the Special Election shall be distributed to the qualified electors by the Clerk by mail with return postage prepaid, or by personal service.

(iv) Pursuant to applicable sections of the California Elections Code governing the conduct of mail ballot elections of cities, the City Clerk shall mail (or deliver) to each qualified elector an official ballot and shall also mail to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a return identification envelope with prepaid postage thereon addressed to the City Clerk for the return of voted official ballots, and a copy of this Resolution and the exhibits hereto; provided, however, that analysis and arguments regarding the ballot measure may be waived with the unanimous consent of all the landowners, and in such event a finding regarding such waivers shall be made in the resolution adopted by the City Council calling the Special Election.

(v) The official ballot to be mailed (or delivered) by the Clerk to each landowner shall have printed or typed thereon the name of the landowner and the number of votes to be voted by the landowner and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner is other than a natural person, that he or she is an officer of or other person affiliated with the landowner entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner, that in voting such official ballot it was his or her intent, as well as the intent of the landowner, to vote all votes to which the landowner is entitled based on its land ownership on the propositions set forth in the official ballot as marked thereon in the voting square opposite each such proposition, and further certifying as to the acreage of the landowner's land ownership within the CFD.

(vi) The return identification envelope delivered by the Clerk to each landowner shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the Clerk.

(vii) The instruction to voter form to be mailed by the Clerk to the landowners shall inform them that the official ballots shall be returned to the Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted no later than 5:30 p.m. on the date of the Special Election, or immediately after the Resolution Calling the Special Election is adopted.

(viii) Upon receipt of the return identification envelopes, which are returned prior to the voting deadline on the date of the Special Election, the Clerk shall canvass the votes cast in the Special Election, and shall file a statement with the City Council as to the results of such canvass and the election on each proposition set forth in the official ballot.

Section 14. Annexation Territory. Other property within the boundaries of the City may be annexed into the CFD pursuant to Article 3.5 of the Act.

Section 15. Exempt Property. Except as provided in Section 53340.1 of the Act and except for properties that a local agency is a landowner of within the meaning of subdivision (f) of Section 53317 of the Act, pursuant to Section 53340 of the Act, properties of entities of the state, federal and local governments shall be exempt from the levy of the Special Tax. Reference is hereby made to the Rate and Method for a description of other properties or entities that are expressly exempted from the levy of the Special Tax.

Section 16. Appropriations Limit. An appropriations limit for the CFD is hereby established, subject to voter approval, as an amount equal to all the proceeds of the Special Tax collected annually within such CFD and as defined by Article XIII B of the California Constitution, as adjusted for changes in the cost of living and changes in population.

Section 17. Special Tax Accountability Measures. Pursuant to and in compliance with the provisions of Government Code Section 50075.1, the City Council hereby establishes the following accountability measures pertaining to the levy by the CFD of the Special Tax described in Section 8 above:

- a. The Special Tax shall be levied for the specific purposes set forth in Section 7 hereof.
- b. The proceeds of the levy of the Special Tax shall be applied only to the specific purposes set forth in Section 7 hereof.
- c. The CFD shall establish an account or accounts into which the proceeds of such Special Tax shall be deposited.
- d. The Finance Director, or his or her designee, acting for and on behalf of the CFD, shall annually file a report with the City Council as required pursuant to Government Code Section 50075.3.

Section 18. CEQA. The City Council hereby finds that the CFD formation involves creation of a funding mechanism for certain ongoing service and maintenance activities that do not have any potential for significantly impacting the environment. Further, the City Council hereby finds that it can be seen with certainty that the proposed financing mechanism and services funded thereby have no possibility of resulting in a significant effect on the environment. Therefore, the City Council, in its independent judgment, finds that the project is exempt from CEQA, and hereby directs City Staff to prepare and file a Notice of Exemption with the County Clerk within five days of adoption of this Resolution pursuant to Section 21152 of the California Public Resources Code and Section 15062 of the CEQA Guidelines.

Section 19. Effective Date. This resolution shall take effect upon its adoption.

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ day of _____, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Travis Paden
MAYOR of the City of Hanford

ATTEST:

Natalie Corral
City Clerk

State of California)
County of Kings) ss
City of Hanford)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day of _____, 2025.

Date: _____ City Clerk _____.

Exhibit A

City of Hanford Community Facilities District No. 2025-1 (Public Safety Services) Description of Services

It is the intention of this City Council to finance certain services described below (the “Services”). The City Council hereby finds that the Services are in addition to those provided in the territory within the CFD prior to the establishment of the CFD and that such Services will not supplant services already available within that territory. A general description of the services to be provided is as follows:

Police Services: includes the estimated and reasonable costs of providing police services, including but not limited to (i) the costs of contracting for police, (ii) the salaries and benefits of City staff, if the City directly provides police services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the City.

Fire Protection Services: includes the estimated and reasonable costs of providing fire protection services, including but not limited to (i) the costs of contracting for fire personnel, (ii) the salaries and benefits of City staff, if the City directly provides fire protection services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the City.

The cost of the Services shall include incidental expenses, including, but not limited to, the costs associated with forming the CFD, determination of the amount of the Special Taxes, collection of the Special Taxes, payment of the Special Taxes, and costs incurred in order to carry out the authorized purposes of the CFD.

All Services shall be provided by the City of Hanford, with its own forces or by contract with third parties, or any combination thereof, to be determined entirely by the City of Hanford.

Nothing in this description of Services or any Resolution of the City Council shall be construed as committing the City or the CFD to provide all of the authorized Services. The provision of Services shall be subject to the successful formation of the CFD and the availability of sufficient proceeds of special taxes within the CFD. The City may annually prioritize, at its discretion, the authorized Services that would be funded and the amount of the special tax proceeds that it will use for each Service.

Exhibit B

City of Hanford Community Facilities District No. 2025-1 (Public Safety Services) Rate and Method of Apportionment

A Special Tax of City of Hanford Community Facilities District No. 2025-1 (Public Safety Services) ("CFD") shall be levied on all Assessor's Parcels within the CFD and collected each Fiscal Year commencing in Fiscal Year 2025/26 in an amount determined by the Special Tax Administrator through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. *DEFINITIONS*

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California, as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs incurred by the City as administrator of the CFD, provided that such costs are directly related to administration of the CFD: costs to determine, levy and collect the Special Taxes, including an allocable share of the salaries and benefits of City employees, the fees of consultants, and legal counsel; the costs of collecting installments of the Special Taxes upon the general tax rolls, including any charges levied by County departments; and the preparation of required reports and any other costs required to administer the CFD in accordance with the Act, as determined by the City.

"Annual Escalation Factor" means the greater of (i) four percent (4%) or (ii) the annual percentage increase in the Consumer Price Index for All Urban Consumers for San Francisco-Oakland-San Jose Area as determined by the Bureau of Labor Statistics. If said index is discontinued, then an alternative index may be used as determined by the Special Tax Administrator.

"Assessor's Parcel" means a Lot or parcel of land shown on an Assessor's Parcel Map with a parcel number assigned by the Assessor of the County that corresponds to a number shown on the County Assessor's roll.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

"Attached Residential" means an Assessor's Parcel of Developed Property, within the CFD for which a Building Permit has been issued for purposes of constructing a residential structure or structures sharing common walls and/or common spaces, qualified as Attached Residential at the City's discretion, consisting of two or more Dwelling Units, including, but not limited to duplexes, triplexes, and apartment units, as of June 30th preceding the Fiscal Year in which the Special Tax is being levied.

"Base Year" means Fiscal Year 2025/26.

“Building Permit” means a permit issued for new construction of a residential or non-residential structure following the formation of the CFD. For purposes of this definition, “Building Permit” shall not include permits issued solely for grading, utility improvements, or other such improvements that are constructed and installed and are not intended for human occupancy.

“CFD” means City of Hanford Community Facilities District No. 2025-1 (Public Safety Services).

“City” means the City of Hanford.

“City Clerk” means the City Clerk for the City or his or her designee.

"Commercial Property" means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, drug stores, professional services (i.e., barber shops, dry cleaners), non-warehouse public storage facilities, restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing such products and services. The City shall make the determination as to whether a Parcel is Commercial Property.

“Council” means the City Council of the City, acting as the legislative body of the CFD.

“County” means the County of Kings, California.

“Detached Residential” means an Assessors’ Parcel of Developed Property within the CFD, for which a Building Permit has been issued for purposes of constructing a residential structure consisting of one single-family detached Dwelling Unit, including Mobile Homes, as of June 30th preceding the Fiscal Year in which the Special Tax is being levied.

“Developed Property” means, for Detached Residential, Attached Residential, an Assessor’s Parcel within the CFD for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied, based on the number of Dwelling Units or Building Square Footage, as applicable, per City or County records for that Assessor’s Parcel.

“Dwelling Unit” means each separate residential unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential units, in which a person or persons may live, which comprises an independent facility and is not considered to be for non-residential use only, and as defined in the City of Hanford's Municipal Code.

“Exempt Property” means for each Fiscal Year, an Assessor's Parcel within the CFD not subject to the Special Tax. Exempt Property includes: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor’s Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement such as railroad parcels, roads and landscape lots, (iv) Undeveloped Property (v) property reasonably designated by the City or Special Tax Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors that may make development of such property impractical for human occupancy, and (vi) Welfare Exemption Property.

“Final Map” means an Assessor’s Parcel Map, a Final Subdivision Map, parcel map, condominium plan, or any other map functionally considered to be an equivalent development map that has been recorded in the Office of the County Recorder.

“Fire Protection Services Requirement” means for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing fire protection services, including but not limited to (i) the costs of contracting for fire personnel, (ii) the salaries and benefits of City staff, if the City directly provides fire protection services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the CFD.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

"Industrial Property" means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination as to whether a Parcel is Industrial Property.

"Institutional Property" means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for construction of an institutional property, including but not limited to private schools, educational centers, child daycares, convalescent centers, hospice care centers, and property used for religious purposes. The City shall make the determination as to whether a Parcel is Institutional Property.

“Land Use Class” means any of the classes listed in Table 1 and defined herein.

“Lot” means an individual legal lot created by an Assessor’s Parcel Map or Final Map.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C below, that can be levied by the CFD in any Fiscal Year on any Assessor’s Parcel.

“Mobile Home” means a vehicle designed and equipped for human habitation as defined by the California Health & Safety Code § 18008.

“Police Services Requirement” means, for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing police services within, or associated with the CFD, including but not limited to (i) the costs of contracting for police, (ii) the salaries and benefits of City staff, if the City directly provides police services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) City overhead costs associated with providing such services within the CFD.

“Property Owner Association Property” means, for each Fiscal Year, any property within the CFD that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder, to a property owner association, including any master or sub-association, which consists of property owned in common by owners of surrounding properties and it is intended for use for community purposes.

“Proportionately” means, for Developed Property, that the ratio of the actual Special Tax levied per Assessor’s Parcel of Developed Property to the Maximum Special Tax per Assessor’s Parcel of Developed Property is equal for all Assessor’s Parcels of Developed Property. “Proportionately” means, for Undeveloped Property, that the ratio of the actual Special Tax levied per Assessor’s Parcel of Undeveloped Property to the Maximum Special Tax per Assessor’s Parcel of Undeveloped Property is equal for all Assessor’s Parcels of Undeveloped Property.

"Public Property" means, in any Fiscal Year: (i) all Parcels within the boundaries of the CFD that are owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; provided, however, that Taxable City Property shall not be categorized as Public Property, and any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use; and (ii) all Parcels within the boundaries of the CFD that are encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

“Reserve Fund” means a fund that shall be created and maintained for the CFD for each Fiscal Year to provide necessary cash flow to cover maintenance and operational cost overruns, and delinquencies in the payment of Special Taxes.

“Special Tax” means the Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Special Tax Requirement, and shall include Special Taxes levied or to be levied under Sections C and D, below.

“Special Tax Administrator” means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“Special Tax Requirement” means the sum of (i) Police Services Requirement, (ii) Fire Protection Services Requirement (iii) Administrative Expenses of the CFD, and (iv) and any amounts required to establish or replenish a Reserve Fund for that Fiscal Year.

“State” means the State of California.

“Taxable Property” means all Assessor’s Parcels of Developed Property and Undeveloped Property within the CFD that are not Exempt from the Special Tax pursuant to law or as defined herein.

“Undeveloped Property” means, for each Fiscal Year, an Assessor’s Parcel within the CFD for which a Building Permit has not been issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied and is not classified as Exempt Property.

