



CITY OF MORRO BAY

**CLOISTERS
LANDSCAPING AND LIGHTING
MAINTENANCE ASSESSMENT DISTRICT**

2016/2017 ENGINEER'S ANNUAL LEVY REPORT

April 28, 2016

Revised June 10, 2016

AFFIDAVIT FOR 2016/2017 ENGINEER'S ANNUAL LEVY REPORT

CITY OF MORRO BAY

**CLOISTERS
LANDSCAPING AND LIGHTING
MAINTENANCE ASSESSMENT DISTRICT**

This report describes the proposed maintenance, improvements, budgets, zone of benefit and assessments to be levied on parcels of land within the Cloisters Landscaping and Lighting Maintenance Assessment District for the fiscal year 2016/2017, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the San Luis Obispo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council and, to the best of my knowledge, information, belief, the report, the assessments and diagrams have been prepared and computed in pursuant to the Landscaping and Lighting Act of 1972.

Dated this 28th day of April, 2016 (revised 6-10-16¹)



Rob Livick, PE/PLS – Public Works Director/City Engineer



¹ Revisions include formatting, correction of typographic errors, inclusion of graphic display of proposed expenditures and removal of maintenance specifications.

CITY OF MORRO BAY
CLOISTERS
LANDSCAPING AND LIGHTING
MAINTENANCE ASSESSMENT DISTRICT
ENGINEER’S REPORT

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I. Overview

A Introduction

The City Council of the City of Morro Bay (hereafter referred to as “City”), County of San Luis Obispo, State of California, previously formed and has levied and collected annual assessments for the district designated as:

CLOISTERS LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT

(hereafter referred to as “District”) pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the “1972 Act”), and in compliance with the provisions of the California State Constitution Articles XIIC and XIID (hereafter referred to as the “Constitution” or “Proposition 218”).

This Report has been prepared in accordance with Chapter 1, Article 4 (commencing with Section 22565) of the 1972 Act and describes the District and changes to the District including: territories annexed; modifications to the improvements or organization; and the proposed budgets and assessments applicable for fiscal year 2016/2017.

History

Tract 1996, known as the Cloisters development, is a 124 lot subdivision bounded by State Highway One at the east, Atascadero State Beach at the west, Morro Bay High School at the south, and Azure, Coral, and San Jacinto Streets at the north (the “Cloisters”).

The Cloisters, prior to development, was a privately owned 80-plus acre expanse of open land. The property was historically used for lateral and vertical access and contained a large area of sensitive sand dunes abutting the eastern edge of Atascadero State Beach. Over the years, it was the subject of various land development proposals including an RV park, a 390-unit condominium development, a 466-unit single family residential development, a 455-unit mixed residential development, and a 213-unit residential development. The City of Morro Bay (the “City”) approved none of these development proposals.

It was well known that any development at the Cloisters was going to require a balance between continuation of lateral and vertical access within and through the property, while at the same time conserving the sensitive plant and wildlife resources present. In addition, the negative impacts of development on the site would have to be sufficiently offset by public resources and public amenities from the site.

Zoning on most of the Cloisters site is Planned Development, Single-Family Residential with the sand dunes and wetlands zoned Environmentally Sensitive Habitat (ESH). The purpose of the Planned Development (PD) overlay zone is to provide for detailed and substantial analysis of development on parcels, which because of location, size or public ownership, warrant special review. This overlay zone is also intended to allow for the modification of, or exemption from, the

development standards of the primary zone which would otherwise apply if such action would result in better design or other public benefit.

On September 23, 1996, the City Council passed Resolution No. 69-96, which accepted the final map for Tract 1996, known as the Cloisters Subdivision, consisting of 124 lots. Lots 1 through 120 were for single-family residential purposes; Lots 121, 122 and 124 (dedicated for a fire station) were offered to the City subject to the completion of the public improvements; and Lot 123 was offered to the State.

The findings and conditions of approval for the project were numerous. For example, the City Council made findings that the Cloisters project could cause significant environmental impacts relating to land use, visual/aesthetics, affordable housing, traffic generation, air quality, noise, geology, drainage and water quality, ecological resources, and public services; but that these impacts could be mitigated by the recommended conditions. In addition, the City Council made further findings that the Cloisters project was in compliance with the specific policies of the General Plan/Local Coastal Plan (GP/LUP) and zoning ordinance with respect to protection of views, environmentally sensitive resources, public access, circulation, hazards and other requirements so long as the environmental impacts were mitigated. Finally, the City Council made further findings that the Cloisters project complied with MBMC with respect to optional subdivision design and related improvements, and that the optional design was justified in order to contribute to a better community environment through the dedication of extensive public areas, restoration of the ESH area, provision of scenic easements, and provision of larger than usual lots adjacent to such areas, and maintenance of a consistent lot layout pattern adjacent to existing development on the north side of Azure Street.

In order to mitigate the environmental impacts of the project and to provide a greater public benefit as required in a PD overlay zone, the conditions of approval for the project required the applicant to form an assessment district for the maintenance of the public park, bicycle pathway, right of way landscaping, coastal access ways, ESH restoration areas and any other improved common areas to be privately held or dedicated to the City. The public park area, as well as all open space improvements and the assessment district were part of many detailed discussions during each City and Coastal Commission hearing. Without this Condition of Approval and the creation of the assessment district, the project would not have been approved and there would not be a Cloisters Development.

B Assessment History and Current Legislation

In November 1996, California voters approved Proposition 218 that established specific requirements for the ongoing imposition of taxes, assessments and fees. The provisions of the Proposition are now contained in the California Constitutional Articles XIIC and XIID. All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and in compliance with these provisions of the Constitution.

Pursuant to the Article XIID Section 5 of the Constitution, certain existing assessments were exempt from the substantive and procedural requirements of the Article XIID Section 4, and property owner balloting is not required until such time that a new or increased assessment is

proposed. Specifically, the City determined that the annual assessments originally established for the Cloisters were imposed in accordance with a consent and waiver as part of the original development approval for the properties within these areas. As such, pursuant to Article XIID Section 5b, all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessments (the maximum assessment rates adopted prior to the passage of Proposition 218) for this district is exempt from the procedural requirements Article XIID Section 4. However, any new or increased assessment for the Cloisters shall comply with both the substantive and procedural requirements of Article XIID Section 4 before such assessments are imposed.

The assessment district formation proceedings began in August 1996, and concluded with the final public hearing on September 23, 1996 for formation of the Cloisters Landscaping and Lighting Maintenance Assessment District (the "District") pursuant to the Landscaping and Lighting Act of 1972 (the "Act") This formation led to the annual assessment levy of \$148,944 (the "Assessment") for the maintenance of the thirty-four (34) acres of public resource lands including open space and natural lands, wetland area and pond used for drainage mitigation for homes constructed in Cloisters, median landscaping, trees, a neighborhood park and recreation area, fencing and other public improvements. the formation. The maximum assessment rates that existed and were adopted in fiscal year 1996/1997 did not include the assessment range formula (inflationary adjustment) for their maximum assessment rates and therefore will remain static unless the assessees vote to increase the assessments.

In preparing the various purchase and sale documents for each individual lot, including the Conditions, Covenants, and Restrictions, the owners and developer were especially careful to call out the existence of the assessment district and to make certain that the existence of assessment district was disclosed to anyone who purchased one of these lots. In drafting all the project documents, the City and the developer reinforced the special benefits for the residents of the Cloisters Project from the public amenities and easements maintained by the Assessments.

II. Description of the District

A. Improvements Authorized by the 1972 Act

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.51.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

B. Maintenance Items

The ongoing maintenance for the Cloisters Landscaping and Lighting Maintenance Assessment District, and the costs thereof, paid from the levy of the annual assessments, are generally described

¹ There are not any existing bond debt, nor is any anticipated at this time.

below.