“Welfare Exemption Property” means, in any Fiscal Year, any Parcels that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. ASSIGNMENT TO LAND USE CATEGORIES

For each Fiscal Year, commencing with Fiscal Year 2025/26, using the definitions above, each Assessor's Parcel within the CFD shall be classified as Taxable Property or Exempt Property. In addition, each Fiscal Year, beginning with Fiscal Year 2025/26, Taxable Property shall be further classified as Attached Residential, Detached Residential, Commercial Property, Industrial Property, Institutional Property, or Mixed-use Property.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

Table 1
Maximum Special Tax for Developed Property
Community Facilities District No. 2025-1 (Public Safety Services)
Fiscal Year 2025/26

Land Use Class	Description	Maximum Special Tax
1	Detached Residential	\$164 per Dwelling Unit
2	Attached Residential	\$107 per Dwelling Unit
3	Commercial Property	\$0.148 per square foot of Non-Residential Floor Area
4	Industrial	\$0.191 per square foot of Non-Residential Floor Area
5	Institutional	\$0.106 per square foot of Non-Residential Floor Area
6	Mixed-Use Property	Sum of Maximum Special Tax for each applicable Land Use Class

For each Fiscal Year following the Base Year, the Maximum Special Tax rates in Table 1 shall be increased by the Annual Escalation Factor. Additional Land Use Classes, and the corresponding Maximum Special Tax of each new Land Use Class, may be added to Table 1 as a result of future annexations or if future annexations involve a new Land Use Class.

2. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section A.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section A, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.1. and the definitions herein.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2025/26, and for each subsequent Fiscal Year, the Special Tax Administrator shall calculate the Special Tax Requirement based on the definitions in Section A and levy the Special Tax as follows until the amount of the Special Tax levied equals the Special Tax Requirement:

The Special Tax shall be Proportionately levied each Fiscal Year on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax. The applicable Maximum Special Tax shall be based on the Developed Property's classification as Detached Residential, Attached Residential, Commercial Property, Industrial Property, Institutional Property, or Mixed-use Property.

E. APPEALS

Any property owner who pays the Special Tax and believes that the amount of the Special Tax levied on their Assessor's Parcel is in error shall first consult with the Special Tax Administrator regarding such error. If following such consultation, the Special Tax Administrator determines that an error has occurred, the Special Tax Administrator may amend the amount of the Special Tax levied on such Assessor's Parcel. If following such consultation and action, if any, the landowner believes such error still exists, such person may file a written notice with the City Clerk of the City appealing the amount of the Special Tax levied on such Assessor's Parcel. Upon the receipt of any such written notice, the City Clerk shall forward a copy of such notice to the City Finance Director, who shall either (1) refer the matter to the City's existing hearing officer or board for administrative appeals; or (2) establish as part of the proceedings and administration of the CFD, a special three-member Review/Appeal Committee. The Review/Appeal Committee may establish such procedures, as it deems necessary to undertake the review of any such appeal. The hearing officer/board or Review/Appeal Committee shall interpret this Rate and Method of Apportionment and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified. The decision of the hearing board or Review/Appeal Committee shall be final and binding to all persons.

F. MANNER OF COLLECTION

Special Taxes levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided however that (i) the CFD may directly bill the Special Tax, and (ii) the CFD may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City Council.

G. TERM OF SPECIAL TAX

Taxable Property in the CFD shall remain subject to the Special Tax in perpetuity or until the City Council takes appropriate actions to terminate the Special Tax pursuant to the Act.

RESOLUTION NO. 2025-20-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF CITY OF HANFORD COMMUNITY FACILITIES DISTRICT NO. 2025-1 (PUBLIC SAFETY SERVICES) PROPOSITIONS REGARDING THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE COMMUNITY FACILITIES DISTRICT

WHEREAS, on July 1, 2025, the City Council (the “City Council”) of the City of Hanford (the “City”) held a public hearing (the “Public Hearing”) on the establishment of Community Facilities District No. 2025-1 (Public Safety Services) (the “District”); and

WHEREAS, following the Public Hearing, the City Council adopted a resolution entitled “Resolution of Formation of the City Council of the City of Hanford to Establish City of Hanford Community Facilities District No. 2025-1 (Public Safety Services), to Establish an Appropriations Limit therefore, to Authorize the Levy of a Special Tax therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the Qualified Electors Thereof” (the “Resolution of Formation”) ordering the formation of the District, and subject to approval of the qualified electors of the District, authorizing the levy of a special tax (the “Special Tax”) on property within the District and establishing an appropriations limit for the District, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the “Act”); and

WHEREAS, pursuant to the Resolution of Formation, the propositions relating to the levy of the Special Tax and the establishment of an appropriations limit will be submitted to the qualified electors of the District as required by the Act; and

WHEREAS, the City Clerk has advised the City Council that she has received a statement from the Registrar of Voters of the County of Kings that less than twelve (12) persons are registered to vote in the territory of the District; and

WHEREAS, the City Clerk has advised the City Council that she has received Consent and Waiver forms from each and every landowner within the District, pursuant to which each landowner has expressly waived certain requirements related to the conduct of the election.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Call of Election. The City Council hereby calls and schedules a special election for July 1, 2025, to consider the proposition described in Section 3 below.

Section 3. Proposition.

- a. Pursuant to Sections 53325.7, 53326 and 53353.5 of the Act, the proposition relating to the levy of the Special Tax and the proposition relating to the establishment of the appropriations limit shall be combined into one ballot proposition and shall be submitted to the qualified electors of the District as required by the Act.
- b. If the combined proposition for the levy of the Special Tax and the establishment of the appropriations limit receives the approval of more than two-thirds of the votes cast on the proposition, the Special Tax may be levied and the appropriations limit may be established as provided for in the Resolution of Formation.
- c. The amount, method of collection and purpose of the Special Tax are specified in the Resolution of Formation, on file in the office of the City Clerk and by this reference incorporated herein.
- d. The proposition to be submitted to the voters of the District at such special election shall be as follows:

Shall special taxes with a rate and method of apportionment as set forth in Exhibit "B" to the resolution entitled "Resolution of Formation of the City Council of the City of Hanford to Establish City of Hanford Community Facilities District No. 2025-1 (Public Safety Services), to Establish an Appropriations Limit therefor, to Authorize the Levy of a Special Tax Therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the Qualified Electors Thereof" (the "Resolution of Formation") be levied annually on taxable property within City of Hanford Community Facilities District No. 2025-1 (Public Safety Services), to pay for police and fire services, and incidental expenses related thereto, and shall the appropriations limit be established, all as set forth in the Resolution of Formation.

Section 4. Electors Determined. The City Council finds that 12 persons have not been registered to vote within the territory of the District for each of the 90 days preceding the close of the Public Hearing and that pursuant to Section 53326 of the Act, the vote in the special election called by this Resolution shall be by the landowners of the District whose property would be subject to the special taxes if they were levied at the time of the election, and each landowner shall have one vote for each acre, or portion thereof, which he or she owns within the District which would be subject to the proposed special taxes if they were levied at the time of the election.

Section 5. Conduct of Election. Except as otherwise provided in Section 6 hereof, the special election shall be conducted by the City Clerk in accordance with the provisions of the California Elections Code governing mail ballot elections of cities, and in particular the provisions of Division 4 (commencing with Section 4000), of that Code, insofar as they may be applicable.

Section 6. Election Procedures.

- a. The procedures to be followed in conducting the special election on the proposition described in Section 3 shall be as provided in the Resolution of Formation. It is hereby acknowledged that the City Clerk has on file a copy of the Resolution of Formation.
- b. The City Council hereby finds that the qualified electors of the CFD have waived the time limits for conducting the special election by unanimous written consent.

Section 7. Concurrence of City Clerk. The City Council hereby finds and determines that the City Clerk has concurred in the shortened time for the election, pursuant to Section 53326 of the Act.

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ day of _____, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED:

Travis Paden
MAYOR of the City of Hanford

ATTEST:

Natalie Corral
City Clerk

State of California)
County of Kings) ss
City of Hanford)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day of _____, 2025.

Date: _____ City Clerk _____.

RESOLUTION NO. 2025-21-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD DECLARING THE RESULTS OF A SPECIAL ELECTION IN CITY OF HANFORD COMMUNITY FACILITIES DISTRICT NO. 2025-1 (PUBLIC SAFETY SERVICES) AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

WHEREAS, in proceedings heretofore conducted by the City Council of the City of Hanford (the “City Council”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311, of the California Government Code (the “Act”), the City Council adopted Resolution No. 2025-19-R on July 1, 2025, entitled “Resolution of the City Council of the City of Hanford Calling a Special Election and Submitting to the Qualified Electors of City of Hanford Community Facilities District No. 2025-1 (Public Safety Services) Propositions Regarding the Establishment of an Appropriations Limit and the Annual Levy of a Special Tax within the Community Facilities District” (the “Resolution Calling Election”), calling for a special election (the “Special Election”) of the qualified electors within Community Facilities District No. 2025-1 (Public Safety Services) (the “District”); and

WHEREAS, pursuant to the terms of the Resolution Calling Election, which are by this reference incorporated herein, the Special Election was held on July 1, 2025, and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Election Returns (the “Certificate”), a copy of which is attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, this City Council has reviewed said Certificate and hereby approves it.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Ballot Measure. The ballot measure (the “Ballot Measure”) presented to the qualified electors is set forth in the Certificate in Exhibit A attached hereto and by this reference incorporated herein.

Section 3. Election Results. The results of the Special Election are as set forth in the Certificate on file with the City Clerk and attached hereto as Exhibit A. Pursuant to the Certificate, the Ballot Measure presented at the Special Election was approved by the qualified electors of the District.

Section 4. Ballot Measure Authorized. This City Council, acting in its capacity as legislative body of the District, is hereby authorized to levy on the land within the

District the special tax described in the Ballot Measure for the purposes described therein and to take the necessary steps to levy the special tax authorized by the Ballot Measure. The appropriations limit as specified in the Ballot Measure is hereby established.

Section 5. Finding of Validity. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the District were valid and in conformity with the Act.

Section 6. Notice of Special Tax Lien. The City Clerk is hereby directed to record in the office of the County Recorder of the County of Kings within fifteen days of the date hereof a notice of special tax lien with respect to the District in substantially the form required by California Streets and Highways Code Section 3114.5.

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ day of _____, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Travis Paden
MAYOR of the City of Hanford

ATTEST:

Natalie Corral
City Clerk

State of California)
County of Kings) ss
City of Hanford)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2025.

Date: _____ City Clerk _____.

EXHIBIT A

**CITY OF HANFORD
COMMUNITY FACILITIES DISTRICT NO. 2025-1
(PUBLIC SAFETY SERVICES)**

**CERTIFICATE OF THE CITY CLERK AS TO THE
RESULTS OF THE CANVASS OF THE ELECTION RETURNS**

I, Natalie Corral, City Clerk of the City of Hanford, hereby certify that I canvassed the returns of the Special Election in the City of Hanford Community Facilities District No. 2025-1 (Public Safety Services) (the “District”), that the election was held in the Chambers of the City Council at 400 N. Douty Street, Hanford, California 93230 on July 1, 2025.

I further certify that the total number of ballots cast in said election and the total number of votes cast for and against the measure are full, true and correct:

Ballot Measure	Qualified Eligible Votes	Votes Cast	Yes	No
Shall special taxes with a rate and method of apportionment as set forth in Exhibit “B” to the resolution entitled “Resolution of Formation of the City Council of the City of Hanford to Establish City of Hanford Community Facilities District No. 2025-1 (Public Safety Services), to Establish an Appropriations Limit therefor, to Authorize the Levy of a Special Tax Therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the Qualified Electors Thereof” (the “Resolution of Formation”) be levied annually on taxable property within City of Hanford Community Facilities District No. 2025-1 (Public Safety Services), to pay for police and fire services, and incidental expenses related thereto, and shall the appropriations limit be established, all as set forth in the Resolution of Formation.	117			

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this __ day of _____, 2025.

By: _____
Natalie Corral
City Clerk
City of Hanford

ORDINANCE NO. 25-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN THE CITY OF HANFORD COMMUNITY FACILITIES DISTRICT NO. 2025-1 (PUBLIC SAFETY SERVICES)

WHEREAS, on March 18, 2025, the City Council of the City of Hanford (the “City Council”) adopted Resolution No. 2025-11-R entitled “A Resolution of the City Council of the City of Hanford Declaring Its Intention to Establish City of Hanford Community Facilities District No. 2025-1 (Public Safety Services) and to Authorize the Levy of a Special Tax Therein to Finance Certain Services” (the “Resolution of Intention”), stating its intention to establish the City of Hanford Community Facilities District No. 2025-1 (Public Safety Services) (the “District”) to fund certain services described therein (the “Services”) pursuant to the Mello-Roos Community Facilities Act of 1982, California Government Code section 53311 *et seq.* (the “Act”); and

WHEREAS, notice was published as required by the Act of the public hearing called pursuant to the Resolution of Intention as to the City Council’s intention to form the District and to provide for the costs of the Services; and

WHEREAS, the Resolution of Intention called for a public hearing on the District to be held on July 1, 2025, and on this date the City Council held a public hearing, as required by the Act, relative to its decision to proceed with the formation of the District and the levy of special taxes therein; and

WHEREAS, at the public hearing all persons desiring to be heard on all matters pertaining to the formation of the District and the levy of the special taxes were heard, evidence was presented and considered by this City Council and a full and fair hearing was held; and

WHEREAS, subsequent to the close of the public hearing, this City Council adopted resolutions entitled "Resolution of Formation of the City Council of the City of Hanford to establish City of Hanford Community Facilities District No. 2025-1 (Public Safety Services), to establish an Appropriations Limit therefor, to authorize the Levy of A Special Tax therein, and to Submit the establishment of an Appropriations Limit and the Levy of Special Taxes to the Qualified Electors thereof" (the “Resolution of Formation”), and "Resolution of the City Council of the City of Hanford calling a Special Election and submitting to the Qualified Electors of City of Hanford Community Facilities District No. 2025-1 (Public Safety Services) propositions regarding the establishment of an appropriations Limit and the annual Levy of a Special Tax Within the Community Facilities District", which resolutions established the District, authorized the levy of a special tax within the District, and called an election within the District on the proposition of levying a special tax within, and establishing an appropriations limit for, the District; and

WHEREAS, an election was held within the District in which the landowners approved said propositions by ballots cast in the election.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hanford as follows:

Section 1. By the passage of this Ordinance, this City Council hereby authorizes and levies special taxes within the District, pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of special taxes appended as **Exhibit B** to the Resolution of Formation (the “Rate and Method of Apportionment”), which Resolution of Formation is by this reference incorporated herein. The Special Tax is hereby levied to pay for the Services for the District, as contemplated by the Resolution of Formation and the Rate and Method of Apportionment, commencing in fiscal year 2024-25 and in each fiscal year thereafter.

Section 2. The Finance Director of the City or his or her designee is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the District, in the manner and as provided in the Rate and Method of Apportionment.

Section 3. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall special taxes be levied on any parcel within the District in excess of the maximum tax specified in the Rate and Method of Apportionment.

Section 4. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation, including, but not limited to, the payment of costs of providing the Services, the payment of City costs in administering the District and the costs of collecting and administering the special tax.

Section 5. The special taxes shall be collected from time to time as necessary to meet the financial obligations of the District. The special taxes will be collected in the same manner as ordinary ad valorem property taxes, and the special taxes shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes. In addition, the provisions of California Government Code section 53356.1 shall apply to delinquent special tax payments. The Finance Director or her designee is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Kings and to take all actions necessary to effect proper billing and collection of the special tax, so that the special tax shall be levied and collected in sufficient amounts and at the times necessary to satisfy the financial obligations of the District in each fiscal year.

Notwithstanding the foregoing, any special taxes that cannot be collected on the County tax roll, or are not so collected, may be collected through direct billing by the City.

Section 6. If for any reason a court with jurisdiction finds any portion of this ordinance to be invalid or finds the special tax to be inapplicable to any particular parcel, then the balance of this ordinance and the application of the special tax to the remaining parcels shall not be affected.

Section 7. This ordinance shall take effect and be in force immediately as a tax measure; and before the expiration of fifteen (15) days after its passage the same shall be published,

with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the District.

Passed and adopted by the City Council of the City of Hanford at a regular meeting being held on July 1, 2025 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Travis Paden
MAYOR of the City of Hanford

ATTEST:

Natalie Corral
City Clerk

State of California)
County of Kings) ss
City of Hanford)

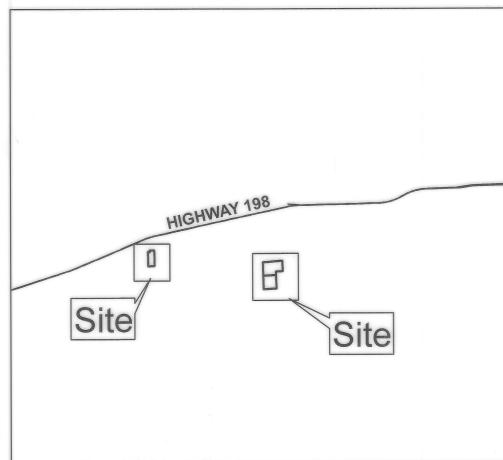
I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day of _____, 2025.

Natalie Corral
City Clerk
City of Hanford

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2025-1 (PUBLIC SAFETY SERVICES)

CITY OF HANFORD
COUNTY OF KINGS
STATE OF CALIFORNIA

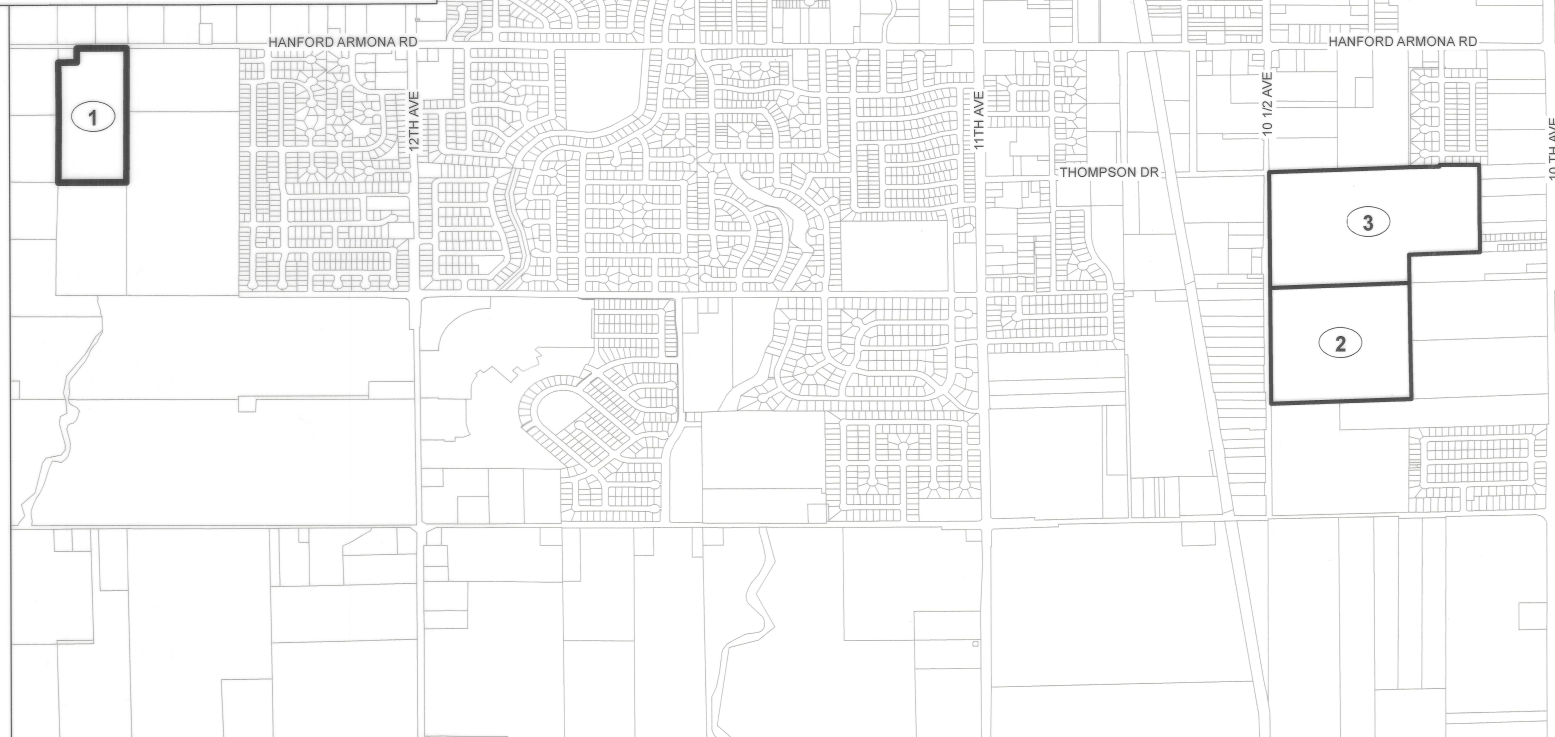
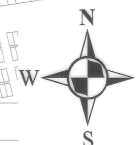
VICINITY MAP



Site

Site

HIGHWAY 198



FILED IN THE OFFICE OF THE CITY CLERK THIS 20 DAY OF May, 2020.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 2025-1 (PUBLIC SAFETY SERVICES), CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF HANFORD AT A REGULAR MEETING, THEREOF, HELD ON THE 20 DAY OF May, 2025, BY ITS RESOLUTION NO. 25-10-R.

Nelma
CITY CLERK
CITY OF HANFORD

FILED THIS 27th DAY OF MAY, 2025, AT THE HOUR OF 11 O'CLOCK A.M. IN BOOK 2 PAGE(S) 3 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AND INSTRUMENT NO. 2506809 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

KRISTINE LEE, ASSESSOR/CLERK/RECORDER

Myla Lewis
BY DEPUTY
COUNTY RECORDER
COUNTY OF KINGS
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE KINGS COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE KINGS COUNTY ASSESSOR'S MAP SHALL GOVERN FOR ALL DETAIL CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	011-040-007-000
2	011-440-014-000
3	011-440-015-000

Legend

- PROPOSED CFD BOUNDARY
- Map Reference Number



AGENDA STAFF REPORT

MEETING DATE: 7/1/2025	AGENDA SECTION: PUBLIC HEARING
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SUBJECT:

Public Hearing Regarding Annexation of Billingsley Subdivision Tract 937 into Community Facilities District No. CFD 2025-2 (Public Maintenance Services) Under the Mello Roos Community Facilities Act of 1982 and Related Actions including adoption of Resolutions as necessary.

RECOMMENDATION:

Recommendation:

That City Council, by motion:

1. Adopt Resolution 2025-22-R to establish CFD 2025-2
2. Adopt Resolution 2025-23-R to call for special election for CFD 2025-2
3. Adopt Resolution 2025-24-R to declare results of special election for CFD 2025-2
4. Adopt Ordinance 25-04 to levy special taxes for CFD 2025-2

Recommended Motion:

I move to:

1. Adopt Resolution 2025-22-R to establish CFD 2025-2
2. Adopt Resolution 2025-23-R to call for special election for CFD 2025-2
3. Adopt Resolution 2025-24-R to declare results of special election for CFD 2025-2
4. Adopt Ordinance 25-04 to levy special taxes for CFD 2025-2

BACKGROUND:

On March 18, 2025, the City Council adopted a Resolution of Intent and Local Goals and Policies for Community Facilities Districts with the intent of forming a Mello-Roos community facilities district, CFD 2025-2 (Public Maintenance Services) to finance the impact by new development on landscaping and lighting maintenance, park maintenance, drainage maintenance, and street maintenance for Billingsley Tract 937.

The Billingsley Ranch (APN 011-040-007-000) is a 95-Lot residential subdivision and owned by D.R. Horton. The Billingsley Ranch project is generally located on the southwest corner of Hanford Armona Road and Aquifer Drive. For reference purposes a map of the proposed CFD boundary is

attached in this report.

DISCUSSION:

This agenda item is to form and assess the special tax levy amount for each lot to be brought in to the CFD 2025-2 based on the development's share of the City's operational costs for Maintenance.

The City Council set July 1, 2025, as the date of the public hearing to receive public testimony and property owner protests, if any, with regard to the formation of the district and the levy of a special tax.

After receiving public testimony, the City Council will consider:

- (1) adopting a Resolution of Formation forming and establishing CFD 2025-2,
- (2) adopting a Resolution calling a special tax election,
- (3) adopting a Resolution declaring the results of a special landowner election, and
- (4) based on the results of the election, introducing an Ordinance authorizing the levy of a special tax within the boundaries of CFD 2025-2.

The City has received consent and waiver forms from the property owners within the proposed CFD that:

- To hold the election and declare election results
- Waive the time limits for conducting the election; and
- Waive the analysis and arguments regarding the ballot measure.