Replacement, maintenance and servicing of improvements include, but are not limited to, turf, ground cover, shrubs, trees, other landscaping, irrigation systems, fencing, signage, trails, walkways, recreation facilities, lighting, restroom facilities, parking and all necessary appurtenances, and labor, materials, supplies, utilities and equipment. The public resources maintained by the assessments from the District are further summarized as follows:

- Parkland: 4 Acres
- Open space meadow and natural land: 18.15 Acres
- Wetland: 5.5 Acres
- Medians and parkways within the public right-of-ways: 1.6 Acres

Within those areas, the following items are maintained through the levy of assessments:

1. Landscaping

- a. Turf
- b. Planted medians
- c. Planter beds (formerly demonstration garden)
- d. Drainage systems, including gabion channels
- e. Irrigation system (spray and drip)
- f. Scrub/meadow plantings
- g. Trees & shrubs along the sound wall
- h. Willows
- i. Wetland area plantings and pond
- g. Interpretive panels
- h. Light bollards
- i. Monuments with lights
- j. Observation pier at pond
- k. Picnic tables
- l. Play equipment and sand lot
- m. Restroom
- n. Sound wall
- o. Trash cans

2. Hardscaping

- a. Asphalt path system
- b. Concrete walkways
- c. Parking lot
- d. Decomposed granite paths
- e. Play area surfacing
- f. Bridge on City owned property

3. Facilities and miscellaneous

- a. Barbeques
- b. Bike rack
- c. Benches
- d. Directional signs
- e. Drinking fountains
- f. Fences:
 - i. 6' and 3' solid – Bike Path and Fire Access Fencing
 - ii. Habitat Area (ESHA) fencing and keep out signs

III. Method of Apportionment

A General

This section of the Engineer's Report includes an explanation of the special benefits to be derived from the installation, maintenance and servicing of the improvements and the methodology used to apportion the total assessment to properties within the District.

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“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.”

The proceeds from the District are used to fund the maintenance and upkeep of public resources within the Cloisters development project for the special benefit of the properties located within the project. The continued maintenance and upkeep of these important items is a distinct and special benefit to properties within the District.

Easements were created and reserved in favor of each owner in the Cloisters Development for view, open space, scenic, passive recreation and coastal access across the entirety of Lots 121, 122 and 123; these lots shall not be developed with any improvements or structures unless necessary and proper for the restoration and maintenance of the Environmentally Sensitive Habitat Area. This is another distinct and special benefit conferred on property within the District.

C. Benefit Analysis

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. The improvements associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City GP/LCP as identified previously in this report. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties. The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives special benefit from various improvements provided by the District. The desirability and security of properties is enhanced by the presence of local improvements in close proximity to those properties. The special benefits associated with

landscaped improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.

D. Maintenance Tasks

A list of maintenance tasks required to maintain the Cloisters Park and Open Space in acceptable condition for public use was developed by the City Recreation and Parks Department based on maintenance standards established for existing parks within the City and is included in this report as Attachment A. The list has since been divided into Janitorial and Landscaping Maintenance Tasks, with an additional section for Deferred Maintenance Tasks/Capital Replacement Projects.

E. Maintenance Costs

The estimated annual cost of maintaining the Cloisters Park and Open Space was originally developed by the Recreation and Parks Department based on the tasks required and the City's Flat Rate Manual for Parks Maintenance. Annual maintenance is currently provided through contract services and is supplemented by City Public Works staff. Assessment district costs include labor, utilities, insurance, engineering services and depreciation/reserves. The annual cost of maintenance, including any reserves, for the 2016/17 fiscal year is estimated to be \$148,944. The cost estimate is included in this report as Attachment B.

F. Apportionment of Assessment

The total assessment for the District is apportioned equally to each of the one hundred and twenty residential lots. Lots 121 and 122 (Parcel 1) Cloisters Park and Open Space, Lot 124 (dedicated for a fire station and currently vacant) and Lot 123 (now Parcel 2) offered to the State are not assessed. Individual assessments are listed in the table shown in Attachment C.