The City's consultant, Willdan Financial Services, has determined that there are less than twelve registered voters residing within the CFD boundaries. As a result, an election by property owners is all that is necessary. The property owners have received a special election ballot for the CFD, which allows them one vote per acre or portion thereof. The City Clerk has canvassed the ballots that were returned to the City Clerk.

A CFD Report prepared by Willdan Financial Services is included as required by the Mello-Roos Community Facilities Act of 1982. This report provides a brief description of the public safety services which will be required to adequately meet the needs of the CFD and estimates of costs of providing those public safety services. In addition, the report includes a map showing the boundaries of the proposed CFD.

Staff recommends that the City Council open the public hearing for the purpose of receiving public testimony and property owner protests regarding the formation of the proposed CFD for public maintenance services.

However, if the formation is not approved, the conditions of approval for this development would not be fulfilled and the development process would cease.

Once the public hearing has been closed, staff recommends that the City Council adopt the three resolutions and introduce, by title only, an ordinance authorizing the levy of special taxes and accepting the CFD Report prepared by Willdan Financial Services.

I approved, there will be a second Public Hearing held on July 15, 2025 for the purposes of a second reading of the Ordinance 25-04.

FISCAL IMPACT:

The individual property owners in the CFD would be responsible for annual payments of the special taxes which are billed along with the annual property tax. Special tax amounts are identified in Exhibit B of RESOLUTION NO. 2025-21-R and shown here for reference:

Table 1
Maximum Special Tax for Taxable Property
Community Facilities District No. 2025-2 (Public Maintenance Services)
Fiscal Year 2025/26

Land Use Class	Description	Maximum Special Tax
1	Detached Residential	\$541 per Dwelling Unit
2	Attached Residential	\$352 per Dwelling Unit
3	Commercial Property	\$0.489 per square foot of Non-Residential Floor Area
4	Industrial Property	\$0.629 per square foot of Non-Residential Floor Area
5	Institutional Property	\$0.349 per square foot of Non-Residential Floor Area
6	Mixed-Use Property	Sum of Maximum Special Tax for each applicable Land Use Class
7	Undeveloped Property	\$2,426 per Lot Acre

It is estimated the annual revenue received by the City for CFD 2025-2 will be \$51,395 which is based on the maximum special tax rates for Fiscal Year 2025/26 upon completion of the 95 single family residential parcels.

This revenue can increase as developments of additional properties occur and are annexed into CFD 2025-2. The special tax for CFD 2025-2 includes an annual CPI adjustment. The costs to process the formation is funded by the developer and no General Fund monies are used for this effort.

ATTACHMENTS:

1. Resolution 25-22-R
2. Resolution 25-23-R
3. Resolution 25-24-R
4. Ordinance 25-04
5. Billingsley Tract 937 CFD 2025-2

RESOLUTION NO. 2025-22-R

RESOLUTION OF FORMATION OF THE CITY COUNCIL OF THE CITY OF HANFORD TO ESTABLISH CITY OF HANFORD COMMUNITY FACILITIES DISTRICT NO. 2025-2 (PUBLIC MAINTENANCE SERVICES), TO ESTABLISH AN APPROPRIATIONS LIMIT THEREFOR, TO AUTHORIZE THE LEVY OF A SPECIAL TAX THEREIN, AND TO SUBMIT THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE LEVY OF SPECIAL TAXES TO THE QUALIFIED ELECTORS THEREOF

WHEREAS, on March 18, 2025, the City Council adopted a resolution entitled “A Resolution of the City Council of the City of Hanford Declaring Its Intention to Establish a City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services)” (the “Resolution of Intention”), stating its intention to form Community Facilities District No. 2025-2 (Public Maintenance Services) (the “CFD”), of the City pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the “Act”) to finance certain services to serve the CFD (the “Services”); and

WHEREAS, the Resolution of Intention, setting forth a description of the proposed boundaries of the CFD, Services to be financed by the CFD, including incidental expenses, and the rate and method of apportionment (the “Rate and Method”) of the special tax (the “Special Tax”) to be levied within the CFD to pay for the Services, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the Resolution of Intention set July 1, 2025, or as soon thereafter as practical, as the date for a public hearing on the establishment of the CFD, the extent of the CFD, the furnishing of the Services within the CFD, and the proposed Rate and Method; and

WHEREAS, a notice of the public hearing to be held on July 1, 2025 was published in accordance with the Act; and

WHEREAS, on this date, this Council held a noticed public hearing as required by the Act and the Resolution of Intention relative to the proposed formation of the CFD; and

WHEREAS, at the hearing all interested persons desiring to be heard for or against the establishment of the CFD, the extent of the CFD, the furnishing of the Services and the Rate and Method were heard and a full and fair hearing was held; and

WHEREAS, at the hearing evidence was presented to this Council on such matters before it, including a special report (the “CFD Report”) as to the Services to be provided through the CFD and the costs thereof, a copy of which is on file with the City Clerk, and this Council, at the conclusion of said hearing, is fully advised of applicable facts; and

WHEREAS, written protests with respect to the formation of the CFD, the furnishing of specified types of services and the Rate and Method have not been filed with the City Clerk by fifty percent (50%) or more of the registered voters residing within the territory of the CFD or property owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the proposed special taxes; and

WHEREAS, the Special Tax proposed to be levied in the CFD to pay for the proposed services has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing

within the territory of the CFD or the owners of one-half (1/2) or more of the area of land within the CFD and not exempt from the special taxes; and

WHEREAS, City Staff reviewed the proposed CFD formation and determined that forming the CFD and financing the Services, as described in Section 7 of this Resolution, does not constitute a project for purposes of the California Environmental Quality Act, commencing with Section 21000 of the California Public Resources Code and the California Environmental Quality Act Guidelines, Article 5 of Chapter 3 of Division 6 of Title 14 of the California Code of Regulations, (collectively “CEQA”). CEQA Guidelines Section 15378 specifically state that the term “project” for CEQA purposes does not include “continuing administrative or maintenance activities” or “[t]he creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.” (CEQA Guidelines §§ 15378 (b)(2) and (b)(4)); and

WHEREAS, the CFD is intended to fund landscaping and lighting maintenance, park maintenance, drainage maintenance and street maintenance attributable to new growth within the City; and

WHEREAS, in addition to the foregoing, because the project is a financing mechanism to fund ongoing administrative and maintenance operations, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and therefore is exempt from CEQA’s provisions. (CEQA Guidelines §15061(b)(3).)

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows:

Section 1. Recitals Correct. The foregoing recitals are true and correct.

Section 2. Public Hearing. On this date, pursuant to notice thereof duly given as provided by law, the City Council held a public hearing with respect to the establishment of the CFD and the annual levying of the Special Tax within the CFD to pay for the Services.

Section 3. No Majority Protest. The proposed Special Tax to be levied within the CFD has not been precluded by majority protest pursuant to section 53324 of the Act.

Section 4. Prior Proceedings Valid. All prior proceedings taken by this City Council in connection with the establishment of the CFD and the levy of the Special Tax have been duly considered and are hereby found and determined to be valid and in conformity with the Act.

Section 5. Name of the District. The community facilities district designated “City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services)” of the City is hereby established pursuant to the Act.

Section 6. Boundaries of the District. The Resolution of Intention provides the boundaries of the territory proposed for inclusion in the CFD, as set forth in the map of the CFD heretofore recorded in the Kings County Recorder’s Office on March 26, 2025, in Book 02 at Page 01 as Instrument No. 2503807 of Maps of Assessment and Community Facilities Districts.

Section 7. Description of Services. The Services proposed to be financed by the CFD and pursuant to the Act shall consist of those items shown in Exhibit “A” hereto and by this reference incorporated herein.

Section 8. Special Tax.

a. Except to the extent that funds are otherwise available to the CFD to pay for the Services, a Special Tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the CFD, is intended to be levied annually within the CFD, and collected in the same manner as ordinary ad valorem property taxes or in such other manner as may be prescribed by this Council.

b. The proposed Rate and Method, in sufficient detail to allow each landowner within the proposed CFD to estimate the maximum amount such owner will have to pay, is shown in Exhibit "B" attached hereto and hereby incorporated herein.

Section 9. CFD Report. The CFD Report is hereby approved and is made a part of the record of the public hearing regarding the formation of the CFD, and is ordered to be kept on file with the City Clerk as part of the transcript of these proceedings.

Section 10. Increased Demands. It is hereby found and determined that the Services are necessary to meet increased demands placed upon the City, as the result of development occurring in the CFD.

Section 11. Responsible Official. The Finance Director, or his or her designee, of the City of Hanford, located at City Hall, 315 N Douty Street, Hanford, CA, 93230, telephone number (559) 585-2500, is the officer of the City who will be responsible for preparing annually a current roll of the levy of the Special Tax obligations by assessor's parcel number and who will be responsible for estimating future levies of the Special Tax.

Section 12. Tax Lien. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until collection of the Special Tax by the CFD ceases as a result of voter action.

Section 13. Description of Voting Procedures. The voting procedures to be followed in conducting the special election (the "Special Election") on the proposition of the annual levy of the Special Tax and on the proposition to establish an appropriations limit for the CFD, if the CFD is established, shall be as follows:

a. If at least 12 persons have been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the public or protest hearing (the "protest hearing"), the vote in the Special Election shall be by the registered voters of the CFD with each voter having one vote. In that event, the Special Election shall be conducted by the City Clerk, and shall be held on a date selected by the City Council in conformance with the provisions of Section 53326 of the Act and pursuant to the provisions of the California Elections Code governing elections of cities, insofar as they may be applicable, and pursuant to said Section 53326 the ballots for the Special Election shall be distributed to the qualified electors of the CFD by mail with return postage prepaid or by personal service, and the Special Election shall be conducted as a mail ballot election.

b. If 12 persons have not been registered to vote within the territory of the CFD for each of the 90 days preceding the close of the protest hearing, the vote in the Special Election is to be by the landowners of the CFD, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns within the CFD, the Special Election shall be conducted by the City Clerk pursuant to Section 53326 of the Act as follows:

(i) The Special Election shall be held on the earliest date, following the adoption by the City Council of this Resolution and a resolution calling the Special Election, to submit to the qualified electors of the CFD the propositions with respect to: (i) the levy of Special Tax to finance the Services and (ii) the establishment of an appropriations limit for the CFD.

(ii) Pursuant to said Section 53326, the Special Election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the CFD waive the time limits for conducting the elections set forth in said Section 53326 by unanimous written consent and the Clerk concurs in such earlier election date as shall be consented to by the qualified electors.

(iii) Pursuant to said Section 53326, ballots for the Special Election shall be distributed to the qualified electors by the Clerk by mail with return postage prepaid, or by personal service.

(iv) Pursuant to applicable sections of the California Elections Code governing the conduct of mail ballot elections of cities, the City Clerk shall mail (or deliver) to each qualified elector an official ballot and shall also mail to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a return identification envelope with prepaid postage thereon addressed to the City Clerk for the return of voted official ballots, and a copy of this Resolution and the exhibits hereto; provided, however, that analysis and arguments regarding the ballot measure may be waived with the unanimous consent of all the landowners, and in such event a finding regarding such waivers shall be made in the resolution adopted by the City Council calling the Special Election.

(v) The official ballot to be mailed (or delivered) by the Clerk to each landowner shall have printed or typed thereon the name of the landowner and the number of votes to be voted by the landowner and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner is other than a natural person, that he or she is an officer of or other person affiliated with the landowner entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner, that in voting such official ballot it was his or her intent, as well as the intent of the landowner, to vote all votes to which the landowner is entitled based on its land ownership on the propositions set forth in the official ballot as marked thereon in the voting square opposite each such proposition, and further certifying as to the acreage of the landowner's land ownership within the CFD.

(vi) The return identification envelope delivered by the Clerk to each landowner shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the Clerk.

(vii) The instruction to voter form to be mailed by the Clerk to the landowners shall inform them that the official ballots shall be returned to the Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted no later than 5:30 p.m. on the date of the Special Election, or immediately after the Resolution Calling the Special Election is adopted.

(viii) Upon receipt of the return identification envelopes, which are returned prior to the voting deadline on the date of the Special Election, the Clerk shall canvass the votes cast in the Special Election, and shall file a statement with the City Council as to the results of such canvass and the election on each proposition set forth in the official ballot.

Section 14. Annexation Territory. Other property within the boundaries of the City may be annexed into the CFD pursuant to Article 3.5 of the Act.

Section 15. Exempt Property. Except as provided in Section 53340.1 of the Act and except for properties that a local agency is a landowner of within the meaning of subdivision (f) of Section 53317 of the Act, pursuant to Section 53340 of the Act, properties of entities of the state, federal and local governments shall be exempt from the levy of the Special Tax. Reference is hereby made to the Rate and Method for a description of other properties or entities that are expressly exempted from the levy of the Special Tax.

Section 16. Appropriations Limit. An appropriations limit for the CFD is hereby established, subject to voter approval, as an amount equal to all the proceeds of the Special Tax collected annually within such CFD and as defined by Article XIII B of the California Constitution, as adjusted for changes in the cost of living and changes in population.

Section 17. Special Tax Accountability Measures. Pursuant to and in compliance with the provisions of Government Code Section 50075.1, the City Council hereby establishes the following accountability measures pertaining to the levy by the CFD of the Special Tax described in Section 8 above:

- a. The Special Tax shall be levied for the specific purposes set forth in Section 7 hereof.
- b. The proceeds of the levy of the Special Tax shall be applied only to the specific purposes set forth in Section 7 hereof.
- c. The CFD shall establish an account or accounts into which the proceeds of such Special Tax shall be deposited.
- d. The Finance Director, or his or her designee, acting for and on behalf of the CFD, shall annually file a report with the City Council as required pursuant to Government Code Section 50075.3.

Section 18. CEQA. The City Council hereby finds that the CFD formation involves creation of a funding mechanism for certain ongoing service and maintenance activities that do not have any potential for significantly impacting the environment. Further, the City Council hereby finds that it can be seen with certainty that the proposed financing mechanism and services funded thereby have no possibility of resulting in a significant effect on the environment. Therefore, the City Council, in its independent judgment, finds that the project is exempt from CEQA, and hereby directs City Staff to prepare and file a Notice of Exemption with the County Clerk within five days of adoption of this Resolution pursuant to Section 21152 of the California Public Resources Code and Section 15062 of the CEQA Guidelines.

Section 19. Effective Date. This resolution shall take effect upon its adoption.

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ day of _____, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED:

Travis Paden
Mayor of the City of Handford

ATTEST:

Natalie Corral
City Clerk

State of California)
County of Kings) ss
City of Hanford)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day of _____, 2025.

Date: _____ City Clerk _____.

Exhibit A

City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services) Description of Services

It is the intention of this City Council to finance certain services described below (the “Services”). The City Council hereby finds that the Services are in addition to those provided in the territory within the CFD prior to the establishment of the CFD and that such Services will not supplant services already available within that territory. A general description of the services to be provided is as follows:

Landscaping and Lighting Maintenance: includes the labor, material, administration, personnel, equipment and utilities (i.e., water and power) necessary to maintain public landscaping and lighting improvements for, within, or associated with the CFD, including trees, turf, ground cover, shrubs, weed removal, irrigation systems, sidewalk, drainage facilities, lighting, signs, monuments, graffiti removal, walkways, and associated appurtenant facilities located within, or associated with, the CFD.

Park Maintenance: includes the estimated and reasonable costs of providing public park maintenance for, within, or associated with the City or the CFD, including but not limited to (i) the costs of contracting for park maintenance services, including trees, plant material, restrooms, irrigation systems, sidewalks, drainage facilities, weed control, lighting, and parking lot maintenance, (ii) the salaries and benefits of City staff, including maintenance staff, that directly provide park maintenance services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, (iv) utility costs such as water, sewer, lighting and power and (v) City overhead costs associated with providing such services.

Drainage Maintenance: includes the labor, material, testing, reporting, remediation, permitting, general administration, personnel, equipment and utilities necessary to maintain public drainage improvements for, within, or associated with the CFD, including drain inlets, filters, detention basin, storm drain pipeline, and associated appurtenant facilities located within, or associated with, the CFD.

Street Maintenance: includes the labor, material, administration, personnel, equipment and utilities necessary to maintain public streets, streetlights and associated appurtenant facilities for, within, or associated with the City or the CFD, including City overhead costs associated with providing such services within the CFD.

The cost of the Services shall include incidental expenses, including, but not limited to, the costs associated with forming the CFD, determination of the amount of the Special Taxes, collection of the Special Taxes, payment of the Special Taxes, and costs incurred in order to carry out the authorized purposes of the CFD.

All Services shall be provided by the City of Hanford, with its own forces or by contract with third parties, or any combination thereof, to be determined entirely by the City of Hanford.

Nothing in this description of Services or any Resolution of the City Council shall be construed as committing the City or the CFD to provide all of the authorized Services. The provision of Services shall be subject to the successful formation of the CFD and the availability of sufficient proceeds of special taxes within the CFD.

Exhibit B

City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services) Rate and Method of Apportionment

A Special Tax of City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services) ("CFD") shall be levied on all Assessor's Parcels within the CFD and collected each Fiscal Year commencing in Fiscal Year 2025/26 in an amount determined by the Special Tax Administrator through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California, as amended.

"Administrative Expenses" means the following actual or reasonably estimated costs incurred by the City as administrator of the CFD, provided that such costs are directly related to administration of the CFD: costs to determine, levy and collect the Special Taxes, including an allocable share of the salaries and benefits of City employees, the fees of consultants, and legal counsel; the costs of collecting installments of the Special Taxes upon the general tax rolls, including any charges levied by County departments; and the preparation of required reports and any other costs required to administer the CFD in accordance with the Act, as determined by the City.

"Annual Escalation Factor" means the greater of (i) four percent (4%) or (ii) the annual percentage increase in the Consumer Price Index for All Urban Consumers for San Francisco-Oakland-San Jose Area as determined by the Bureau of Labor Statistics. If said index is discontinued, then an alternative index may be used as determined by the Special Tax Administrator.

"Assessor's Parcel" means a Lot or parcel of land shown on an Assessor's Parcel Map with a parcel number assigned by the Assessor of the County that corresponds to a number shown on the County Assessor's roll.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel number.

"Attached Residential" means an Assessor's Parcel of Developed Property, within the CFD for which a Building Permit has been issued for purposes of constructing a residential structure or structures sharing common walls and/or common spaces, qualified as Attached Residential at the City's discretion, consisting of two or more Dwelling Units, including, but not limited to duplexes, triplexes, and apartment units, as of June 30th preceding the Fiscal Year in which the Special Tax is being levied.

"Base Year" means Fiscal Year 2025/26.

"Building Permit" means a permit issued for new construction of a residential or non-residential structure following the formation of the CFD. For purposes of this definition, "Building Permit" shall

not include permits issued solely for grading, utility improvements, or other such improvements that are constructed and installed and are not intended for human occupancy.

“CFD” means City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services).

“City” means the City of Hanford.

“City Clerk” means the City Clerk for the City or his or her designee.

"Commercial Property" means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, drug stores, professional services (i.e., barber shops, dry cleaners), non-warehouse public storage facilities, restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing such products and services. The City shall make the determination as to whether a Parcel is Commercial Property.

“Council” means the City Council of the City, acting as the legislative body of the CFD.

“County” means the County of Kings, California.

“Detached Residential” means an Assessors’ Parcel of Developed Property within the CFD, for which a Building Permit has been issued for purposes of constructing a residential structure consisting of one single-family detached Dwelling Unit, including Mobile Homes, as of June 30th preceding the Fiscal Year in which the Special Tax is being levied.

“Developed Property” means, for Detached Residential, Attached Residential, an Assessor’s Parcel within the CFD for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied, based on the number of Dwelling Units or Building Square Footage, as applicable, per City or County records for that Assessor’s Parcel.

“Drainage Maintenance Requirement” means for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing the labor, material, testing, reporting, remediation, permitting, general administration, personnel, equipment and utilities necessary to maintain public drainage improvements for, within, or associated with the CFD, including drain inlets, filters, detention basin, storm drain pipeline, and associated appurtenant facilities located within, or associated with, the CFD.

“Dwelling Unit” means each separate residential unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential units, in which a person or persons may live, which comprises an independent facility and is not considered to be for non-residential use only, and as defined in the City of Hanford's Municipal Code.

“Exempt Property” means for each Fiscal Year, an Assessor's Parcel within the CFD not subject to the Special Tax. Exempt Property includes: (i) Public Property, (ii) Property Owner Association Property, (iii) Assessor’s Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement such as railroad parcels, roads and landscape lots, (iv) property reasonably designated by the City or Special Tax Administrator as Exempt Property due to deed restrictions, conservation easement, or similar factors that may make development of such property impractical for human occupancy, and (v) Welfare Exemption Property.

“Final Map” means an Assessor’s Parcel Map, a Final Subdivision Map, parcel map, condominium plan, or any other map functionally considered to be an equivalent development map that has been recorded in the Office of the County Recorder.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

"Industrial Property" means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination as to whether a Parcel is Industrial Property.

"Institutional Property" means, in any Fiscal Year, all Developed Property for which a Building Permit was issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied for construction of an institutional property, including but not limited to private schools, educational centers, child daycares, convalescent centers, hospice care centers, and property used for religious purposes. The City shall make the determination as to whether a Parcel is Institutional Property.

“Landscaping and Lighting Maintenance Requirement” means for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing landscaping and lighting maintenance within, or associated with the CFD, including the labor, material, administration, personnel, equipment and utilities (i.e., water and power) necessary to maintain public landscaping and lighting improvements for, within, or associated with the CFD, including trees, turf, ground cover, shrubs, weed removal, irrigation systems, sidewalk, drainage facilities, lighting, signs, monuments, graffiti removal, walkways, and associated appurtenant facilities located within, or associated with, the CFD.

“Land Use Class” means any of the classes listed in Table 1 and defined herein.

“Lot” means an individual legal lot created by an Assessor’s Parcel Map or Final Map.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C below, that can be levied by the CFD in any Fiscal Year on any Assessor’s Parcel.

“Mobile Home” means a vehicle designed and equipped for human habitation as defined by the California Health & Safety Code § 18008.

“Park” means a public park, open space, trail, dog park dedicated to and/or managed by the City of Hanford.

“Park Maintenance Requirement” means, for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing park maintenance services within, or associated with the City or the CFD, including but not limited to (i) the costs of contracting for park maintenance services, including trees, plant material, restrooms, irrigation systems, sidewalks, drainage facilities, weed control, lighting, and parking lot maintenance, (ii) the salaries and benefits of City staff, including maintenance staff, that directly provide park maintenance services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, (iv) utility costs such as water, sewer, lighting and power and (v) City overhead costs associated with providing such services.

“Property Owner Association Property” means, for each Fiscal Year, any property within the CFD that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder, to a property owner association, including any master or sub-association, which consists of property owned in common by owners of surrounding properties and it is intended for use for community purposes.

“Proportionately” means, for Developed Property, that the ratio of the actual Special Tax levied per Assessor’s Parcel of Developed Property to the Maximum Special Tax per Assessor’s Parcel of Developed Property is equal for all Assessor’s Parcels of Developed Property. “Proportionately” means, for Undeveloped Property, that the ratio of the actual Special Tax levied per Assessor’s Parcel of Undeveloped Property to the Maximum Special Tax per Assessor’s Parcel of Undeveloped Property is equal for all Assessor’s Parcels of Undeveloped Property.

"Public Property" means, in any Fiscal Year: (i) all Parcels within the boundaries of the CFD that are owned by or irrevocably offered for dedication to the federal government, the State of California, the City or any other public agency; provided, however, that Taxable City Property shall not be categorized as Public Property, and any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act (as such section may be amended or replaced) shall be taxed and classified in accordance with its use; and (ii) all Parcels within the boundaries of the CFD that are encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

“Reserve Fund” means a fund that shall be created and maintained for the CFD for each Fiscal Year to provide necessary cash flow to cover maintenance and operational cost overruns, and delinquencies in the payment of Special Taxes.

“Special Tax” means the Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Special Tax Requirement, and shall include Special Taxes levied or to be levied under Sections C and D, below.

“Special Tax Administrator” means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“Special Tax Requirement” means the sum of (i) Streetscape and Landscape Maintenance Requirement, (ii) Administrative Expenses of the CFD, and (iii) and any amounts required to establish or replenish a Reserve Fund for that Fiscal Year.

“State” means the State of California.

“Street Maintenance Requirement” means, for any Fiscal Year in which the Special Taxes are levied, the amount equal to the budgeted costs for providing the labor, material, administration, personnel, equipment and utilities necessary to maintain public streets, streetlights and associated appurtenant facilities for, within, or associated with the CFD, including City overhead costs associated with providing such services within the CFD.