Attachment A

CLOISTERS PARK AND OPEN SPACE MAINTENANCE TASKS

DETAILED MAINTENANCE TASKS

| Task | Weekly | Twice Weekly | Monthly | Twice Annually | Annually | As Needed |
|--|---------------|---------------------|----------------|-----------------------|-----------------|------------------|
| I <i>Turf Maintenance</i> | | | | | | |
| Mow | XX | | | | | XX |
| Edge/Trim | XX | | | | | XX |
| Fertilize | | | | XX | | XX |
| Aerate/Seed | | | | XX | | XX |
| II <i>Other Landscape Maint.</i> | | | | | | |
| Prune plants/shrubbery | | | | XX | | XX |
| Maintain weed free | | | | | | XX |
| Maintain bark mulch | | | | | | XX |
| Rake/distribute gravel/sand | | | XX | | | XX |
| Fertilize | | | | XX | | |
| III <i>Tree Maintenance</i> | | | | | | |
| Prune trees | | | | | XX | |
| Maintain tree supports | | | | | | XX |
| Remove dead trees | | | | | | XX |
| IV <i>Irrigation</i> | | | | | | |
| Maintain/repair irrigation system | | | | | | XX |
| Program/check controllers | | | XX | | | XX |
| Hand water as required | | | | | | XX |
| Monitor water usage | | | XX | | | |
| V <i>Weed control</i> | | | | | | |
| Mow open areas | | | | XX | | XX |
| Remove noxious weeds | | | | XX | | |
| Weed identified areas | | | | XX | | XX |
| VI <i>Wetlands</i> | | | | | | |
| Coordinate maint. with city | | | | | | XX |
| VII <i>Paths, walkways, parking lot maintenance</i> | | | | | | |
| Conduct general safety inspection | | | | | XX | XX |
| Remove foreign objects | | | | | | XX |
| Trim/spray pathways | | | | | | XX |

**CLOISTERS PARK AND OPEN SPACE
MAINTENANCE TASKS**

DETAILED MAINTENANCE TASKS

| Task | Weekly | Twice Weekly | Monthly | Twice Annually | Annually | As Needed |
|--|---------------|---------------------|----------------|-----------------------|-----------------|------------------|
| VII <i>Paths, walkways, parking lot maintenance (cont.)</i> | | | | | | |
| Inspect hardscape for damage | | | XX | | | XX |
| Remove dog litter | | | | | | XX |
| VIII <i>Pest/Disease Control</i> | | | | | | |
| Control pests/rodents and plant diseases | | | | | | XX |
| IX <i>Litter/trash control</i> | | | | | | |
| Litter pick up throughout | | | | | | XX |
| Remove trash from garbage cans | | XX | | | | |
| Empty ashes from bbq's | | XX | | | | |
| X <i>Restroom</i> | | | | | | |
| Clean/sanitize/service | Daily M-F | | | | | |
| Maintain roof | | | | | | XX |
| Maintain plumbing | | | | | | XX |
| Paint structure | | | | | | XX |

Attachment B

CLOISTERS LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT

2016/2017

NAME: Cloisters Landscaping and Lighting Maintenance Assessment District

DIAGRAM: Attached

PLANS AND SPECIFICATIONS: On file in the Office of the City Engineer.

ESTIMATED COST OF MAINTENANCE: The table on the following page outlines the estimated budget for the maintenance of the District for fiscal year 2016/17. It also provides a look back at the three previous fiscal years including the current year with expenses as of March 31, 2016.

CONTRACT SERVICES

Includes all daily and routine tasks as well as non-routine maintenance and repair costs.

PERSONNEL SERVICES

Includes contract supervision of daily and routine tasks as well as non-routine maintenance and repair costs.

SUPPLIES

Includes all supplies used in daily tasks as well as non-routine repair and maintenance.

SERVICES

Includes utilities, outside engineering, insurance and contract services.