“Streetscape and Landscape Maintenance Requirement” means the sum of the Landscaping and Lighting Maintenance Requirement, the Park Maintenance Requirement, the Street Maintenance Requirement, and the Drainage Maintenance Requirement.

“Taxable Property” means all Assessor’s Parcels of Developed Property and Undeveloped Property within the CFD that are not Exempt from the Special Tax pursuant to law or as defined herein.

“Undeveloped Property” means, for each Fiscal Year, an Assessor’s Parcel within the CFD for which a Building Permit has not been issued on or prior to June 30th preceding the Fiscal Year in which the Special Tax is being levied and is not classified as Exempt Property.

“Welfare Exemption Property” means, in any Fiscal Year, any Parcels that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. ASSIGNMENT TO LAND USE CATEGORIES

For each Fiscal Year, commencing with Fiscal Year 2025/26, using the definitions above, each Assessor’s Parcel within the CFD shall be classified as Taxable Property or Exempt Property. In addition, each Fiscal Year, beginning with Fiscal Year 2025/26, Taxable Property shall be further classified as Attached Residential, Detached Residential, Commercial Property, Industrial Property, Institutional Property, Mixed-use Property or Undeveloped Property.

C. MAXIMUM SPECIAL TAX RATE

1. Taxable Property

Table 1
Maximum Special Tax for Taxable Property
Community Facilities District No. 2025-2 (Public Maintenance Services)
Fiscal Year 2025/26

Land Use Class	Description	Maximum Special Tax
1	Detached Residential	\$541 per Dwelling Unit
2	Attached Residential	\$352 per Dwelling Unit
3	Commercial Property	\$0.489 per square foot of Non-Residential Floor Area
4	Industrial Property	\$0.629 per square foot of Non-Residential Floor Area
5	Institutional Property	\$0.349 per square foot of Non-Residential Floor Area
6	Mixed-Use Property	Sum of Maximum Special Tax for each applicable Land Use Class
7	Undeveloped Property	\$2,426 per Lot Acre

For each Fiscal Year following the Base Year, the Maximum Special Tax rates in Table 1 shall be increased by the Annual Escalation Factor. Additional Land Use Classes, and the corresponding Maximum Special Tax of each new Land Use Class, may be added to Table 1 as a result of future annexations or if future annexations involve a new Land Use Class.

2. Exempt Property

No Special Tax shall be levied on Exempt Property as defined in Section A.

For each Fiscal Year, if the use or ownership of an Assessor's Parcel of Exempt Property changes so that such Assessor's Parcel is no longer classified as one of the uses set forth in Section A, therefore making such Assessor's Parcel no longer eligible to be classified as Exempt Property, such Assessor's Parcel shall be deemed to be Taxable Property and shall be taxed pursuant to the provisions of Section C.1. and the definitions herein.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing Fiscal Year 2025/26, and for each subsequent Fiscal Year, the Special Tax Administrator shall calculate the Special Tax Requirement based on the definitions in Section A and levy the Special Tax as follows until the amount of the Special Tax levied equals the Special Tax Requirement:

Step 1: The Special Tax shall be Proportionately levied each Fiscal Year on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax to meet the Special Tax Requirement. The applicable Maximum Special Tax shall be based on the Developed Property's classification as Detached Residential, Attached Residential, Commercial, Industrial, Institutional or Mixed-Use.

Step 2: If after applying the method of apportionment in Step 1, if additional funds are needed to satisfy the Special Tax Requirement, the Special Tax shall be Proportionately levied each Fiscal Year on each Assessor's Parcel of Undeveloped Property up to 100% of the applicable Maximum Special Tax to meet the remainder of the Special Tax Requirement needed.

E. APPEALS

Any landowner who pays the Special Tax and believes that the amount of the Special Tax levied on their Assessor's Parcel is in error shall first consult with the Special Tax Administrator regarding such error. If following such consultation, the Special Tax Administrator determines that an error has occurred, the Special Tax Administrator may amend the amount of the Special Tax levied on such Assessor's Parcel. If following such consultation and action, if any, the landowner believes such error still exists, such person may file a written notice with the City Clerk of the City appealing the amount of the Special Tax levied on such Assessor's Parcel. Upon the receipt of any such written notice, the City Clerk shall forward a copy of such notice to the City Finance Director, who shall either (1) refer the matter to the City's existing hearing officer or board for administrative appeals; or (2) establish as part of the proceedings and administration of the CFD, a special three-member Review/Appeal Committee. The Review/Appeal Committee may establish such procedures, as it deems necessary to undertake the review of any such appeal. The hearing officer/board or Review/Appeal Committee shall interpret this Rate and Method of Apportionment and make determinations relative to the annual administration of the Special Tax and any landowner appeals, as herein specified. The decision of the hearing board or Review/Appeal Committee shall be final and binding to all persons.

F. MANNER OF COLLECTION

Special Taxes levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided however that (i) the CFD may directly bill the Special Tax, and (ii) the CFD may collect Special Taxes at a different time or in a different manner if

necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City Council.

G. TERM OF SPECIAL TAX

Taxable Property in the CFD shall remain subject to the Special Tax in perpetuity or until the City Council takes appropriate actions to terminate the Special Tax pursuant to the Act.

RESOLUTION NO. 2025 -23-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD CALLING A SPECIAL ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORS OF CITY OF HANFORD COMMUNITY FACILITIES DISTRICT NO. 2025-2 (PUBLIC MAINTENANCE SERVICES) PROPOSITIONS REGARDING THE ESTABLISHMENT OF AN APPROPRIATIONS LIMIT AND THE ANNUAL LEVY OF A SPECIAL TAX WITHIN THE COMMUNITY FACILITIES DISTRICT

WHEREAS, on July 1, 2025, the City Council (the “City Council”) of the City of Hanford (the “City”) held a public hearing (the “Public Hearing”) on the establishment of Community Facilities District No. 2025-2 (Public Maintenance Services) (the “District”); and

WHEREAS, following the Public Hearing, the City Council adopted a resolution entitled “Resolution of Formation of the City Council of the City of Hanford to Establish City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services), to Establish an Appropriations Limit therefore, to Authorize the Levy of a Special Tax therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the Qualified Electors Thereof” (the “Resolution of Formation”) ordering the formation of the District, and subject to approval of the qualified electors of the District, authorizing the levy of a special tax (the “Special Tax”) on property within the District and establishing an appropriations limit for the District, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311 of the California Government Code (the “Act”); and

WHEREAS, pursuant to the Resolution of Formation, the propositions relating to the levy of the Special Tax and the establishment of an appropriations limit will be submitted to the qualified electors of the District as required by the Act; and

WHEREAS, the City Clerk has advised the City Council that she has received a statement from the Registrar of Voters of the County of Kings that less than twelve (12) persons are registered to vote in the territory of the District; and

WHEREAS, the City Clerk has advised the City Council that she has received Consent and Waiver forms from each and every landowner within the District, pursuant to which each landowner has expressly waived certain requirements related to the conduct of the election.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Call of Election. The City Council hereby calls and schedules a special election for July 1, 2025, to consider the proposition described in Section 3 below.

Section 3. Proposition.

- a. Pursuant to Sections 53325.7, 53326 and 53353.5 of the Act, the proposition relating to the levy of the Special Tax and the proposition relating to the establishment of the appropriations limit shall be combined into one ballot proposition and shall be submitted to the qualified electors of the District as required by the Act.
- b. If the combined proposition for the levy of the Special Tax and the establishment of the appropriations limit receives the approval of more than two-thirds of the votes cast on the proposition, the Special Tax may be levied and the appropriations limit may be established as provided for in the Resolution of Formation.
- c. The amount, method of collection and purpose of the Special Tax are specified in the Resolution of Formation, on file in the office of the City Clerk and by this reference incorporated herein.
- d. The proposition to be submitted to the voters of the District at such special election shall be as follows:

Shall special taxes with a rate and method of apportionment as set forth in Exhibit “B” to the resolution entitled “Resolution of Formation of the City Council of the City of Hanford to Establish City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services), to Establish an Appropriations Limit therefor, to Authorize the Levy of a Special Tax Therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the Qualified Electors Thereof” (the “Resolution of Formation”) be levied annually on taxable property within City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services), to pay for landscaping and lighting maintenance, park maintenance, drainage maintenance and street maintenance, and incidental expenses related thereto, and shall the appropriations limit be established, all as set forth in the Resolution of Formation.

Section 4. Electors Determined. The City Council finds that 12 persons have not been registered to vote within the territory of the District for each of the 90 days preceding the close of the Public Hearing and that pursuant to Section 53326 of the Act, the vote in the special election called by this Resolution shall be by the landowners of the District whose property would be subject to the special taxes if they were levied at the time of the election, and each landowner shall have one vote for each acre, or portion thereof, which he or she owns within the District which would be subject to the proposed special taxes if they were levied at the time of the election.

Section 5. Conduct of Election. Except as otherwise provided in Section 6 hereof, the special election shall be conducted by the City Clerk in accordance with the provisions of the California Elections Code governing mail ballot elections of cities, and in particular the provisions of Division 4 (commencing with Section 4000), of that Code, insofar as they may be applicable.

Section 6. Election Procedures.

- a. The procedures to be followed in conducting the special election on the proposition described in Section 3 shall be as provided in the Resolution of Formation. It is hereby acknowledged that the City Clerk has on file a copy of the Resolution of Formation.
- b. The City Council hereby finds that the qualified electors of the CFD have waived the time limits for conducting the special election by unanimous written consent.

Section 7. Concurrence of City Clerk. The City Council hereby finds and determines that the City Clerk has concurred in the shortened time for the election, pursuant to Section 53326 of the Act.

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ day of _____, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED:

Travis Paden
MAYOR of the City of Hanford

ATTEST:

Natalie Corral
City Clerk

State of California)
County of Kings) ss
City of Hanford)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day of _____, 2025.

Date: _____ City Clerk _____.

RESOLUTION NO. 2025-24-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD DECLARING THE RESULTS OF A SPECIAL ELECTION IN CITY OF HANFORD COMMUNITY FACILITIES DISTRICT NO. 2025-2 (PUBLIC MAINTENANCE SERVICES) AND DIRECTING THE RECORDING OF A NOTICE OF SPECIAL TAX LIEN

WHEREAS, in proceedings heretofore conducted by the City Council of the City of Hanford (the “City Council”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, commencing with Section 53311, of the California Government Code (the “Act”), the City Council adopted Resolution No. 2025-11-R on July 1, 2025, entitled “Resolution of the City Council of the City of Hanford Calling a Special Election and Submitting to the Qualified Electors of City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services) Propositions Regarding the Establishment of an Appropriations Limit and the Annual Levy of a Special Tax within the Community Facilities District” (the “Resolution Calling Election”), calling for a special election (the “Special Election”) of the qualified electors within Community Facilities District No. 2025-2 (Public Maintenance Services) (the “District”); and

WHEREAS, pursuant to the terms of the Resolution Calling Election, which are by this reference incorporated herein, the Special Election was held on July 1, 2025, and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Election Returns (the “Certificate”), a copy of which is attached hereto as Exhibit A and by this reference incorporated herein; and

WHEREAS, this City Council has reviewed said Certificate and hereby approves it.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Ballot Measure. The ballot measure (the “Ballot Measure”) presented to the qualified electors is set forth in the Certificate in Exhibit A attached hereto and by this reference incorporated herein.

Section 3. Election Results. The results of the Special Election are as set forth in the Certificate on file with the City Clerk and attached hereto as Exhibit A. Pursuant to the Certificate, the Ballot Measure presented at the Special Election was approved by the qualified electors of the District.

Section 4. Ballot Measure Authorized. This City Council, acting in its capacity as legislative body of the District, is hereby authorized to levy on the land within the District the special tax described in the Ballot Measure for the purposes described therein and to take the necessary steps to levy the special tax authorized by the

Ballot Measure. The appropriations limit as specified in the Ballot Measure is hereby established.

Section 5. Finding of Validity. It is hereby found that all prior proceedings and actions taken by this City Council with respect to the District were valid and in conformity with the Act.

Section 6. Notice of Special Tax Lien. The City Clerk is hereby directed to record in the office of the County Recorder of the County of Kings within fifteen days of the date hereof a notice of special tax lien with respect to the District in substantially the form required by California Streets and Highways Code Section 3114.5.

PASSED, ADOPTED AND APPROVED at a regular meeting of the City Council of the City of Hanford duly called and held on the ____ day of _____, 2025, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

Travis Paden
MAYOR of the City of Hanford

ATTEST:

Natalie Corral
City Clerk

State of California)
County of Kings) ss
City of Hanford)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2025.

Date: _____ City Clerk _____.

EXHIBIT A

**CITY OF HANFORD
COMMUNITY FACILITIES DISTRICT NO. 2025-2
(PUBLIC MAINTENANCE SERVICES)**

**CERTIFICATE OF THE CITY CLERK AS TO THE
RESULTS OF THE CANVASS OF THE ELECTION RETURNS**

I, Natalie Corral, City Clerk of the City of Hanford, hereby certify that I canvassed the returns of the Special Election in the City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services) (the “District”), that the election was held in the Chambers of the City Council at 400 N. Douty Street, Hanford, California 93230 on July 1, 2025.

I further certify that the total number of ballots cast in said election and the total number of votes cast for and against the measure are full, true and correct:

Ballot Measure	Qualified Eligible Votes	Votes Cast	Yes	No
Shall special taxes with a rate and method of apportionment as set forth in Exhibit “B” to the resolution entitled “Resolution of Formation of the City Council of the City of Hanford to Establish City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services), to Establish an Appropriations Limit therefor, to Authorize the Levy of a Special Tax Therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the Qualified Electors Thereof” (the “Resolution of Formation”) be levied annually on taxable property within City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services), to pay for landscaping and lighting maintenance, park maintenance, drainage maintenance, street maintenance, and incidental expenses related thereto, and shall the appropriations limit be established, all as set forth in the Resolution of Formation.	22			

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this __ day of _____, 2025.

By: _____
Natalie Corral
City Clerk
City of Hanford

ORDINANCE NO. 25-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN THE CITY OF HANFORD COMMUNITY FACILITIES DISTRICT NO. 2025-2 (PUBLIC MAINTENANCE SERVICES)

WHEREAS, on March 18, 2025, the City Council of the City of Hanford (the “City Council”) adopted Resolution No. 2025-11-R entitled “A Resolution of the City Council of the City of Hanford Declaring Its Intention to Establish City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services) and to Authorize the Levy of a Special Tax Therein to Finance Certain Services” (the “Resolution of Intention”), stating its intention to establish the City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services) (the “District”) to fund certain services described therein (the “Services”) pursuant to the Mello-Roos Community Facilities Act of 1982, California Government Code section 53311 *et seq.* (the “Act”); and

WHEREAS, notice was published as required by the Act of the public hearing called pursuant to the Resolution of Intention as to the City Council’s intention to form the District and to provide for the costs of the Services; and

WHEREAS, the Resolution of Intention called for a public hearing on the District to be held on July 1, 2025, and on this date the City Council held a public hearing, as required by the Act, relative to its decision to proceed with the formation of the District and the levy of special taxes therein; and

WHEREAS, at the public hearing all persons desiring to be heard on all matters pertaining to the formation of the District and the levy of the special taxes were heard, evidence was presented and considered by this City Council and a full and fair hearing was held; and

WHEREAS, subsequent to the close of the public hearing, this City Council adopted resolutions entitled "Resolution of Formation of the City Council of the City of Hanford to establish City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services), to establish an Appropriations Limit therefor, to authorize the Levy of A Special Tax therein, and to Submit the establishment of an Appropriations Limit and the Levy of Special Taxes to the Qualified Electors thereof" (the “Resolution of Formation”), and "Resolution of the City Council of the City of Hanford calling a Special Election and submitting to the Qualified Electors of City of Hanford Community Facilities District No. 2025-2 (Public Maintenance Services) propositions regarding the establishment of an appropriations Limit and the annual Levy of a Special Tax Within the Community Facilities District", which resolutions established the District, authorized the levy of a special tax within the District, and called an election within the District on the proposition of levying a special tax within, and establishing an appropriations limit for, the District; and

WHEREAS, an election was held within the District in which the landowners approved said propositions by ballots cast in the election.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hanford as follows:

Section 1. By the passage of this Ordinance, this City Council hereby authorizes and levies special taxes within the District, pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of special taxes appended as **Exhibit B** to the Resolution of Formation (the “Rate and Method of Apportionment”), which Resolution of Formation is by this reference incorporated herein. The Special Tax is hereby levied to pay for the Services for the District, as contemplated by the Resolution of Formation and the Rate and Method of Apportionment, commencing in fiscal year 2024-25 and in each fiscal year thereafter.

Section 2. The Finance Director of the City or his or her designee is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for each parcel of real property within the District, in the manner and as provided in the Rate and Method of Apportionment.

Section 3. Exemptions from the levy of the Special Tax shall be as provided in the Resolution of Formation and the applicable provisions of the Act. In no event shall special taxes be levied on any parcel within the District in excess of the maximum tax specified in the Rate and Method of Apportionment.

Section 4. All of the collections of the special tax shall be used as provided for in the Act and in the Resolution of Formation, including, but not limited to, the payment of costs of providing the Services, the payment of City costs in administering the District and the costs of collecting and administering the special tax.

Section 5. The special taxes shall be collected from time to time as necessary to meet the financial obligations of the District. The special taxes will be collected in the same manner as ordinary ad valorem property taxes, and the special taxes shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes. In addition, the provisions of California Government Code section 53356.1 shall apply to delinquent special tax payments. The Finance Director or her designee is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Kings and to take all actions necessary to effect proper billing and collection of the special tax, so that the special tax shall be levied and collected in sufficient amounts and at the times necessary to satisfy the financial obligations of the District in each fiscal year.

Notwithstanding the foregoing, any special taxes that cannot be collected on the County tax roll, or are not so collected, may be collected through direct billing by the City.

Section 6. If for any reason a court with jurisdiction finds any portion of this ordinance to be invalid or finds the special tax to be inapplicable to any particular parcel, then the balance of this ordinance and the application of the special tax to the remaining parcels shall not be affected.

Section 7. This ordinance shall take effect and be in force immediately as a tax measure; and before the expiration of fifteen (15) days after its passage the same shall be published,

with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the District.

Passed and adopted by the City Council of the City of Hanford at a regular meeting being held on July 1, 2025 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Travis Paden
MAYOR of the City of Hanford

ATTEST:

Natalie Corral
City Clerk

State of California)
County of Kings) ss
City of Hanford)

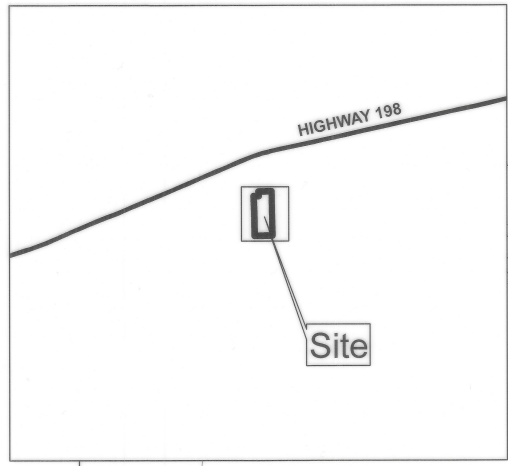
I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the day of _____, 2025.

Natalie Corral
City Clerk
City of Hanford

PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2025-2
(PUBLIC MAINTENANCE SERVICES)

CITY OF HANFORD
COUNTY OF KINGS
STATE OF CALIFORNIA

VICINITY MAP



FILED IN THE OFFICE OF THE CITY CLERK THIS 20 DAY OF May, 2025.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 2025-2 (PUBLIC MAINTENANCE SERVICES), CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF HANFORD AT A REGULAR MEETING, THEREOF, HELD ON THE 20 DAY OF May, 2025, BY ITS RESOLUTION NO. 25-11-R.

Nemal
CITY CLERK
CITY OF HANFORD

FILED THIS 27th DAY OF May, 2025,
AT THE HOUR OF 11 O'CLOCK A.M. IN BOOK
2 PAGE(S) 4 OF MAPS OF ASSESSMENT AND
COMMUNITY FACILITIES DISTRICT AND INSTRUMENT NO.
2506810 IN THE OFFICE OF THE COUNTY RECORDER IN
THE COUNTY OF KINGS, STATE OF CALIFORNIA.

KRISTINE LEE, ASSESSOR/CLERK/RECORDER

Myla Lewis
BY DEPUTY
COUNTY RECORDER
COUNTY OF KINGS
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE KINGS COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE KINGS COUNTY ASSESSOR'S MAP SHALL GOVERN FOR ALL DETAIL CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

MAP REFERENCE NUMBER	ASSESSOR'S PARCEL NUMBER
1	011-040-007-000

Legend

- PROPOSED CFD BOUNDARY
- Map Reference Number





AGENDA STAFF REPORT

MEETING DATE: 7/1/2025

AGENDA SECTION: GENERAL BUSINESS

SUBJECT:

Adoption of Resolution 25-37-R to present to voters a measure to amend the municipal code and increase the transient occupancy tax by four percent.

RECOMMENDATION:

Recommendation: Adoption of Resolution 25-37-R in support of holding a special election on Tuesday, November 4, 2025; Introducing an ordinance increasing Transient Occupancy Tax from eight percent (8%) to twelve (12%); and ordering the submittal of the ordinance via a tax measure to the voters at the special election.

Recommended Motion: I move to adopt Resolution 25-37-R in support of holding a special election on Tuesday, November 4, 2025; Introducing an ordinance increasing Transient Occupancy Tax from eight percent (8%) to twelve (12%); and ordering the submittal of the ordinance via a tax measure to the voters at the special election.

BACKGROUND:

At the May 6, 2025, City Council meeting, the City Council directed staff to prepare the necessary documents to submit to the Kings County Elections office to present a measure to the voters for a general tax increase to the Transient Occupancy Tax (TOT or Hotel Tax) from its current eight percent (8%) to twelve percent (12%). Staff is now returning to the City Council with a resolution approving various actions related to a proposed measure for a special election to be held on November 4, 2025.

1. Calling and giving notice of the November 4, 2025 Special Election for a ballot measure to present to voters a measure to amend chapter 3.24 of the municipal code to increase the Transient Occupancy Tax by four percent (4%).

In accordance with the California Elections Code, the Council must adopt a resolution by November 4, 2025, to call and provide notice of a special election. At this election, a measure proposing an increase to the City's Transient Occupancy Tax will be submitted to the City's qualified voters. If the measure is placed on the ballot before the notice of election is published pursuant to Elections Code Section 12101, the Elections Official shall consolidate the notice of election with the text of the measure.

By calling and noticing the election, the City Council is presenting a measure proposing a four percent (4%) increase to the Transient Occupancy Tax (TOT or Hotel Tax) in Hanford – a proposed increase from eight percent (8%) to twelve percent (12%). The proposed TOT increase and measure is for a general tax, available for general fund use and not legally restricted to a particular use.

Approval of the four percent (4%) TOT increase will require a 'yes' vote by a simple majority of votes cast on the measure at the November 4, 2025 special election.

2. Approving ballot measure description

Elections Code section 9051 limits the text of ballot measure questions to be submitted to voters to 75 words, not including the title. The proposed question to be placed on the ballot for Council consideration is as follows:

CITY OF HANFORD TRANSIENT OCCUPANCY TAX MEASURE: Shall a measure be adopted amending the Hanford Municipal Code to increase the maximum rate of the City's Transient Occupancy (Hotel) Tax paid by hotel and vacation rental guests from 8% to 12%, providing approximately \$375,000 annually, for City general services, including, without limitation, police, fire, parks and recreation, maintaining public infrastructure such as streets, sidewalks, parks and facilities, and general government use, until ended by voters?"

YES NO

3. Authorizing the City Attorney to prepare the impartial analysis

In accordance with the Elections Code section 9280, the City Council is directing the City Attorney to prepare an impartial analysis of the measure showing the effect of the measure on the existing law and the operation of the measure. The analysis shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of votes or by the City Council. The analysis shall be printed in the voters' pamphlet preceding the arguments for and against the measure and shall not exceed 500 words in length.

FISCAL IMPACT:

The anticipated costs to the City related to holding a special election for this measure include the City Attorney's time to assist with document preparation, staff time, and costs from the County Elections Office. Staff would estimate total costs to be between \$60,000 to \$80,000.