DEFERRED MAINTENANCE

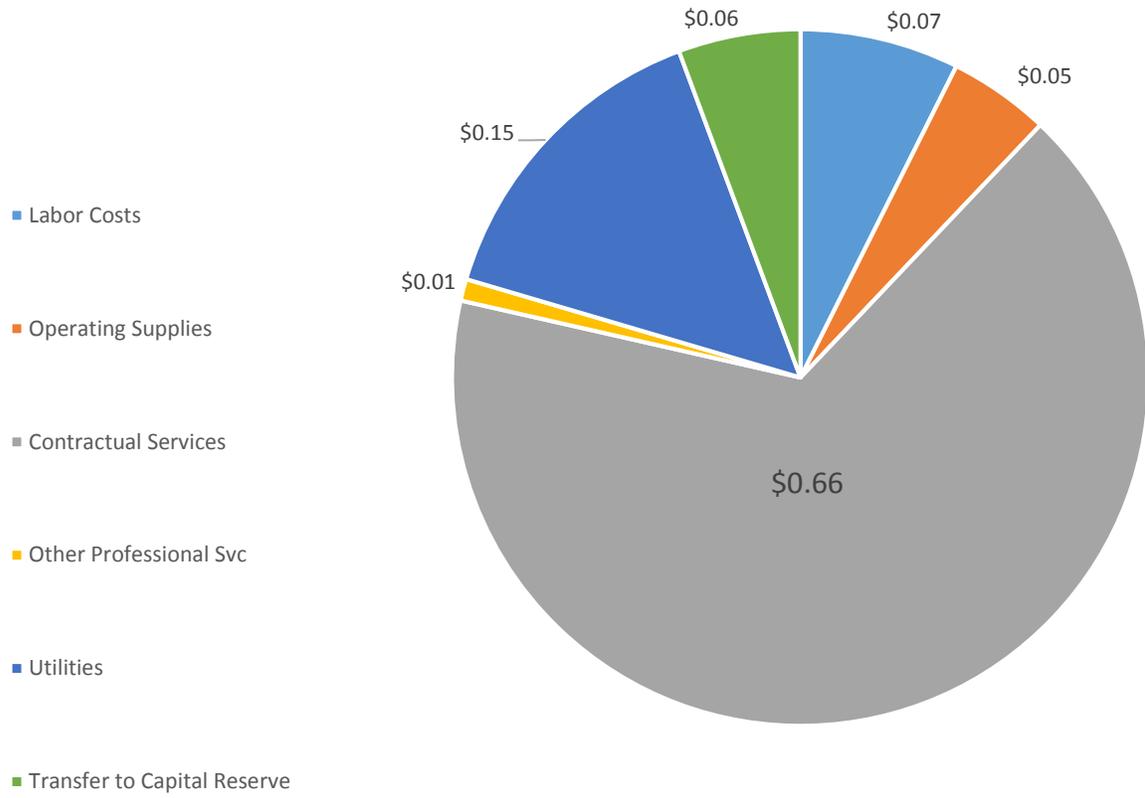
Accumulated funds to be directed at capital projects, permits, and other one-time expenses (as described in Attachment A).

| | |
|---|--------------------|
| TOTAL ASSESSMENT: | \$148,944 |
| PER PARCEL YEARLY ASSESSMENT (\$148,944/120 parcels) | \$ 1,241.20 |
| CASH BALANCE (March 31,2016)² | \$1,947.73 |
| RESERVE BALANCE (March 31, 2016) | \$71,463.00 |