ATTACHMENTS:

1. Resolution 25-37-R
2. Ordinance 2025-05

RESOLUTION NO. 25-37-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD CALLING FOR AND GIVING NOTICE OF THE HOLDING OF A SPECIAL ELECTION TO BE HELD ON NOVEMBER 4, 2025, TO PRESENT TO VOTERS A MEASURE TO AMEND CHAPTER 3.24 OF THE MUNICIPAL CODE TO INCREASE THE TRANSIENT OCCUPANCY TAX BY FOUR PERCENT (4%) FOR A TOTAL TWELVE PERCENT (12%) RATE, AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, the City Council met at its regularly scheduled meeting of May 6, 2025, and directed City staff to prepare materials for the Council to consider placement of a proposed ballot measure for a proposed general tax increase to the City's current Transient Occupancy Tax rate of eight percent (8%); and

WHEREAS, applicable provisions of the California Revenue and Taxation Code and California Government Code authorize the City to increase a transient occupancy tax for general purposes by ordinance following approval by a majority vote of the qualified electors of the City voting in an election on the issue; and

WHEREAS, the City currently imposes a uniform Transient Occupancy Tax of eight percent (8%) on visitors who stay in hotels, motels, inns, or other short-term rentals in the City for thirty (30) days or less; and

WHEREAS, in accordance with applicable provisions of the California Constitution and California Elections Code the City Council desires to submit to the voters of the City of Hanford a ballot measure proposal to increase the existing rate of the transient occupancy tax in the City of Hanford by four percent (4%), for a total rate of twelve percent (12%) (hereinafter the "Measure"); and

WHEREAS, if the Measure is approved by the voters, the increased transient occupancy tax is a general tax, the revenue of which will be placed in the City's general fund and be used to pay for any general City services; and

WHEREAS, if the Measure is approved by the voters, every operator of a hotel, motel, inn, or other short-term rental property in the City shall collect the tax from occupants who stay for thirty (30) days or less and are subject to the tax and remit the funds to the City; and

WHEREAS, California Government Code section 53724(d) states that "the legislative body of the local government . . . may provide that the election on any tax proposed pursuant to [Government Code Title 5, Division 2, Part 1, Chapter 4, Article 3.7] shall be held at any date otherwise permitted by law"; and

WHEREAS, the transient occupancy tax increase described in the Measure cannot be imposed without voter approval; and

WHEREAS, voter approval of the Measure increasing the City's transient occupancy tax rate will require an ordinance amending the Hanford Municipal Code section defining the rate and more completely describing the Measure and details of the tax, which ordinance shall be

prepared by the City Attorney so as to be enacted if the Measure is approved by the voters (hereinafter "Ordinance").

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hanford as follows:

SECTION 1. Pursuant to Article XIII C, Section 2(b) of the California Constitution, Section 53724 of the Government Code, and applicable provisions of the Elections Code, the City Council of the City of Hanford hereby calls and orders a special election at which the Measure relating to the increase of the City's transient occupancy tax shall be submitted to the qualified voters of the City.

SECTION 2. The City requests that the Kings County Registrar of Voters conduct a special election on November 4, 2025 and canvass the returns, and the City agrees to pay the reasonable expenses of said election.

SECTION 3. At the special election to be held on November 4, 2025, the following question shall be submitted to registered voters of the City of Hanford and shall be printed on the election ballot in the form set forth as follows:

CITY OF HANFORD TRANSIENT OCCUPANCY TAX MEASURE: Shall a measure be adopted amending the Hanford Municipal Code to increase the maximum rate of the City's Transient Occupancy (Hotel) Tax paid by hotel and vacation rental guests from 8% to 12%, providing approximately \$375,000 annually, for City general services, including, without limitation, police, fire, parks and recreation, maintaining public infrastructure such as streets, sidewalks, parks and facilities, and general government use, until ended by voters?"

YES ☐ NO ☐

SECTION 4. The City Council approves the introduction of Ordinance 25-05, attached to this Resolution as Attachment A.

SECTION 5. The measure shall be designated on the ballot by a letter, as provided in Elections Code Section 13116. This measure shall be designated by letter by the Kings County Registrar of Voters.

SECTION 6. Passage of the Measure requires a simple majority of votes from qualified voters of the City voting in the election.

SECTION 7. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding special elections.

SECTION 8. Pursuant to Elections Code section 12111, the City Council hereby directs the City Clerk, with the assistance of the City Attorney, to prepare a synopsis of the Measure and transmit the synopsis to the Kings County Registrar of Voters to be published in accordance with section 12111.

SECTION 9. Arguments in favor of or against the proposed measure shall be filed with the Kings County Registrar of Voters in accordance with applicable provisions of the Elections Code, including sections 9280 through 9287 thereof.

SECTION 10. Pursuant to Elections Code section 9280, the City Council hereby directs the City Clerk to transmit a copy of the Measure to the City Attorney, and the City Attorney shall prepare an impartial analysis of the Measure in accordance with Elections Code section 9280 and file it with the Kings County Registrar of Voters.

SECTION 11. The City Clerk shall file a certified copy of this Resolution with the Kings County Registrar of Voters as required by applicable law. The City Clerk is hereby authorized and directed to work with the Kings County Registrar of Voters and take all steps necessary to cause placement of the Measure and any associated arguments, analysis, synopsis, summary, or ballot question on the ballot.

SECTION 12. The City Clerk and City Attorney are authorized to make any typographical, clerical, non-substantive corrections to this Resolution and the Measure to be placed on the ballot as may be deemed necessary by the Kings County Registrar of Voters.

SECTION 13. California Environmental Quality Act (CEQA). The adoption of this Resolution is exempt from the California Environmental Quality Act, Public Resources Code §§ 21000 et seq. ("CEQA") and 14 Cal. Code Reg. §§ 15000 et seq. ("CEQA Guidelines"). The calling and noticing of a Special Election for the submission of a ballot measure to voters is not a project within the meaning of CEQA Guidelines Section 15378. The transient occupancy tax increase submitted to the voters is a general tax that can be used for any governmental purpose; it is not a commitment to any particular action or actions. As such, under CEQA Guidelines Section 15378(b)(4), the tax is not a project within the meaning of CEQA because it creates a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment.

SECTION 14. Severability. If any section, subsection, sentence, clause, phrase or portion of this Resolution or its application to any person or circumstance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution or its application to other persons and circumstances. The City Council of the City of Hanford hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

PASSED AND ADOPTED this day 1st of July 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor of the City of Hanford

Attest:

Natalie Corral
City Clerk

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 1st day of July 2025.

Date: _____

City Clerk

Ordinance 2025-05
City of Hanford Transient Occupancy Tax Ordinance of 2025

AN ORDINANCE OF THE PEOPLE OF THE CITY OF HANFORD, CALIFORNIA AMENDING HANFORD MUNICIPAL CODE SECTION 3.24.030 TO INCREASE THE CITY'S TRANSIENT OCCUPANCY TAX RATE FROM EIGHT PERCENT (8%) TO TWELVE PERCENT (12%) EFFECTIVE JANUARY 1, 2026.

WHEREAS, the City of Hanford's prime responsibilities are to protect the public's safety, maintain fiscal stability, and provide a high quality of life for its residents; and

WHEREAS, over the last several years the State of California has gone from one financial crisis to another with no end in sight; and

WHEREAS, during each of the past several years the State of California has reduced or taken funding from cities, counties, and school districts in order to fund its deficits and may continue to do so into the foreseeable future; and

WHEREAS, the State of California has shifted responsibility for many programs back to cities, like Hanford, without the necessary funds to provide the services residents need and expect; and

WHEREAS, transient occupancy tax revenues, which have been a source of locally controlled funds available to pay for essential City services, are limited; and

WHEREAS, the City of Hanford needs dependable and local sources of revenue to fund and to support essential, necessary, and appropriate general City services provided to the public; and

WHEREAS, the City's general fund expenditures are projected to increase due to inflationary costs and unfunded mandates from the state in the near future causing the City to have challenges to maintain all levels of service and will not have capacity to fund facilities that are necessary to deliver services that the community desires; and

WHEREAS, a local funding measure to increase transient occupancy tax revenues would provide an additional local revenue source to help maintain and limit or prevent additional future cuts to essential, necessary, and appropriate general City services; and

WHEREAS, pursuant to California Revenue and Taxation Code section 7280, *et seq.*, the City of Hanford ("City") has the authority to levy a transient occupancy tax ("TOT") upon the privilege of occupying a hotel, as defined in Chapter 3.24 of the City's Municipal Code, for a period of 30 days or less; and

WHEREAS, the City's TOT rate is currently eight percent (8%). Many nearby jurisdictions have a TOT rate between ten percent (10%) and twelve percent (12%). At this time, the City's TOT rate is less than each of the following jurisdictions: Visalia, Porterville, Tulare,

Fresno, Selma, and Kingsburg; and

WHEREAS, the City desires to increase its TOT from the existing eight percent (8%) to twelve percent (12%) effective January 1, 2026; and

WHEREAS, this measure will give the City of Hanford local control over local funds for local needs and no funds from this measure can be taken by Sacramento.

NOW THEREFORE, the people of the City of Hanford do ordain as follows:

Section 1. Hanford Municipal Code Section 3.24.030 is amended to state:

§ 3.24.030. Tax imposed.

For the privilege of occupancy in any hotel, each transient shall be subject to and shall pay a tax in the amount of eight percent (8%) of the rent charged by the operator. Effective January 1, 2026, such tax shall be in the amount of twelve percent (12%). Such tax shall constitute a debt owed by the transient to the city, which debt shall be extinguished only by payment to the operator or to the city. The transient shall pay the tax to the operator of the hotel at the time the rent is paid. If the rent is paid in installments, a proportionate share of the tax shall be paid with each installment. The unpaid tax shall be due upon the transient's ceasing to occupy space in the hotel. If for any reason the tax due is not paid to the operator of the hotel, the director of finance may require that such tax be paid directly to the director of finance.

Section 2. This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (Title 14, Division 6, Chapter 3 of the California Code of Regulations), and the City's environmental procedures. The City has determined that this Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15060(c)(2), 15060(c)(3), and 15061(b)(3) because the city council hereby finds with certainty that there is no possibility the passage of this Ordinance will result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant effect on the environment

Section 3. If any section, subsection, clause, sentence, word, or phrase of this Ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of remaining portions of this Ordinance. The city council declares that it would have adopted this Ordinance and each of the provisions thereof irrespective of the fact that one or more such provisions, sections, subsection, phrases, or clauses be declared invalid and/or unconstitutional.

Section 4. If this Ordinance is approved by a majority of the electors voting on the issue at the November 4, 2025, special municipal election, pursuant to Elections Code Section 9217, the Ordinance shall become effective ten (10) days after the city council accepts the certified results

of the election.

Section 5. The city clerk is hereby directed to publish this Ordinance at least once, within fifteen (15) days after the election results are certified, in a newspaper of general circulation published and circulated in the City of Hanford.

PASSED, APPROVED, AND ADOPTED, on this fourth (4th) day of November, 2025.

TRAVIS PADEN, MAYOR

ATTEST:

NATALIE CORRAL, CITY CLERK

APPROVED BY CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

I, Natalie Corral, City Clerk of the City of Hanford, California do hereby certify that the foregoing Ordinance No. 24-XXXX was duly adopted by the voters of the City of Hanford on the 4th day of November, 2025, and thereafter signed and approved by the Mayor and attested by the City Clerk.

NATALIE CORRAL, CITY CLERK

Council Future Agenda Items				
Originated Date	Item	Originator	Staff Lead	Date Estimate
10/1/2024	Presentation to the City Council of a comprehensive needs analysis of the City's Historic Buildings and options for future uses and possible funding	Council Direction	Various Staff	To be performed as part of Facilities Master Plan late 2025
12/3/2024	Presentation to the City Council regarding City resources used to address homelessness in the City of Hanford.	Council Direction	Various Staff	To be presented after annual report for Point In Time count is received.
12/17/2024	Presentation to the City Council on the collection and approved uses of past and future Park Impact Fees under the current Impact Fee Study adopted by Council in 2019.	Council Direction	Various Staff	Analysis to be performed as part of the current Impact Fee Update process later this year.
1/21/2025	Further discussion of future changes to Council Compensation as allowed under SB329.	City Manager	Chris Tavarez	8/5/2025
4/15/2025	Council discussion of the future of balloting for Landscape Assessment Districts and a process for improvements in the LAD's with a positive fund balance.	Council Direction	Various Staff	8/5/2025
6/3/2025	Presentation and Council discussion of residential setbacks and direction as appropriate.	Council Direction	Jason Waters	8/19/2025
6/3/2025	Presentation and Council discussion regarding the appropriateness of tournament fees for the Softball Complex.	Council Direction	Brad Albert	8/19/2025
6/17/25	Presentation and Council discussion of city resources and enforcement of illegal fireworks under the Municipal Code.	Council Direction	Chief Perkins	9/16/2025