² The first quarter property tax of \$31,581.60 arrived on April 18, 2016

| Account Number | Account Description | 2013 Actual Amount | 2014 Actual Amount | 2015 Actual Amount | 2016 Amended Budget | 2017 Budget |
|--|---------------------------|--------------------|--------------------|--------------------|---------------------|--------------|
| Fund: 570 - Cloisters Park Maint AD | | | | | | |
| REVENUES | | | | | | |
| Department: 6167 - Cloisters Park | | | | | | |
| 300-Rev Taxes - Revenues From Taxes | | | | | | |
| 3018 | Property Tax Spec. Assess | 145,374.94 | 151,429.00 | 148,322.40 | 148,944.00 | 148,944.00 |
| <i>Account Classification Total: 300-Rev Taxes - Revenues From Taxes</i> | | \$145,374.94 | \$151,429.00 | \$148,322.40 | \$148,944.00 | \$148,944.00 |
| Department Total: 6167 - Cloisters Park | | \$145,374.94 | \$151,429.00 | \$148,322.40 | \$148,944.00 | \$148,944.00 |
| Department: 7710 - Interfund Transactions | | | | | | |
| 100-Interfund - Interfund Transfers | | | | | | |
| 3801 | Transfers In | 8,221.00 | 0.00 | 5.00 | 0.00 | 0.00 |
| <i>Account Classification Total: 100-Interfund - Interfund Transfers</i> | | \$8,221.00 | \$0.00 | \$5.00 | \$0.00 | \$0.00 |
| Department Total: 7710 - Interfund Transactions | | \$8,221.00 | \$0.00 | \$5.00 | \$0.00 | \$0.00 |
| REVENUES Total | | \$153,595.94 | \$151,429.00 | \$148,327.40 | \$148,944.00 | \$148,944.00 |
| EXPENSES | | | | | | |
| Department: 6167 - Cloisters Park | | | | | | |
| 10-Personnel - Personnel Services | | | | | | |
| 4910 | Employer Paid Benefits | 726.23 | 994.09 | 1,504.97 | 0.00 | 3,000.00 |
| 4999 | Labor Costs Applied | 1,669.79 | 2,856.17 | 3,281.14 | 2,500.00 | 8,000.00 |
| <i>Account Classification Total: 10-Personnel - Personnel Services</i> | | \$2,396.02 | \$3,850.26 | \$4,786.11 | \$2,500.00 | \$11,000.00 |
| 60-Supplies - Supplies | | | | | | |
| 5199 | Misc. Operating Supplies | 758.26 | 519.90 | 21.83 | 1,000.00 | 4,000.00 |
| 5501 | Grounds Maint. Supplies | 1,647.25 | 1,388.55 | 1,763.08 | 2,000.00 | 2,500.00 |
| 5502 | Building Maint. Supplies | 0.00 | 22.93 | 3,309.12 | 0.00 | 500.00 |
| <i>Account Classification Total: 60-Supplies - Supplies</i> | | \$2,405.51 | \$1,931.38 | \$5,094.03 | \$3,000.00 | \$7,000.00 |
| 70-Services - Services | | | | | | |
| 6104 | Engineering Services | 0.00 | 0.00 | 0.00 | 10,000.00 | 0.00 |
| 6106 | Contractual Services | 89,778.94 | 92,163.80 | 95,575.26 | 99,000.00 | 99,000.00 |
| 6199 | Other Professional Svc | 650.00 | 246.00 | 6.43 | 0.00 | 1,500.00 |
| 6300 | Utilities | 24,437.82 | 26,049.62 | 21,349.59 | 30,000.00 | 22,000.00 |
| 6411 | Property Damage Ins. | 300.00 | 300.00 | 0.00 | 0.00 | 0.00 |
| 6602 | Outside Structural Repair | 0.00 | 1,980.33 | 0.00 | 0.00 | 0.00 |
| 6710 | Notices & Publications | 135.29 | 139.13 | 298.32 | 0.00 | 0.00 |
| <i>Account Classification Total: 70-Services - Services</i> | | \$115,302.05 | \$120,878.88 | \$117,229.60 | \$139,000.00 | \$122,500.00 |
| Department Total: 6167 - Cloisters Park | | \$120,103.58 | \$126,660.52 | \$127,109.74 | \$144,500.00 | \$140,500.00 |
| EXPENSES Total | | \$120,103.58 | \$126,660.52 | \$127,109.74 | \$144,500.00 | \$140,500.00 |
| Fund REVENUE Total: 570 - Cloisters Park Maint AD | | \$153,595.94 | \$151,429.00 | \$148,327.40 | \$148,944.00 | \$148,944.00 |
| Fund EXPENSE Total: 570 - Cloisters Park Maint AD | | \$120,103.58 | \$126,660.52 | \$127,109.74 | \$144,500.00 | \$140,500.00 |
| Fund Total: 570 - Cloisters Park Maint AD | | \$33,492.36 | \$24,768.48 | \$21,217.66 | \$4,444.00 | \$8,444.00 |
| Capital/Deferred Maintenance Reserve (End of Year Cash, Estimate for 2016) | | \$ | \$ | \$ | \$75,000 | \$85,920 |

Cloisters Landscape and Lighting District FY 2016/2017
Expenditure Plan
(Portion of each dollar)



Attachment C

**CLOISTERS
LANDSCAPING AND LIGHTING
MAINTENANCE ASSESSMENT DISTRICT**

PARCEL/ASSESSMENT TABLE

| Lot Number | County Assessor's Parcel Number | Annual Assessment |
|-------------------|--|--------------------------|
| 1 | 065-387-001 | \$1,241.20 |
| 2 | 065-387-002 | \$1,241.20 |
| 3 | 065-387-003 | \$1,241.20 |
| 4 | 065-387-004 | \$1,241.20 |
| 5 | 065-387-005 | \$1,241.20 |
| 6 | 065-387-006 | \$1,241.20 |
| 7 | 065-387-007 | \$1,241.20 |
| 8 | 065-387-008 | \$1,241.20 |
| 9 | 065-387-009 | \$1,241.20 |
| 10 | 065-387-010 | \$1,241.20 |
| 11 | 065-387-011 | \$1,241.20 |
| 12 | 065-387-012 | \$1,241.20 |
| 13 | 065-387-013 | \$1,241.20 |
| 14 | 065-387-014 | \$1,241.20 |
| 15 | 065-387-015 | \$1,241.20 |
| 16 | 065-387-016 | \$1,241.20 |
| 17 | 065-387-017 | \$1,241.20 |
| 18 | 065-387-018 | \$1,241.20 |
| 19 | 065-387-019 | \$1,241.20 |

| Lot Number | County Assessor's Parcel Number | Annual Assessment |
|-------------------|--|--------------------------|
| 20 | 065-387-053 | \$1,241.20 |
| 21 | 065-387-054 | \$1,241.20 |
| 22 | 065-387-055 | \$1,241.20 |
| 23 | 065-387-023 | \$1,241.20 |
| 24 | 065-387-024 | \$1,241.20 |
| 25 | 065-387-025 | \$1,241.20 |
| 26 | 065-387-026 | \$1,241.20 |
| 27 | 065-387-027 | \$1,241.20 |
| 28 | 065-387-028 | \$1,241.20 |
| 29 | 065-387-029 | \$1,241.20 |
| 30 | 065-387-030 | \$1,241.20 |
| 31 | 065-387-031 | \$1,241.20 |
| 32 | 065-387-032 | \$1,241.20 |
| 33 | 065-387-033 | \$1,241.20 |
| 34 | 065-387-034 | \$1,241.20 |
| 35 | 065-387-035 | \$1,241.20 |
| 36 | 065-387-036 | \$1,241.20 |
| 37 | 065-387-037 | \$1,241.20 |
| 38 | 065-387-038 | \$1,241.20 |
| 39 | 065-387-039 | \$1,241.20 |
| 40 | 065-387-040 | \$1,241.20 |
| 41 | 065-387-041 | \$1,241.20 |
| 42 | 065-387-042 | \$1,241.20 |
| 43 | 065-387-043 | \$1,241.20 |

| Lot Number | County Assessor's Parcel Number | Annual Assessment |
|-------------------|--|--------------------------|
| 44 | 065-387-044 | \$1,241.20 |
| 45 | 065-387-045 | \$1,241.20 |
| 46 | 065-388-001 | \$1,241.20 |
| 47 | 065-388-002 | \$1,241.20 |
| 48 | 065-388-003 | \$1,241.20 |
| 49 | 065-388-004 | \$1,241.20 |
| 50 | 065-388-005 | \$1,241.20 |
| 51 | 065-388-006 | \$1,241.20 |
| 52 | 065-388-007 | \$1,241.20 |
| 53 | 065-388-008 | \$1,241.20 |
| 54 | 065-388-009 | \$1,241.20 |
| 55 | 065-388-010 | \$1,241.20 |
| 56 | 065-388-011 | \$1,241.20 |
| 57 | 065-388-012 | \$1,241.20 |
| 58 | 065-388-013 | \$1,241.20 |
| 59 | 065-388-014 | \$1,241.20 |
| 60 | 065-388-015 | \$1,241.20 |
| 61 | 065-388-016 | \$1,241.20 |
| 62 | 065-388-017 | \$1,241.20 |
| 63 | 065-388-018 | \$1,241.20 |
| 64 | 065-388-019 | \$1,241.20 |
| 65 | 065-388-020 | \$1,241.20 |
| 66 | 065-388-021 | \$1,241.20 |
| 67 | 065-388-022 | \$1,241.20 |

| Lot Number | County Assessor's Parcel Number | Annual Assessment |
|-------------------|--|--------------------------|
| 68 | 065-388-023 | \$1,241.20 |
| 69 | 065-388-024 | \$1,241.20 |
| 70 | 065-388-025 | \$1,241.20 |
| 71 | 065-388-026 | \$1,241.20 |
| 72 | 065-388-027 | \$1,241.20 |
| 73 | 065-388-028 | \$1,241.20 |
| 74 | 065-388-029 | \$1,241.20 |
| 75 | 065-388-030 | \$1,241.20 |
| 76 | 065-388-031 | \$1,241.20 |
| 77 | 065-388-032 | \$1,241.20 |
| 78 | 065-388-033 | \$1,241.20 |
| 79 | 065-388-034 | \$1,241.20 |
| 80 | 065-388-035 | \$1,241.20 |
| 81 | 065-388-036 | \$1,241.20 |
| 82 | 065-388-037 | \$1,241.20 |
| 83 | 065-388-038 | \$1,241.20 |
| 84 | 065-388-039 | \$1,241.20 |
| 85 | 065-388-040 | \$1,241.20 |
| 86 | 065-388-041 | \$1,241.20 |
| 87 | 065-388-042 | \$1,241.20 |
| 88 | 065-388-043 | \$1,241.20 |
| 89 | 065-388-044 | \$1,241.20 |
| 90 | 065-388-045 | \$1,241.20 |
| 91 | 065-388-046 | \$1,241.20 |

| Lot Number | County Assessor's Parcel Number | Annual Assessment |
|-------------------|--|--------------------------|
| 92 | 065-388-047 | \$1,241.20 |
| 93 | 065-388-048 | \$1,241.20 |
| 94 | 065-388-049 | \$1,241.20 |
| 95 | 065-388-050 | \$1,241.20 |
| 96 | 065-388-051 | \$1,241.20 |
| 97 | 065-388-052 | \$1,241.20 |
| 98 | 065-388-053 | \$1,241.20 |
| 99 | 065-388-054 | \$1,241.20 |
| 100 | 065-388-055 | \$1,241.20 |
| 101 | 065-388-056 | \$1,241.20 |
| 102 | 065-388-057 | \$1,241.20 |
| 103 | 065-388-058 | \$1,241.20 |
| 104 | 065-388-059 | \$1,241.20 |
| 105 | 065-388-060 | \$1,241.20 |
| 106 | 065-388-061 | \$1,241.20 |
| 107 | 065-388-062 | \$1,241.20 |
| 108 | 065-388-063 | \$1,241.20 |
| 109 | 065-388-064 | \$1,241.20 |
| 110 | 065-388-065 | \$1,241.20 |
| 111 | 065-388-066 | \$1,241.20 |
| 112 | 065-388-067 | \$1,241.20 |
| 113 | 065-388-068 | \$1,241.20 |
| 114 | 065-388-069 | \$1,241.20 |
| 115 | 065-388-070 | \$1,241.20 |

| Lot Number | County Assessor's Parcel Number | Annual Assessment |
|-------------------|---|--------------------------|
| 116 | 065-388-071 | \$1,241.20 |
| 117 | 065-388-072 | \$1,241.20 |
| 118 | 065-388-073 | \$1,241.20 |
| 119 | 065-388-074 | \$1,241.20 |
| 120 | 065-388-075 | \$1,241.20 |
| 121 | 065-386-005 | 0 |
| 122 (Parcel 1) | 065-386-016 | 0 |
| 123 (Parcel 2) | 065-386-017 065-386-018 065-386-019 065-386-012 065-386-013 065-386-014 065-386-010 | 0 |
| 124 | 065-386-015 | 0 |

Attachment D

DISTRICT BOUNDARY DIAGRAM

The boundary diagrams for the District have previously been submitted to the City Clerk in the format required under the Act and, by reference are hereby made part of this Report. The boundary diagrams are available for inspection at the office of the City Clerk during normal business hours. The following diagram provides an overview of the District.

